

Accessibility

ACCURATE UNDERSTANDING AND SOLUTIONS FOR PROPERTY OWNERS, TENANTS & DESIGN AND CONSTRUCTION TEAMS.

Working across all property types, Marx|Okubo's nationwide staff and resources can provide detailed and thorough reviews of your proposed or existing building's accessibility compliance. Our specialists arm you with realistic strategies to facilitate informed decision-making, eliminate barriers and provide greater accessibility for all.

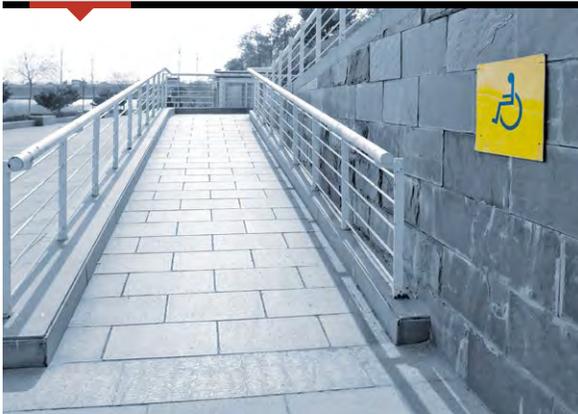
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|  Owner's Representation |  Facility Condition Assessment |  Mechanical Electrical Plumbing |
|  Property Condition Assessment |  Construction Loan Monitoring |  Resiliency |
|  Project Management |  Accessibility |  Structural Engineering |
|  Constructability Reviews |  Building Enclosure |  Sustainability |
|  Repair Reconstruction |  Fire Life Safety |  ASAP® - Automated Structure Alert Program |



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

Key accessibility services:

- > **Design consulting - Federal and local code compliance**
- > **Design and construction drawing reviews**
- > **Field surveys - existing and new construction**
- > **Transition plan support**
- > **Certified Access Specialist (CASp) services**
- > **Document preparation - construction documents for accessibility repairs**
- > **Litigation support and expert witness services**
- > **AIA-accredited training**
- > **On-call accessibility resource**



Marx|Okubo serves as an impartial reviewer of a project's accessibility compliance. While the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA) are now more than 30 years old, accessibility compliance remains a challenging prospect for many property owners and tenants. Even in new construction, overlapping requirements can bewilder owners, designers, architects and engineers.

Once barriers have been identified, questions come up with regard to cost and risk analysis. Property owners and building occupants are best served by an accurate understanding of which accessibility codes, standards and regulations truly apply to their buildings and which portions of a property must be corrected to meet current requirements. For existing projects, Marx|Okubo can provide owners clarity about conformance with federal laws and state or local requirements and, ultimately, a plan of action through an opinion of cost, timeline scenarios, and even drawings, project bidding and management.

Our accessibility specialists are highly experienced professionals and many are licensed architects, Certified Access Specialist program (CASp) professionals, certified accessibility inspectors/plans examiners, and APA-ADA specialists.

Project Examples

Queen Mary

Client: **The Queen Mary**

Location: **Long Beach, California**

Working with challenges, including the historic nature of The Queen Mary, now operating as a hotel, as well as the ship's inherent "slope" and tide fluctuation, the Marx|Okubo team conducted a detailed survey and provided permit repair documents to address immediate accessibility deficiencies. Our services helped to broaden the ship's customer base by providing access to the interiors of this fascinating and historic ship for all including individuals who were excluded previously by physical barriers.

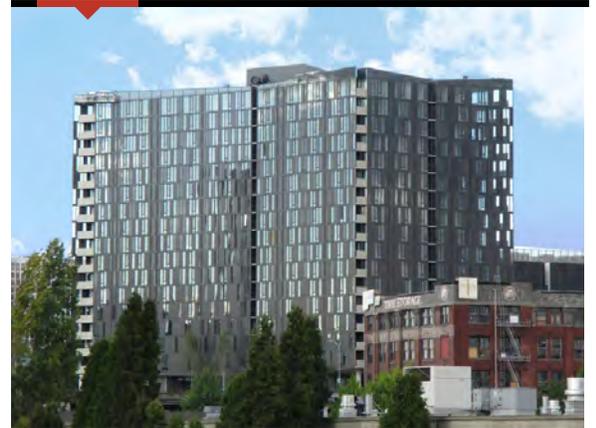


Yard Mixed Use

Client: **Skylab Architecture**

Location: **Portland, Oregon**

This 21-story, mixed-use building included residential, retail, commercial and office space, as well as parking with extensive podium and site improvements. The award-winning design firm turned to Marx|Okubo for its expertise and guidance regarding accessibility compliance and strategies throughout the Class A facility. Our services assisted in improving building tenant and occupant access.



Rancho Santiago Community College District

Client: **RSCCD**

Location: **Orange County, California**

Marx|Okubo has served as the system-wide project manager for upgrades throughout the community college district on various campuses. The Marx|Okubo team provides project scoping, design team management, budget development, scheduling and construction observation to ensure compliance with applicable federal, state and local accessibility ordinances. Our services assist the district with cost-efficient solutions that maximize available funds while increasing overall campus accessibility.



We arm you with critical information to minimize risk and maximize access.

Project Examples

Municipal Buildings

Client: **City and County of Denver**

Location: **Denver, Colorado**

Marx|Okubo is collaborating with LCM Architects to perform ADA assessments of select Denver facilities, analyze program and physical assessment data, and develop an ADA transition plan. In addition, the team is meeting with facility managers, designers and the Denver Division of Disability Rights to navigate the barriers and advise and recommend necessary remedial solutions. With surveying and regular team meetings, Marx|Okubo not only identifies what needs to be fixed, but also lays the groundwork for how to survey and analyze issues. We provide reasonable recommendations for barrier removal, and recommendations on how to prevent them from becoming an issue again in future.



Holland Residential Properties

Client: **Holland Partner Group**

Location: **California, Colorado, Oregon, Washington**

Marx|Okubo has been engaged by Holland Residential across multiple regions since 2017 to identify non-compliant issues at multifamily residential properties during design and construction. We collaborate with the team through plan review and construction site visits to review compliance as each project proceeds. Holland's legal team also engages our accessibility specialists to perform a review of new construction near project completion for reliance purposes. These reviews are used both for internal risk assessment and to inform prospective buyers of compliance with applicable Federal accessibility requirements.





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

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