



Architecture, Engineering & Construction Consultants

 Owner's Representation

 Property Condition Assessment

 Project Management

 Constructability Reviews

 Repair | Reconstruction

 Facility Condition Assessment

 Construction Loan Monitoring

 Accessibility

 Building Enclosure

 Fire | Life Safety

 Mechanical | Electrical | Plumbing

 ESG | Sustainability & Resiliency

 Structural Engineering

 ASAP® - Automated Structure Alert Program

Collaborative consulting and realistic solutions for property investments.

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.

- ▶ We help clients understand their projects' complexities, so they can make more informed decisions and, ultimately, mitigate their risk.



Broad practical expertise. Local market insights.

THE FIRM BEGAN IN 1982 WITH A SIMPLE MISSION:
Use pragmatic construction expertise to solve problems in a troubled real estate market.

From its beginnings as a small, locally focused organization, our firm has transformed into a **national architecture and engineering consultancy with offices coast to coast.**

Acting as an impartial affiliate to keep everyone accountable,
Marx|Okubo brings together two key components:

BROAD PRACTICAL EXPERTISE & LOCAL MARKET AWARENESS.



Openly and collaboratively, we:

provide greater perspective,

integrate with existing project teams,

synthesize critical information

and deliver what our clients need to make intelligent decisions.



As environments and rules have changed, Marx|Okubo has also adapted and evolved.

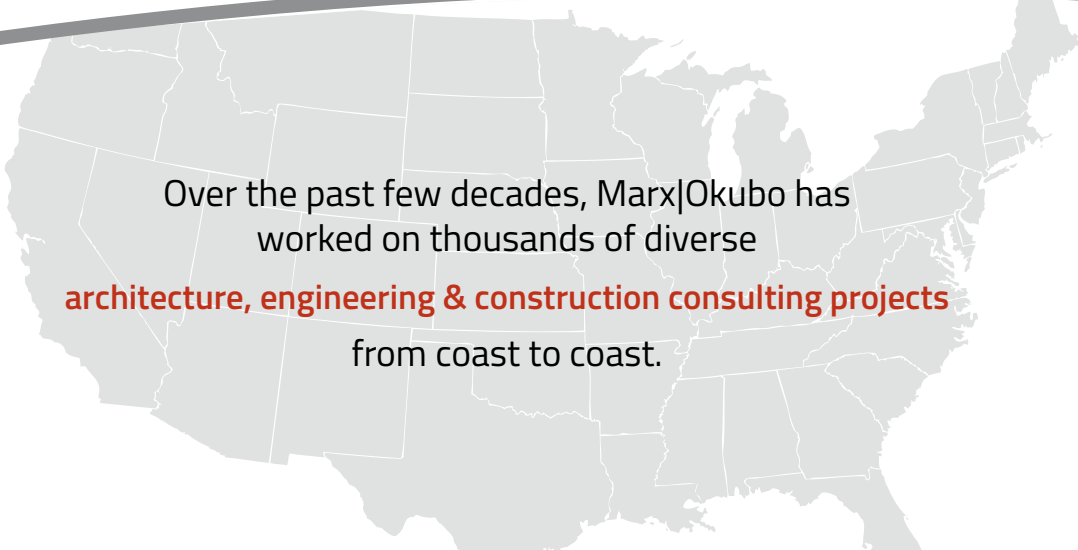
Building on the collective power of integrity and excellence, we have strategically

broadened our team, capabilities
and geographical areas to serve

the commercial development,
financial services and
construction industries.

TODAY OUR FIRM PROVIDES COMPREHENSIVE ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES TO A DIVERSE AND GROWING CLIENTELE WORLDWIDE.

National reach. Local approach.



Over the past few decades, Marx|Okubo has worked on thousands of diverse **architecture, engineering & construction consulting projects** from coast to coast.

