

# CALIFORNIA STATE UNIVERSITY FRESNO STUDENT HOUSING REDEVELOPMENT

Fresno, California



**Client:**  
California State University, Fresno

**Location:**  
Fresno, California

**Assignment:**  
Feasibility Analysis  
Due Diligence  
Project Management

**Services:**

- Financial Analysis
- Market Analysis
- Existing Conditions Evaluation
- Schedule & Budget Management
- Pre-Design Administration
- Design Administration
- Construction Administration
- Project Accounting

**Project Facts:**

- \$10 Million Project Budget
- 10 Residence Halls/1,140 Beds
- 20 Month Schedule

**Completion Date:**  
September 1995

**Architect:**  
SIM Architects, Inc.

**General Contractor:**  
Target Construction

California State University, Fresno faced a potential student housing crisis as a result of declining occupancies and the decentralization of the California State University Dormitory Revenue Fund. Their need was three-fold: utilize existing housing more efficiently, attract greater student enrollments, and determine the need for new housing at the Fresno campus. To accomplish the task, Project Management Advisors, Inc. (PMA) analyzed current conditions, conducted a feasibility analysis of redevelopment options and provided recommendations for redevelopment. The resulting recommendations were subsequently undertaken by the University and formulated into a \$10.3 million fast-track redevelopment plan. PMA assisted the University in their transaction and financing negotiations for the plan. In addition, PMA provided project management for the plan implementation. As a result of the redevelopment, occupancy at the institution increased from 65% to 90% over a one year period, and have consistently been maintained at these levels.