

ASSET TYPE

Hospitality

Marx|Okubo provides a comprehensive range of services for hospitality brands, including luxury, business and economy classes, lodging, convention centers, extended stay, private residences and resorts with multiple amenities and venues.

We know that building and maintaining a successful guest experience is priority No. 1 in hospitality. Our services are designed around balancing operations, maintenance and capital needs to best support this mission critical.

To enhance the long-term lifecycle of hotel facilities, we must first understand brand standards, property improvement plans and the positioning of existing properties. From there it's our responsibility to help our hospitality clients assess/optimize building construction, operations and maintenance in active spaces that remain in operation 24 hours a day.

KEY HOSPITALITY PROPERTY SERVICES:

- > Condition assessments
- > Construction monitoring
- > Accessibility/ADA compliance
- > Fire/life safety review
- > Balcony inspection and safety
- > Sustainability—healthy environments, ventilation, walk score, daylight
- > Acoustical performance
- > Waterproofing
- > Amenities considerations—rooftop deck, pool, gym, business center

- Office
- Retail
- Hospitality
- Multifamily Residential
- Industrial | Warehouse
- Education
- Arts, Culture & Entertainment
- Parking Structures
- Mixed-Use

Projects: Fairmont Hotel

CLIENT	Colony Capital
LOCATION	Austin, Texas
SERVICES	Owner's Representation



Located in downtown Austin, Texas, this hotel complex, on a 1.74-acre site, will become the only hotel with direct access to the Austin Convention Center through a sky bridge.

The proposed project includes a 38-story hotel and a seven-story amenity building, both over four below-grade levels of parking. The property also houses 1,068 guest rooms, nine restaurants, multiple guest lounges, a rooftop pool, spa, fitness center, business center and gift shop.

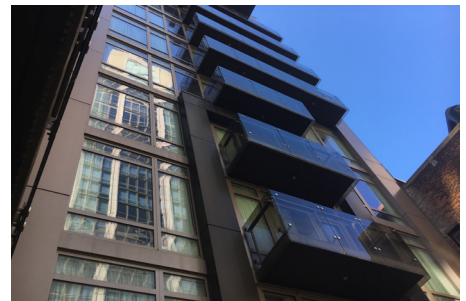
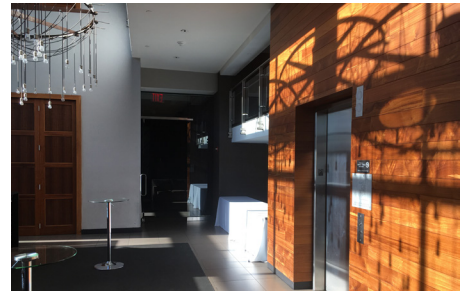
Acting as an owner's representative, Marx|Okubo faces several challenges with the Fairmont Hotel, including handling an infill CBD site with active watershed along the northern border; working with the City of Austin and the Convention and Visitors Council; and staying within the original time frame given recent weather events and labor shortages.



Projects: The Gansevoort Hotel

CLIENT	Morgan Stanley
LOCATION	New York, New York
SERVICES	Property Condition Assessment

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Marx|Okubo performed a property condition assessment of The Gansevoort Hotel. The property is a 20-story hotel, constructed in 2010 and containing 249 guestrooms.

Marx|Okubo evaluated the properties using an in-house team that included architectural, structural engineering, mechanical engineering, and disabled accessibility professionals. We also partnered with specialty consultants to perform in-depth reviews of the vertical transportation, envelope, and fire & life safety systems. Marx|Okubo's team interviewed the Property Manager, Building Engineers, Elevator Technicians and other relevant parties, reviewed all available construction documentation and performed a detailed top-to-bottom review of both towers and all building systems. Marx|Okubo assessed the properties and provided detailed 10-year capital expenditure projections.

Projects: The Gansevoort Hotel

CLIENT Morgan Stanley

LOCATION New York, New York

SERVICES Property Condition Assessment

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During our review, Marx|Okubo discovered that the water within the building condenser water loop, chilled water cooling loop, and hot water heating loop were not being properly treated. This resulted in corrosion in the piping within these loops and reduced the service life of the cooling tower, chillers, and hot water boilers.

A testing company was engaged to perform ultrasonic and metallurgic testing of the affected piping. The results confirmed the original assumptions that corrosion had resulted from the inadequate water treatment. A sizable reserve was recommended for the replacement of the cooling tower, condenser, and evaporator tubes of the two absorption chillers, and the overhaul of the heating hot water boilers during the hold term. It was also recommended that an annual allowance of funds be reserved for the replacement and repair of portions of the chilled water cooling and hot water heating piping that may fail during the holding term.

Our client ultimately decided not to acquire the property.

Projects: Hilton Hotel

CLIENT Justice Investors

LOCATION San Francisco, California

SERVICES Owner's Representation; Construction Management Services


















This was a fast-track renovation of 550-guestroom hospitality project with four floors of public spaces that entailed new design-build MEP systems, modifications to the porte-cochere and exterior waterproofing repairs.

Marx|Okubo performed full-time owner's representation and construction management services including assembling and directing the design development team; expediting building permits; managing three general contractors; and scheduling and coordinating 21 owner-direct subcontractors and vendors.

With a highly integrated and responsive team, we completed this project in an unprecedented seven and a half months and received two prestigious awards: the Hilton Developer of the Year and the McGraw Hill Best of California Hospitality Award.



SERVICES

-  Owner's Representation
-  Property Condition Assessment
-  Project Management
-  Constructability Reviews
-  Repair | Reconstruction
-  Facility Condition Assessment
-  Construction Loan Monitoring
-  Accessibility
-  Building Enclosure
-  Fire | Life Safety
-  Mechanical | Electrical | Plumbing
-  Resiliency
-  Structural Engineering
-  Sustainability
-  ASAP® - Automated Structure Alert Program

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