During that time, we have



grown our technical talent,



strengthened our network of experts

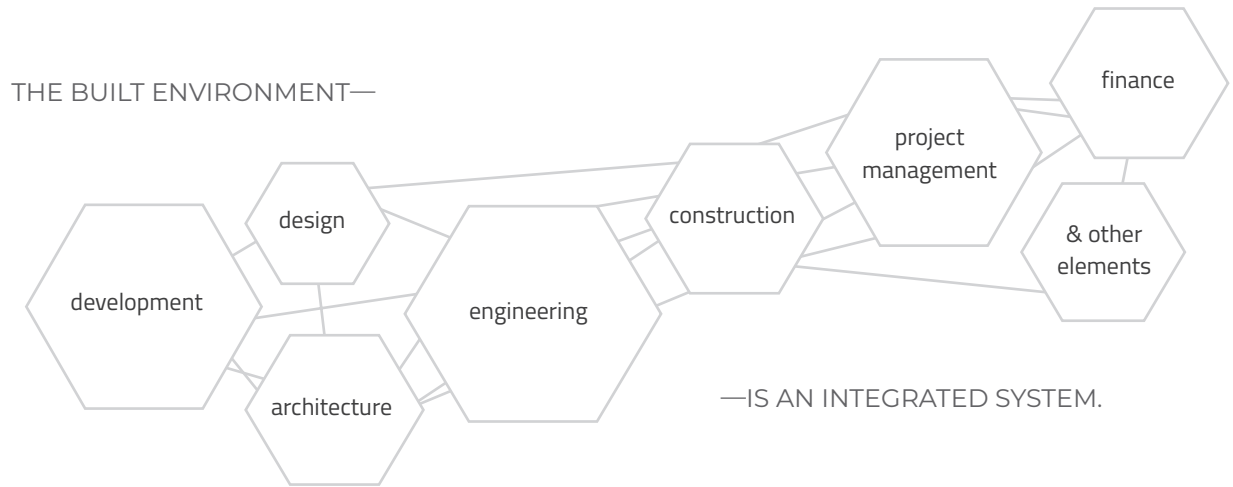


and opened new offices to serve clients throughout the U.S.

Our entrenched regional teams know that real estate projects are all about location.

And for that you can count on local insight from licensed architects and engineers who know local construction practices as well as expert, integral consultants in your area. Marx|Okubo brings together **diverse internal resources** and **collaborative community relationships** to deliver exacting standards for each and every complex construction endeavor.

Services

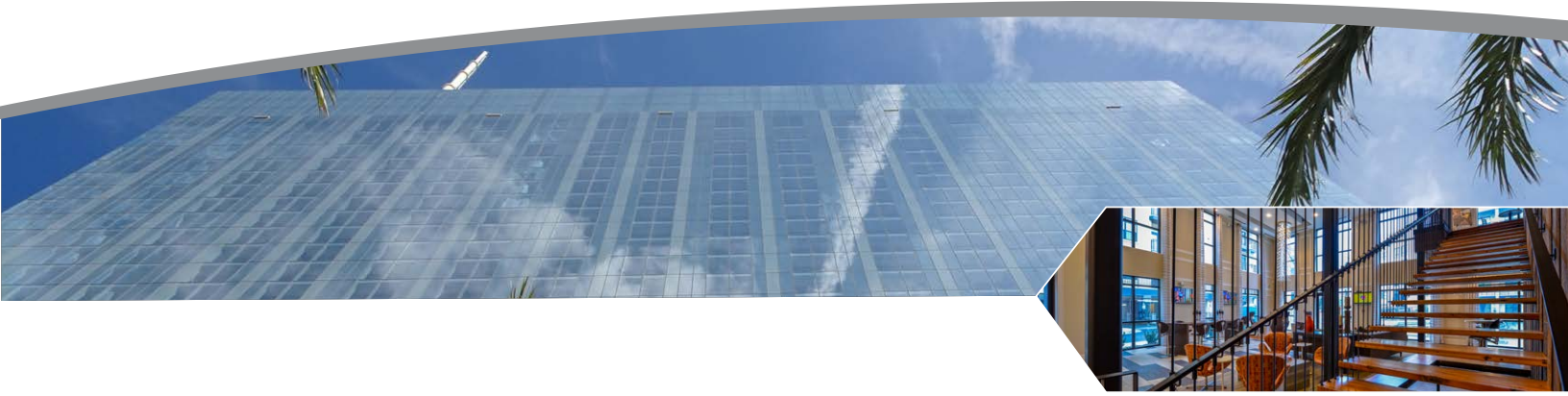


Therefore we consider it a prerequisite to provide cohesive services that cover critical aspects of your multifaceted project.

Marx|Okubo works on behalf of building owners, lenders, and equity investors to bring valuable, realistic solutions to the complexities within each variable real estate investment. **We consult to limit your exposure now, giving you greater confidence in your decisions for the future.**

Our multidisciplinary regional teams include experienced, licensed architects and engineers who leverage core architecture, engineering and construction expertise and collaborate with top-tier industry consultants to deliver a comprehensive, highly qualified service set, including:

- Owner's Representation
- Property Condition Assessment
- Project Management
- Constructability Reviews
- Repair | Reconstruction
- Facility Condition Assessment
- Construction Loan Monitoring
- Accessibility
- Building Enclosure
- Fire | Life Safety
- Mechanical | Electrical | Plumbing
- ESG | Sustainability & Resiliency
- Structural Engineering
- ASAP® - Automated Structure Alert Program



Owner's Representation

A DEDICATED ADVOCATE FOR OWNERS AND THEIR INVESTMENTS.

Marx|Okubo acts as an owner's advocate to ensure that your projects are properly scoped, scaled, and completed on schedule and budget while minimizing project execution risk to meet investment objectives. Working across all property types, we provide you with the support and insight you need for successful outcomes.

With a national platform and skilled staff, Marx|Okubo scales and scopes owner's representative services to meet the needs of a diverse client and project universe. Our range of owner's representative services is scalable to cover program support and pre-design assistance through design, construction, and closeout phases.

