

Building Enclosure

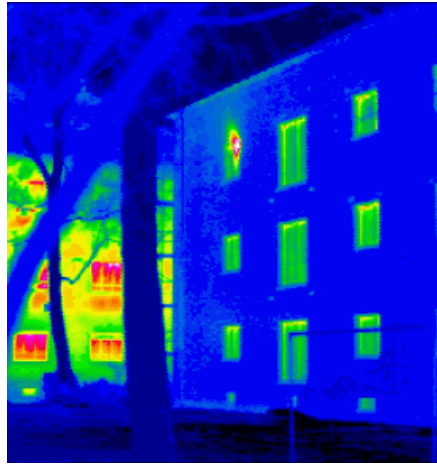
Thorough reviews and solutions to ensure the highest quality and performance for longevity.

Addressing building enclosure issues nationwide, from roofs to façades and below-grade waterproofing, Marx Okubo is a full-service consultancy that solves for and brings value to projects of all types: new construction, existing buildings' condition assessments, renovations, and restorations, as well as real estate transactions, post-occupancy analysis, and more.

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®



Working across all property and project types—with owners, developers, architects, and capital partners—Marx Okubo's team and resources provide impartial, detailed and thorough reviews of your proposed or existing building enclosure projects to ensure the highest level of quality and performance for longevity. With services encompassing peer review and technical design to investigations/forensics, our project roles range from being third-party outside observers to serving as integrated design team members.

Our approach to building enclosure stems from a unique perspective and combination: Our individual team members have deep experience on the design side of building enclosures, while our company as a collective has a long history and focus on risk analysis and quality control.

The firm's multidisciplinary, regional teams are made up of proactive problem-solvers who understand what's needed from the start to deliver a successful project—working not only with designers, but also with construction staff. With vast experience in pre-construction, construction and post-occupancy projects, we provide condition assessments, forensic reviews, and repair services, among many others. Our specialty group is comprised many building enclosure experts and consists entirely of architects, engineers, contractors, and other industry professionals.



We consult to limit your exposure now, giving you greater confidence in your decisions for the future.

KEY BUILDING ENCLOSURE SERVICES:

- > Construction document review
- > Construction monitoring
- > Façade repair & maintenance review
- > Water intrusion review & analysis
- > Construction documents for enclosure repairs
- > Litigation support & expert witness services

Connect with a building enclosure specialist.



One River North

Denver, Colorado

CLIENT

Davis Architects

SERVICES

Building Enclosure

One River North is a new construction, biophilic-designed residential building in Denver's vibrant RiNo neighborhood. Inspired by the Rocky Mountains, the design architect, Ma Yansong of MAD Architects, and the architect of record, Davis Architects, are aiming to bring the natural landscape of the Colorado canyons into this part of the city. Working closely with the architects, Marx Okubo has been engaged to consult on building enclosure services for new construction—evaluating elements to ensure they support and complement the existing natural landscape around the construction, with a focus on waterproofing to prevent water from infiltrating the project's unique shapes and forms. As such, our team has reviewed plans to specify waterproofing materials, and during construction we have been on site working with teams to ensure the quality of the installation and provide clear detailing. As a more complex structure with its different planar pieces (i.e., curtain wall bypasses slabs between indoor and outdoor spaces), Marx Okubo is bringing specialized expertise to solve a unique waterproofing challenge.



Ocean View Apartments

Pacifica, California

CLIENT

BRIDGE Housing Corporation

SERVICES

Owner's Representation,
Property Condition Assessment,
Repair & Reconstruction,
Sustainability,
Structural Engineering,
Accessibility

BRIDGE Housing Corporation, an affordable housing developer in the San Francisco Bay Area, engaged Marx Okubo to perform a property condition assessment. It focused on site improvements, architecture, structural integrity of the buildings, unit interiors, electrical, mechanical and fire/life safety systems (including elevators), and accessibility. We identified capital expenditures from all aspects of the property (site, structural, MEP, etc.) ranging from minor issues related to maintenance items to major issues needing immediate repair, as well as items needing replacement/repair over the course of the next 10 years. The property condition assessment was followed by an invasive investigation to review the building assemblies to determine the condition of the exposed underlying materials as well as the related details and installation methods used for the assembly.

Following the investigation phase, Marx Okubo was engaged to provide architectural and engineering repair drawings and construction administration services. The scope of work primarily consisted of exterior envelope replacement, providing new fiber cement lap siding and trim, related sheathing, waterproofing, and new windows and doors.

Marx Okubo also provided construction project management services on this project—occurring during the pre-construction phase, construction phase and project close-out phase. Warranty services were provided prior to the contractor warranty expiration date. These services include a site visit with all stakeholders to identify and address any issues covered by the contractor warranty.

Ocean View Apartments

(continued)



The project was completed on time and on budget for the client. Because Marx Okubo was able to provide both design and project management services as well as centralize communication along the way, our team helped streamline processes and create efficiencies. Importantly, as the project improved the quality of life of this community, the client and residents were very pleased with the end result. They hosted a project completion event for the community where the Marx Okubo team was recognized.



Los Medanos College Brentwood Center

Brentwood, California

CLIENT

RATCLIFF


SERVICES

Owner's Representation

The project consisted of a new 55,000-square-foot, single-story structure situated on a 17.5-acre parcel in Contra Costa county. The facility is comprised of three separate buildings interconnected by covered walkways, landscaped courtyard areas between the buildings, and a large parking lot to the north of the building. The new building will replace the current 22,000-square-foot leased facility located on Sand Creek Road in Brentwood, CA and in response to the rapid expansion of the East Bay community. The new facility will include a wide array of services including classrooms, administrative offices, study rooms, meeting rooms, technology space, library resources, bookstore, and food service. This redesign is in response to the lack of space available for the community's expansion. By creating this space, there will be more room and accessible resources for occupants.

Marx Okubo provided building envelope waterproofing consulting services for the roofing, exterior walls, and doors and window assemblies. Marx Okubo also provided construction loan monitoring services on the building envelope components. By completing these services Marx Okubo helped to ensure that the new facility is safe for occupants and that the client got the best value for their build.

⚡ 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	