

Project Management

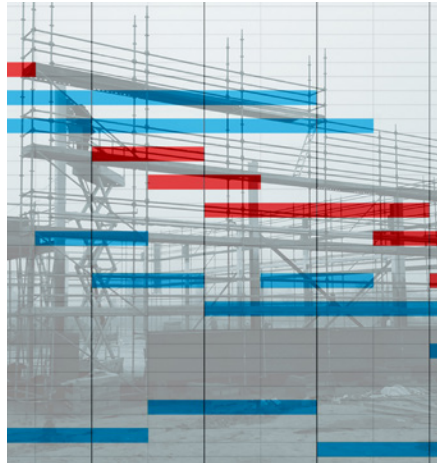
Anticipating and adapting to shifting project issues and priorities.

At some point during a project, issues arise that need expeditious and insightful attention, or they require an alternate approach. Marx Okubo is adept at shifting gears and responding practically and swiftly to evolving project variables.

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®



Inevitably, most projects include situations that require a quick reaction and response, or they bring a risk that triggers the need for an alternative approach. Marx Okubo is adept at shifting gears and responding practically and swiftly to evolving project variables. With the structured foundation of the Project Management Institute's (PMI's) principles, and the flexibility and experience to adapt to changing projects, we are prepared project management leaders.

Management of designers, architects and engineers requires knowledge of their roles and a client's boundaries for design, which may be physical, financial or driven by entitlements and permitting. Marx Okubo will work with the design team to manage scope, cost and schedule—and considers all aspects affecting design.

By providing early risk analysis, Marx Okubo strives to stay ahead of potential issues for our clients from an early stage of projects and programs. We provide expert counsel on design and constructability and will assist with development issues and planning. We also provide cost guidance—estimating, planning, and management—our goal is to help set budgets that reflect a realistic view of total cost and help to drive negotiation to maintain initial costs within those budgets.

Marx Okubo reviews the overall project schedule in the early design phases and provides input to the owner on the proposed project duration. We also review the proposed contractor schedule and monitor it as it changes from baseline to monthly update, evaluating the potential impacts to project delivery. During construction, we monitor contractor performance.



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

KEY PROJECT MANAGEMENT SERVICES:

- > Early risk analysis
- > Initial planning through programming, design, construction and completion
- > Design team, contractor and schedule management
- > Construction schedule review and monitoring
- > Cost management and planning
- > Cost estimating
- > Contractor performance monitoring

Connect with a project management specialist.



Rancho Santiago Community College District

Orange County, California

CLIENT

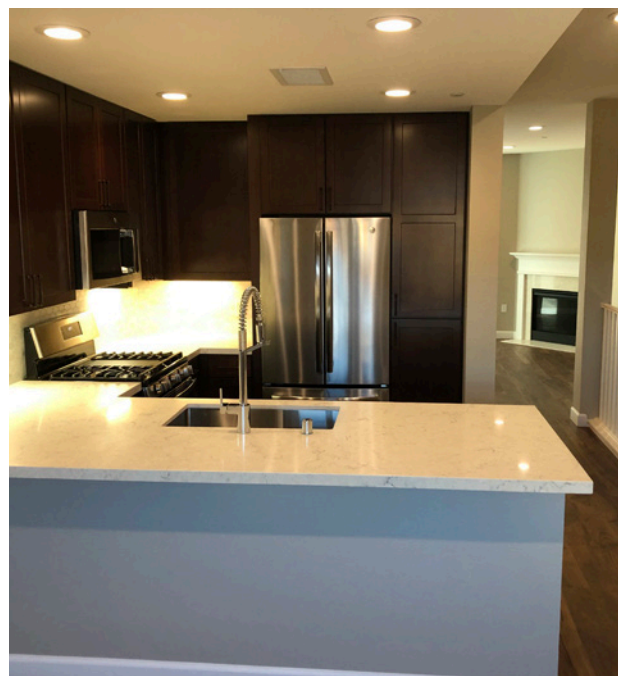
RSCCD

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.



The Overlook at Fountaingrove - Building 1

Santa Rosa, California

CLIENT

Woodmont Real Estate Services

SERVICES

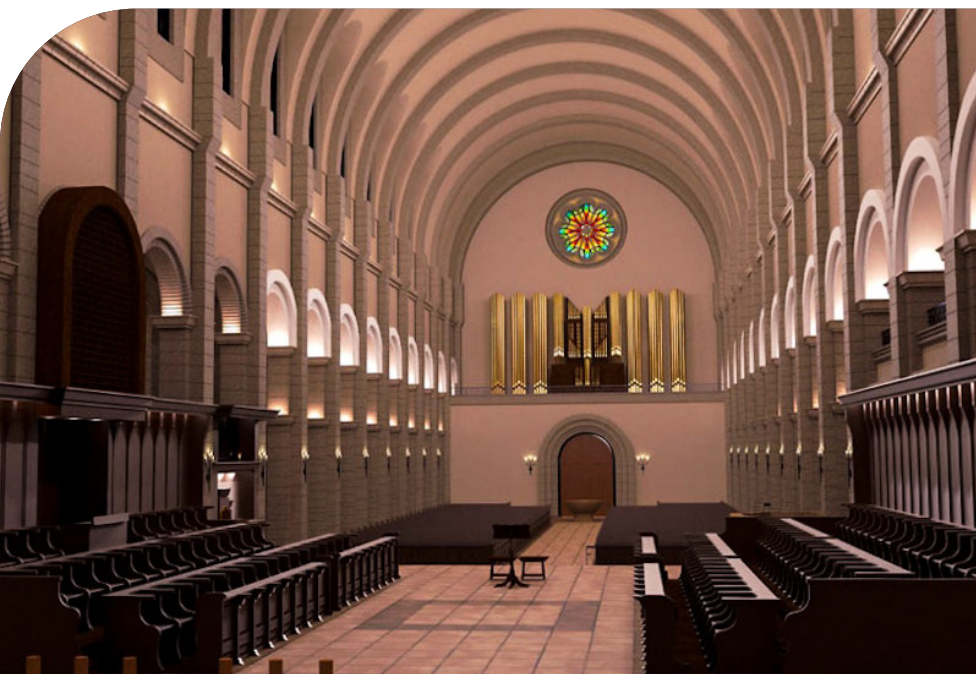
Project Management

Built in 2004, this multi-unit property consists of 78 residential units in eight buildings. In 2017, the Tubbs fire broke out, destroying Building 1 and leaving the site and surrounding buildings with minor damage.

Having performed previous repair work on The Overlook at Fountaingrove, Marx Okubo was hired to assess the damage and assist in managing the rebuild. Our project management services included requesting bids, preparing bid docs, coordinating between the contractor and architect, running weekly OAC meetings and issuing meeting minutes, reviewing applications for payment, reviewing change orders, and managing budget. Additionally, we communicated extensively with the insurance company regarding coverage and change orders on behalf of the client.

We were most challenged when the scope of construction changed from leveraging the existing foundation to a complete demo and replacement. This required reconfiguring the schedule, pausing contractor work, preparing construction documents for the new foundation, and resubmitting documentation to the building permitting department for approval. We handled a significant amount of RFIs and change orders due to a lack of detail in the provided construction drawings and successfully represented our client in a claim against the architect related to specified windows that did not meet code requirements for egress.

Having previously managed their own project, the client understood how difficult and time-consuming the process is and fully trusted and supported us along the way. With an increased occurrence in numbers of fires, we're helping more clients than ever rebuild their damaged assets.



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.

⚡ 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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