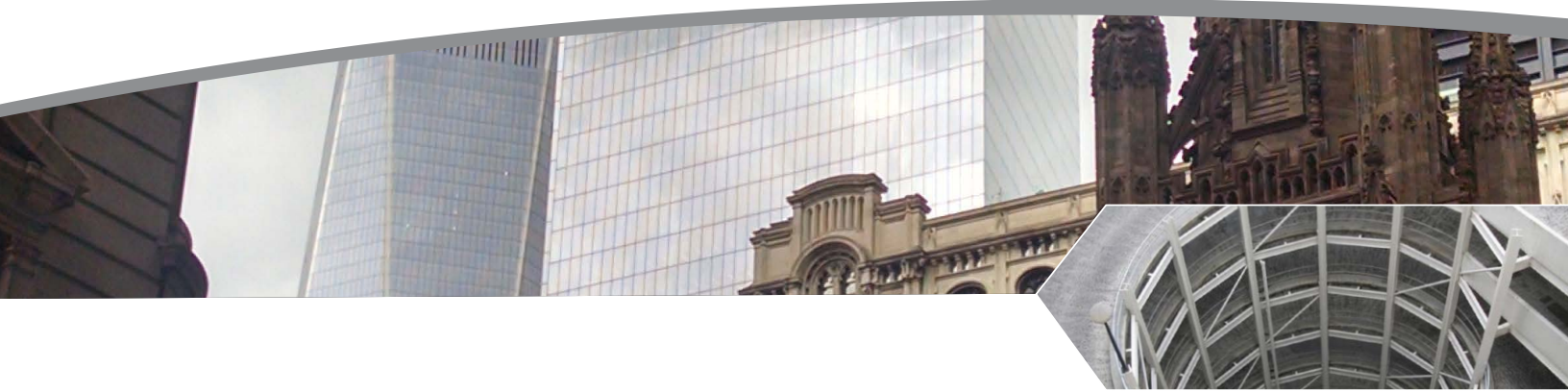
We are engaged to act as an extension of an owner's staff to protect interests; assemble all the required consultants, design firms, contractors, and vendors; and coordinate and communicate effectively to the team throughout the project's lifecycle.

Whether working as a key advisory member of a project team, focusing on constructability issues and monitoring progress and quality, or taking a more active role as a construction project manager, Marx|Okubo tailors its efforts to support and augment the investor or project teams' strengths and weaknesses. Our teams help align interests and facilitate collaboration, ultimately executing a well-constructed, quality project.

Scalable owner's representation services:

From program and pre-design support through design, construction, and closeout.

- > Definition and refinement of project scope, budget, and management plan
- > Assisting owner in management and staff communication
- > Professional team scope/qualifications and selection
- > Design team management
- > Design, cost, and constructability reviews
- > Construction document peer review, oversight, and coordination
- > Bid process oversight and evaluation
- > Contract negotiations
- > Construction administration, observation, and reviews
- > Schedule and contract management; monthly reports
- > Pay application/project draw processing
- > Project closeout/punch list and warranty reviews



Property Condition Assessment

A MORE PRECISE PROPERTY PICTURE.

Marx|Okubo's property condition assessment (PCA) services are predicated on giving real estate owners, investors, and lenders an accurate picture of what a property's capital needs will be in the short and long term.

Marx|Okubo understands the risks a property owner or equity investor faces if large capital surprises occur. You need documented and true property data from qualified professionals to make the most informed decisions possible and ensure the success of your real estate transaction.

With experienced engineering professionals registered in their respective disciplines—construction, architecture, civil, structural, mechanical, electrical, and plumbing—our focus is to provide expert PCA services to assist our clients in the acquisition, ownership/maintenance, and disposition of real estate assets.

Marx|Okubo's property condition services meet the technical requirements of the ASTM E2018-15 baseline protocols for most lender circumstances; however, our strength lies in delving much deeper. Our professional teams deliver detailed, impartial reports that can help building owners and investors gain a clear, informed understanding of current and future capital risks and benefits.

Key PCA services:

- > Site and parking structure reviews
- > Building envelope reviews
- > Building systems reviews
- > Vertical transportation reviews
- > Engineering system reviews
- > Specialty consultant integration
- > Lifecycle cost evaluation
- > Seismic evaluation
- > Accessibility reviews
- > Sustainability reviews



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.

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 well-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—to ensure budgets can be set to 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 and safety.

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



Repair | Reconstruction

GETTING TO—AND SOLVING—THE ROOT CAUSE.

Whether it's the age of the building, poor maintenance, or faulty construction, the reasons for failure are not always obvious, especially by the time a failure manifests itself. With our persistent and comprehensive approach to building projects, Marx|Okubo is dedicated to discovering—and solving—the underlying issues.

