

# UNIVERSITY HOSTS GLOBAL SCHOLARS, FAMILIES

## GRAEBEL TRANSFORMS STUDENT HOUSING INTO TEMPORARY FAMILY RESIDENCES

### CASE STUDY



Each summer, this University hosts more than 200 conferences and the campus is transformed into an international event complex during the semester break. Traditionally, conference attendees are housed in vacant student quarters, but a recent high-profile event required some creative space planning. The University was to host professors, scholars and their families from around the globe for a three-month long program. Dormitories were not suitable for the long stay and the University's off-campus apartments were not set up for family living. So, Graebel was brought in to retrofit the student apartments into family-friendly residences.

### THE CHALLENGE

The biggest hurdle was logistics. The University leases apartments in a nearby community to accommodate additional student housing. The complex is vast and comprised of 10 buildings on nearly 30 acres. The units are scattered throughout the property, requiring Graebel crews to access different units within each of the 10 buildings each day.

Furthermore, additional queen beds were housed at two separate storage locations - one on-campus and the other at the apartment complex.

Parking also posed an issue. The parking garages beneath each building were too low for Graebel trucks with little parking space on the main road, making it difficult to be close to some buildings.

Transport to the upper floors of the three-story buildings proved challenging as well. Freight elevators did not exist, and the passenger style models were too small for furniture. Everything required maneuvering up and down the narrow stairwells.

**(Solution and Results on next page)**

### THE CUSTOMER

Situated in Silicon Valley, this prestigious University sits on over 8,000 acres. Its annual enrollment approaches 16,000 undergraduate and graduate students.

### PROJECT SCOPE

Reconfigure 57 two-bedroom student apartment units for extended visitors' stays:

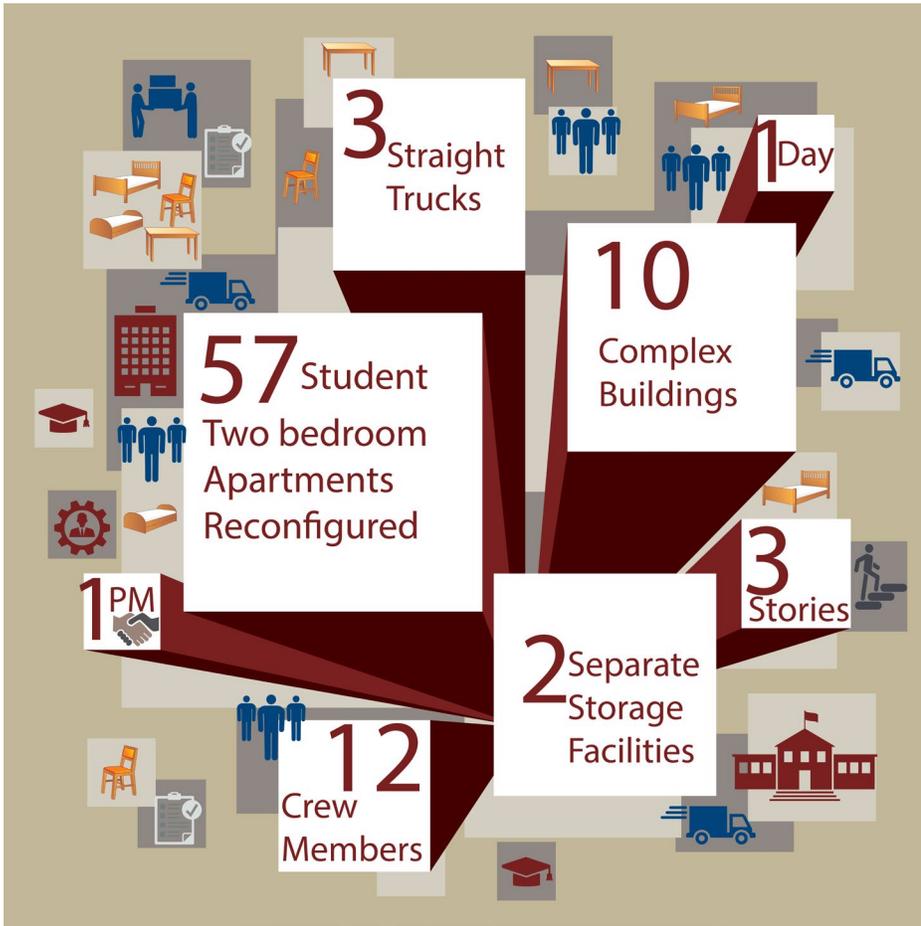
- > Disassemble and move twin bed from master bedroom to second bedroom (with existing twin bed) so that the room would sleep two
- > Move desk out of second bedroom into the living room
- > Relocate queen bed from storage and set up in master bedroom
- > Reset the 57 units to their original state at the end of the conference

### PROJECT GOALS

Stay within the University's budget, devise a plan to reconfigure the units to become family-friendly and move-in ready before the conference commencement and reset all items back to student-oriented layouts in the Fall.

### WHY GRAEBEL

With existing University and E&I Cooperative Services contracts, Graebel was one of a select group of University vendors invited to bid on the project. The Graebel world-class reputation and ability to meet the budget and timeline secured the job with the higher-education institute.



Using a master punch list, teams began rearranging existing furniture per the approved layout plan. In each two-bedroom apartment:

- > Twin bed in master bedroom was disassembled and relocated to the second bedroom
- > Desk and chair were moved from the master bedroom to the living room
- > One of the previously stored queen beds was hauled and assembled in the master bedroom

For units on the second and third floors, this proved especially difficult because the elevators were not large enough for the mattresses, which were carted up the narrow stairwells utilizing four-wheel dollies.

Once a unit was transformed, the team moved on to the next unit until all 57 apartments were converted.

### THE RESULT

Over the course of one day, Graebel crews disassembled, moved and/or reassembled nearly 13,000 total items in the student apartments including twin beds, queen beds, desks and chairs. The units were successfully retrofitted into family-friendly residences for the visiting dignitaries. When the conference wrapped up three months later, Graebel returned to the campus to reverse the process and reset the units back to their original layouts in time for the academic year.

The University was extremely pleased with the performance of Graebel crew members and ability to follow instruction and efficiency. The project was completed within the timeline and the entire scope was performed with world-class service; just as previous projects were performed by Graebel for the University and other E&I Cooperative Services members' across the U.S.

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### THE SOLUTION

The Graebel dedicated supervisor toured the apartments with the University's assets and inventory manager to develop an appropriate space plan and furniture layout for each unit. Graebel surveyed the complex to determine an efficient, logistical strategy for transporting items between the storage areas, apartment buildings and individual units. Once all of the necessary information had been gathered, a comprehensive plan and proposal was drafted by Graebel.

After reviewing several bids, the University's representative chose Graebel to manage the time sensitive project because of its thorough plan and expedited schedule. The University timeline required that crews begin service at the campus the following week to complete the extensive room transformations.

Graebel dispatched three straight trucks and 12 extensively background checked and trained crew members from 8:00 a.m. to 5:00 p.m. to complete the job in one day.

Crews began by pulling the designated queen beds from the storage areas and loaded them onto the awaiting straight trucks. Access restrictions required loading from the side of the trucks versus the more spacious tail gate, which required extra care in maneuvering the large mattresses inside.

Once all the stored beds were secured, crews headed to the apartment buildings to begin unit reconfigurations. For maximum efficiency, Graebel formed two teams, one on either side of the complex, working their way toward the center.

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