



Accessibility

**Minimizing the
overwhelming nature of
compliance**

The ever-changing real estate development landscape has forced property owners, investors and developers to consider new and innovative approaches to deals; in some cases, seeking out previously unused public grants and loans. This can further complicate the already difficult to navigate accessibility requirements for private developments of the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) with less understood regulations like Section 504 of the Rehabilitation Act or the Architectural Barrier Act.

SERVICES ACROSS
THE LIFECYCLE

Owner's Representation
Property Condition Assessment
Project Management
Constructability Reviews
Repair & Reconstruction
Facility Condition Assessment
Construction Loan Monitoring

• **Accessibility**
Building Enclosure
Fire Protection/Life Safety
Mechanical/Electrical/Plumbing
Sustainability & Resilience
Structural Engineering
ASAP®

**SERVICES:**

- > General consultation
- > Standard operating procedures consulting
- > Transition planning
- > Field surveys
- > Barrier removal plans
- > CRASCA CASp reports
- > Repair documents
- > Universal design reviews
- > Plan reviews
- > Construction observations
- > Submittal/shop drawing reviews
- > RFI responses
- > Closeout reports

Connect with an
accessibility specialist.



A trusted partner is a valuable asset as you navigate complex accessibility requirements. No matter your role, the right team advising you will minimize the overwhelming nature of accessibility compliance. Marx|Okubo's team of accessibility specialists are here to remove the ambiguity and assist with potential solutions.

Ultimately, we provide reports for a variety of purposes, such as Section 504 compliance, ADA Title II compliance, acquisition/disposition due diligence, litigation support, regulatory compliance, new construction, and change in occupancy.

Our pragmatic approach focuses on giving our clients the tools that they need to understand accessibility nuances and make informed decisions that are right for them.

Our wide array of services, clients, and experience with diverse asset types strengthens our ability to navigate even the most unique projects:

PROPERTY TYPES:

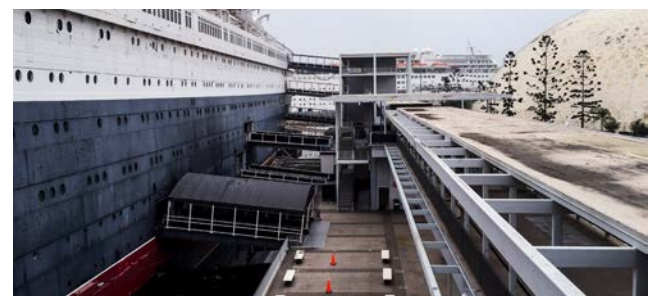
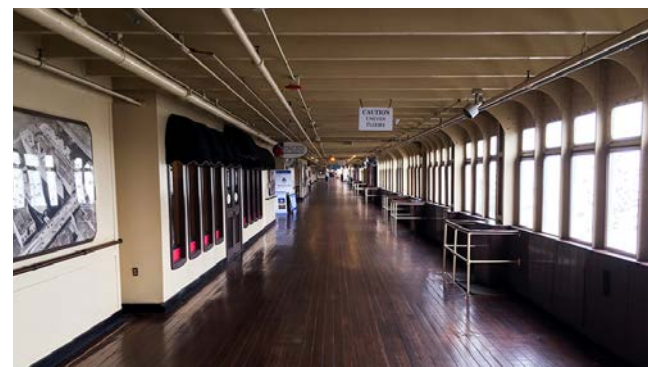
- | | |
|-------------------------|---------------------------|
| > Military facilities | > Instructional/classroom |
| > Public right-of-way | > Laboratories |
| > Community centers | > Storage facilities |
| > Cultural centers | > Dormitories |
| > Retail | > Public housing |
| > Hospitality | > Social service centers |
| > Medical office | > Private housing |
| > Administration/office | |

CLIENTS:

- | | |
|------------------------|---|
| > Federal agencies | > Real estate investment trusts (REITS) |
| > Local municipalities | > Developers |
| > Universities | > Owner-operators |
| > Community colleges | > Architects |
| > Lenders | > Contractors |
| > Equity owners | |

REPORT PURPOSE:

- | | |
|---|-----------------------|
| > Section 504 compliance | > New construction |
| > ADA Title II compliance | > Change in occupancy |
| > Acquisition/disposition due diligence | > Remodel/renovation |
| > Litigation support | > Additions |
| > Regulatory compliance | |



Queen Mary

Long Beach, California

CLIENT

Queen Mary

SERVICES

Owner's Representation,
Accessibility, Repair &
Reconstruction

Working with challenges, including the historic nature of the Queen Mary, now operating as a hotel, as well as the ship's "slope" and tide fluctuation, the Marx Okubo team provided permit repair documents to address immediate accessibility deficiencies, which added way finding and accessibility signage.