Marx|Okubo fully comprehends how buildings are constructed and how failure occurs in different building systems. By persistently investigating the underlying causes of failure and researching materials and corrective construction methods, we help clients get to the root cause, complex issues, and domino effects involved in approaching repair and reconstruction.

Once we have defined the cause, we methodically evaluate the extent of the damage to get comprehensive data, do invasive testing and develop a repair plan, and prepare accurate repair drawings for the specific areas.

Our integrated teams of experienced AEC professionals also manage the bid process, prepare contractual bid manuals and consult on preventive fixes such as accessibility upgrades, structural retrofits, waterproofing projects, and other capital efforts.

With Marx|Okubo involved, the approach to repair and reconstruction is based on our in-depth technical knowledge of different building types and thorough research/investigation. As a result, our preparation of corrective drawings and specifications is simply at a higher standard—as it's focused, detailed, and uniquely thorough. And with a higher level of corrective drawings, we can reduce/eliminate any chance of the problem manifesting further in any way.

Key repair/reconstruction services include:

- > Detailed condition assessments
- > Investigative and destructive testing
- > Preparation of corrective drawings and specifications: monitoring of repair process during construction
- > Discussions with property maintenance and engineering staff
- > Research for viable and cost-effective solutions
- > Preparation of contracts and bid documents



Facility Condition Assessment

PLAN WITH PRECISION.

Marx|Okubo's facility condition assessment (FCA) services give our institutional and government clients the insight they need to plan appropriately for capital reserves and asset management.

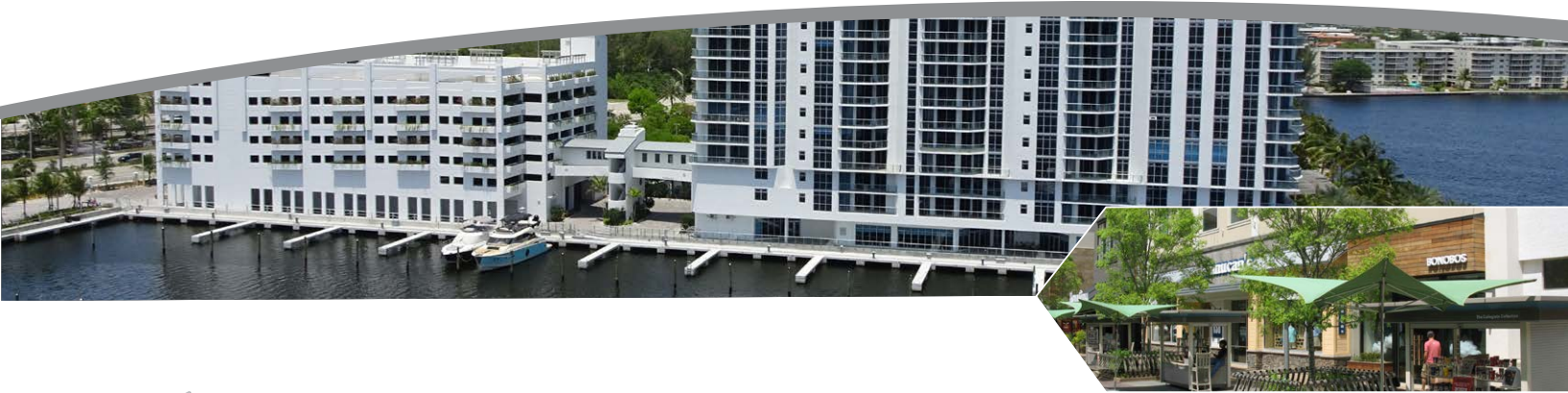
With the depth and experience you need for future facility planning and budgeting, Marx|Okubo provides visibility into the appropriate level of capital funding for each building in your portfolio. Knowing that conditions of a single facility or group of facilities vary in age, design, construction methods, and materials, we analyze systems and components in context.

Our professionals understand the nuances involved in assessing large and small real estate compilations and have extensive experience tailoring FCA reports to the specific needs of institutional clients, as well as local, state, and federal government entities.

A trusted advisor, Marx|Okubo also ensures that institutional and government clients prioritize facilities' capital plans to match the organization's mission and goals. Ultimately, the FCA data we deliver helps our clients make informed decisions to manage the repair, renewal, replacement, and compliance of their facilities while developing realistic capital budgets for current and future needs.

Key FCA services:

- > Site systems review
- > Architectural reviews: accessibility, condition, code, or design deficiencies
- > Structural reviews: condition of major building components
- > Engineering reviews: condition of electrical, mechanical, conveying, and fire and life safety systems
- > Remaining Service Life (RSL) evaluations
- > Facility Condition Index (FCI) evaluations
- > Maintenance and custodial effectiveness reviews, per APPA standards
- > Capital Asset Management Systems (CAMS) integration
- > Computerized Maintenance Management Software (CMMS) integration



Construction Loan Monitoring

POWER TO YOUR PROJECT.

