



## Education

Completing nearly 200 education property projects and impacting thousands of lives in the last 5 years, Marx Okubo is well-versed in providing a comprehensive range of services for public and private colleges and university systems.

Understanding that successful student learning is central to an educational institution's mission, our teams work to prioritize funding sources and capital needs to support the academic goals and student experience.

With an eye towards always improving and enhancing the long-term lifecycle of campus facilities, our fundamental objectives include building consensus among stakeholders and a shared governance structure while optimizing building construction, operations and maintenance on highly active campuses.

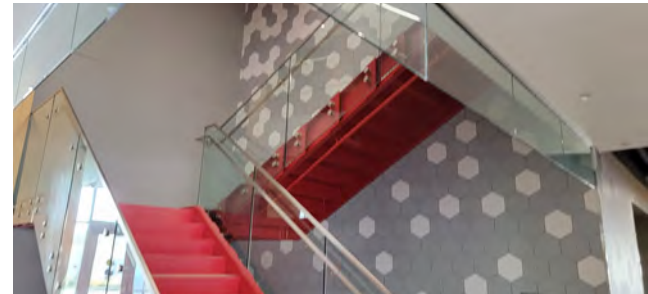
### KEY EDUCATION-RELATED PROPERTY SERVICES:

- > Facility condition assessments
- > Maintenance & custodial effectiveness evaluations
- > Project management
- > Accessibility/ADA compliance review & upgrades
- > Energy audits

Office  
Retail  
Hospitality  
Multifamily Residential

Arts, Culture & Entertainment  
Industrial/Warehouse  
● **Education**  
Parking Structures

Data Centers  
Mixed-Use  
Healthcare



## CSUDH

*Carson, California*

### CLIENT

California State University,  
Dominguez Hills

### SERVICES

Facility Condition Assessment,  
Fire Protection / Life Safety,  
Mechanical / Electrical / Plumbing

A state-of-the-art instructional and research center housing physics, biology, and chemistry programs, the CSU Dominguez Hills Science and Innovation Building is a \$67.85-million, three-story, 91,000-square foot project in Carson, California. Housing more than 30 classrooms, lab spaces, collaboration areas, study niches, and a third-floor terrace, the property was reportedly constructed as a construction manager at risk project in 2020 though it was initially unoccupied due to COVID until classes resumed in the fall of 2021. The building is clad in exterior composite metal panels and limestone plaster, and the flat roof is provided with thermoplastic polyolefin (TPO). Interiors generally consist of painted gypsum board walls, acoustic ceiling tiles, concrete flooring, laminate wood casework with black resin and stainless-steel countertops, laboratory equipment, and metal corrosive and flammable cabinets.

Marx Okubo was engaged to perform a facility forensics analysis for the campus to evaluate reported issues within the laboratories and support spaces that included: water intrusion, condensation on windows and other interior surfaces, corrosion of lab equipment including stainless steel sinks, counter tops, and exterior stainless-steel handrails, chemical odors, inadequate exhaust of corrosive cabinets, and perceived poor ventilation within the laboratories. Our team and professional building and material science consultants contributed extensive experience related to life science facilities, including fire/life safety, and mechanical, electrical, and plumbing (MEP) engineering expertise to evaluate a unique and complicated facility thoroughly and responsibly. In addition, we were able to develop an understanding of the building's construction as well as the specific risks associated with the facility. We worked closely with the campus staff to observe, document, analyze, and discover the cause and source of the issues, and determine possible strategies to mitigate these issues.





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## 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.



## Rocketship Public Schools

*San Jose, California*

### CLIENT

Rocketship Education

### SERVICES

Facility Condition Assessment,  
Mechanical / Electrical / Plumbing

Marx Okubo performed a facility condition assessment of ten, kindergarten through fifth grade campuses that provide high-achieving education to mostly low-income students from underserved communities.

Our client hired Marx Okubo to help understand current and future portfolio physical needs so they can more accurately budget for any deferred maintenance, repairs, and/or improvements that protect the buildings and maintain a healthy environment for the students. With a clear understanding of the true operational costs, Rocketship Public Schools can plan for enhancements to their educational curriculum with greater confidence that those funds won't be reassigned due to unforeseen physical campus needs.

