



# Owner's Representation

A DEDICATED ADVOCATE FOR OWNERS AND THEIR INVESTMENTS.

Marx|Okubo acts as an owner's advocate to ensure that your projects are properly scoped, scaled and completed on schedule and budget, while minimizing project execution risk to meet investment objectives. Working across all property types, we provide you with the support and insight you need for successful outcomes.



## Owner's Representation



Property Condition Assessment



Repair | Reconstruction Services



Sustainability



Structural Engineering



Accessibility



Construction Loan Services

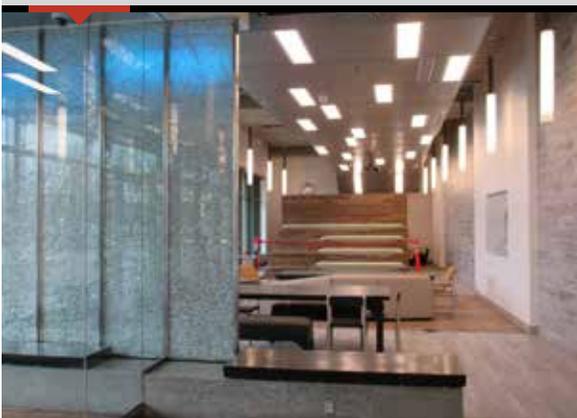




## SCALABLE OWNER'S REPRESENTATION SERVICES:

### FROM PROGRAM AND PRE-DESIGN SUPPORT THROUGH DESIGN, CONSTRUCTION AND CLOSEOUT.

- > Definition and refinement of project scope, budget and management plan
- > Assisting owner in management and staff communication
- > Professional team scope/ qualifications and selection
- > Design team management
- > Design, cost and constructability reviews
- > Construction document peer review, oversight and coordination
- > Bid process oversight and evaluation
- > Contract negotiations
- > Construction administration, observation and reviews
- > Schedule and contract management; monthly reports
- > Pay application/project draw processing
- > Project closeout/punch list and warranty reviews



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

With a national platform and skilled staff, Marx|Okubo scales and scopes owner's representative services to meet the needs of a diverse client and project universe. Our range of owner's representative services are scalable to cover program support and pre-design assistance through design, construction and closeout phases.

We are engaged to act as an extension of an owner's staff to protect interests; assemble all the required consultants, design firms, contractors and vendors; and coordinate and communicate effectively to the team throughout the project's lifecycle.

Whether working as a key advisory member of a project team, focusing on constructability issues and monitoring progress and quality, or taking a more active role as construction project manager, Marx|Okubo tailors its efforts to support and augment the investor or project teams' strengths and weaknesses. Our teams help align interests and facilitate collaboration, ultimately executing a well-constructed, quality project.



# Project Examples

## THOMAS JEFFERSON TOWER

Client: **Old Montauk Holdings, LLC**

Location: **Birmingham, Alabama**

Marx|Okubo worked on this renovation of a historic 1929, 20-story former hotel to a mixed-use project consisting of residential apartments, 7,000 square feet of restaurant and retail space, restored lobby, ballroom and event spaces. Our team assessed project progress and completion level, reviewed construction documents, and provided construction phase monitoring, which included weekly site visits and project management. Scheduled to last one year with a fixed budget, a construction loan was issued based on the developer's budget, but inexperienced management, lack of planning, insufficient design and inaccurate budgets caused overall project delays—eventually increasing the hard and soft costs of the project, and delaying construction funding.

We assisted in turning this project around successfully by reorganizing/managing the team including subcontractors, rescheduling and analyzing costs, monitoring the construction processes, restructuring communication procedures and managing the protocol/accountability process. Ultimately, we realigned the project to the new goals, with a successful completion on time and on budget.

## 1101 WESTLAKE AVE.

Client: **Invesco Real Estate**

Location: **Seattle, Washington**

After assisting our client with the purchase and completion of the core and shell for the new six-story office building in Seattle's South Lake Union neighborhood, Marx|Okubo did an initial property condition assessment, seismic risk analysis and construction document review to identify any immediate concerns and evaluate project status. We engaged an exterior envelope consultant to review the drawings and as-built conditions, field test, and peer review the seller's exterior consultants' reports. While confirming the completion of the contractor's punch list, our team identified and tracked toward resolution some additional punch list and code items. We also reviewed construction closeout documents including O&Ms, warranties and as-built drawings.

## WESTGATE PARKING STRUCTURE

Client: **UBS Realty Investors, LLC**

Location: **Corona, California**

This multi-stakeholder project required a complicated parking structure design due to various easements and other constrictions. Marx|Okubo completed the project in four phases: pre-design (initial documents review, city agency research, parking feasibility study, engagement of geotech and surveyor); design (select architect and coordinate drawings for plancheck submission); bidding (select bidding contractors, distribute bid documents, select bidder, negotiate construction contract); and construction administration (site visits, RFI review, change order review, tenant coordination during construction, project punchlist and closeout). We completed the project smoothly, minimizing disruption to the tenants in the occupied office building and without significant conflicts with the adjacent freeway construction crews.





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 | Houston | Atlanta | New York



[www.marxokubo.com](http://www.marxokubo.com)