Every construction project requires careful controls to stay within budget and on schedule. With experience from thousands of construction projects, we at Marx|Okubo are versed in tracking, documenting, and reporting loan disbursements and project-team payments to keep construction as efficient and financially sound as possible.

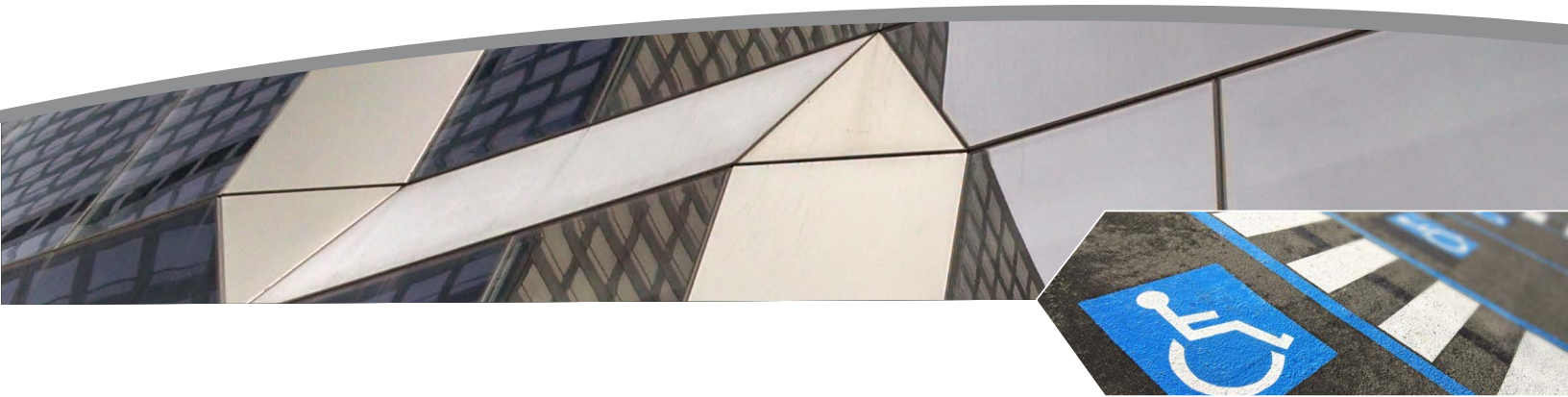
Understanding that being on time and budget will make or break a project on several fronts, Marx|Okubo acts as an extension to lenders to ensure a project stays in control while lenders maintain strong relationships with borrowers.

With national coverage, yet a local focus, we bring insight working with lenders, contractors, developers, and the rest of the project team, as well as know the nuances of different markets and their construction practices. When banks work with us, they can be confident that our experience and internal resources mean that if there's a mistake, it won't ripple across the country.

Known for not only digging deeper (and more accurately), our teams are relentless in getting to the root cause of issues. And as exhaustive investigators, all elements of our service are executed in the context of schedule and budget performance. We know it costs a lot to not finish the project, or when it drags on, it costs more money exposing lenders to risk. Our teams can fit into the structure of timing for activities while being conscious of communication channels and diligent about deadlines.

Key construction loan monitoring services:

- > Pre-construction plan review (PPR) feasibility reports
- > Construction progress observations
- > Monthly draw disbursement monitoring
- > Change order reviews
- > Scheduling/permitting/testing and inspection status
- > Workout services



Accessibility

ACCURATE UNDERSTANDING AND SOLUTIONS FOR PROPERTY OWNERS, TENANTS, AND DESIGN AND CONSTRUCTION TEAMS.

Working across all property types, Marx|Okubo's nationwide staff and resources can provide detailed and thorough reviews of your proposed or existing building's accessibility compliance. Our specialists arm you with realistic strategies to facilitate informed decision-making, eliminate barriers and provide greater accessibility for all.

Marx|Okubo serves as an impartial reviewer of a project's accessibility compliance. While the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) are now more than 30 years old, accessibility compliance remains a challenging prospect for many property owners and tenants. Even in new construction, overlapping requirements can bewilder owners, designers, architects, and engineers.

Once barriers have been identified, questions come up about cost and risk analysis. Property owners and building occupants are best served by an accurate understanding of which accessibility codes, standards, and regulations truly apply to their buildings and which portions of a property must be corrected to meet current requirements. For existing projects, Marx|Okubo can provide owners clarity about conformance with federal laws and state or local requirements and, ultimately, a plan of action through an opinion of cost, timeline scenarios, and even drawings, project bidding, and management.

Our accessibility specialists are highly experienced professionals and many are licensed architects, Certified Access Specialist program (CASp) professionals, certified accessibility inspectors/plans examiners, and APA-ADA specialists.

