



## Multifamily Residential

Taking a multidisciplinary view of the relationships between residential systems, Marx Okubo identifies risks and opportunities for a wide variety of multifamily residential clients and types, from high- and low-rise luxury apartment buildings to affordable housing, as well as niche and nuanced dwellings such as student housing and senior living. We understand the sensitivities and logistical challenges surrounding the evaluation and repair of places where people expect their most comfortable and enriching environments.

Leveraging technical expertise and deep understanding of market trends, demands and regulatory requirements, we evaluate and develop solutions to address design and construction defects and noncompliant conditions, ensuring the safety of critical building structures and systems.

Marx Okubo saves clients time and money by keeping quality control, maintaining the schedule, planning for capital needs—and not to be overlooked, avoiding disruption to families/individuals and occupied units.

### KEY MULTIFAMILY RESIDENTIAL PROPERTY SERVICES::

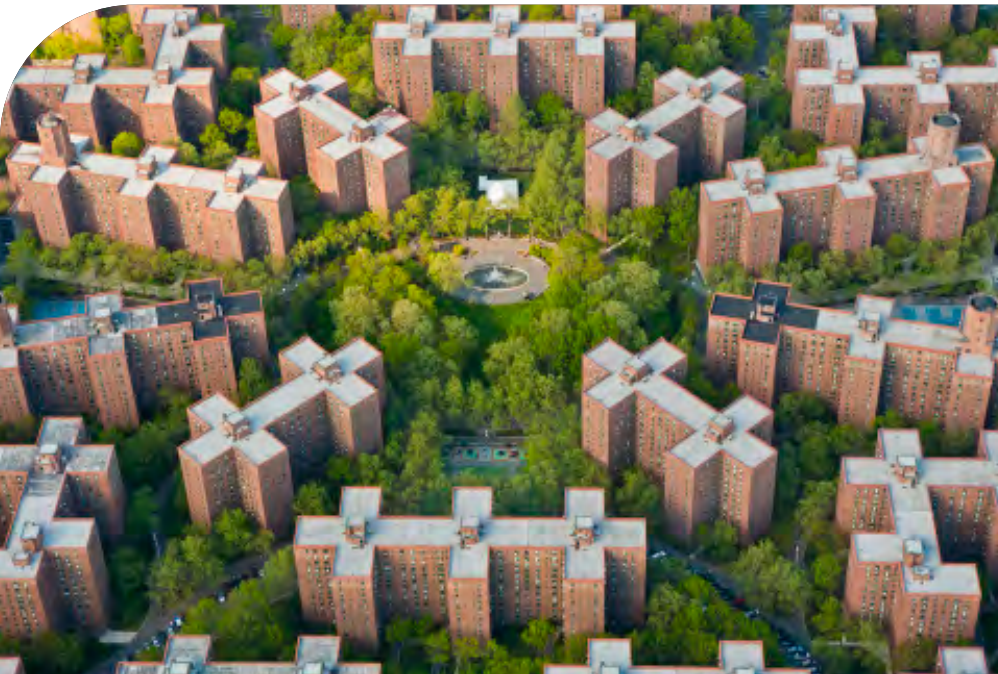
- > Accessibility/ADA compliance
- > Fire protection/life safety
- > Balcony inspection and safety
- > Sustainability—healthy environments, ventilation, walk score, daylight
- > Acoustical performance
- > Waterproofing
- > Amenities considerations—rooftop deck, WFH work stations, dog walk
- > Livability & transitions

Office  
Retail  
Hospitality

• **Multifamily Residential**

Arts, Culture & Entertainment  
Industrial/Warehouse  
Education  
Parking Structures

Data Centers  
Mixed-Use  
Healthcare



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## Peter Cooper Village & Stuyvesant Town

*New York, New York*

### CLIENT

The Blackstone Group

### SERVICES

Facility Condition Assessment

Marx Okubo performed a Capital Needs Assessment of the Peter Cooper Village and Stuyvesant Town housing complex as part of The Blackstone Group's acquisition of the property in 2015. The property is located on 80 acres on Manhattan's east side and is one of the largest private residential developments in the country. Construction began in the 1940s, resulting in 56 residential structures containing 11,231 apartments.

Marx Okubo's project team included an architect, structural engineer, mechanical engineer, civil engineer, envelope specialist, and a quantity surveyor. We also partnered with a specialty consultant to perform an in-depth review of the vertical transportation. Marx Okubo process began with an interview with the existing Property Manager (Compass Rock) and Building Engineers, to understand the ongoing issues on the property, tenant complaints, maintenance and services programs, and planned capital projects. We then performed a representative visual assessment of the property with a focus on areas highlighted by the Property Management team.

Marx Okubo reviewed all available construction documentation on the property and performed several follow-up interviews with Compass Rock and their third-party vendors (designers, consultants, contractors) to discuss the existing conditions of the property and the maintenance and improvement strategy over the next 10-years. An impactful issue that Marx Okubo brought to light was the limitations imposed by the 40-amp electrical service at each apartment, which is not sufficient by today's standards. Options were evaluated to increase electrical capacity, to, support the improvement of apartment amenities.

