



Constructability Reviews

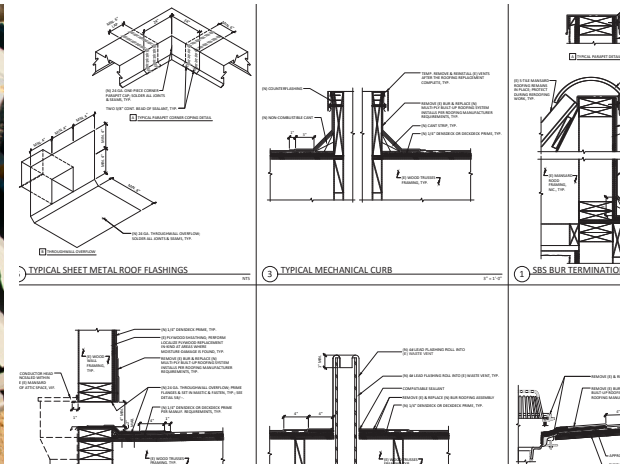
Identifying your most impactful issues pre-construction.

Using constructability reviews is an increasingly important element of any successful project. Marx Okubo teams are most effective as consultants to the built environment when we're included early in the process. Our role is to identify potential conflicts between disciplines and concerning items for designers to review and resolve—before they become a schedule or cost impact during construction.

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®



Acting as a critical set of fresh eyes and an integral extension of the design team, our licensed architects, structural engineers, mechanical engineers, and other specialists add immediate value to any project.

During a review of key working drawings, specifications, soils or geotechnical reports, and other documents with respect to accepted building construction practices, our teams are highly experienced in finding hidden conflicts that may present issues further down the line. We can quickly identify significant inconsistencies in architectural, mechanical, electrical, plumbing, civil, or structural documents.

A constructability review must consider the suitability of major building systems and materials relative to the building type and location. We study sustainable features and seismic design as well, reporting about site improvements, building areas, primary construction materials/techniques, external and internal finishes, floorplan choices, and more.

Notable constructability review red flags often include details that are unworkable or not “constructable,” such as an element that functions for waterproofing but might render some aspect of a property inaccessible. We can also run cost comparisons on a project and validate the construction schedule of values. Constructability reviews often roll into other services, including owner’s representation or loan monitoring.



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

KEY CONSTRUCTABILITY REVIEW SERVICES:

- > Drawings, specifications, and soil/geotechnical reports review
- > Compliance with applicable accessibility requirements
- > Construction agreement and professionals of record review
- > Opinions on contractor exclusions, allowances, special inspections, etc.
- > Project budget and construction schedule review and support

Connect with a constructability review specialist.



2595 Depot

Hayward, California

CLIENT

Abode Services, Allied Housing
(HUD Funding)

SERVICES

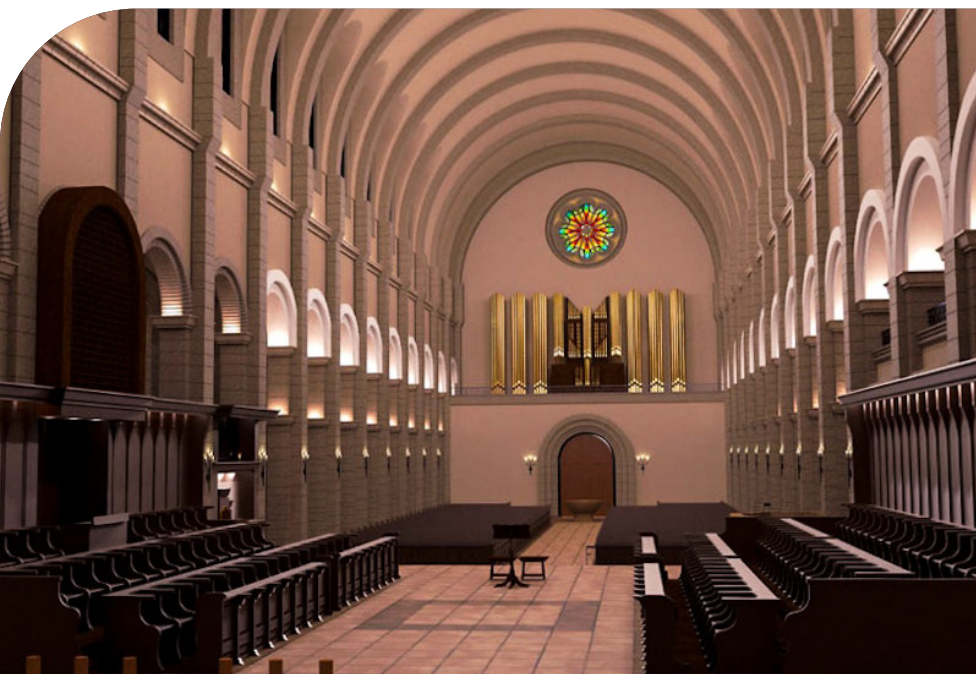
Owner's Representation,
Project Management,
Constructability Reviews,
Mechanical/Electrical/Plumbing

The project, 2595 Depot Road, will be three- and four-story permanent, affordable residential housing development of 125 units. It has an approximate construction hard cost of \$42 million.

Marx Okubo's construction insight and expertise was provided to support the developer of affordable housing and to supplement the project management services for their team.

Our team is working on behalf of the owner. In conjunction with the design and construction teams during the pre-construction phase, we are working to ensure that the project scope, budget, and schedule meet the owner's needs and requirements.

In addition, Marx Okubo will serve as the project manager/owner's representative during the construction phase of the project, overseeing construction progress, payment applications, schedule reviews, reviewing design questions and construction quality. When the project is completed, it will provide more affordable housing options to the community.



St. Michael's Abbey

Silverado, California

CLIENT

St. Michael's Abbey

SERVICES

Project Design Review,
Owner's Representation

This unique project site, located in a sparsely populated area with limited utilities, required the building to be designed with a 500-year lifespan. Taking on the challenge, Marx Okubo started with a review of design development and construction documents, and moved into owner's representation by facilitating monthly OAC design coordination meetings; tracking the master budget and schedule; coordinating commissioning work with the design team; and proposing strategies for exceeding seismic code requirements and natural disaster preparation, as well as reducing operating expenses.



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.

⚡ 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	

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