Key accessibility services:

- > Design consulting: federal and local code compliance
- > Design and construction drawing reviews
- > Field surveys: existing and new construction
- > Transition plan support
- > Certified Access Specialist program (CASp) services
- > Document preparation: construction documents for accessibility repairs
- > Litigation support and expert witness services
- > AIA-accredited training
- > On-call accessibility resource



Fire | Life Safety

HELPING YOU PROTECT YOUR PROPERTIES AND PEOPLE BEFORE IT'S TOO LATE.

Structural and wildland fires are all too common these days. Marx|Okubo helps clients plan and protect their properties and people from the trauma and fallout of fire-related incidents. Because fire/life safety issues affect entire building systems, our teams are astute at managing the coordination of many moving parts involving fire protection engineering, fire/life safety science, and fire suppression.

Our engineers and building code experts are trained to work closely with architects, building owners, and developers to identify risks, set goals, and employ features designed to control or mitigate fires in both new and existing properties.

We know the best chance of success comes when we're involved early in the process when we can more clearly pinpoint compliance issues as well as design solutions that make sense for all parties and save money during both design and construction. From the start, Marx|Okubo teams can consult about codes and regulations with greater confidence, and help ensure your project stays on track throughout the process.

With building and fire codes around the country becoming increasingly complex, our teams must constantly study the local nuances of fire/life safety and apply this knowledge as appropriate to each project or property. This typically requires working directly with local agencies on approvals to save our clients' precious resources. We can also consult as expert witnesses on fire/life loss cases involving insurance companies.

Key fire/life safety services:

- > Building and fire code consulting
- > Fire protection construction management
- > Third-party design review
- > Expert witness and loss consulting



Resiliency

DEDICATED TO IDENTIFYING AND MINIMIZING NATURAL DISASTER RISKS, WHILE MAXIMIZING CONTINUITY OF OPERATIONS.

Marx|Okubo works with investors, owners, tenants, and property managers during site selection, design, construction, operations, and event response activities to identify property risks, understand how to reduce risks and repair costs, and maximize the continuity of operations of a property. With our in-house resiliency specialists, we are committed to evaluating and improving the built environment's response to climate-related natural disasters.

Through an understanding of climate risks and building science and operations, Marx|Okubo can help determine how a building will likely respond to potential hazard events. Our team works with a client to determine an acceptable level of physical and operational risk and provide recommendations on how the property or operations can be altered to meet property or portfolio-specific goals.

Our in-house resiliency team is a dedicated group of professionals, including licensed architects and engineers, who specialize in identifying potential physical vulnerabilities and social vulnerabilities of the built environment, as caused by natural hazards. Physical hazards include earthquakes, flooding, hurricanes, wildfires, severe winter storms, and tornadoes.

We consult on all phases of a building's lifecycle to anticipate or develop solutions for a variety of natural events. We are focused on how the design and construction, pre-event operations, and post-event response can reduce repair costs and maximize the continuity of operations of a property. Ultimately, as climate risk exposure levels can influence insurance costs, capital improvement costs, and overall integrity of buildings across a portfolio, clients are more frequently needing to perform a portfolio resiliency analysis to identify the properties that decrease the portfolio's overall resiliency rating while maintaining the operational integrity of their buildings overall.

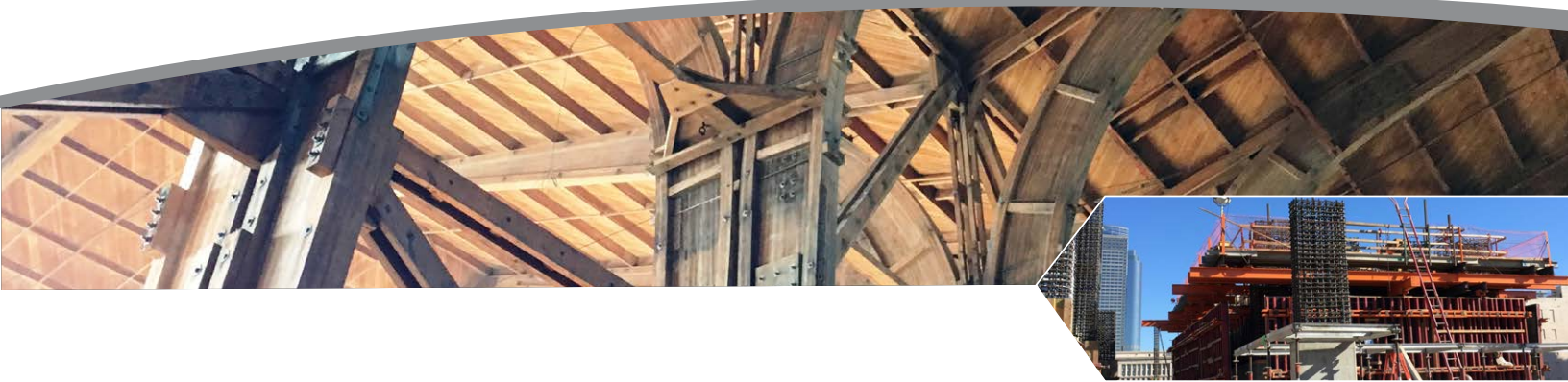
Key resiliency services:

