



ASSET TYPE

Arts, Culture & Entertainment

Our firm understands the value that creative and event spaces bring to cultural communities—and the built environment. We are driven by this growing sector of dynamic work we do for museums, galleries, performing arts centers, film studios, sports stadiums, and other interactive spaces representative of the arts, culture, and entertainment industries.

During each challenge, we continue to ask one key question: How can we help these meaningful cultural spaces thrive for generations to come? Assessing and solving for historic or public atmospheres that may house fragile collections or thousands of people often requires an integrated team with a diverse and detailed understanding of form and function. Marx|Okubo teams must regularly address nuances like climate requirements, visitor flow/experience, privacy requirements, stability, life/safety considerations, and immediate and long-term needs of aging buildings.

In the effort to help our arts, culture, and entertainment clients preserve and promote these vital, sensitive spaces, Marx|Okubo works holistically, bringing together teams who fuse critical technical expertise, including full-service systems review; evaluation, recommendations, and management of repairs during full operation; and development of short- and long-term capital plans and priorities.

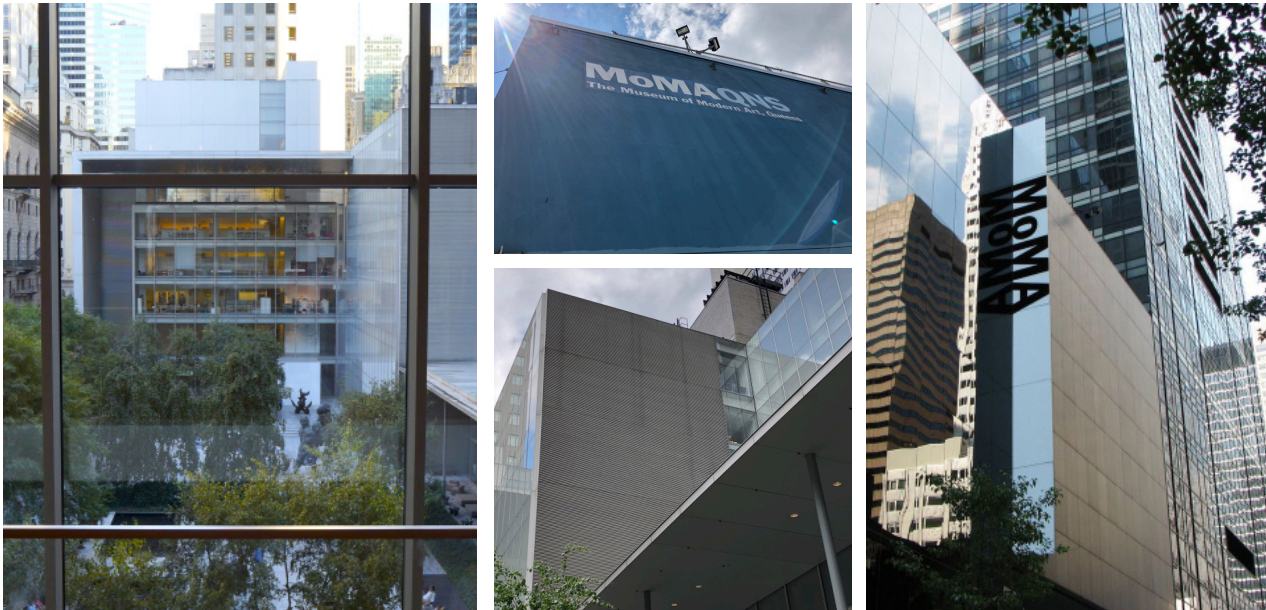
KEY ARTS, CULTURE AND ENTERTAINMENT PROPERTY SERVICES:

- > Full-service property & facilities condition assessments
- > User flow recommendations for small to large-scale environments, such as stadiums
- > Building structure & envelope evaluations
- > Roofing, MEP, HVAC, fire protection, & alarm systems
- > Life/safety-related code compliance for risk mitigation
- > Resiliency, accessibility, & sustainability reviews
- > Repair/reconstruction recommendations, planning, & management
- > Complete capital planning & project/budget management

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

Projects: The Museum of Modern Art

CLIENT	The Museum of Modern Art
LOCATION	New York, New York
SERVICES	Facility Condition Assessment



The Museum of Modern Art is a historic museum and landmark located in New York, New York, consisting of multiple buildings and approximately 700,000 square feet of gallery space, sculpture garden, retail, offices, shop and restaurants, serving an average daily attendance of 10,000 to 12,000 visitors.

Marx|Okubo was retained to provide a detailed condition assessment of the existing facilities at MoMA Manhattan, MoMA QNS, MoMA PS1 and the Celeste Bartos Film Preservation Center, as well as propose corrective measures and establish a 10-year capital plan that best meet the needs of MoMA's collections, visitors, staff and program.

