



ASSET TYPE

# Healthcare

As with all asset types for which we consult, our approach to healthcare property work is collaborative, holistic, and highly responsive in nature. With healthcare in particular, we understand and are sensitive that these buildings are essential facilities that are focused on the preservation of health, care, and the lives of its patients and their loved ones while, in many cases, these are active, operational buildings.

As an interdisciplinary firm, we bring a holistic/comprehensive outlook to any project at any stage throughout the lifecycles of many different types of buildings. With this approach, we continue to grow our nuanced understanding of and expertise with healthcare facilities, including hospitals, medical office buildings, skilled nursing facilities, ambulatory care, and imaging centers across the nation, as well as our experience working with regulatory agencies.

In the last five years we have worked on nearly 120 healthcare facilities across the nation, such as a large hospital in Southern California, the Georgia Cancer Center in Augusta, Georgia, San Antonio Micro Hospital in San Antonio, Texas, and numerous medical office buildings and plazas across the country related to general health, surgery centers, vision centers, and more.

The types of services we provide for this industry include facility condition assessments of existing and newly constructed buildings to help with determining the cause of building failures, development and prioritization of CapEx schedules, and APPA assessments. And for development projects, we provide ongoing review of the design/engineering drawings, design assist and construction observation, construction project management, accessibility review, sustainability/resiliency consulting, cost estimation, structural engineering consulting, seismic risk assessment, and fire/life safety advisory.

## KEY HEALTHCARE PROPERTY SERVICES:

- > Facility condition assessment
- > Owner's representation
- > Project management
- > Accessibility/ADA compliance review
- > ESG | Sustainability & resiliency
- > Seismic studies
- > Fire/life safety

## ASSET TYPES:

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

# Projects: Hospital in Southern California

CLIENT Withheld

LOCATION Southern California

SERVICES Facility Condition Assessment, ESG | Sustainability, MEP



Marx|Okubo completed a facility condition assessment, life cycle analysis (LCA), and an ASHRAE Level II energy audit of a large hospital in Southern California, which included 23 buildings totaling approximately 2,182,390 square feet. Our survey included a physical condition review of the building systems, equipment, and components related to the building infrastructure to determine potential energy conservation measures (ECMs) and improve building operations.

The LCA considered age, condition, and remaining useful life to determine equipment replacement period for key equipment and to prioritize when equipment replacements were warranted.

The energy audit resulted in approximately \$3,000,000 of potential annual cost savings with a projected overall payback period of 5.6 years which equates to a 17.7% return on investment. The energy audit results were coordinated with the LCA to optimize planning of equipment replacements.



# Projects: Guild Medical Center

CLIENT	Invesco Real Estate
LOCATION	Norwood, Massachusetts
SERVICES	Property Condition Assessment



As a 108-year-old historic building in eastern Massachusetts, this property was originally built as (and remained) a junior high school until the 1980s when it was converted to an office building, followed by another renovation/conversion to a medical office building in 2022. The 92,398-square foot, full wythe masonry building is currently used for orthopedic surgery, pediatric neurology, ophthalmology, radiology, and orthopedic rehabilitation among other key healthcare specialties. It's adjacent to the Steward Health Care's Norwood Hospital, for which Guild Medical is the primary medical office and outpatient services complex and is undergoing a major renovation for 2024.

Marx|Okubo was engaged to perform a comprehensive property condition assessment in accordance with client guidelines including a 10-year capital reserve study for an acquisition of this property. As the primary consultant, we provided an architect, mechanical engineer, and accessibility specialist, as well as detailed reviews by in-house fire/life safety systems and building enclosure specialists. Additionally, we retained subconsultants to conduct in-depth reviews of the vertical transportation equipment and roofing systems. Marx|Okubo also provided non-destructive investigation of underground stormwater piping via video inspection by a qualified specialty contractor.

Our review identified persistent water intrusion and the potential for six-figure repairs, incomplete remediation/mitigation efforts of water intrusion, and deficiencies with the mechanical ventilation systems. Based on our feedback and due to potential risks, our client decided not to pursue the acquisition.

# Medcore Dallas-Ft. Worth MOB Portfolio

CLIENT	MMAC Acquisition Corporation
LOCATION	Texas
SERVICES	Property Condition Assessment, Owner's Representation



Marx|Okubo conducted property condition assessments of eight medical office buildings throughout the Dallas/Fort Worth, each ranging in size from approximately 9,500 square feet to approximately 25,000 square feet.















Our team—consisting of a lead architect, mechanical engineer, exterior envelope specialist, and accessibility ADA specialist—surveyed the buildings. This included a review of the physical conditions related to the site, exteriors, interiors, building systems, equipment, and components related to building infrastructure that was accessible or visible during our site visit. We also conducted a number of specialist reviews including a limited sustainability review, a building measurement review, a detailed review of the building's vertical transportation systems, and a detailed review of the roofing systems.

At the time of our review, one of the eight properties was under construction and nearing completion. We proposed to our client to provide monthly monitoring services to review construction documents and monitor the quality of construction and budget adherence. Our team performed ongoing site observations of the project during the latter stages of construction and reviewed close-out documentation made available at the property by the developer. Our onsite observation and close-out documentation review provided our client with a summary of the project's current completion status as well as disclosed remaining/outstanding issues.

During the observation of the property located in Southlake, the team discovered exterior weather barrier issues that were affecting the exterior finishes and veneers at the facades. We documented and communicated to our client important issues so that they were able to raise them to the seller and get either a corrective action in place or place funds in escrow for the client to perform the repairs once the transaction was closed.

Ultimately, we provided a table of anticipated capital costs and deferred maintenance items, to assist our client with financial planning for the properties over a 10-year period.

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