Dennis A. Watsabaugh
(m) (818) 231-2288

dawatsabaugh@hotmail.com

RED 547, Section 51605D
Online

Course Objectives

This course seeks to acquaint the student with Project Management; the role of the Project Manager; Project Delivery and the types of contracts that can be used to procure construction services; the design and construction process; the business issues that a developer working with a contractor needs to know to deliver a successful development project. Construction costs typically amount of 50 – 60% of total development costs. If not properly managed, cost overruns can make or break a project for any stakeholder involved. To become better developers and investors, students should a basic understanding of how to manage and mitigate construction risks, regardless of their role as an owner, builder, and/or investor.

At the conclusion of the course, students should:

- Have a working knowledge of the role of Project Management in the development process.
- Be able to identify various project delivery methods and the contracts associated with each method.
- Be able to identify describe the various parts of the contract documents.
- Have a working knowledge of bonds, insurance and risk management.
- Have a basic understanding of the methods used by contractors to estimate and "buy-out" labor, materials, equipment and subcontracts.

Course Organization and Requirements

The course meets once per week, on Tuesdays from 6:00-8:50. Students are expected to attend each class and have read the required readings prior to class so that they can contribute to in-class discussions. Students will be graded on their performance on assignments, and exams.

Required Textbook

Meredith, Jack R.; Shafer, Scott M.; Mantel Jr., Samuel J., Project Management in Practice, Sixth Edition

Recommended Reading

Levy, Sidney M., Construction Process Planning and Management: An Owner's Guide to Successful Projects
Allen, Edward and Iano, Joseph, Fundamentals of Building Construction: Materials & Methods, Sixth Edition
Barrie, Donald S. and Paulson, Boyd C., Professional Construction Management, Third Edition.
Sears, S. Keoki; Sears; Glenn A.; Clough, Richard H.; Jerold L.; Rounds and Robert O. Segner, Jr., Construction Project Management: A Practical Guide to Field Construction Management, Sixth Edition.

Class Readings

Meeting No.	Date	Topic	Reading
1	June 9	Course Introduction; Project Management Institute **(PMI);** What is a Project & the Role of Project Manager; The Construction Industry; and The Key Players and their roles in the process; Project Pre-Planning.	Meredith: Chapters 1, 2 & 3
2	June 16	Project Delivery: The Contract, Legal Issues, etc.	AIA Documents: A101, A102, A201*
3	June 23	Project Delivery (cont.): The Procurement Process; Preparing & Evaluating the documents.	Analyze Contractor responses to the RFP*
4	June 30	Cost Estimating	Meredith Chapter 4, Guest Speaker: Steve Nelson **Mid Term**
5	July 7	Green and Sustainable Buildings.	Guest Speaker: Daniele Horton

6	July 14	Due diligence, Zoning, Building Codes, Ordinances, Construction Standards and Information resources.	No Readings
7	July 21	Scheduling: History, CPM vs PERT, Preparing, Monitoring, etc.	Meredith: Chapters 5 & 6
8	July 28	Project Controls: Value Engineering, Change Orders, Disputes, and Claims, Progress Documentations, etc.	Meredith Chapter 7
9	Aug 4	Project Closeout	Meredith Chapter 8
10	Aug 11	General Discussion of My Projects; etc.,	No Readings Final Exam

*Posted on Blackboard

Grading Policy

Mid Term Exam	30%
Final Exam	30%
Contract Comparison	15%
RFP Analysis	15%
Attendance & Class Participation	10%
Total	100%

Statement on Academic Conduct and Support Systems

Academic Conduct
Plagiarism – presenting someone else's ideas as your own, either verbatim or recast in your own words – is a serious academic offense with serious consequences. Please familiarize yourself with the discussion of plagiarism in *SCampus* in Section 11, *Behavior Violating University Standards* https://scampus.usc.edu/1100-behavior-violating-university-standards-and-appropriate-sanctions. Other forms of academic dishonesty are equally unacceptable. See additional information in *SCampus* and university policies on scientific misconduct, http://policy.usc.edu/scientific-misconduct.

Discrimination, sexual assault, and harassment are not tolerated by the university. You are encouraged to report any incidents to the *Office of Equity and Diversity* http://equity.usc.edu or to the *Department of Public Safety* http://adminopsnet.usc.edu/department/department-public-safety. This is important for the safety of the whole USC community. Another member of the university community – such as a friend, classmate, advisor, or faculty member – can help initiate the report, or can initiate the report on behalf of another person. *The Center for Women and Men* http://www.usc.edu/student-affairs/cwm/ provides 24/7 confidential support, and the sexual assault resource center webpage http://sarc.usc.edu describes reporting options and other resources.

Support Systems
A number of USC's schools provide support for students who need help with scholarly writing. Check with your advisor or program staff to find out more. Students whose primary language is not English should check with the *American Language Institute* http://dornsife.usc.edu/ali, which sponsors courses and workshops specifically for international graduate students. *The Office of Disability Services and Programs* http://sait.usc.edu/academicsupport/centerprograms/dsp/home_index.html provides certification for students with disabilities and helps arrange the relevant accommodations. If an officially declared emergency makes travel to campus infeasible, *USC Emergency Information* *http://emergency.usc.edu* will provide safety and other updates, including ways in which instruction will be continued by means of blackboard, teleconferencing, and other technology.