EXISTING BUILDINGS:

- > **Resiliency Assessment:** Site hazard screening, observation-based vulnerability assessment, and mitigation strategy recommendation
- > **Post-Disaster Assessment:** Observation-based damage assessment, repair recommendation, and mitigation strategy recommendation
- > **Business Continuity Planning:** Potential operation disruption analysis and recommendations, planning consulting

NEW CONSTRUCTION:

- > **Resiliency Assessment:** Site selection hazard screening, desktop-based vulnerability assessment of project documents, and mitigation strategy recommendation



Structural Engineering

IMPROVING, MAINTAINING, AND PRESERVING YOUR VALUABLE ASSETS.

Marx|Okubo's structural engineering group knows your real estate portfolio is a substantial investment, and growing its short- and long-term value means staying on top of the property's physical condition to properly improve, maintain, and preserve it.

Marx|Okubo understands buildings and where they are vulnerable. We are realistic and sensitive to our clients' economic and operational issues and how those play into the upgrade or repair equation.

Marx|Okubo is multidisciplinary and takes a 360-degree approach. Our experienced/credentialed structural engineering group is already informed and trained to consider the bigger picture—the industry and all disciplines involved, local economies, and competition—to reduce your risk, maximize your investment and ensure nothing is missed. In the process, we are keenly aware and respectful of our industry's demand for accountability—to adhere to budgets and schedules with attention to detail.

Our specialized in-house group is staffed with licensed structural and civil engineers who have expertise in all aspects of analysis and design. We can evaluate a building's condition, diagnose causes of degradation or failure, conduct seismic assessments and develop strategies to renovate, repair or retrofit, as well as perform new construction services and resiliency studies.

Key structural engineering services:

PROPERTY CONSULTING:

- > Seismic evaluation
- > Seismic/wind risk assessment
- > Structural condition assessment
- > Seismic retrofit project review
- > Earthquake resiliency studies
- > USRC ratings

CONSTRUCTION SERVICES:

- > Structural repair/retrofit design
- > Seismic retrofit scheme development
- > Retrofit benefit-cost analysis
- > Structural preliminary project review
- > Structural value engineering review
- > Constructability studies
- > Peer review

FORENSIC INVESTIGATION:

- > Building failure
- > Construction defects
- > Foundation settlement
- > Structural damage
- > Material deterioration
- > Moisture intrusion



Sustainability

SMARTER PROPERTIES: BUILDING INCREASED VALUE.

Whether you are looking to address long-term ownership and operational efficiencies, improve portfolio sustainability metrics or boost investment ROI, Marx|Okubo's sustainability solutions go beyond traditional engineering to consider all elements of sustainability and their relation to current and future code requirements, industry trends, building operations, durability, and ultimately, value.

Marx|Okubo understands the intricacies of buildings and how they often end up wasting energy and money. While green design is becoming a more standard practice and solution, it's critical to have guiding expertise in this process to reduce the long-term operating costs of a property as well as add greater efficiencies and value to the built environment for the next generation.

The Marx|Okubo team includes architectural and engineering professionals with additional LEED, WELL, Fitwel, Certified Energy Modeling, and Certified Indoor Air Quality Professional accreditations. Providing sustainability consulting on both new construction and existing property projects, Marx|Okubo's teams help owners, investors, lenders, and tenants determine the sustainability potential of a property and lifecycle cost benefits; navigate government regulations and environmental certifications; and comply with/prepare for sustainability benchmarking and reporting initiatives, such as GRESB and CRREM.

Key sustainability services:

- > Sustainability reviews
 - Baseline
 - Enhanced
 - Customized sustainability
 - Management reports (SMR)
- > Energy, water, and greenhouse gas audits
- > Certification gap analysis
- > Solar feasibility studies
- > Building commissioning: new building, LEED, and code required
- > Healthy building services
 - WELL certification
 - Fitwel certification
 - Indoor air quality testing/monitoring



ASAP®: Automated Structure Alert Program

EXPEDITE AND PRIORITIZE YOUR POST-SEISMIC EVENT RESPONSE.

Building-specific. Immediate. Risk-mitigating.

While earthquakes are a part of life in certain areas of the country, building owners and their response teams often lack timely, actionable information.

Introducing Marx|Okubo's ASAP®, a tailored, real-time, post-seismic event solution for understanding the potential degree of damage at your specific properties—allowing you to rapidly respond, leading to faster recovery to normal operations, as well as reduced downtime and potential revenue loss.

Proactive and vulnerability-calculated.

Whether it's an individual building or entire building portfolio, there are many unknowns affecting intensity, severity and vulnerability to potential damage. When a seismic event occurs, building owners, managers, lenders, occupants and insurers are often challenged, left exposed and delayed in being able to safely return to operation.

