

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.

SERVICES ACROSS
THE LIFECYCLE

- Owner's Representation
- Property Condition Assessment
- Project Management
- Constructability Reviews
- Repair & Reconstruction
- **Facility Condition Assessment**
- Construction Loan Monitoring

- Accessibility
- Building Enclosure
- Fire Protection/Life Safety
- Mechanical/Electrical/Plumbing
- Sustainability & Resilience
- Structural Engineering
- ASAP®



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.



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

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

Connect with a facility condition assessment specialist.



Orange County Archdiocese

Multiple Cities, California

CLIENT

Roman Catholic Diocese of Orange
County

SERVICES

Facility Condition Assessment,
Mechanical/Electrical/Plumbing

The Orange County California Catholic Archdiocese supports the missions of a wide range of parish buildings with construction dates ranging from 1791 to the 2010s. Marx Okubo was hired to review church-owned religious, educational and support facilities across the county to determine condition and to assist in diocese-wide decision making relative to building equipment and systems. Marx Okubo is acting as coordinating agent for the reviews and compiling data across all facilities to allow the diocese to see the larger picture and make more informed purchasing and maintenance decisions.

In addition to performing basic building condition reviews, the Marx Okubo teams are looking for opportunities to upgrade and improve elements which will yield operating cost reductions and quick paybacks on investment.



OUTCOME

We identified potential energy conservation opportunities which could reduce annual system-wide energy consumption by approximately \$2.2 million.

Technical College System of Georgia

Georgia (statewide)

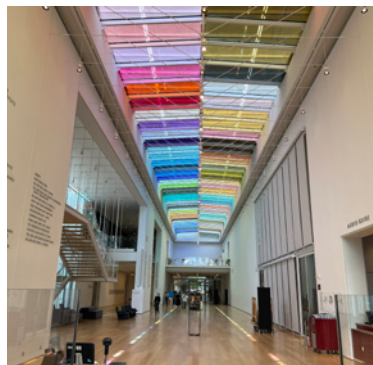
CLIENT

State of Georgia

SERVICES

Facility Condition Assessment,
Sustainability

Marx Okubo assisted the state of Georgia by conducting energy audits on over 350 buildings at technical college campuses around the state. The service generated several energy conservation measures (ECMs) that were tied to ongoing capital improvements and the unique operating conditions of a college system. In the process, we identified potential energy conservation opportunities which could reduce annual system-wide energy consumption by approximately \$2.2 million, thereby allowing the schools to focus limited resources where it is intended—improving the education of the state's citizens.



OUTCOME

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.

The Art Institute of Chicago

Chicago, Illinois

CLIENT

The Art Institute of Chicago

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.

🔴 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	

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