

ASSET TYPE

Arts, Culture & Entertainment

Our firm understands the value that creative and event spaces bring to cultural communities—and the built environment. We are driven by this growing sector of dynamic work we do for museums, galleries, performing arts centers, film studios, sports stadiums, and other interactive spaces representative of the arts, culture, and entertainment industries.

During each challenge, we continue to ask one key question: How can we help these meaningful cultural spaces thrive for generations to come? Assessing and solving for historic or public atmospheres that may house fragile collections or thousands of people often requires an integrated team with a diverse and detailed understanding of form and function. Marx|Okubo teams must regularly address nuances like climate requirements, visitor flow/experience, privacy requirements, stability, life/safety considerations, and immediate and long-term needs of aging buildings.

In the effort to help our arts, culture, and entertainment clients preserve and promote these vital, sensitive spaces, Marx|Okubo works holistically, bringing together teams who fuse critical technical expertise, including full-service systems review; evaluation, recommendations, and management of repairs during full operation; and development of short- and long-term capital plans and priorities.

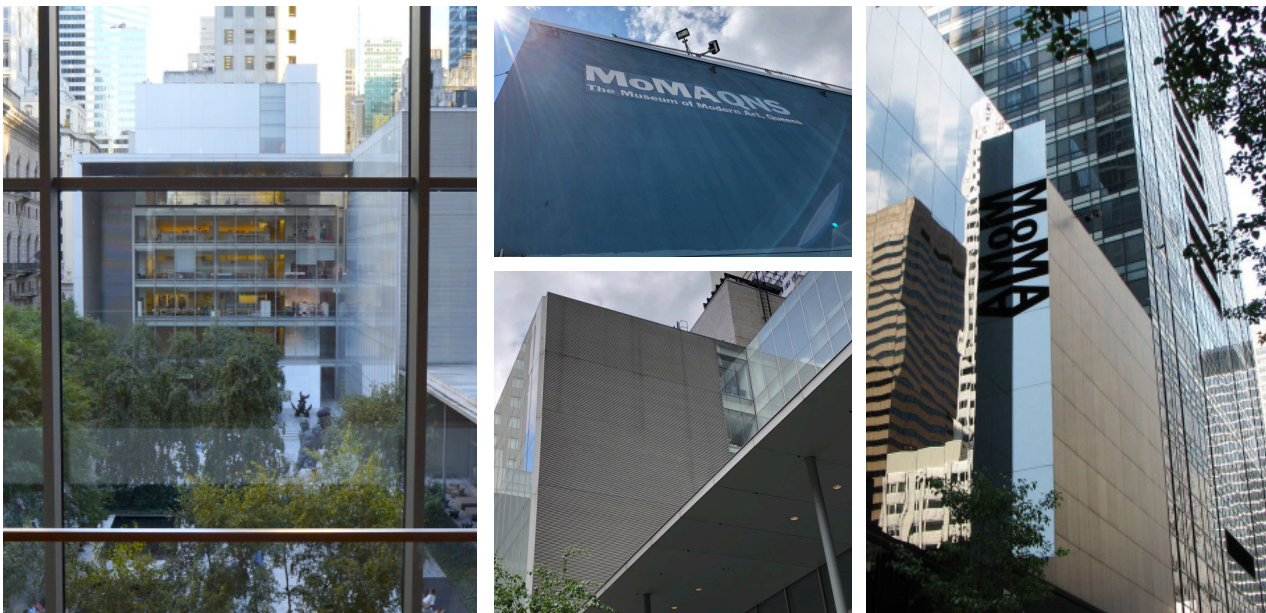
KEY ARTS, CULTURE AND ENTERTAINMENT PROPERTY SERVICES:

- > Full-service property & facilities condition assessments
- > User flow recommendations for small to large-scale environments, such as stadiums
- > Building structure & envelope evaluations
- > Roofing, MEP, HVAC, fire protection, & alarm systems
- > Life/safety-related code compliance for risk mitigation
- > Resiliency, accessibility, & sustainability reviews
- > Repair/reconstruction recommendations, planning, & management
- > Complete capital planning & project/budget management

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

Projects: The Museum of Modern Art

CLIENT	The Museum of Modern Art
LOCATION	New York, New York
SERVICES	Facility Condition Assessment



The Museum of Modern Art is a historic museum and landmark located in New York, New York, consisting of multiple buildings and approximately 700,000 square feet of gallery space, sculpture garden, retail, offices, shop and restaurants, serving an average daily attendance of 10,000 to 12,000 visitors.