We also developed creative, non-traditional verification and drawing documentation for the ship's unique conditions, meeting the intent of the code while taking into consideration existing physical and historical constraints of the ship.



Yard Mixed-Use

Portland, Oregon

CLIENT

Skylab Architecture

SERVICES

Constructability Reviews,
Construction Loan Monitoring,
Accessibility

This 21-story, mixed-use building includes residential, retail, commercial and office space as well as parking with extensive podium and site improvements. The award-winning design firm turned to Marx Okubo for its expertise and guidance regarding accessibility.

Our team reviewed the drawings at 100% CD and then performed multiple site visits to confirm compliance to drawings, and we also reviewed the paths of travel, parking, common use areas, lobby, and leasing office. Ultimately, Marx Okubo helped the architect achieve compliance with local, state, and federal accessibility requirements.



Rancho Santiago Community College District

Orange County, California

CLIENT

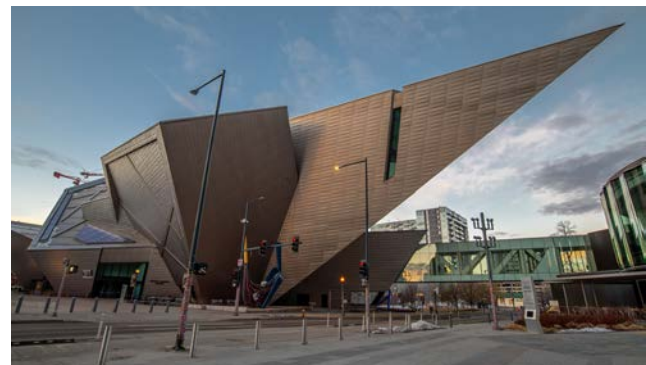
RSCCD

SERVICES

Owner's Representation,
Accessibility, Project Management

Marx Okubo has served as the system-wide project manager for projects throughout this community college district on various campuses. Our role has included project scope development, design team management, budget development, scheduling and construction inspection to ensure compliance with all applicable federal, state and local standards including accessibility ordinances. Project challenges included having a large variety of building types and site topography, which required innovative and technical expertise in order to meet regulations. Our team has included project managers, architects and Certified Access Specialists (CASps), who worked daily with the RCCSD to improve facilities for students and faculty across the system.

Currently, Marx Okubo serves as project manager for district-wide projects under this task order contract. Scopes have included programming, planning, project management and inspections. Presently, we are assisting the district to prioritize, budget, scope, manage design consultants and implement projects. The projects range from small rehab projects to district-wide replacement, and large design projects that include the Division of the State Architect (DSA)'s review and approvals.



Denver Municipal Buildings

Denver, Colorado

CLIENT

City and County of Denver

SERVICES

Accessibility

Marx Okubo is collaborating with LCM Architects to perform ADA assessments of select Denver facilities, analyze program and physical assessment data, and develop an ADA transition plan. The plan, the largest part of this project, not only identifies what needs to be fixed, but it also lays the groundwork for how to survey and analyze issues and solutions, as well as how to prevent them from happening again. In addition, the team is meeting with facility managers, designers and the Denver Division of Disability Rights to navigate the barriers and advise and recommend necessary remedial solutions. This project is part of the movement to ensure Denver, as a city, is an accessible place. Around one in four people have a disability, and Marx Okubo is helping to solve the physical barriers that exist for them.



Holland Residential Properties

California, Colorado, Oregon, Washington

CLIENT

Holland Partner Group

SERVICES

Constructability Reviews,
Accessibility

Marx Okubo was engaged by Holland Residential Properties to provide design reviews, construction phase reviews at critical stages and submittal reviews of critical elements, as well as to assist design and construction teams with reasonable and cost-effective accessibility strategies. The client owns mixed-use multifamily properties all over the country, and Marx Okubo works across many of the regions where they're located to provide consistent support and results.

Our accessibility team also performs reliance work for the client, which includes site observations upon completion (or near-substantial completion) of new construction. In an effort to provide an overview for general compliance with applicable Federal accessibility requirements under Title III of the Americans with Disabilities Act (ADA) and the Federal Fair Housing Amendments Act of 1988 (FHA), these evaluations are used as a pre-purchase accessibility review and internal risk assessment. Marx Okubo brings this client accessibility expertise while also the opportunity for the client's team to learn and collaborate with ours.

➤ Uncertainty **doesn't stand a chance.**

Marx Okubo is a national AEC consulting firm that works with real estate owners, investors and lenders—at every point of the property lifecycle—to **evaluate** their building projects, **solve** complex challenges and **implement** tailored solutions.

LOCATIONS

Denver	Orange County
Seattle	Dallas
San Francisco	Atlanta
Pasadena	New York

SATELLITE OFFICES

Portland	Houston	Tampa
San Diego	Boston	Orlando
Phoenix	Washington, D.C.	Miami
Austin	Nashville	