

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.

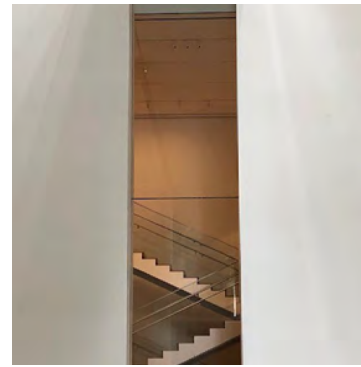
KEY ARTS, CULTURE AND ENTERTAINMENT PROPERTY SERVICES:

- > 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

• **Arts, Culture & Entertainment**
Industrial/Warehouse
Education
Parking Structures

Data Centers
Mixed-Use
Healthcare



The Museum of Modern Art - Manhattan

New York, New York

CLIENT

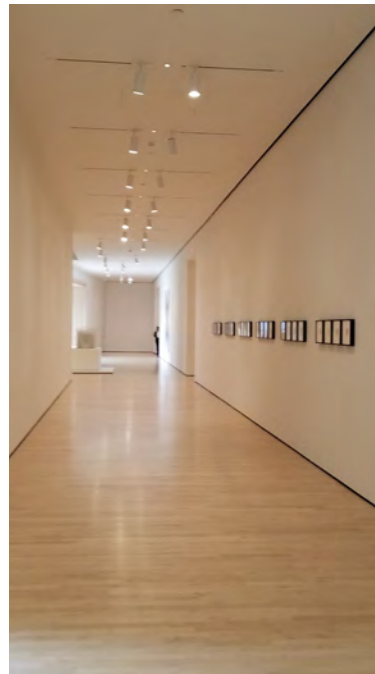
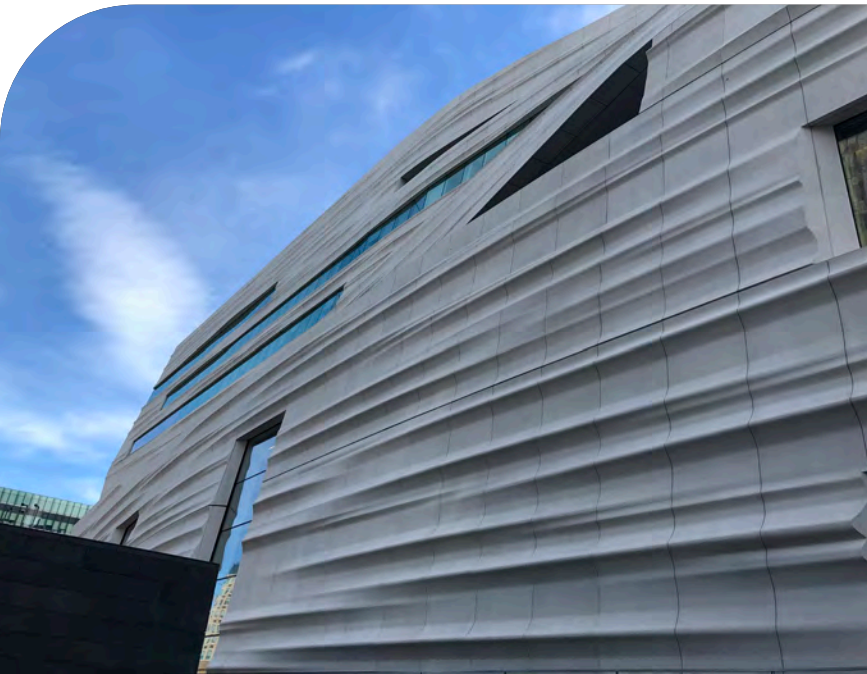
The Museum of Modern Art - Manhattan

SERVICES

Facility Condition Assessment

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 Pelli, 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 of the existing facilities, as well as propose corrective measures and establish a ten-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.



SFMOMA

San Francisco, California

CLIENT

San Francisco Museum of Modern Art

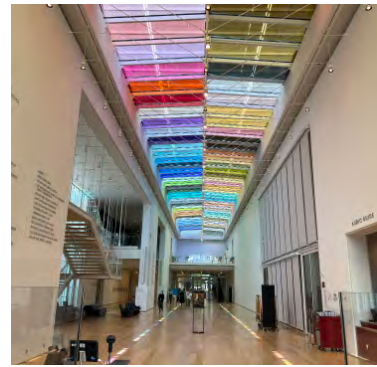
SERVICES

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, and create an overall plan for immediate and long-term repairs. In addition, our team developed strategies for system replacements that would allow SFMOMA to maintain its internationally renowned standard of excellence while enhancing the visitor experience.



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

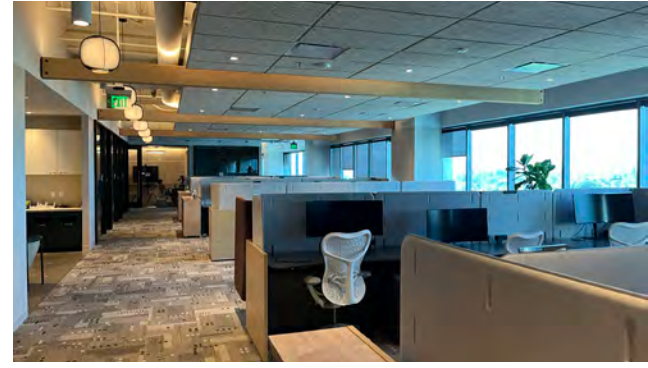
The Art Institute of Chicago

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.