Marx|Okubo was retained to provide a detailed condition assessment of the existing facilities at MoMA Manhattan, MoMA QNS, MoMA PS1 and the Celeste Bartos Film Preservation Center, as well as propose corrective measures and establish a 10-year capital plan that best meet the needs of MoMA's collections, visitors, staff and program.

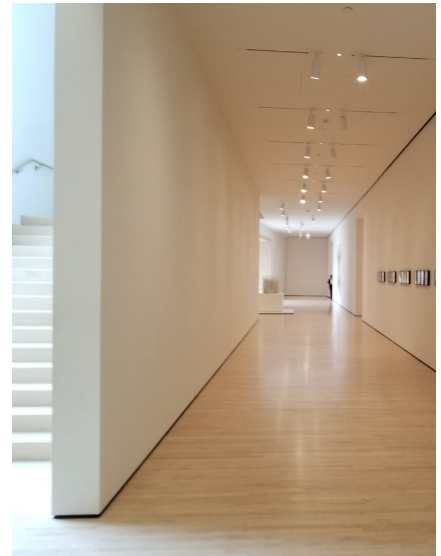
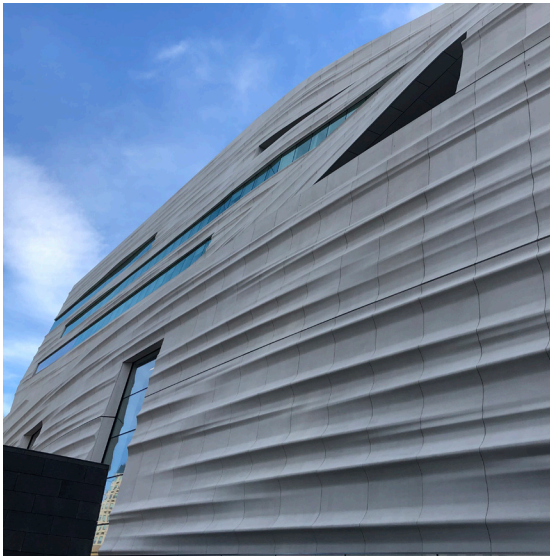
With an important staple in New York City like the MoMA being visited by millions of people yearly, it is especially critical that the building systems are operating in their best condition. The MoMA stakeholders were confident that Marx|Okubo would be able to contribute to this historic landmark's long-lasting legacy by advising and providing insight on the conditions and projected future maintenance of the facilities.

Projects: SFMOMA

CLIENT San Francisco Museum of Modern Art

LOCATION San Francisco, California

SERVICES Facility Condition Assessment

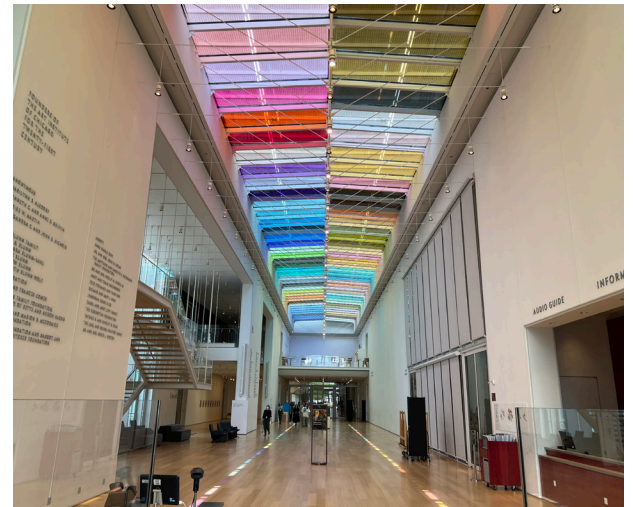


Founded in 1935, SFMOMA was the first museum on the West Coast devoted solely to 20th-century art. As one of the largest museums in the U.S. and world with an internationally recognized collection of modern and contemporary art, it includes over 33,000 works of painting, sculpture, photography, architecture, design, and media arts displayed in 170,000 square feet of exhibition space. SFMOMA is housed in a building designed by Mario Botta in 1995, and was expanded in 2016 by a Snohetta designed addition.

SFMOMA engaged Marx|Okubo to provide a detailed condition assessment of the existing facilities that included proposed corrective measures and developing a 10-year capital plan that anticipates the needs of SFMOMA's collection, visitors, stakeholders, and programs. Marx|Okubo worked in close collaboration with the stakeholders and facilities team members over several months to: establish priorities; assess building systems and assemblies; anticipate future issues; review inter-department relationships and communications; create an overall plan for immediate and long-term repairs; and develop strategies for system replacements that would allow SFMOMA to maintain its internationally renowned standard of excellence while enhancing the visitor experience.

