



# Building Enclosure

THOROUGH REVIEWS AND SOLUTIONS TO ENSURE THE HIGHEST QUALITY AND PERFORMANCE FOR LONGEVITY.

Addressing building enclosure issues and design nationwide, from roofs to facades and below-grade waterproofing, Marx|Okubo is a full-service consultancy that solves for and brings value to projects of all types: new construction, existing buildings' condition assessments, renovations, and restorations, as well as real estate transactions, post-occupancy analysis, and more.

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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      |  <b>Building Enclosure</b>     |  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.*

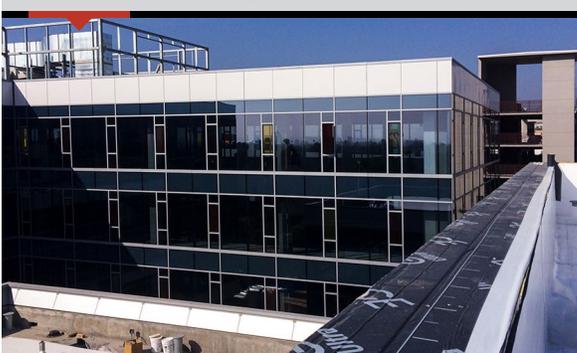
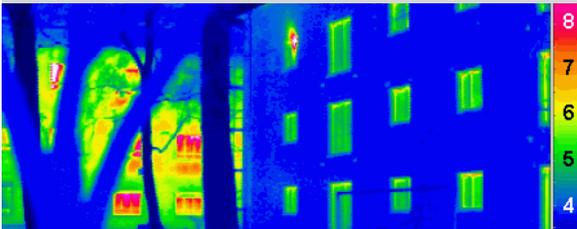
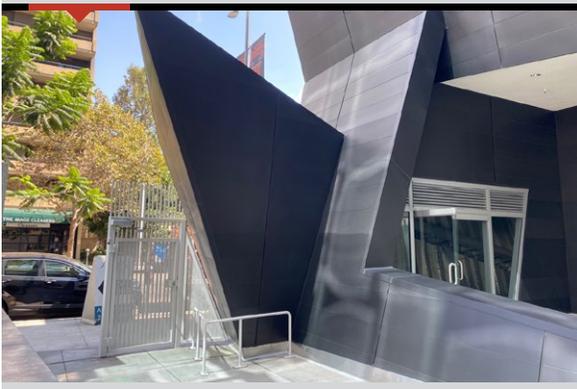
### Key building enclosure services:

- > Enclosure design consulting
- > Construction document review
- > Construction monitoring
- > Thermal and energy performance analysis
- > Facade repair & maintenance review
- > Water intrusion review & analysis
- > Construction documents for enclosure repairs
- > Litigation support & expert witness services

Working across all property and project types—with owners, developers, architects, and capital partners—Marx|Okubo's team and resources provide impartial, detailed and thorough reviews of your proposed or existing building enclosure projects to ensure the highest level of quality and performance for longevity. With services encompassing peer review and technical design to investigations/forensics, our project roles range from being third-party outside observers to serving as integrated design team members.

Our approach to building enclosure stems from a unique perspective and combination: Our individual team members have deep experience on the design side of building enclosures, while our company as a collective has a long history and focus on risk analysis and quality control.

The firm's multidisciplinary, regional teams are made up of proactive problem-solvers who understand what's needed from the start to deliver a successful project—working not only with designers, but also with construction staff. With vast experience in pre-construction, construction and post-occupancy projects, we provide condition assessments, forensic reviews, and repair services, among many others. Our specialty group is comprised many building enclosure experts and consists entirely of architects, engineers, contractors, and other industry professionals.



# Project Examples

## Los Medanos College Brentwood Center

Client: RATCLIFF

Location: Brentwood, California

This higher education project consisted of a new 55,000-square-foot, single-story structure situated on a 17.5-acre parcel in Contra Costa county. The overall facility is comprised of three separate buildings interconnected by covered walkways, landscaped courtyard areas between the buildings, and a large parking lot to the north of the building. The new facility includes a wide array of services including classrooms, administrative offices, study rooms, meeting rooms, technology space, library resources, bookstore, and food service. This redesign is in response to the lack of space available for the East Bay community's expansion, creating more room and accessible resources for occupants. Marx|Okubo provided critical building envelope waterproofing consulting services for the roofing, exterior walls, and doors and window assemblies, as well as performed construction loan monitoring services on the building envelope components. By completing these services Marx|Okubo helped to ensure that the new facility is safe for occupants and that the client got the best value for their build.

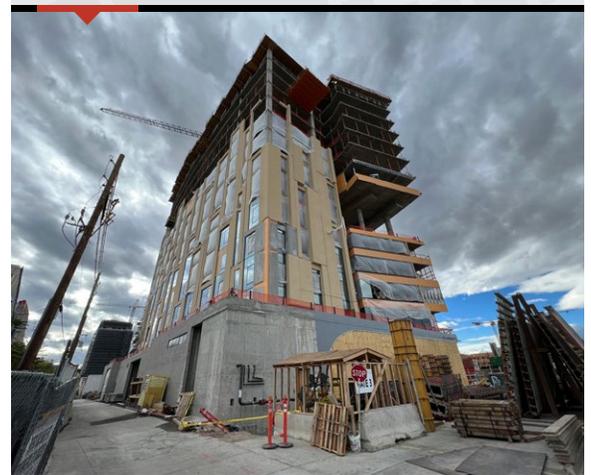


## One River North

Client: Davis Architects

Location: Denver, Colorado

One River North is a new construction, biophilic-designed residential building in Denver's vibrant RiNo neighborhood. Inspired by the Rocky Mountains, the design architect, Ma Yansong of MAD Architects, and the architect of record, Davis Architects, are aiming to bring the natural landscape of the Colorado canyons into this part of the city. Working closely with the architects, Marx|Okubo has been engaged to consult on building enclosure services for new construction—evaluating elements to ensure they support and complement the existing natural landscape around the construction, with a focus on waterproofing to prevent water from infiltrating the project's unique shapes and forms. As such, our team has reviewed plans to specify waterproofing materials, and during construction we have been on site working with teams to ensure the quality of the installation and provide clear detailing. As a more complex structure with its different planar pieces (i.e., curtain wall bypasses slabs between indoor and outdoor spaces), Marx|Okubo is bringing specialized expertise to solve a unique waterproofing challenge.



## Ocean View Apartments

Client: BRIDGE Housing Corporation

Location: Pacifica, California

BRIDGE Housing Corporation, an affordable housing developer, acquired Ocean View Senior Apartments, comprised of 100 one-bedroom apartment homes situated on the coast with accessibility to essential services and stores as well as easy highway access. Marx|Okubo was engaged to perform a property condition assessment that was focused on site improvements, architecture, structural integrity of the buildings, unit interiors, electrical, mechanical and fire/life safety systems (including elevators), and accessibility. Following was an invasive investigation to review the building assemblies to determine the condition of the exposed underlying materials as well as the related details and installation methods used for the assembly. Next, following the investigation phase, Marx|Okubo was engaged to provide architectural and engineering repair drawings and construction administration services. The scope of work primarily consisted of exterior envelope replacement, providing new fiber cement lap siding and trim, related sheathing, waterproofing, and new windows and doors.





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.

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SATELLITE: Portland • San Diego • Phoenix • Houston • Chicago • Boston • Washington, D.C. • Nashville • Orlando • Miami

