CONSTRUCTION MANAGEMENT

Description
Durham School of Architectural Engineering and Construction

Construction management (CNST) is a complete undergraduate degree program available to students within The Charles W. Durham School of Architectural Engineering and Construction located at Nebraska Hall on the Lincoln City Campus and at the Peter Kiewit Institute (PKI) in Omaha. Construction is one of the largest and most diversified industries in the country, accounting for approximately 4 percent of the U.S. gross domestic product (GDP). The key professional in this vast enterprise is the “constructor,” a term given to leaders and managers in the construction industry who are responsible for planning, scheduling and building the projects designed by architects and engineers. These highly specialized efforts are indispensable in meeting the country’s growing need for new structures, infrastructure, and environmental controls that are of high quality, and are cost effective, efficient, and sustainable.

Construction firms vary in size from large corporations to small proprietorships and partnerships. These are often classified according to the kind of construction work they do: general contractors, heavy and highway contractors, specialty contractors—including mechanical and electrical—and residential builders and developers. Many firms engage in more than one category of work. Some larger companies incorporate the architectural and engineering design functions as part of their role as a design/build firm. Collectively, constructors manufacture our entire built environment—buildings for housing, commerce and industry, highways, railroads, waterways, airports, power plants, energy distribution systems, military bases and space center complexes. Thus, the construction management field is broad, requiring a unique educational background for its professional practitioners.

Although the range of construction activities appears wide and diverse, the general educational requirements for construction management are universal regardless of a particular firm’s area of specialization. Since construction is primarily a business enterprise, the graduate must have a sound background in business management and administration, as well as an understanding of the fundamentals of architecture and engineering as they relate to project design and the actual construction process in the field. Professional expertise lies in the fields of construction science, methods, and management. A working knowledge of structural design, mechanical and electrical systems, methods and materials, soil mechanics, and construction equipment is also essential.

The construction management curriculum embraces a course of study in:

1. construction project management from pre-design through commissioning;
2. project life-cycle and sustainability;
3. health and safety, accident prevention, and regulatory compliance;
4. law, contract documents administration, and dispute prevention and resolution;
5. materials, labor and methods of construction;
6. finance and accounting principles;
7. planning and scheduling;
8. cost management including plan reading, quantity take offs and estimating;
9. project delivery methods;
10. leadership and managing people; and
11. business and communication skills.

Major Department Admission
Criteria for Professional Admission to the Construction Management Degree Program

Students must complete 28 semester hours or be classified as a sophomore before applying for admission to the construction management degree program.

College Requirements
College Admission

College Entrance Requirements

Students must have high school credit for (one unit is equal to one high school year):

1. 4 units of mathematics: 2 of algebra, 1 of geometry, 1 of precalculus and trigonometry.
2. 4 units of English.
3. 3 units of natural science that must include 1 unit of physics and 1 unit of chemistry (chemistry requirement waived for students in construction management).
4. 2 units of a single foreign language.
5. 3 units of social studies.
6. Students having a composite ACT score of 28 or greater (or equivalent SAT score) will be admitted to the College of Engineering even if they lack any one of the following: trigonometry, chemistry, or physics.
7. Students having an ACT score of 19 or less in English (or equivalent SAT score) must take ENGL 150 Writing and Inquiry or ENGL 151 Writing and Argument.

A total of 16 units is required for admission.

Students must have an ACT (enhanced) score of 24 or greater (or equivalent SAT). Students who lack entrance requirements may be admitted based on ACT scores, high school rank and credits, or may be admitted to pre-engineering status in the Exploratory and Pre-Professional Advising Center. Pre-engineering students are advised within the College of Engineering.

Students for whom English is not their language of nurture must meet the minimum English proficiency requirements of the University.

Students who lack entrance units may complete precollege training by Independent Study through the UNL Office of On-line and Distance Education, in summer courses, or as a part of their first or second semester course loads while in the Exploratory and Pre-Professional Advising Center or other Colleges at UNL.

Students should consult their advisor, their department chair, or Engineering Student Services if they have questions on current policies.

Other Admission Requirements

Students who transfer to the University of Nebraska—Lincoln from other accredited colleges or universities and wish to be admitted to the College of Engineering (COE) must meet COE freshman entrance requirements and have a minimum cumulative GPA of 2.5 for Nebraska residents or
Learning Outcomes

Technical and humanities electives provide a well-rounded education that leads to a rewarding career in the construction industry. Upon graduation, students will be able to demonstrate construction management skills and knowledge with:

1. An ability to apply knowledge of mathematics, science, and applied sciences. (a)
2. An ability to design and conduct experiments, as well as to analyze and interpret data. (b)
3. An ability to formulate or design a system, process, or program to meet desired needs. (c)
4. An ability to function on multidisciplinary teams. (d)
5. An ability to identify and solve applied science problems. (e)
6. An understanding of professional and ethical responsibility. (f)
7. An ability to communicate effectively. (g)
8. The broad education necessary to understand the impact of solutions in a global and societal context. (h)
9. A recognition of the need for and an ability to engage in life-long learning. (i)
10. A knowledge of contemporary issues. (j)
11. An ability to use the techniques, skills, and modern scientific and technical tools necessary for professional practice. (k)

NOTE: Letters are references to ABET Engineering Accreditation Commission outcomes (a through k).
The long-term program educational objectives are to produce graduates who, as leaders in the field who can:

- Develop construction project objectives and plans including delineation of scope, budget, and schedule;
- Select project participants and set performance requirements;
- Maximize resource efficiency through judicious procurement and management of labor, materials and equipment;
- Implement and complete construction activities through coordination and control of scheduling, contracting, estimating and cost control;
- Develop effective communication protocols and mechanisms for resolving conflicts associated with the construction process; and
- Ensure quality and safety through design, measurement, analysis, and control.

