

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 have 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.
- Have a basic understanding of the roles of the various consultants and team members in a development project.
- Be able to identify various Project Delivery methods and the contracts associated with each method.
- Understand the due diligence process involved in land acquisition.
- Have a basic understanding of the processes and controls used during the construction of project to control risks and achieve the project objectives.

Course Organization and Requirements

The course meets once per week, on Wednesdays from 6:00-8:50 PM. Students are expected to attend each class session 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, exams and class participation.

Required Textbook

Levy, Sidney M., Construction Process Planning and Management: An Owner's Guide to Successful Projects

Recommended Reading

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.

Jack Meredith and Scott Shafer, Project Management in Practice, Seventh Edition

Project Management Institute, A Guide to the Project Management Body of Knowledge PMBOK GUIDE, Seventh Edition

Project Management Institute, Construction Extension to the PMBOK Guide

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Class Readings

Meeting No.	Date	Topic	Reading
1	June 8	Course Introduction; Project Management Institute (PMI); Construction Management Association of America (CMAA); What is a Project & the Role of the Project Manager; The Construction Industry; and the Key Players and their roles in the Process; Project Pre-Planning.	Levy: Chapters 1, 2 & 3
2	June 15	Project Delivery: The Contract, Legal Issues, Risk Management, etc.	Levy: Chapters 4 & 6; AIA Documents: A101, A102, A201*
3	June 22	Project Delivery (cont.): The Procurement Process; Preparing & Evaluating the documents.	Levy: Chapter 5; Analyze Contractor responses to the RFP*
4	June 29	Cost Estimating	Guest Speaker: Steve Nelson

5	July 6	Due diligence, Zoning, Building Codes, Ordinances, Construction Standards and Information resources.	No Readings Mid Term
6	July 13	Scheduling: History, CPM vs PERT, Preparing, Monitoring, etc.	No Readings
7	July 20	Green and Sustainable Buildings.	Guest Speaker: Daniele Horton
8	July 27	Project Controls: Value Engineering, Change Orders, Disputes, and Claims, Progress Documentations	Levy: Chapters 7, 8, & 10
9	Aug 3	Project Closeout	Levy: Chapter
10	Aug 10	Projects slide presentations	No Readings Final Exam

*Posted on Blackboard

Grading Policy

Mid Term Exam	30%
Final Exam	30%
Contract Comparison	15%
RFP Analysis	15%
Attendance	<u>10%</u>
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.