Projects: The Art Institute of Chicago

CLIENT	The Art Institute of Chicago
LOCATION	Chicago, Illinois
SERVICES	Facility Condition Assessment



The Art Institute of Chicago's permanent home located on Michigan Avenue was founded in 1893, built jointly with the city of Chicago for the World's Columbian Exposition. A total of eight major expansions were added over the years with the largest addition of 264,000 square feet, designed by Renzo Piano, constructed in 2009. The Art Institute of Chicago (AIC), with its nearly 300,000 works of art, is internationally recognized as the one of the leading fine-arts institutions in the country.

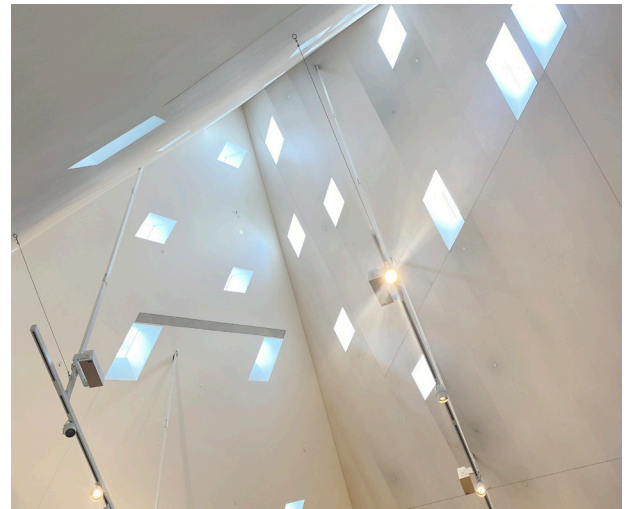
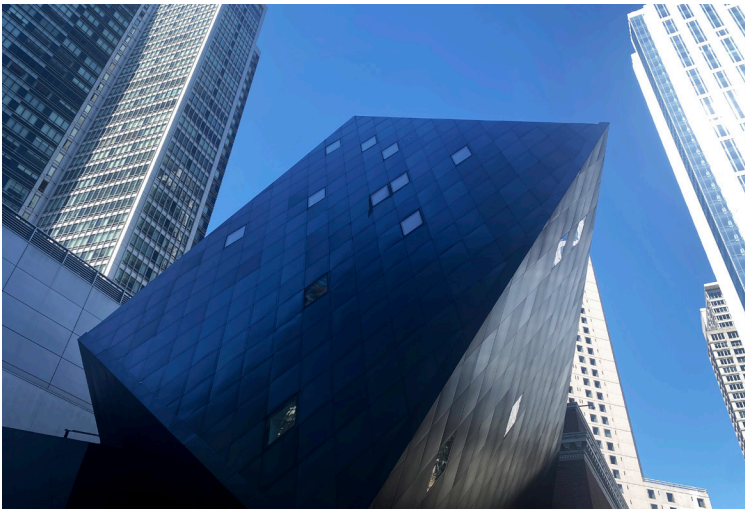
The Art Institute of Chicago engaged Marx|Okubo to conduct a facilities condition assessment in order to strategically plan for major repairs, upgrades, and necessary replacements of the building systems and components in a logical and efficient manner over the next 10 years. The goal of developing a capital expenditure budget was to enable The AIC to address major future capital outlays to ensure that the museum's energy and resources can be primarily dedicated to its core mission. Working closely with the Facilities Group, priorities were developed to identify immediate, mid-term, and long-term facility needs to ensure critical system repairs and replacements will be anticipated and addressed in the years to come. Understanding that both historic landmark buildings and modern additions make up the museum campus, Marx|Okubo was able to assemble a team of specialists knowledgeable in each project type to review and assess critical details and provide recommendations appropriate for the repairs and replacements each system required.

