



Sustainability

SMARTER PROPERTIES:
BUILDING INCREASED
VALUE.

Whether you are looking to address long-term ownership and operational efficiencies or seeking a quick return on investment, Marx|Okubo's sustainability solutions go beyond traditional engineering to consider improving exterior/interior systems, operations and, ultimately, value.



Owner's Representation



Property Condition Assessment



Repair | Reconstruction Services



Sustainability



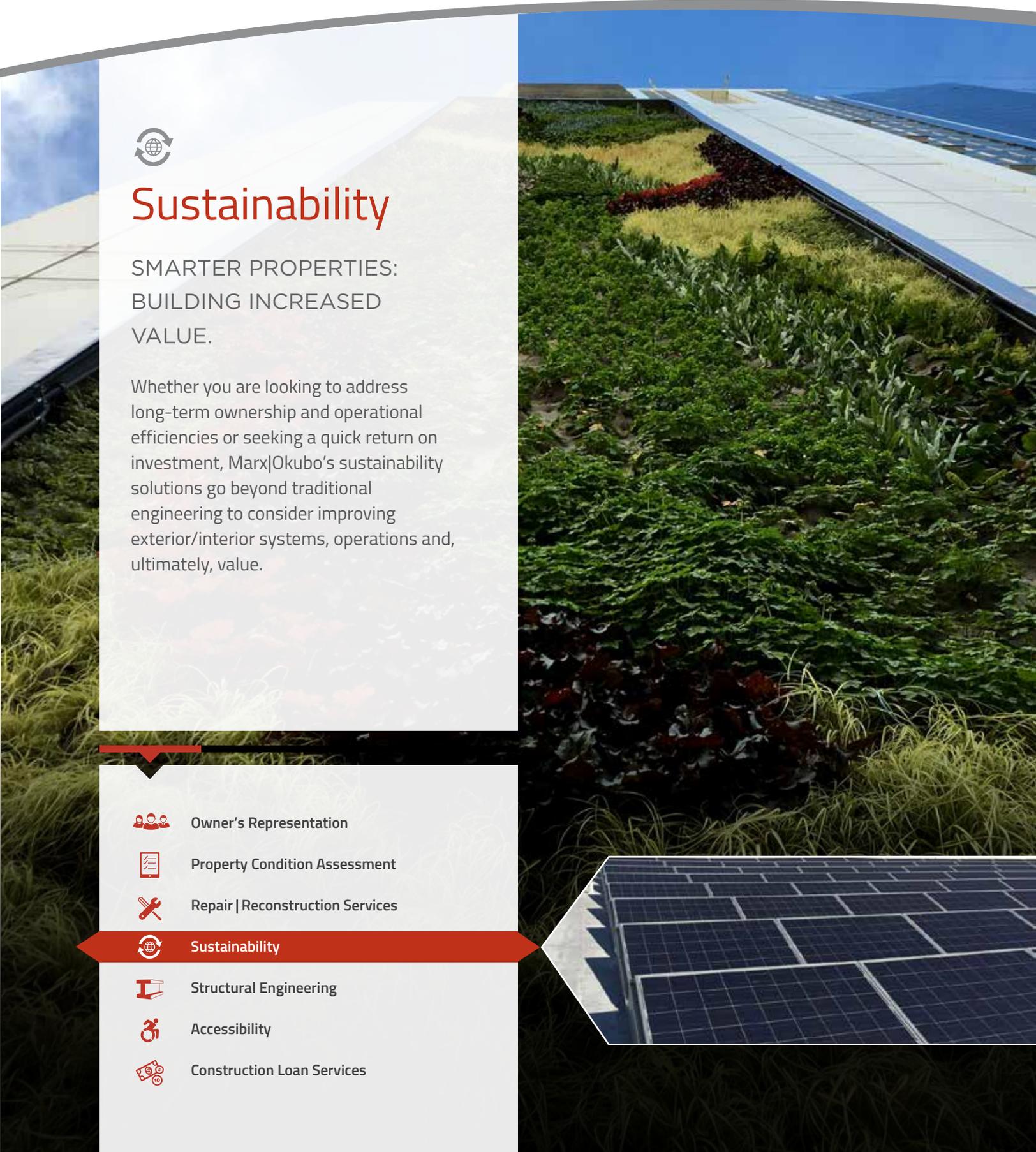
Structural Engineering



Accessibility



Construction Loan Services





KEY SUSTAINABILITY SERVICES:

- > Energy and water audits/ benchmarking
- > Indoor air quality audits
- > Upgrade and repair scoping and design solutions
- > Sustainability Management Reports (SMR)
- > LEED existing building (EBOM) gap analysis
- > Building commissioning and retro-commissioning services
- > Pre-construction sustainability reviews
- > Building resiliency and natural hazard risk analysis
- > Photovoltaic system reviews
- > Global Real Estate Sustainability Benchmarking (GRESB)



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

Marx|Okubo understands the intricacies of buildings and how they often end up wasting

energy and money. While green design is becoming a more standard practice and solution, it's critical to have guiding expertise in this process in order to reduce the long-term operating costs of a property as well as add greater efficiencies and value to the built environment for the next generation.

Providing sustainability consulting on both new construction and existing property projects, Marx|Okubo's teams help owners, investors and lenders determine the sustainability potential of a property and life-cycle cost benefits; navigate government regulations and environmental certifications; and comply with sustainability benchmarking and reporting initiatives.



Project Examples

TECHNICAL COLLEGE SYSTEM OF GEORGIA

Client: **State of Georgia**
Location: **Georgia (statewide)**
Service: **Portfolio-Wide Energy Audits**

Marx|Okubo assisted the state of Georgia by conducting energy audits on over 350 buildings at technical college campuses around the state. The service generated several energy conservation measures (ECMs) that were tied to ongoing capital improvements and the unique operating conditions of a college system. In the process, we identified potential energy conservation opportunities which could reduce annual system-wide energy consumption by approximately \$2.2 million, thereby allowing the schools to focus limited resources where it is intended—improving the education of the state’s citizens.

CANARY HOTEL

Client: **Kimpton Hotels**
Location: **Santa Barbara, California**
Service: **ASHRAE Level 2 Energy Audit**

The Canary Hotel, a five-story boutique property in the heart of Santa Barbara, needed to reduce its energy costs. Owner Kimpton Hotels retained Marx|Okubo to perform a Level 2 ASHRAE energy audit to identify and scope a range of conservation measures. Customized to meet specific client requirements, our audit identified items that could be completed with a short payback period allowing for reasonable cash outlays. The Marx|Okubo team successfully completed the sustainability review on a tight deadline, while the hotel remained occupied at high summer levels.

HOLLYWOOD CENTER STUDIOS

Client: **Hudson Pacific**
Location: **Los Angeles, California**
Service: **Photovoltaic Review**

Marx|Okubo assisted this client by assessing its existing photovoltaic system (put in place several years prior), as the system was offsetting a significant portion of power consumption at the sound stages where it was installed. Our team identified improvements that could make the system more efficient. Our services also included assessing the feasibility of expanding the systems to other sound stages, which would further reduce energy costs.



Our team helps owners, investors and lenders determine the sustainability potential of their property.



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



www.marxokubo.com

