

CALIFORNIA STATE UNIVERSITY, BAKERSFIELD

Bakersfield, California



Client:
California State University
Office of the Chancellor

California State University,
Bakersfield

Location:
Bakersfield, California

Assignment:
Ground Lease Review/Consulting
Financial Feasibility and Modeling

Services:

- Financial Analysis
- Public/Private Partnership
Ground Lease Review/Consulting

Project Facts:

- Five Acre Site
- Public/Private Partnership
- Proposed Office Tower

Completion Date:
April 2009

Project Management Advisors, Inc. (PMA) was retained by the California State University Chancellor's Office and California State University, Bakersfield to review a drafted ground lease between the University and a local developer for a public/private partnership. The developer proposed to build a multi-story office building on the University's land, with space for private lease. PMA provided recommendations for modifications to the documents to further protect the University's short and long term interests. PMA also performed a financial analysis of the University's potential proceeds from the ground lease and completed a development pro forma and sensitivity analyses for the proposed project to aid in negotiations with the developer.