The result of our process was a detailed 10-year capital expenditure budget for the property, agreed to by all parties, and delivered within 10 weeks of project commencement.





## Solis Downwood Apartments

*Atlanta, Georgia*

### CLIENT

PGIM Real Estate

### SERVICES

Owner's Representation,  
Constructability Review

Downwood is located in an upscale suburban area just north of Atlanta, Georgia, and consists of two, five-story apartment buildings with a five-level parking garage, and a total of 280 units. The two apartment buildings are connected by an elevated, enclosed pedestrian bridge, and amenities include a fitness space, interior and rooftop gathering spaces, swimming pool, bocce court, and large landscaped plaza. Marx Okubo was engaged early on as an owner's representative to review program and design requirements, budget and schedule, and identify areas requiring further evaluation.

Once construction documents were finalized, our services transitioned to construction administration with regular site visits and monthly reporting with a review of project costs, schedule and construction quality. Our services continued through project closeout, where we assisted with the collection and review of closeout documents, and concluded with a warranty walk ten months after substantial completion to confirm the site, building, and systems were performing as designed.



## Kavod Senior Life

*Denver, Colorado*

### CLIENT

Kavod Senior Life

### SERVICES

Facility Condition Assessment,  
Owner's Representation,  
Fire Protection / Life Safety

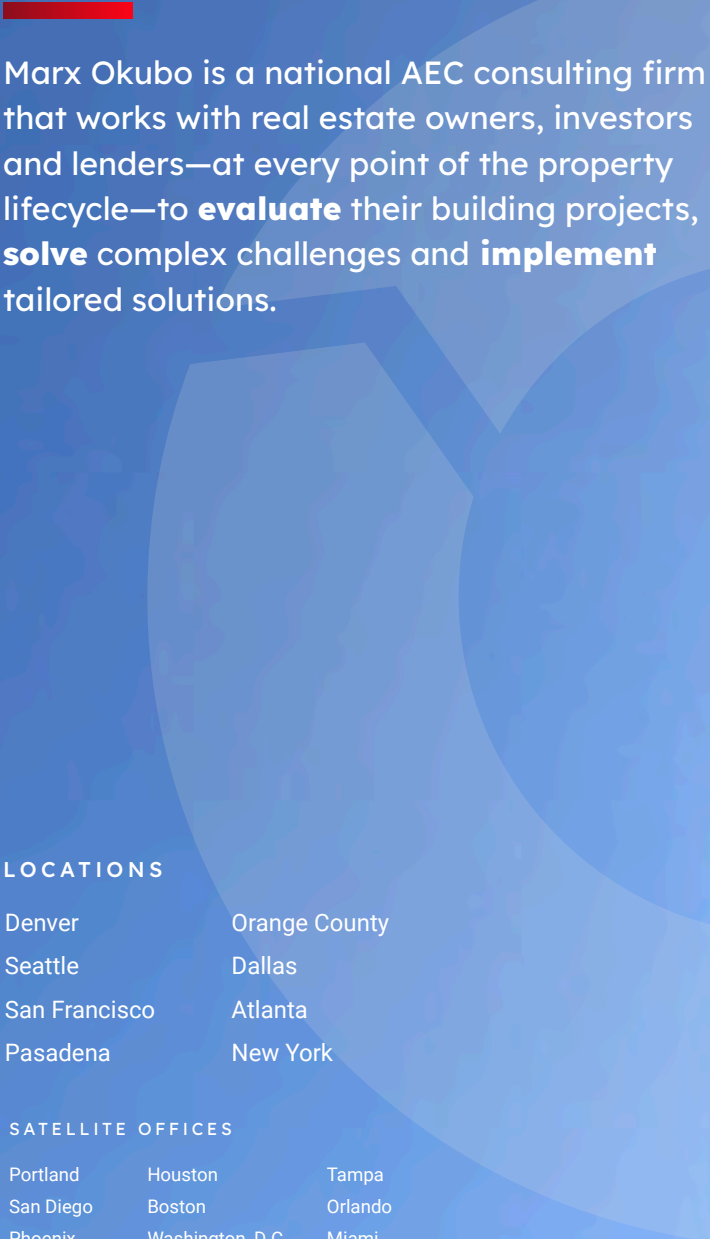
Kavod Senior Life is a Denver nonprofit that provides life-enriching experiences to older adults through a broad range of housing and support services. The organization owns and operates three connected high-rise buildings that include a total of 398 apartment homes. Marx Okubo was initially retained 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.

As Marx Okubo professionals work to preserve value in aging buildings that sustain communities, we help our clients identify capital needs and limit unforeseen risk during renovation or new construction work. Throughout the process, priorities such as enhancing of fire/life safety components have taken precedent. Marx Okubo has been assisting ownership in deciding how to enhance these areas in the aging buildings while maintaining as many of their renovation goals as initially set forth.

As a nationally recognized architecture and engineering consulting firm, Marx Okubo's projects are lasting testaments to the far-reaching impacts of our commitment to quality.



↗ 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	