

BSCI 7026
Integrated Building Processes I (Project Development)

Spring 2015

BSCI 7020/7026 INTEGRATED BUILDING PROCESSES I (3) LEC. 3. Departmental approval. 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.

Class Time Residency
January 6-8 am to 10 am; 2 pm to 5 pm
January 7-8 am to 12 pm
January 8-8 am to 12 pm
January 9-8 am to 12 pm
Out of Residency
Wednesdays-6 pm to 6:50 pm (See schedule)

Location 307 Gorrie (In Residence)
Online Session (Out of Residence)

Instructor C. Ben Farrow, P.E.
Associate Professor-Aderholt Professor in Building Science

Office 214 M. Miller Gorrie Center
844-5378 (office)
334-663-5404 (cell)
844-5386 (fax)
farrocb@auburn.edu

Office Hours As requested for Executive Class

This is a Canvas supported course. Canvas will be used for posting of grades, modules, and other items as identified.

This syllabus may be altered during the semester at the discretion of the Instructor. Changes will be made in writing and distributed via Canvas.

Course Objectives

- Develop an understanding of the fundamentals of project conception and planning (Case studies and individual assignments)
- Develop an understanding of project development, marketing, and pro formas (Case study and final project)
- Identify methods of project funding, equity, and capital and their impact on construction (Final project and individual assignment)
- Understand some of the tradeoffs between development, design, and construction (All assignments)

- Research methods of site selection and land securitization and their impact on construction (Individual assignment and final project)
- Study processes and protocol in planning, zoning, and utilities (Case studies and final project)
- Identify factors that contribute to a “successful project” for all team members (All assignments)

Textbook

Selected readings will be identified as the semester progresses. No formal text is required.

Attendance & Absences

Class participation is required. Students are granted excused absences from class for 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 student organizations sponsored by an academic unit, trips for University classes, trips for participation in intercollegiate athletic events, subpoena for a court appearance, and religious holidays. Students who wish to have an excused absence from this class for any other reason must contact the instructor in advance of the absence to request permission. The instructor will weigh the merits of the request and render a decision. When feasible, the student must notify the instructor prior to the occurrence of any excused absences, but in no case shall such notification occur more than one week after the absence. Appropriate documentation for all excused absences is required. Please see the Student Policy e-Handbook for more information on excused absences (http://www.auburn.edu/student_info/student_policies/).

Academic Honesty

All portions of the Auburn University student academic honesty code (Title XII) found in the Student Policy e-Handbook will apply to this class. All academic honesty violations or alleged violations of the SGA Code of Laws will be reported to the Office of the Provost, which will then refer the case to the Academic Honesty Committee.

Special Accommodations

Students who need accommodations are asked to electronically submit their approved accommodations through AU Access and to arrange a meeting during office hours the first week of classes, or as soon as possible if accommodations are needed immediately. If you have a conflict with my office hours, an alternate time can be arranged. To set up this meeting, please contact me by e-mail. If you have not established accommodations through the Office of Accessibility, but need accommodations, make an appointment with the Office of Accessibility, 1228 Haley Center, 844-2096 (V/TT).

Email/Canvas

E-mail is recognized as an official means of communication by the University. You are responsible for any class requirements and schedules that are altered in a timely manner using e-mail. Your student e-mail account must be activated. Check it daily. You are also responsible for requirements and schedules that are posted on Canvas. The "announcement" section of Canvas will be the primary source of information distribution electronically.

Classroom Behavior

Turn off all cell phones or other electronic products before the start of class. No tobacco products are allowed.

Assignments

Assignments will be distributed with a due date given. No late assignments will be accepted unless permission is granted ahead of the deadline.

Grading

A 10-point grading scale will be used:

89.51-100	A
79.51-89.50	B
69.51-79.50	C
59.51-69.50	D
59.50 and below	F

Grades may be curved on a uniform basis such as normal distribution curve at the professor's discretion at the end of the semester. Extra credit will not be given for the course.

Class Contribution-Attendance/Participation/Punctuality	5%
Real Estate Development Class Project (group project)	20%
Case #1(group project) 2000 Tower Oaks	15%
Case #2(group project) 503 Crickett Road	15%
Case #3(group project) Project Delivery-Autodesk	15%
Individual Assignments (3-4 anticipated)	15%
Final (individual case study TBD)	15%

All projects must be completed to receive a passing grade for the class.

Schedule and Outline of Course Content

In Residence (Approx. 16 hours)

January 6: Syllabus Review
Distribution of Cases
Assignment of Case #1-Design Creates Value: 2000 Tower Oaks
History of Development in the United States

January 7: The Money Game
The Market Study Introduction
Final Project Discussion

January 8: Land Issues
Design Process

January 9: The Pro Forma
Cash Flow Statement

Out of Residence (Distance Learning Format) (Approx. 15 hours)

January 14-How this works with the Government (Azhar test)

January 21-Project Delivery

January 28-Tower Oaks Question Set 1

February 4-Tower Oaks Question Set 2

February 11-Crickett Road Question Set 1

February 18-Market Study (Azhar test)

February 25-Crickett Road Question Set 2

March 4-Market Study Due/Project Presentations

March 11-Autodesk Question Set 2

March 18-Autodesk Question Set 3

March 25 (no class-spring break at AU)

April 1-Placemaking (Azhar test)

April 8-Assignment of final exam to be due May 6; Successful project discussion

April 15-Online meetings with Farrow for final project (Your group must schedule)**

April 22-Final project presentations-Farrow*

April 29-No class with Farrow (final class projects with Azhar)

*Exact class plan on the 22nd to be coordinated with required submittal materials

**Each group will meet individually with Farrow sometimes during the week of April 13-17 for approximately 45 min. No formal meeting will occur on the night of the 15th.