Netflix Animation Studios

Burbank, California

CLIENT

Lincoln Property Company and New York Life

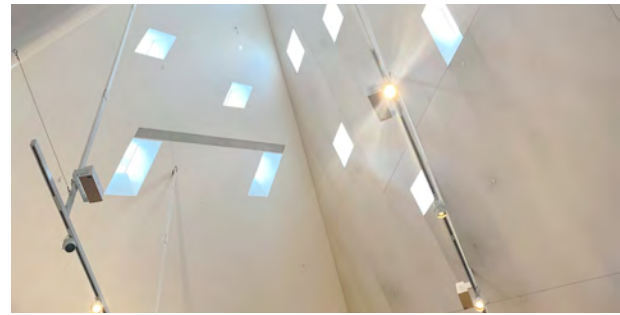
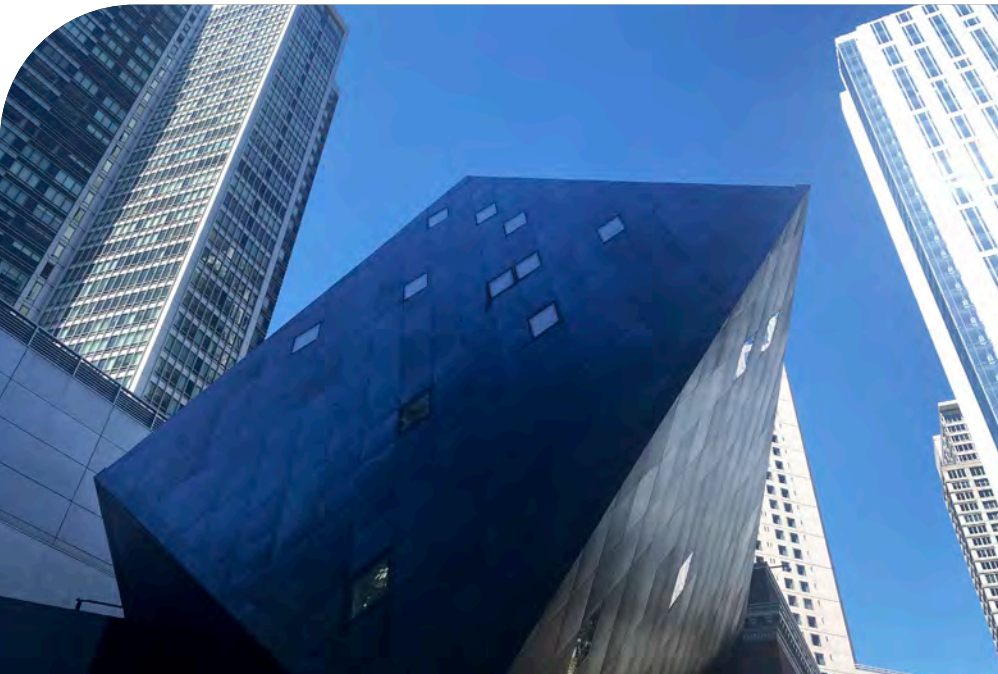
SERVICES

Landlord/Owner's Representation,
Constructability Review

Situated a few miles from neighboring Warner Bros. Studios and Walt Disney Studios, the 6-floor, 150,000-square-foot, Netflix Animation Studios provide state-of-the-art facilities include a dining hall, private offices, open office and meeting spaces, library, screening rooms, and various media production rooms.

Due to the scale and complexity of the project, Marx Okubo was approached to join the team as owner/landlord representatives throughout the project. Marx Okubo performed a detailed constructability review, provided feedback on tenant improvement allowance requests, monitored construction activities, and assisted with landlord punch lists. In addition, the firm collaborated with the landlord to review and provide expertise on lease contract terms and structural engineering, including the development of a customized plan to track and allocate electrical service metering and structural review of building structure modifications.

Marx Okubo performed specific analysis with the goal of ensuring the building infrastructure could fully support the enhanced needs of Netflix's robust operations. Prior to the firm's involvement in the project, the building had only supported traditional tenant types with very low-impact uses, which meant the electrical, plumbing, structure, and mechanical systems had never been evaluated for more complex uses. Marx Okubo advised on other aspects of the project including curtainwall modifications, egress changes, mechanical capacity and demand, and served as a key architectural and engineering consulting advisor throughout the project.



OUTCOME

We collaborated closely with the museum to identify issues and coordinate future work effectively; our approach prioritized tasks and timelines efficiently while preventing waste and duplication of effort to arrive at an effective 15-year capital reserve schedule.

The Contemporary Jewish Museum San Francisco

San Francisco, California

CLIENT

The Contemporary Jewish Museum

SERVICES

Facility Condition Assessment,
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 have housed the museum's galleries, storage, café, retail, and event spaces. The Slice has served as the museum administrative offices. The museum has shared 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 was 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 conducted energy audits and a hygrothermal analysis using 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.

↗ 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	