
















# Sustainability

SMARTER PROPERTIES: BUILDING INCREASED VALUE.

Whether you are looking to address long-term ownership and operational efficiencies, improve portfolio sustainability metrics or boost investment ROI, Marx|Okubo's sustainability solutions go beyond traditional engineering to consider all elements of sustainability and their relation to current and future code requirements, industry trends, building operations, durability, and ultimately, value.

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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            |  <b>Sustainability</b>                     |
|  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.*

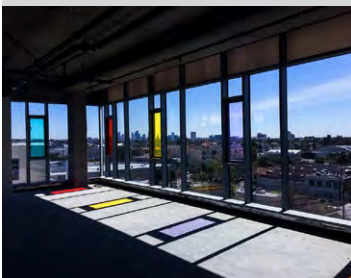
### Key sustainability services:

- > **Sustainability reviews**
  - Baseline
  - Enhanced
  - Customized sustainability
  - Management reports (SMR)
- > **Energy, water and greenhouse gas audits**
- > **Certification gap analysis**
- > **Solar feasibility studies**
- > **Building commissioning: New building, LEED and code required**
- > **Healthy building services**
  - WELL certification
  - Fitwel certification
  - Indoor air quality testing/monitoring

Marx|Okubo understands the intricacies of buildings and how they often end up wasting energy and money.

While green design is becoming a more standard practice and solution, it's critical to have guiding expertise in this process in order to reduce the long-term operating costs of a property as well as add greater efficiencies and value to the built environment for the next generation.

The Marx|Okubo team includes architectural and engineering professionals with additional LEED, WELL, Fitwel, Certified Energy Modeling, and Certified Indoor Air Quality Professional accreditations. Providing sustainability consulting on both new construction and existing property projects, Marx|Okubo's teams help owners, investors, lenders, and tenants determine the sustainability potential of a property and lifecycle cost benefits; navigate government regulations and environmental certifications; and comply with/prepare for sustainability benchmarking and reporting initiatives, such as GRESB and CRREM.





# Project Examples

## Technical College System of Georgia

Client: **State of Georgia**

Location: **Georgia (statewide)**

Service: **Portfolio-Wide Energy Audits**

Marx|Okubo assisted the state of Georgia by conducting energy audits on over 350 buildings at technical college campuses around the state. The service generated several energy conservation measures (ECMs) that were tied to ongoing capital improvements and the unique operating conditions of a college system. In the process, we identified potential energy conservation opportunities which could reduce annual system-wide energy consumption by approximately \$2.2 million, thereby allowing the schools to focus limited resources where it is intended—improving the education of the state’s citizens.



## Canary Hotel

Client: **Kimpton Hotels**

Location: **Santa Barbara, California**

Service: **ASHRAE Level 2 Energy Audit**

The Canary Hotel, a five-story boutique property in the heart of Santa Barbara, needed to reduce its energy costs. Owner Kimpton Hotels retained Marx|Okubo to perform a Level 2 ASHRAE energy audit to identify and scope a range of conservation measures. Customized to meet specific client requirements, our audit identified items that could be completed with a short payback period allowing for reasonable cash outlays. The Marx|Okubo team successfully completed the sustainability review on a tight deadline, while the hotel remained occupied at high summer levels.



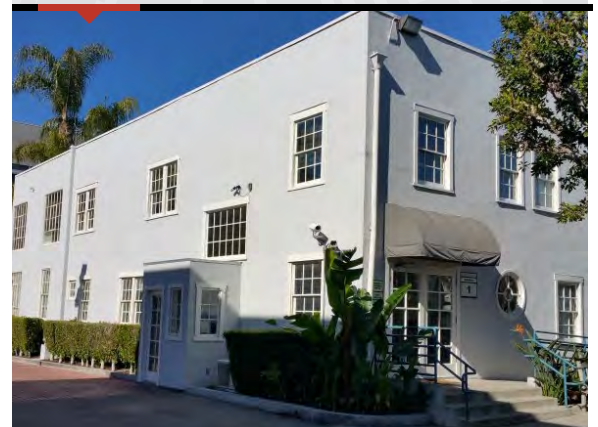
## Hollywood Center Studios

Client: **Hudson Pacific**

Location: **Los Angeles, California**

Service: **Photovoltaic Review**

Marx|Okubo assisted this client by assessing its existing photovoltaic system (put in place several years prior), as the system was offsetting a significant portion of power consumption at the sound stages where it was installed. Our team identified improvements that could make the system more efficient. Our services also included assessing the feasibility of expanding the systems to other sound stages, which would further reduce energy costs.



*Our team helps owners, investors and lenders determine the sustainability potential of their property.*



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

