



Accessibility

ACCURATE UNDERSTANDING
AND SOLUTIONS FOR
PROPERTY OWNERS,
TENANTS & DESIGN TEAMS.

Working across all property types, Marx|Okubo's nationwide staff and resources can provide detailed and thorough reviews of your proposed or existing building's disabled accessibility compliance. We arm you with critical information to ensure that you minimize risk while providing your building's users maximum access.



Owner's Representation



Property Condition Assessment



Repair | Reconstruction Services



Sustainability



Structural Engineering



Accessibility



Construction Loan Services





KEY ACCESSIBILITY SERVICES:

- > Americans with Disabilities Act compliance reviews (Title III)
- > ADA Title II accessibility transition plans
- > Federal Fair Housing Act compliance reviews
- > Certified Access Specialist (CASP) - California-specific inspections
- > Accessibility plan review and plan check for design teams
- > Accessibility construction monitoring
- > Accessibility code/standards consulting
- > Construction documents for accessibility repairs
- > Litigation support and expert witness services



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

Marx|Okubo serves as an impartial reviewer of a project's accessibility compliance.

While the Americans with Disabilities Act (ADA) and Federal Fair Housing Act (FFHA) are more than 25 years old, accessibility compliance remains a challenging prospect for many property owners and tenants. Even in new construction, overlapping requirements can bewilder owners, designers, architects and engineers.

Non-compliance items involve serious questions of cost and risk analysis. Property owners and building occupants are best served by an accurate understanding of which accessibility codes, standards and regulations truly apply to their buildings and which portions of a property must be upgraded to meet current requirements. Marx|Okubo can provide owners clarity about conformity with federal laws and, ultimately, a plan of action through an opinion of cost, timeline scenarios, and even drawings, project bidding and management.



Project Examples

QUEEN MARY

Client: **The Queen Mary**
Location: **Long Beach, California**

Working with challenges, including the historic nature of The Queen Mary, now operating as a hotel, as well as the ship's inherent "slope" and tide fluctuation, the Marx|Okubo team conducted a detailed survey and provided permit repair documents to address immediate accessibility deficiencies, which added wayfinding and accessibility signage. Our services helped to broaden the ship's customer base by providing access to the interiors of this fascinating and historic ship for individuals who were excluded previously by physical barriers.



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, comfort and marketing.



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.



We arm you with critical information to minimize risk and maximize access.



Marx|Okubo is a national architecture, engineering and construction 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 | Houston | Atlanta | New York



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