

COURSE #: P6371 Being the Client (Session B)
COURSE TIME: Tuesday 4-6pm
LOCATION: TBD
INSTRUCTOR: Brooks McDaniel
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Course Description

This course will study the relationship between the developer and the architect, and will explore the development process with respect to design, project management, schedule, and risk. The objective of this course is to gain an understanding of the role of the full development team, expose the students to a variety of case studies, and provide a framework for decision making during the development process.

Course Schedule

- Week 1 – 7/9: Development Site Selection
Feasibility study.
How to determine the development envelope: zoning regulations.
Purchasing air rights to increase the development envelope.
Development bonuses (eg: community space, affordable housing, etc).
Introduction to Case Study.
- Week 2 – 7/16: Project Team – Architects and Engineers
How to read architectural and engineering drawings.
Purpose of project specifications.
Advantages of BIM.
Identifying the members of the development team.
- Week 3 – 7/23: Construction Phase
Role of design team during construction: RFIs, submittals, site observations.
Approvals Process: Permits, Inspections, TCO, C of O.
Construction types.
Advantages of modular construction.
Construction cost analysis:
 - Foundations
 - Structure
 - Envelope
 - Systems
 - Finishes

Mid-Term Exam

- Week 4 – 7/30: How to Select an Architect
Deciding factors: previous work, style, personnel/staff, marketing value.
Starchitects.
What is the value of design?
Creating a body of work:
 - Developer model
 - Design/Develop/Build model

Week 5 – 8/6: Creating Value as a Developer
How to create value as a developer at all scales.
Systems selection. Lifecycle cost. LEED Certification.
Building amenities.
Enterprise Concept: What? For Whom? To Whom? Financial Feasibility?

Week 6 – 8/13: Development Success vs Failure
Review several examples in NYC:

- Site Selection Criteria.
- Compare Designs.
- Timing.

Analysis of each example.
What role did design play in success or failure?
Discussion/Review: Student case studies.

Final: Case Study

Grading

Your grade is determined by your performance as follows:

Class Participation: 10%
Mid-Term Assignment: 30%
Case Study: 60%