CUNY - Baruch College

Zicklin School of Business, Department of Real Estate
And
School of Public Affairs

Adjunct Lecturer: Salvador Rozenberg, MBA, R.P.A.

Course: RES 3800—Real Estate Construction Process, Building Cost and Management Issues

Course Description

Real Estate Construction Process, Building Cost and Management Issues will provide the course participant with an overview of today’s construction industry, as well as the future trends and historically growth of the industry. The course covers the construction processes, monitoring and project management. This broad treatment of the course is design to challenge the course participant with improving basic knowledge and skills required to function as a construction or project manager. The course will also be invaluable to those participants intending to pursue careers in real estate financing and development with understanding of construction concepts necessary to produce efficient and sustainable
structures at multiple urban, suburban and rural locations. Many of the project management techniques presented can be applied to organizational management. The construction means, methods and materials employed in creating structures such as commercial, government, industrial, infrastructure, research, residential and retail will be presented. Several project management topics including types of business entities, delivery systems, planning, scheduling, basic estimating, cost control (earned value analysis), procurement, bid leveling, quality control with value engineering, safety, productivity, risk management, surety bonding, insurance claims, legal issues will be addressed. Emphasis will be on the novice hands-on practical application of the construction management principles. The fall semester class meets on Tuesday’s and Thursday’s from 4:10 pm to 5:25 pm.

Prerequisite:

RES 3000 or departmental permission.
Course Objectives:

- Understanding of business entities
- Introduce the non technical oriented individual to the business aspects of the construction industry
- Understanding of construction job functions
- Introduce basic estimating and cost control skills
- Fundamentals of CSI Masterformat, contracts, AIA contracts and Requests For Proposal (RFP’s)
- Practice researching of databases to prepare proposals or bids. This practice skill sets will be utilized for the class projects
- Explore construction means, methods, materials and delivery systems
- Establish safety procedures and protocols
- Cultivate teamwork and communication skills
- Kindle professionalism and ethical business practices
Course Grading:

Attendance: 10%
Class participation: 15%
Homework: 10%
Research: 10%
Quizzes: 25%
Individual and or Team Projects: 30%

Course Rating Percentage:

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<th>Grade</th>
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<tr>
<td>A</td>
<td>93.0 – 95.0</td>
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<td>A-</td>
<td>90.0 – 92.9</td>
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<td>B+</td>
<td>87.1 – 89.9</td>
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<td>B</td>
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<td>B-</td>
<td>80.0 – 82.9</td>
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**Course Textbook:**


**Projected Course Schedule:**

Week 1 – Practice of communications skills, students prepare data sheets, discussion of class project and team organization. Purchase textbook.

Week 2 – Discuss Department of Labor description of the Construction Industry.


Week 4 – Project Manager to formulate and submit organization chart, teammates responsibility and submit team project mission statement. Field trip to project site to be announced.

Read assigned chapters of the textbook

Week 5 - Class discussion of assigned chapters.
Week 6 - Read assigned chapters and discuss chapter topics

Week 7 – Quiz I – Chapters 1 through 6 and Class discussion on the topic: Risk Management and Surety Bonding, Liability Coverage and Worker’s Compensation.

Week 8 – Class discussion on assigned chapters.

Week 9 – Class discussion on assigned chapters.

Week 10 – Preliminary submission of class project. Overview of textbook chapters.

Week 11 – Quiz II – Chapters 7 through 12.

Week 12 – Discussion of Project Scheduling and Delivery Systems

Week 13 – Class project team meeting to review for presentation

Week 14 – Final review for class presentation

Week 15 – Class Team Project Presentation