

ASSET TYPE

## Parking Structures

In everyday life, we often take parking garages and structures for granted: They simply store our means of transportation on a temporary or long-term basis. But when a parking space that we count on for daily efficiency and vehicle protection becomes immediately dangerous or temporarily out of commission, the impact on professionals, residents, and guests can have significant implications on a property's service, reputation, and legalities.

Marx|Okubo evaluates both standalone parking structures and those integrated into all types of properties from high-rise residential buildings to mixed-use spaces to large-scale shopping malls. Parking garages are dynamic, constantly moving spaces that require immediate attention to remain open or reopen in a timely manner for demanding customers who depend on safe places to park. Understanding these pressing contiguous issues, our teams are prepared to act fast in whatever capacity is required by the situation.

Whether we are coming in for a specific evaluation and recommendations related to a known failure on an existing structure, assessing an integrated new build for code and accessibility compliance, or performing project management on a repair-and-reopen process, we are exceptionally adept at handling this often overlooked component of modern life.

### KEY PARKING STRUCTURE SERVICES:

- > Standalone or integrated property condition assessment
- > Pavement, drainage, and roofing evaluation
- > Phased construction repair or renovation
- > Vertical transportation modernization
- > Specialized accessibility/ADA compliance review
- > Sustainability, resiliency, and seismic studies
- > Owner's representation
- > Project management

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

# Projects: Palace Hotel Garage

CLIENT Kyo-Ya Management Company, Ltd.

LOCATION San Francisco, California

SERVICES Seismic Retrofit



This almost 100-year-old structure required a seismic evaluation, schematic design and full retrofit, including an accessible bathroom, locker room and storage area, plus a new basement-parking ventilation system and design for an accessible path of travel. Following San Francisco Building and Planning Department guidelines, due to the historic nature of the hotel, Marx|Okubo completed the retrofit design within a very short construction schedule while creating considerable cost and time savings over hiring separate design companies in a conventional design-bid-build project system.



# Projects: Westgate Parking Structure

CLIENT UBS Realty Investors, LLC

LOCATION Corona, California

SERVICES Owner's Representation



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.

# Projects: One Panorama Center

CLIENT Prudential Real Estate Investors

LOCATION Irving, Texas
















SERVICES Repair | Reconstruction



Marx|Okubo led a repair design and reconstruction effort on this recently constructed garage that had begun showing signs of unusual and excessive slab heaving and unevenness. Our investigation efforts led to an effective solution that involved slab demolition, base material remediation and doweled reconstruction, tying the new elements into the existing structure.

Our efficient work provided for a quick solution that restored the usability of this critical property resource. In addition, our involvement allowed the owner and managers to settle disputes and proceed confidently with property operations knowing that issues had been addressed.

## 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
-  Resiliency
-  Structural Engineering
-  Sustainability
-  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 • Houston • Chicago • Boston • Washington, D.C. • Miami

MARXOKUBO.COM

