



Constructability Reviews

IDENTIFYING YOUR MOST IMPACTFUL ISSUES PRE-CONSTRUCTION

Using constructability reviews is an increasingly important element of any successful project. Marx|Okubo teams are most effective as consultants to the built environment when we're included early in the process. Our role is to identify potential conflicts between disciplines and concerning items for designers to review and resolve—before they become a schedule or cost impact during construction.

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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.

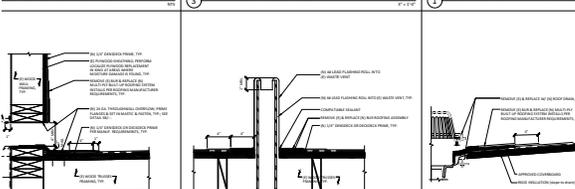
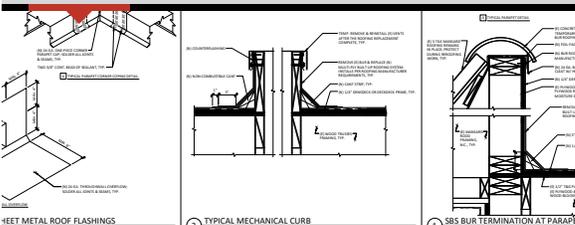
Key constructability review services:

- > Drawings, specifications, and soil/geotechnical reports review
- > Compliance with applicable accessibility requirements
- > Construction agreement and professionals of record review
- > Opinions on contractor exclusions, allowances, special inspections, etc.
- > Project budget and construction schedule review and support

Acting as a critical set of fresh eyes and an integral extension of the design team, our licensed architects, structural engineers, mechanical engineers, and other specialists add immediate value to any project. During a review of key working drawings, specifications, soils or geotechnical reports, and other documents with respect to accepted building construction practices, our teams are highly experienced in finding hidden conflicts that may present issues further down the line. We can quickly identify significant inconsistencies in architectural, mechanical, electrical, plumbing, civil, or structural documents.

A constructability review must consider the suitability of major building systems and materials relative to the building type and location. We study sustainable features and seismic design as well, reporting about site improvements, building areas, primary construction materials/techniques, external and internal finishes, floorplan choices, and more.

Notable constructability review red flags often include details that are unworkable or not “constructable,” such as an element that functions for waterproofing but might render some aspect of a property inaccessible. We can also run cost comparisons on a project and validate the construction schedule of values. Constructability reviews often roll into other services, including owner’s representation or loan monitoring.



Project Examples

2595 Depot

Client: **Abode Services, Allied Housing (HUD Funding)**

Location: **Hayward, California**

This permanent 125-unit affordable housing project is a three- and four-story development with approximate construction hard costs of \$42 million. Working on behalf of the owner and with the design and construction teams during the pre-construction phase, our team has contributed its construction expertise and insight to ensure that the project scope, budget, and schedule meet the owner's needs and requirements. In addition, Marx|Okubo is continuing to serve as the project manager/owner's representative during the construction phase of the project, overseeing construction progress, payment applications, and schedule reviews, and reviewing design questions and construction quality. When the project is completed, it will provide another affordable housing option to the community.



St. Michael's Abbey

Client: **St. Michael's Abbey**

Location: **Silverado, California**

This unique project site, located in a sparsely populated area with limited utilities, required the building to be designed with a 500-year lifespan. Taking on the challenge, Marx|Okubo started with a review of design development and construction documents, and moved into owner's representation by facilitating monthly OAC design coordination meetings; tracking the master budget and schedule; coordinating commissioning work with the design team; and proposing strategies for exceeding seismic code requirements and natural disaster preparation, as well as reducing operating expenses.



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.





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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