Projects: The Contemporary Jewish Museum San Francisco

CLIENT The Contemporary Jewish Museum

LOCATION San Francisco, California

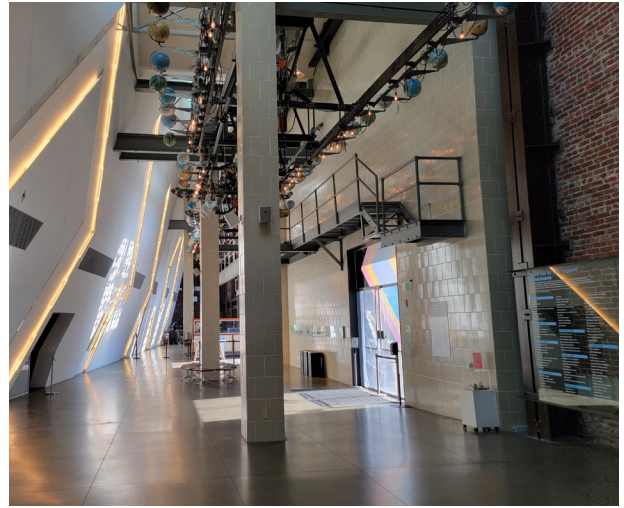
SERVICES Facility Condition Assessment, ESG | Sustainability, Building Enclosure



An architecturally iconic building designed by Daniel Libeskind, The Contemporary Jewish Museum (CJM)—consisting of three main sections that mix the old with the new—sits in the heart of downtown San Francisco as a symbol of dialogue and contrast. With the original part of the building constructed in 1907, this historic structure is a registered landmark in the city. Combining a very complex, highly angular newer building with the early 20th century historic building, any work performed requires meticulous care.

The historic section of the museum includes exterior walls, roof, skylights, and elements from its original use as a PG&E power substation. Libeskind's 2008 addition is referred to as the "Yud and Chet" (referring to the two Hebrew letters spelling "L'Chaim", which means "To Life") is an angular structure with custom blue steel paneling that intersects the historic building. And the "Slice," a two-story extension on the north side, is integrated into the larger Four Seasons hotel. The historic section and Yud/Chet both house the museum's galleries, storage, café, retail, and event spaces. The Slice serves as the museum administrative offices. The museum shares a loading dock at the basement level with the adjacent Hyatt Regency's parking and loading areas. Site improvements, including a landscaped courtyard with a water feature facing Mission Street, are shared with adjacent properties and the City of San Francisco. The non-collection museum spans approximately 53,000 square feet.

The Contemporary Jewish Museum San Francisco (continued)



Marx|Okubo was engaged to conduct a comprehensive facility condition assessment and develop a 15-year capital reserve schedule. Our selection stemmed from our extensive experience with institutions such as MoMA (facilities in NY and PA) and SFMOMA. The goal with The CJM is to collaborate closely with the museum to identify issues and coordinate future work effectively. This approach aims to prioritize tasks and timelines efficiently while preventing waste and duplication of effort. Our team possesses deep understanding and expertise regarding the distinct operational characteristics of and stakeholder concerns within museums, regardless of their size. Additionally, we are conducting energy audits and a hygrothermal analysis utilizing the WUFI software to understand both short-term and long-term thermal and moisture performance in support of the museum's zero net carbon objectives.

During the building assessment, we pinpointed the source and cause of water intrusion at the juncture of the angular, iconic addition and the historic structure. We then formulated a solution that uses the current exterior wall assembly to reduce, redirect, and disperse runoff without detracting from the building's notable appearance. Furthermore, when the museum faced boiler failures during the project, we devised a strategy for repairing and ultimately replacing them. Our approach is founded on a longstanding partnership with the museum, through which we will continue to provide reliable advice.

Projects: Albuquerque Studios

CLIENT	Netflix Studios, LLC
LOCATION	Albuquerque, New Mexico
SERVICES	Property Condition Assessment

















Albuquerque Studios consists of six buildings including production offices, sound stages, set design and construction, and a central plant totaling approximately 377,016 square feet. Marx|Okubo was engaged to perform a property condition assessment of the facility for acquisition by Netflix Studios, LLC.

Our team evaluated long-span, deep-profile steel trusses of the studio buildings and the condition of the central plant. In addition, we found that the exterior building and site materials had shortened expected useful life due to harsh weather conditions of the region.

Marx|Okubo advised the client accordingly so they could ensure that their property would have the materials necessary to withstand the local weather. Although the site was originally designed as a private campus, some portions had been made available for public tours, which posed a challenge in evaluating the specific accessibility requirements of the site. Marx|Okubo helped the client extend the life of their property by making recommendations that improved its durability.

SERVICES

-  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 | Resiliency & Sustainability
-  Structural Engineering
-  ASAP® - Automated Structure Alert Program

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.

Denver • Seattle • San Francisco • Pasadena • Orange County • Dallas • Atlanta • New York
SATELLITE: Portland • San Diego • Phoenix • Houston • Chicago • Boston • Washington, D.C. • Nashville • Orlando • Tampa • Miami