ASAP® leverages data from building-specific seismic risk assessments coupled with real-time USGS earthquake shaking data to project vulnerabilities and categorize the potential damage classes in a specific building or portfolio of buildings and establishes metrics for response prioritization.

Get a quick, simple and clear document within minutes that graphically informs you and your team of your building's/ portfolio's proximity to the event epicenter, site-specific severity, and damage classification—so you know where to deploy resources first.

Without proactive, accurate and specific response info:

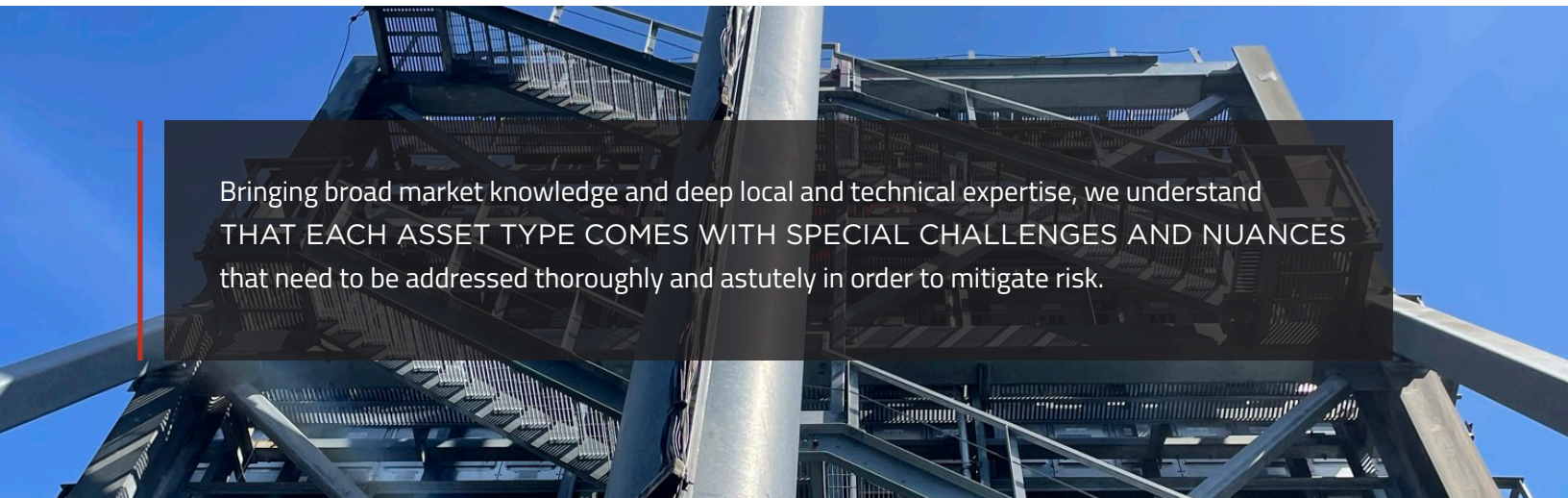
- > Business operations may be unnecessarily restricted or impeded
- > Damage evaluators distracted by no/low-impact buildings
- > Repairs susceptible to regional labor and material cost surge
- > Delays likely from labor shortage and permitting back log

Using ASAP®, you can:

- > Rapidly prioritize
- > Recover faster
- > Decrease down-time

Asset Types

As architecture/engineering/construction consultants servicing projects throughout the property lifecycle, we work with a wide range of asset types. With over four decades in the AEC industry, Marx|Okubo is engaged in myriad aspects of the built environment.



Bringing broad market knowledge and deep local and technical expertise, we understand THAT EACH ASSET TYPE COMES WITH SPECIAL CHALLENGES AND NUANCES that need to be addressed thoroughly and astutely in order to mitigate risk.

Applying a collaborative consulting approach leveraging Marx|Okubo teams nationwide, we analyze these property assets through our core integrated services. No matter your asset type or its lifecycle position, we bring expertise to best inform decision-making as well as real-world practical solutions to protect your most valuable property investments.

MAIN ASSET GROUPS

- Office
- Retail
- Hospitality
- Multifamily Residential
- Industrial | Warehouse
- Education
- Arts, Culture & Entertainment
- Parking Structures
- Mixed-Use

Locations



REGIONAL OFFICES

DENVER
455 Sherman Street, Suite 200
Denver, CO 80203
303.861.0300

SEATTLE
2505 Second Avenue, Suite 600
Seattle, WA 98121
206.621.9122

SAN FRANCISCO
101 Montgomery Street, Suite 300
San Francisco, CA 94104
415.957.9240

PASADENA
790 East Colorado Boulevard, Suite 250
Pasadena, CA 91101
626.792.6842

ORANGE COUNTY
4 Hutton Centre Drive, Suite 950
Santa Ana, CA 92707
949.660.8908

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201 East John Carpenter Freeway, Suite 450
Irving, TX 75062
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Atlanta, GA 30346
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445 Hamilton Avenue, Suite 404
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