



Fire Protection/ Life Safety

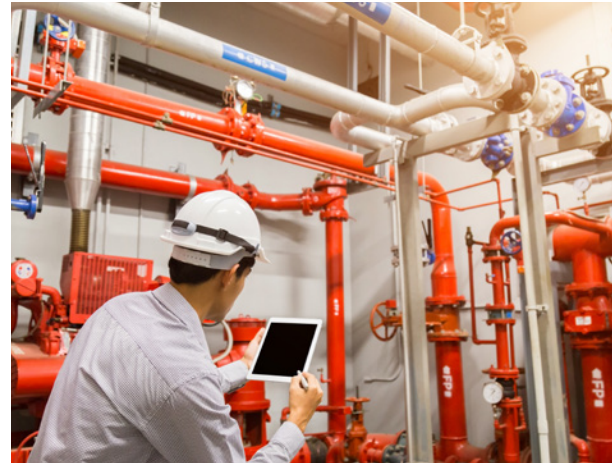
Protecting properties and people no matter where your buildings are in the lifecycle.

In an increasingly complex world, Marx Okubo helps you protect properties and people from fire-related incidents and other emergencies. Our team of fire protection engineers works with you to ensure all building systems work together to provide safe, livable spaces. We help clients plan for and protect against the trauma and fallout of fire-related and other life safety emergencies by expertly managing the complex coordination of fire protection and safety systems.

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®



Whether you're developing a new property or evaluating an existing one, our team provides comprehensive fire protection consulting. At every phase of the property lifecycle, we help you navigate intricate regulations and mitigate risks, ensuring your project meets all safety and compliance requirements.

Early involvement is key. By consulting with you from the start, we can pinpoint compliance issues and design cost-effective solutions that save money during design and construction. This proactive approach allows our teams to confidently guide your project through complex codes and regulations, making sure it stays on track from beginning to end.

Because building and fire codes are increasingly complex, our teams constantly study the local nuances of fire protection and life safety. We apply this knowledge to each project, working directly with local agencies to secure approvals and save our clients valuable resources.

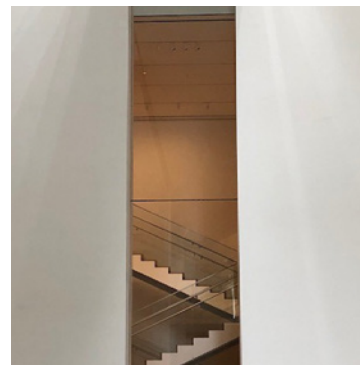


We consult to limit your exposure now, giving you greater confidence in your decisions for the future.

KEY FIRE/LIFE SAFETY SERVICES:

- > Building and fire code consulting
- > Design and construction drawing reviews
- > Design consulting: local jurisdictional code compliance
- > Fire protection construction management
- > Field surveys: existing and new construction
- > Litigation support and expert witness services

Connect with a
FPLS specialist.



The Museum of Modern Art - Manhattan

New York, New York

CLIENT

The Museum of Modern Art - Manhattan

SERVICES

Facility Condition Assessment

New York City's Museum of Modern Art (MoMA) is the one of the most influential museums and curators of modern art in the world. The museum is a collection of four significant architectural buildings that date back to the late 1930s, including structures designed by Cesar Pelli, Philip Johnson and Taniguchi. The museum recently completed a major expansion/renovation designed by DS+R prior to re-opening in 2020.

MoMA engaged Marx Okubo to provide a detailed condition assessment of the existing facilities, as well as propose corrective measures and establish a ten-year capital plan that would best meet the needs of MoMA's collection, visitors, staff and programs. Marx Okubo worked closely in collaboration with the stakeholders and facilities team members to identify and establish priorities; create an overall plan for immediate and long-term repairs; and develop strategies for system replacements that would allow MoMA to maintain its standard of excellence without impacting visitor experience.



Kavod Senior Life

Denver, Colorado

CLIENT

Kavod Senior Life

SERVICES

Facility Condition Assessment,
Owner's Representation,
Fire / Life Safety

Kavod Senior Life is a Denver nonprofit that provides life-enriching experiences to older adults through a broad range of housing and support services. The organization owns and operates three connected high-rise buildings that include a total of 398 apartment homes. Marx Okubo was initially retained by Kavod Senior Life to conduct a capital needs assessment of its three aging buildings. After the identification of over \$10,000,000 in needed capital improvements, Marx Okubo was hired as the owner's representative to oversee the renovations.

As Marx Okubo professionals work to preserve value in aging buildings that sustain communities, we help our clients identify capital needs and limit unforeseen risk during renovation or new construction work. Throughout the process, priorities such as enhancing of fire/life safety components have taken precedent. Marx Okubo has been assisting ownership in deciding how to enhance these areas in the aging buildings while maintaining as many of their renovation goals as initially set forth.

As a nationally recognized architecture and engineering consulting firm, Marx Okubo's projects are lasting testaments to the far-reaching impacts of our commitment to quality.



The Bellagio Hotel

Las Vegas, Nevada

CLIENT

Withheld

SERVICES


Property Condition Assessment

The Bellagio, with approximately 3,933 guestrooms, is one of the largest hotels in the world. With the high guestroom capacity as well as several thousand employees needed to operate the hotel 24 hours a day, 365 days a year, the Bellagio is a small city unto itself. Given Marx Okubo's trusted relationship with the client, our depth of expertise, our proven track record of thorough review on complex assets, our ability to mobilize a large team rapidly, and our quick execution on the scope of work, the client decided to retain Marx Okubo to perform a property condition assessment.

The need to have constant, uninterrupted operation of the facility created challenges for an independent evaluation. Marx Okubo was in frequent/close communication with property ownership and management staff to successfully minimize impact on hotel guests and employees. Specific areas of the property were both evaluated and avoided at times defined by hotel personnel.

Marx Okubo brought a team that included architects, civil/structural engineers, mechanical engineers, exterior wall and roofing, fire protection and accessibility specialists to evaluate the property. The project team included multiple people in each area of expertise to allow flexibility to divide and conquer. Marx Okubo brought the value of our experts to the project and was able to ensure that the client received the best quality work for optimal outcomes.

⚡ 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 | |