

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

Architect:
SIM Architects, Inc.

General Contractor:
Target Construction



In 1994, California State University, Fresno found themselves facing a potential student housing crisis resultant from 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, University officials retained PMA to analyze current conditions, conduct a feasibility analysis of redevelopment options and provide recommendations for redevelopment. The resulting recommendations by PMA were subsequently undertaken by the University and formulated into a \$10.3 million fast-track redevelopment plan. PMA also 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% in 1994 to 90% during the 1995-1996 school year, and have consistently been maintained at these levels.