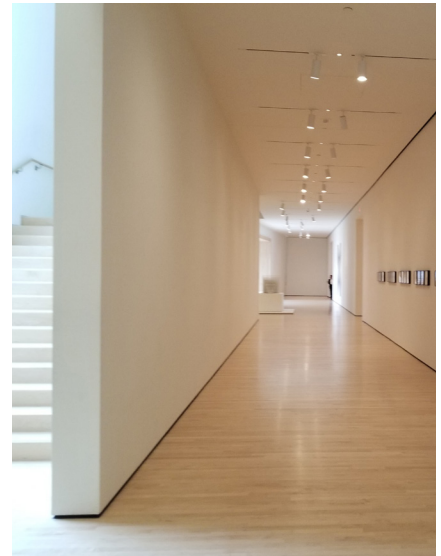
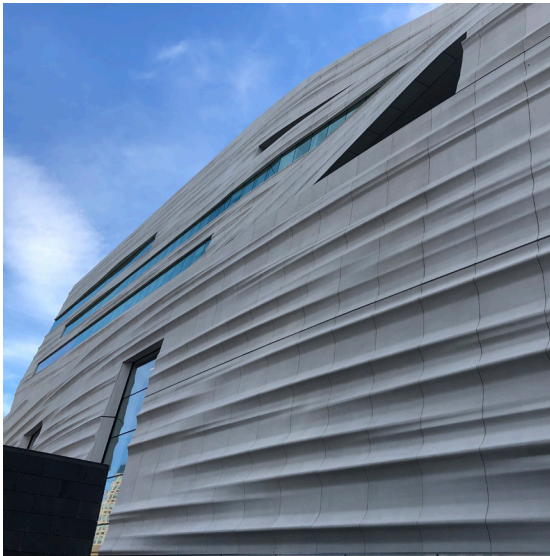
With an important staple in New York City like the MoMA being visited by millions of people yearly, it is especially critical that the building systems are operating in their best condition. The MoMA stakeholders were confident that Marx|Okubo would be able to contribute to this historic landmark's long-lasting legacy by advising and providing insight on the conditions and projected future maintenance of the facilities.

Projects: SFMOMA

CLIENT San Francisco Museum of Modern Art

LOCATION San Francisco, California

SERVICES Facility Condition Assessment



Founded in 1935, SFMOMA was the first museum on the West Coast devoted solely to 20th-century art. As one of the largest museums in the U.S. and world with an internationally recognized collection of modern and contemporary art, it includes over 33,000 works of painting, sculpture, photography, architecture, design, and media arts displayed in 170,000 square feet of exhibition space. SFMOMA is housed in a building designed by Mario Botta in 1995, and was expanded in 2016 by a Snohetta designed addition.

SFMOMA engaged Marx|Okubo to provide a detailed condition assessment of the existing facilities that included proposed corrective measures and developing a 10-year capital plan that anticipates the needs of SFMOMA's collection, visitors, stakeholders, and programs. Marx|Okubo worked in close collaboration with the stakeholders and facilities team members over several months to: establish priorities; assess building systems and assemblies; anticipate future issues; review inter-department relationships and communications; create an overall plan for immediate and long-term repairs; and develop strategies for system replacements that would allow SFMOMA to maintain its internationally renowned standard of excellence while enhancing the visitor experience.

Projects: Albuquerque Studios

CLIENT	Netflix Studios, LLC
LOCATION	Albuquerque, New Mexico
SERVICES	Property Condition Assessment



Albuquerque Studios consists of six buildings including production offices, sound stages, set design and construction, and a central plant totaling approximately 377,016 square feet. Marx|Okubo was engaged to perform a property condition assessment of the facility for acquisition by Netflix Studios, LLC.

Our team evaluated long-span, deep-profile steel trusses of the studio buildings and the condition of the central plant. In addition, we found that the exterior building and site materials had shortened expected useful life due to harsh weather conditions of the region.

Marx|Okubo advised the client accordingly so they could ensure that their property would have the materials necessary to withstand the local weather. Although the site was originally designed as a private campus, some portions had been made available for public tours, which posed a challenge in evaluating the specific accessibility requirements of the site. Marx|Okubo helped the client extend the life of their property by making recommendations that improved its durability.

Projects: T-Mobile Park
















CLIENT	Washington State Major League
LOCATION	Seattle, Washington
SERVICES	Owner's Representation; Property Condition Assessment



T-Mobile Park, formerly known as Safeco Field, is a premier outdoor athletic park constructed in 1998. In 2002, Marx|Okubo was retained to perform a review of the ballpark to ensure the Mariners' MLB team was maintaining the facility to the standard set by the public entity.

From the initial review, Marx|Okubo delivered a consistent, proven services including in-depth assessments of all major systems, including steel and concrete structures, building envelope including roof, HVAC and plumbing, accessibility and vertical transportation. As Marx|Okubo presented annual reviews to the board of directors, the firm uncovered the needs for in-depth investigation and repair of post-tensioned tendons, water intrusions and recommendations for improving the park's accessibility.

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 • Houston • Chicago • Boston • Washington, D.C. • Miami

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