We were able to accommodate a fairly restrictive site visit schedule due to the sensitivity around interrupting student learning, while at the same time successfully being able to interface with staff to capture intimate operational knowledge at each campus.





## Synovus Commerce & Technology Building

*Columbus, Georgia*

### CLIENT

Columbus State University

### SERVICES

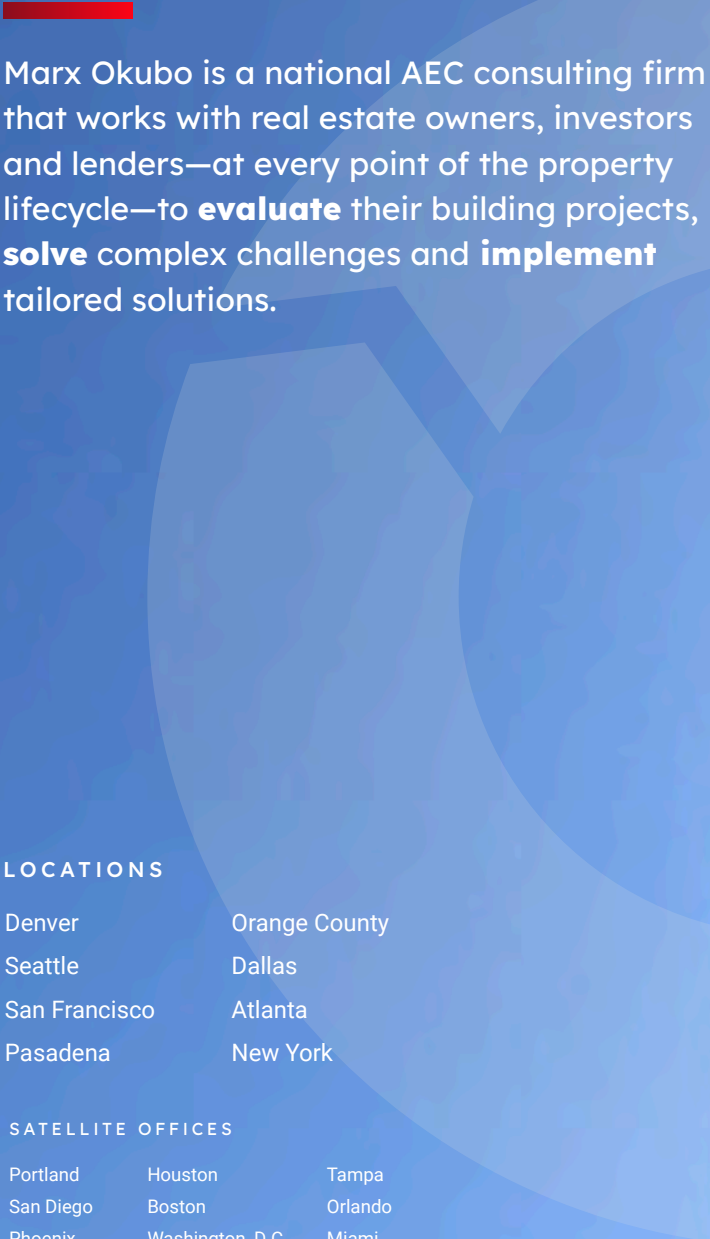
Program Management

Columbus State University's (CSU's) Synovus Commerce and Technology Building (SCCT) is a four-story, 94,000-square-foot building constructed in 2002. The SCCT is a primary instructional building on CSU's main campus and houses the administrative functions of the Turner College of Business and Technology as well as CSU's primary data center and core network routing.

Despite being built only 21 years ago, the SCCT has experienced persistent water and air infiltration due to building envelope issues. The project scope includes renewal and restoration required to alleviate these issues, along with limited interior work necessary to restore full space function. The building remains operational during normal business hours during project implementation.

Marx Okubo is providing program management services throughout the programming, planning, design, and pre-GMP construction phase of the project to ensure that all elements of the work meet the required quality, design standards, budget, and construction schedule. It is anticipated that program management services will continue into construction administration once the contractor's GMP change order is approved.

↗ 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	