

University of North Carolina at Charlotte

Site Planning, Building Design and Construction Fundamentals

MSRE 6130 | Fall 2018 | Thursday 5:30-8:15PM CCB #601

Instructors

Daniel Wright

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Chief Operations Officer

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Office Hours: By Appointment

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Course Description

This course will introduce the essential principles of site planning, design and construction. Course material will concentrate on introducing the students to land use regulations, infrastructure, site design, and the nature and characteristics of construction materials, equipment, and systems.

Course Objectives

- Introduce key drivers for site planning
- Examine motivations for different land use types
- Discuss outcomes associated with different site plans
- Identify key players and phases involved in the construction process
- Introduce basic construction methodologies, systems and materials
- Discuss design fundamentals

Course Structure

The first half of the course dealing with site planning and building design will be taught by Mr. Wright. The second half of the course dealing with construction fundamentals will be taught by Mr. Reichard.

Texts

REQUIRED:

Professional Real Estate Development: The ULI Guide to the Business, 3rd Edition; Richard Peiser and David Hamilton

Real Estate Market Analysis: Methods and Case Studies, 2nd Edition; Deborah Brett and Adrienne Schmitz
The Owner's Dilemma by Barbara White Bryson. Greenway Communications; First edition, 2010.

Attendance

Regular attendance, promptness, and appropriate classroom decorum are expected. Excessive absenteeism, frequent tardiness, or disruptive classroom behavior may result in a substantial grade reduction at the discretion of the instructors. Excessive absenteeism is defined as more than two absences.

Code of Conduct

Academic dishonesty is not tolerated by the Belk College of Business or the instructors. All students in this class must comply at all times with University policies on academic integrity. Any student violating these policies, as defined in the Graduate Catalog, will be referred to the University administration for disciplinary action. Sanctions for academic dishonesty include, but are not limited to, receipt of a U in this course, suspension, or expulsion from the University. Policies and procedures related to academic dishonesty can be found in your copy of UNCC's Academic Integrity Code

Grading & Exams

Zoning, Geography Checklist	15%
Land Use Characteristics Handout	15%
Site Presentation	15%
Quizzes/Class Participation	15%
Construction Project	20%
<u>Final Exam (Comprehensive)</u>	<u>20%</u>
Total	100%

Total %	Grade
90-100	A
80-89	B
70-79	C
Below 70	U

Disability Services

If you have a disability that qualifies you for academic accommodations, please provide a letter of accommodation from Disability Services (phone 704-687-4355, 230 Fretwell Building) at the beginning of the semester.

Diversity

The Belk College of Business strives to create an inclusive academic climate in which the dignity of all individuals is respected and maintained. Therefore, we celebrate diversity that includes, but is not limited to ability/disability, age, culture, ethnicity, gender, language, race, religion, sexual orientation, and socio-economic status.

Electronics

Please use common sense: if electronics are contributing to the discussion – good; if they are distracting – bad. Continued use of electronics distracting other students or the instructors can result in a reduction of your final grade

About this Syllabus

This syllabus is the class contract. It clearly states the requirements this class places on both instructor and student, and the instructor will not change the conditions of this contract during the class, though minor adjustments may be made to the course outline below. This is done to insure fairness and consistency among all members of the class. By staying in this class the student accepts the conditions of this contract and agrees not to ask the instructor for exceptions to the syllabus.

Course Outline

The course outline is subject to change at the Instructor’s discretion, but the following page represents the dates of anticipated readings, assignments, exams, and presentations. If this outline changes, notification will be sent via email and posted on Canvas.

Date	5:30 – 6:45	7:00 - 8:15	Class Prep
Aug 23	Site visit to Birkdale Village & Northcross Shopping Center <i>Meet at 16700 Statesville Rd, Huntersville, NC 28078</i> <i>Just outside the Wells Fargo</i> Assignment: Zoning & Geographic Checklist		None
Aug 30	Zoning Constraints (Legally Permissible)	Geographic, Infrastructure Constraints (Physically Possible) Assignment: Land Use Characteristics	Zoning, Geographic Checklist
Sep 6	Instructor at NTBA Conference – No Class		
Sep 13	Land Use Types Site/Building Considerations; Drivers (Financially Feasible, Maximally Productive)		“Land Use Characteristics” Handout (use required texts)
Sep 20	Birkdale Village v Northcross Debate	Site/Building Design Outcomes	15-minute presentation justifying chosen site
Sep 27	Guest Speaker		
Oct 4	Construction Site Tour		
Oct 11	Design Fundamentals	Building Materials	Owner’s Dilemma: Ch1 and Intro. (pgs. 10-34)
Oct 18	Design and Construction Process	Project Team	Owner’s Dilemma: Ch2 (35- 56)
Oct 25	Project Delivery Methods	Contract Types	Owner’s Dilemma: Ch3 (57- 70)
Nov 1	Preconstruction – Design	Preconstruction – Estimating Costs	Owner’s Dilemma: Ch4 (71- 90)
Nov 8	Project Admin Part 1 – Processes		Owner’s Dilemma: Ch5 (91- 116)
Nov 15	Project Admin Part 2 – Finances		Owner’s Dilemma: Ch7 (139- 172)
Nov 22	Thanksgiving – No Class		
Nov 29	Group Presentations		
Dec 6	Reading Day		
Dec 13	Final Exam		

Title IX Reporting Obligations

UNC Charlotte is committed to providing an environment free of all forms of discrimination and sexual harassment, including sexual assault, domestic violence, dating violence, and stalking. If you (or someone you know) has experienced or experiences any of these incidents, know that you are not alone. UNC Charlotte has staff members trained to support you in navigating campus life, accessing health and counseling services, providing academic and housing accommodations, helping with legal protective orders, and more.

Please be aware that many UNC Charlotte employees, including all faculty members, are considered Responsible Employees who are required to relay any information or reports of sexual misconduct they receive to the Title IX Coordinator. **This means that if you tell me about a situation involving sexual harassment, sexual assault, dating violence, domestic violence, or stalking, I must report the information to the Title IX Coordinator.** Although I have to report the situation, you will still have options about how your case will be handled, including whether or not you wish to pursue a formal complaint. Our goal is to make sure you are aware of the range of options available to you and have access to the resources you need.

If you wish to speak to someone confidentially, you can contact any of the following on-campus resources, who are not required to report the incident to the Title IX Coordinator: (1) University Counseling Center (counselingcenter.uncc.edu, 7-0311); (2) Student Health Center (studenthealth.uncc.edu, 7-7400); or (3) Center for Wellness Promotion (wellness.uncc.edu, 7-7407). Additional information about your options is also available at titleix.uncc.edu under the “Students” tab.