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PLAN WITH PRECISION.

Marx|Okubo's facility condition assessment (FCA) services give our institutional and government clients the insight they need to plan appropriately for capital reserves and asset management.

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|---|--|--|
|  Owner's Representation        |  <b>Facility Condition Assessment</b> |  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 |



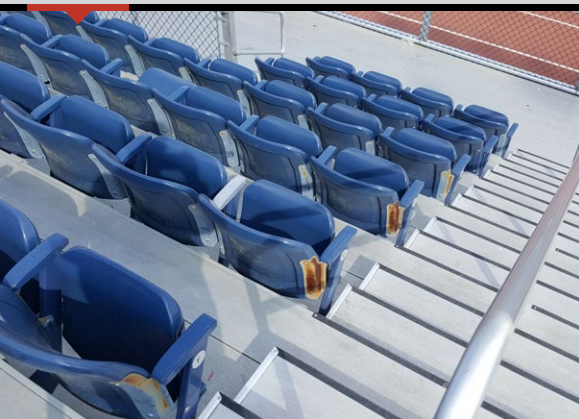
*We consult to limit your exposure now, giving you greater confidence in your decisions for the future.*

## Key FCA services:

- > **Site systems review**
- > **Architectural reviews: Accessibility, condition, code or design deficiencies**
- > **Structural reviews: Condition of major building components**
- > **Engineering reviews: Condition of electrical, mechanical, conveying, and fire and life safety systems**
- > **Remaining Service Life (RSL) evaluations**
- > **Facility Condition Index (FCI) evaluations**
- > **Maintenance and custodial effectiveness reviews, per APPA standards**
- > **Capital Asset Management Systems (CAMS) integration**
- > **Computerized Maintenance Management Software (CMMS) integration**

With the depth and experience you need for future facility planning and budgeting, Marx|Okubo provides visibility into the appropriate level of capital funding for each building in your portfolio. Knowing that conditions of a single facility or group of facilities vary in age, design, construction methods and materials, we analyze systems and components in context. Our professionals understand the nuances involved in assessing large and small real estate compilations and have extensive experience tailoring FCA reports to the specific needs of institutional clients, as well as local, state and federal government entities.

A trusted advisor, Marx|Okubo also ensures that institutional and government clients prioritize facilities' capital plans to match the organization's mission and goals. Ultimately, the FCA data we deliver helps our clients make informed decisions to manage the repair, renewal, replacement and compliance of their facilities while developing realistic capital budgets for current and future needs.



# Project Examples

## Orange County Diocese Portfolio

Client: **Roman Catholic Diocese of Orange County**

Location: **Multiple Cities, California**

Marx|Okubo assisted the Roman Catholic Diocese in the assessment of parish churches, educational facilities and other structures throughout Orange County. This challenging assignment included a wide variety of building types, sizes and ages. Our scope of work included the assessment of all key building systems, including structural, mechanical, electrical, plumbing, exterior envelope and site system components. Our work allowed the archdiocese to gain a better understanding of capital expenditure needs in the near and long term.



## TCSG Project

Client: **The Technical College System of Georgia**

Location: **Multiple College Campuses Statewide, Georgia**

Marx|Okubo performed facility condition assessments and energy audits for approximately 531 buildings (11.2 million square feet) on various college campuses across Georgia with no disruption of classroom activities. Data was integrated with a capital asset management system (CAMS) to manage the facilities inventory and condition database. Our team prepared reports that included Condition Index, Remaining Service Life and Work Plan items.



## Georgia Higher Education Facilities Authority (GHEFA) III Projects

Client: **Board of Regents of the University System of Georgia**

Location: **Brunswick and Savannah, Georgia**

Marx|Okubo was selected to perform facilities condition assessment services for a campus center at the College of Coastal Georgia, as well as a student center and a football stadium at Savannah State University. Our team worked closely with the Board of Regents of the University System of Georgia to define its scope for these assessments and to establish a customized report format to meet their needs.





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 • Phoenix • Houston • Chicago • Boston • Washington, D.C. • Nashville • Orlando • Miami

