



ASSET TYPE

Multifamily Residential

Taking a multidisciplinary view of the relationships between residential systems, Marx|Okubo identifies risks and opportunities for a wide variety of multifamily residential clients and types, from high- and low-rise luxury apartment buildings to affordable housing, as well as niche and nuanced dwellings such as student housing and senior living. We understand the sensitivities and logistical challenges surrounding the evaluation and repair of places where people expect their most comfortable and enriching environments.

Leveraging technical expertise and deep understanding of market trends, demands and regulatory requirements, we evaluate and develop solutions to address design and construction defects and noncompliant conditions, ensuring the safety of critical building structures and systems.

Marx|Okubo saves clients time and money by keeping quality control, maintaining the schedule, planning for capital needs—and not to be overlooked, avoiding disruption to families/individuals and occupied units.

KEY MULTIFAMILY RESENTIAL PROPERTY SERVICES:

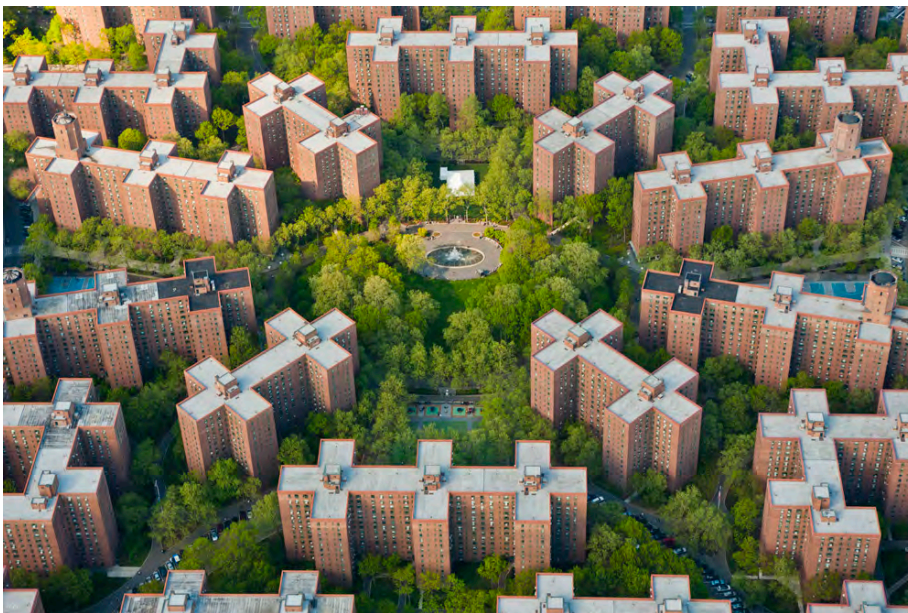
- > Accessibility/ADA compliance
- > Fire/life safety
- > Balcony inspection and safety
- > Sustainability—healthy environments, ventilation, walk score, daylight
- > Acoustical performance
- > Waterproofing
- > Amenities considerations—rooftop deck, WFH work stations, dog walk
- > Livability & transitions

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

Projects: Peter Cooper Village & Stuyvesant Town

CLIENT	The Blackstone Group
LOCATION	New York, New York
SERVICES	Property Condition Assessment

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Marx|Okubo performed a capital needs assessment of the Peter Cooper Village and Stuyvesant Town housing complex as part of The Blackstone Group's acquisition of the property in 2015. The property is located on 80 acres on Manhattan's east side and is one of the largest private residential developments in the country. Construction began in the 1940s, resulting in 56 residential structures containing 11,231 apartments.

Our project team included an architect, structural engineer, mechanical engineer, civil engineer, envelope specialist and a quantity surveyor. We also partnered with a specialty consultant to perform an in-depth review of the vertical transportation. Marx|Okubo's process began with an interview with the existing property manager (Compass Rock) and building engineers to understand the ongoing issues on the property, tenant complaints, maintenance and services programs, and planned capital projects. We then performed

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SERVICES Property Condition Assessment

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a representative visual assessment of the property with a focus on areas highlighted by the property management team.

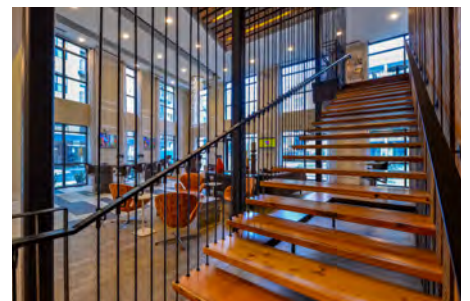
We reviewed all available construction documentation on the property, and our team performed several follow-up interviews with Compass Rock and its third-party vendors (designers, consultants, contractors) to discuss the property's existing conditions as well as the maintenance and improvement strategy over the next ten years.

An impactful issue that Marx|Okubo brought to light was the limitations imposed by the 40-ampere electrical service at each apartment, which is not sufficient by today's standards. Options were then evaluated to increase electrical capacity in order to support the improvement of apartment amenities.

The result of our process was a detailed ten-year capital expenditure budget for the property, agreed to by all parties, and was delivered within ten weeks of project commencement.

Projects: Solis Downwood Apartments

CLIENT	Prudential Real Estate Investors
LOCATION	Atlanta, Georgia
SERVICES	Pre-construction Project Review; Owner's Representation



Downwood is located in an upscale suburban area just north of Atlanta, Georgia, and consists of two, five-story apartment buildings with a five-level parking garage, and a total of 280 units. The two apartment buildings are connected by an elevated, enclosed pedestrian bridge, and amenities include a fitness space, interior and rooftop gathering spaces, swimming pool, bocce court, and large landscaped plaza. Marx|Okubo was engaged early on as an owner's representative to review program and design requirements, budget and schedule, and identify areas requiring further evaluation. Once construction documents were finalized, our services transitioned to construction administration with regular site visits and monthly reporting with a review of project costs, schedule and construction quality. Our services continued through project closeout, where we assisted with the collection and review of closeout documents, and concluded with a warranty walk ten months after substantial completion to confirm the site, building, and systems were performing as designed.

Projects: Kavod Senior Life

CLIENT Kavod Senior Life

LOCATION Denver, Colorado
















SERVICES Capital Needs Assessment and Owner's Representation



Kavod Senior Life is a Denver nonprofit that provides life-enriching experiences to older adults through a broad range of housing and support services. The organization owns and operates three connected high-rise buildings that include a total of 398 apartment homes. Marx|Okubo was initially retained by Kavod Senior Life to conduct a capital needs assessment of its three aging buildings. After the identification of over \$10,000,000 in needed capital improvements, Marx|Okubo was hired as the owner's representative to oversee the renovations.

Marx|Okubo professionals work to preserve value in aging buildings that sustain communities. We helped this client to identify capital needs and limit unforeseen risk during renovation or new construction work. Through the process, we prioritized enhancing fire/life safety components, and Marx|Okubo has been assisting the owner in deciding how to improve these areas in the aging buildings while maintaining as many of their renovation goals as initially set forth.

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