

BSCI 7026 – Integrated Building Processes 1

Credits: Three (3) Credit Hours

Semester: Summer 2017

Section: 001

Class time: Tuesdays, 6:00 pm (central)

Instructor: Dr. Wesley Collins
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334.844.5987 (office)

Office: 316 Gorrie Center

Course Description: Project manifestation and development preceding design and construction phases with emphasis on the project owner's perspective, the financial parameters, and the speculative demand driving project viability.

Course Objectives: Upon course completion students should be able to:

- Develop an understanding of the fundamentals of project conception and planning
- Understand some of the tradeoffs between development, design, and construction
- Identify factors that contribute to a “successful project” for all team members
- Develop an understanding of project development, marketing, and proformas
- Identify methods of project funding, equity, and capital and their impact on construction
- Research methods of site selection and land securitization and their impact on construction
- Study processes and protocol in planning, zoning, and utilities

Required Materials: Case studies (accessed through the following link)

<http://cb.hbsp.harvard.edu/cbmp/access/63745650>

Course Policy Statements:

Attendance/Participation: College work requires regular class attendance as well as careful preparation. Students are expected to attend **all** scheduled classes, and to actively participate in class discussions.

Students will be granted an excused absence for any of the following reasons:

- Illness of the student, or serious illness of a member of the student’s immediate family
- The death of a member of the student’s immediate family
- Trips for members of student organizations or competition teams sponsored by academic units, trips for university classes, and/or trips for intercollegiate athletic events
- Religious holidays
- Subpoena for court appearances
- Other (solely at Dr. Collins’s discretion, and only if approved prior to the class period)

Note: Dr. Collins will require some form of verification to excuse an absence, which must be provided either prior to the missed class period, or during the following class period.

Attendance will be taken during each class period. Missing a class period for any reason not listed above will count as an unexcused absence.

Make-Up Policy: Students are solely responsible for contacting Dr. Collins regarding making up any missed assignments due to an excused absence. Students must contact Dr. Collins within one week of the date properly authorized excused absences to arrange for making up missed assignments. Assignments will be due no later than 2 weeks from the date of the properly authorized excused absence.

Students with Disabilities: Students who need special accommodations in class, as provided for by the American Disabilities Act, should arrange a confidential meeting with the instructor during office hours the first week of classes - or as soon as possible if accommodations are needed immediately. You must bring a copy of your Accommodation Memo and an Instructor Verification Form to the meeting. If you do not have these forms but need accommodations, make an appointment with The Office of Student Accessibility, 1228 Haley Center, 334-844.2096.

Academic Honesty: Academic honesty is paramount in all college coursework. Students are solely responsible for understanding their roles and responsibilities regarding the academic honesty outlined in the Auburn University Student Policy eHandbook, which can be found at http://www.auburn.edu/student_info/student_policies/. Any students found to be either plagiarizing or cheating will be sanctioned (at Dr. Collins's discretion) per Chapter 1202 of the Student Policy eHandbook.

Student Conduct During This Course: Dr. Collins will communicate announcements and assignments either verbally during class periods, or online via Canvas. Students are responsible for checking Canvas daily for any pertinent announcements, and/or adjusting any necessary settings in Canvas to allow for email notifications when announcements come available.

Course requirements: Course content will mainly be delivered via online lectures, either live or recorded. Case studies will also be used to help students develop critical analysis and problem solving skills as they relate to the topics at hand. Most live sessions will consist of presentations and discussion surrounding the assigned case studies.

A total of seven case studies will be assigned throughout the semester (plus one case study to be completed during the residency week). You will be expected to (1) thoroughly review each case study, (2) provide a written response to the case study based on a set of questions developed by Dr. Collins, and (3) present your response to one case study (chosen at random) during the semester. (Note: the presentation you develop will serve as your response for that week) Students will be allowed to choose five of the other six assigned case studies to provide a written response to (i.e., one may be "skipped"). The choice of which case study to "skip" will be done at the student's discretion. Extra credit will not be given for completing all seven case studies.

Case study responses are due by the start of class, per the attached schedule. Case study responses submitted late, but within 24 hours of the specified class period will at max receive a grade of 75%. Case study responses will not be accepted later than 24 hours past the due date and time.

Course Grading Scale: Final course grades will be broken down as such:

Case study responses (5 each, equally weighted)	65%
Case study response and presentation (1 each)	20%
Final project	10%
Participation during case study discussions	5%
Total	100%

Final course grades will be based on the following ten-point scale:

A	+ 90%
B	+ 80% - 89.9%
C	+ 70% - 79.9%
D	+ 60% - 69.9%
F	Below 59.9%

Class Schedule * – 5/10/17

Week	Date	Presentations & Topics covered	Case Study Assigned (Responses due by following class period)
1	5/10	Class introduction	
	5/11	Introduction to real estate development	
	5/11	Time value of money	Time Value of Money
	5/12	Introduction to case studies	
2	5/16	Real estate valuation and feasibility analysis <i>Real estate financing, investment, and capital markets</i>	1. 503 Cricket Road
3	5/23	Case Study #1 presentations and discussion <i>Site acquisition, the developer and their partners, project delivery methodologies</i>	2. Steel Street
4	5/30	Case Study #2 presentations and discussion <i>Planning and design issues in real estate development, zoning, and permits</i>	3. Beacon Lakes
5	6/6	Case Study #3 presentations and discussion <i>Real estate taxes, market analysis, leasing</i>	4. Busse Place
6	6/13	Case Study #4 presentations and discussion <i>Front end planning, BIM execution planning</i>	-
7	6/20	BIM for Facilities Management (Dr. Eric Wetzel) <i>Land use and environmental regulations, infrastructure and urban development</i>	5. Edward Lundberg and the Rockville Building: Energy Efficiency Finance in Commercial Real Estate
8	6/27	Case Study #5 presentations and discussion <i>Green building and sustainable development</i>	6. Financial and Environmental Impact Analysis of Sustainable Retrofitting
9	7/4	July 4th – NO CLASS	-
10	7/11	Case Study #6 presentations and discussion <i>Marketing of development projects</i>	7. Reworking Office Space – Industry City, Brooklyn
11	7/18	Case Study #7 presentations and discussion <i>The Trusted Advisor, negotiation</i>	-
12	7/25	Class wrap up, final projects due	-

Denotes an asynchronous lecture

**** This schedule is tentative. Dr. Collins reserves the right to update/change this schedule as necessary throughout the semester. All due notice will be given to students if schedule changes occur.***