



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.

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 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 are 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 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.



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

SCALABLE OWNER'S REPRESENTATION SERVICES:

- > 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

Connect with a owner's representation specialist.



Thomas Jefferson Tower

Birmingham, Alabama

CLIENT

Old Montauk Holdings, LLC

SERVICES

Owner's Representation

Marx Okubo worked on this renovation of a historic 1929, 20-story former hotel to a mixed-use project consisting of residential apartments and 7,000 square feet of restaurant and retail space, as well as a restored lobby, ballroom and event space. Our team assessed project progress and completion level, reviewed construction documents, and provided construction phase monitoring, which included weekly site visits and project management. Scheduled to last one year with a fixed budget, a construction loan was issued based on the developer's budget. However, inexperienced management, lack of planning, insufficient design and inaccurate budgets caused overall project delays—eventually increasing the hard and soft costs of the project, and delaying construction funding.

Our team assisted in turning this project around successfully by reorganizing/ managing the team including subcontractors, rescheduling and analyzing costs, monitoring the construction processes, restructuring communication procedures and managing the protocol/accountability process. Ultimately, we realigned the project to the new goals, with a successful completion on time and on budget.



Westgate Parking Structure

Corona, California

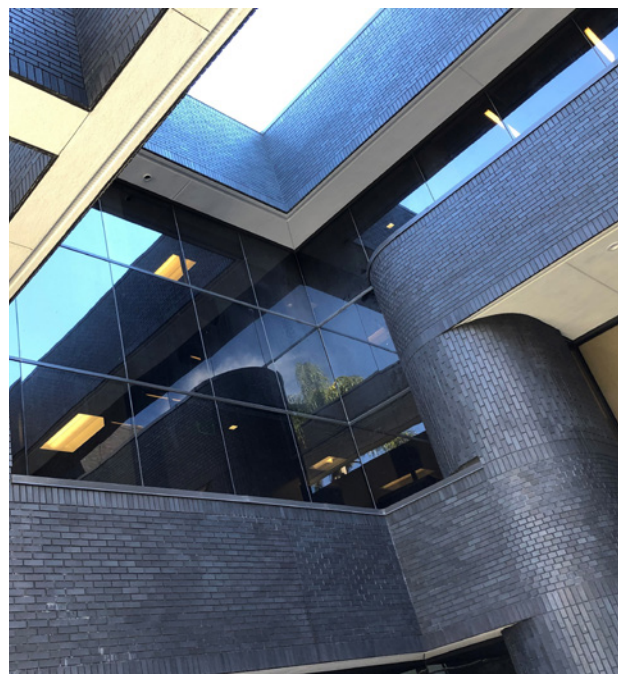
CLIENT

UBS Realty Investors, LLC

SERVICES

Owner's Representation,
Project Management

This multi-stakeholder project required a complicated parking structure design due to various easements and other constrictions. Marx Okubo completed the project in four phases: pre-design (initial documents review, city agency research, parking feasibility study, engagement of geotech and surveyor); design (select architect and coordinate drawings for plancheck submission); bidding (select bidding contractors, distribute bid documents, select bidder, negotiate construction contract); and construction administration (site visits, RFI review, change order review, tenant coordination during construction, project punchlist and close-out). Marx Okubo completed the project smoothly, minimizing disruption to the tenants in the occupied office building and without significant conflicts with the adjacent freeway construction crews.



8101 Kaiser

Anaheim, California

CLIENT

Credit Union of Southern California

SERVICES


Project Management,
Property Condition Assessment,
Repair & Reconstruction,
Mechanical/Electrical/Plumbing

Marx Okubo performed exterior renovation services on this three-story office building in Anaheim, California. Our involvement started with destructive testing followed by construction drawings for the repair and project management services.

Due to confirmed leaking in the existing façade, which consisted of brick veneer over stucco, over metal stud framing, we facilitated a complete re-skinning of the structure, using a charcoal-colored brick veneer. Leveraging an integrated team from Marx Okubo's Orange County and San Francisco offices, we collaborated on scoping, preparing repair documents, permitting and bidding, as well as engaging a designer, and managing the budget, schedule, contractor, change orders, RFIs/submittals and close-out.

Not only did we solve the building's issues, but also we helped educate and guide this non-institutional building owner throughout the multi-phase repair process. Marx Okubo is now a trusted go-to resource for any future building issues.

🔴 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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