
















Fire | Life Safety

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

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, using concepts from fire protection engineering and fire/life safety science to assure systems work together to provide safe, livable spaces.

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



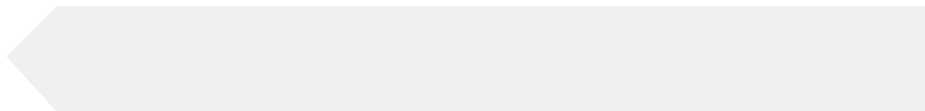
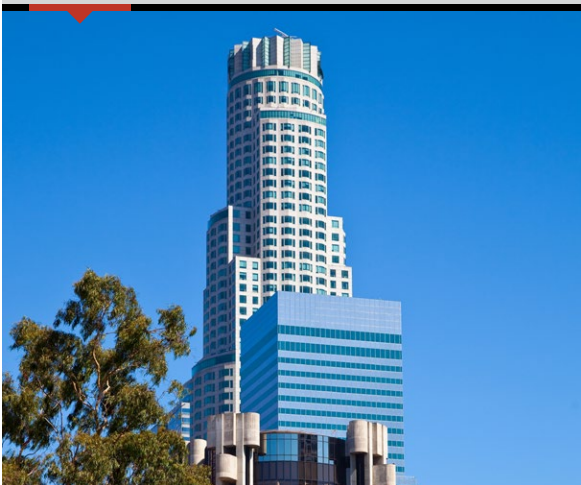
We consult to limit your exposure now, giving you greater confidence in your decisions for the future.

Key fire/life safety services:

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

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.



Project Examples

The Museum of Modern Art - Manhattan

Client: **The Museum of Modern Art**

Location: **New York, New York**

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 Peli, 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 including nuanced fire/life safety considerations specific to a museum's needs for the existing facilities, as well as propose corrective measures and establish a 10-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

Client: **Kavod Senior Life**

Location: **Denver, Colorado**

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. Through the process, enhancing fire/life safety components has been a priority, and Marx|Okubo has been assisting ownership in deciding how to improve areas in these aging buildings while maintaining as many of their renovation goals as initially set forth.



The Bellagio Hotel

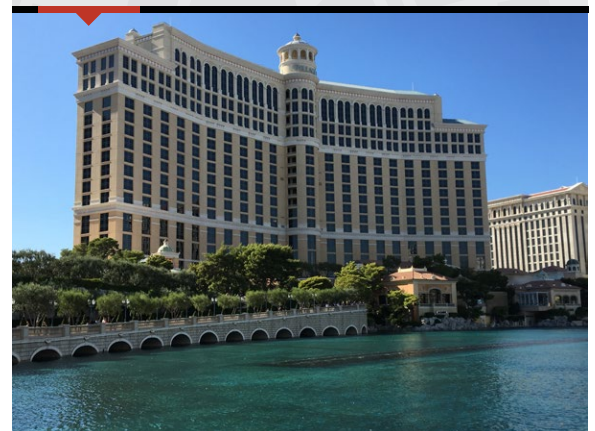
Client: **Confidential**

Location: **Las Vegas, Nevada**

With nearly 4000 guestrooms and several thousand employees needed to operate the hotel 24 hours a day/365 days a year, the Bellagio is one of the largest hotels in the world and a small city unto itself. Marx|Okubo's trusted relationship with the client, depth of expertise, proven track record with complex assets, ability to mobilize a large team rapidly, and efficient execution led to our engagement on the hotel's property condition assessment.

Though maintaining uninterrupted facility operations created challenges for an independent evaluation, Marx|Okubo was in frequent/close communication with property ownership and management staff to successfully minimize impacts on hotel guests and employees. We created a team that included architects, civil/structural engineers, mechanical engineers, exterior wall and roofing professionals, and fire protection and accessibility specialists to evaluate the property.

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.





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 • Miami

