
















Project Management

ANTICIPATING AND ADAPTING TO SHIFTING PROJECT ISSUES AND PRIORITIES.

At some point during a project, issues arise that need expeditious and insightful attention, or they require an alternate approach. Marx|Okubo is adept at shifting gears and responding practically and swiftly to evolving project variables.

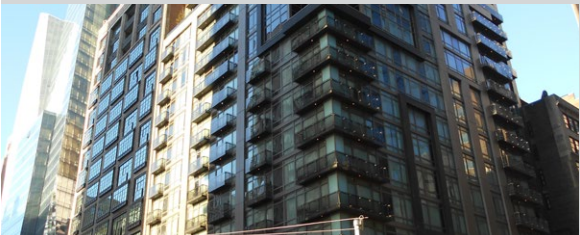
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|  Owner's Representation |  Facility Condition Assessment |  Mechanical Electrical Plumbing |
|  Property Condition Assessment |  Construction Loan Monitoring |  Resiliency |
|  Project Management |  Accessibility |  Structural Engineering |
|  Constructability 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 project management services:

- > Early risk analysis
- > Initial planning through programming, design, construction and completion
- > Design team, contractor and schedule management
- > Construction schedule review and monitoring
- > Cost management and planning
- > Cost estimating
- > Contractor performance monitoring



Inevitably, most projects include situations that require a quick reaction and response, or they bring a risk that triggers the need for an alternative approach. Marx|Okubo is adept at shifting gears and responding practically and swiftly to evolving project variables. With the structured foundation of the Project Management Institute's (PMI's) principles, and the flexibility and experience to adapt to changing projects, we are prepared project management leaders.

Management of designers, architects and engineers requires knowledge of their roles and a client's boundaries for design, which may be physical, financial or driven by entitlements and permitting. Marx|Okubo will work with the design team to manage scope, cost and schedule—and considers all aspects affecting design.

By providing early risk analysis, Marx|Okubo strives to stay ahead of potential issues for our clients from an early stage of projects and programs. We provide expert counsel on design and constructability, and will assist with development issues and planning. We also provide cost guidance—estimating, planning and management—to ensure budgets can be set to reflect a realistic view of total cost and help to drive negotiation to maintain initial costs within those budgets.

Marx|Okubo reviews the overall project schedule in the early design phases and provides input to the owner on the proposed project duration. We also review the proposed contractor schedule and monitor it as it changes from baseline to monthly update, evaluating the potential impacts to project delivery. During construction, we monitor contractor performance.

Project Examples

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.



The Overlook at Fountain Grove

Client: Woodmont Real Estate Services

Location: Santa Rosa, California

Engaged to assess fire damage and assist in overseeing the rebuild, we managed bids, coordinated between contractor and architect, ran and documented weekly OAC meetings, reviewed payments and change orders, and managed budgets. We were most challenged when the scope changed from leveraging the existing foundation to a complete demo and replacement. This required reconfiguring the schedule, pausing contractor work, preparing construction documents for the new foundation, and resubmitting documentation to the building permitting department. Through the process we communicated extensively with the insurance company regarding coverage/change orders. We also successfully represented our client in a claim against the architect related to specified windows that did not meet code requirements.



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.





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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