Educational standards and criteria for construction education are established by the American Council for Construction Education (ACCE) which is the accrediting agency for construction education programs at all levels. The program at the University of Nebraska—Lincoln, having met these standards and criteria, is currently fully accredited by ACCE.

Major Requirements

Requirements for the Degree (Lincoln Campus)

First Semester

<table>
<thead>
<tr>
<th>Course</th>
<th>Title</th>
<th>Credit Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNST 131</td>
<td>Introduction to the Construction Industry</td>
<td>1</td>
</tr>
<tr>
<td>ENGR 10</td>
<td>Freshman Engineering Seminar</td>
<td>0</td>
</tr>
<tr>
<td>ENGL 151</td>
<td>Writing and Argument</td>
<td>3</td>
</tr>
<tr>
<td>GEOL 101</td>
<td>Dynamic Earth</td>
<td>4</td>
</tr>
<tr>
<td>MATH 106</td>
<td>Calculus I</td>
<td>5</td>
</tr>
<tr>
<td>ACE Elective</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Choose one course from not yet satisfied ACE outcomes 5, 7, or 9</td>
<td>3</td>
</tr>
</tbody>
</table>

Credit Hours Subtotal: 16

Second Semester

<table>
<thead>
<tr>
<th>Course</th>
<th>Title</th>
<th>Credit Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNST 112</td>
<td>Construction Communications</td>
<td>3</td>
</tr>
<tr>
<td>JGEN 200</td>
<td>Technical Communication I</td>
<td>3</td>
</tr>
<tr>
<td>STAT 218</td>
<td>Introduction to Statistics</td>
<td>3</td>
</tr>
<tr>
<td>PHYS 151</td>
<td>Elements of Physics</td>
<td>4</td>
</tr>
<tr>
<td>PHYS 153</td>
<td>Elements of Physics Laboratory</td>
<td>1</td>
</tr>
</tbody>
</table>

Credit Hours Subtotal: 14

Third Semester

<table>
<thead>
<tr>
<th>Course</th>
<th>Title</th>
<th>Credit Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>CIVE 221 / CONE 221</td>
<td>Geometric Control Systems</td>
<td>3</td>
</tr>
<tr>
<td>CNST 241</td>
<td>Construction Methods and Equipment I</td>
<td>3</td>
</tr>
<tr>
<td>CNST 252</td>
<td>Construction Materials and Testing</td>
<td>3</td>
</tr>
<tr>
<td>CNST 251</td>
<td>Construction Materials and Specifications</td>
<td>3</td>
</tr>
<tr>
<td>ENGR 20</td>
<td>Sophomore Engineering Seminar</td>
<td>0</td>
</tr>
<tr>
<td>CNST 225</td>
<td>Introduction to Building Information Modeling (BIM)</td>
<td>3</td>
</tr>
</tbody>
</table>

Credit Hours Subtotal: 15

Fourth Semester

<table>
<thead>
<tr>
<th>Course</th>
<th>Title</th>
<th>Credit Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACCT 200</td>
<td>Accounting for Business Decisions</td>
<td>3</td>
</tr>
<tr>
<td>CNST 242</td>
<td>Construction Equipment and Methods II</td>
<td>3</td>
</tr>
</tbody>
</table>
ECON 200  Economic Essentials and Issues  3
COMM 286  Business and Professional Communication  3

**ACE Elective**

Choose one course from not yet satisfied ACE outcomes 5, 7, or 9  3

**Credit Hours Subtotal:**  15

**Fifth Semester**

ARCH 331  Structural Mechanics  3
CNST 305 / ARCH 333  Building Environmental Technical Systems I  3
CNST 444  Construction Site Safety Management  3
CNST 378 / CONE 378  Construction Estimating  3
MNGT 300  Management Essentials For Contemporary Organizations  3

**Credit Hours Subtotal:**  15

**Sixth Semester**

ARCH 332  Structural Optimization  3
CNST 306  Building Environmental Technical Systems II  3
CNST 379  Construction Estimating II  3
BLAW 300  Business, Government & Society  3
FINA 300  Financial Decision Making  3

**Credit Hours Subtotal:**  15

**Seventh Semester**

CNST 476 / CONE 476  Project Budgets and Controls  3
CNST 420  Professional Practice and Ethics  3
CNST 485  Construction Planning, Scheduling, and Controls  3
MRKT 300  Contemporary Marketing  3
Technical/Design Elective  3

**Credit Hours Subtotal:**  15

**Eighth Semester**

CNST 480  Productivity and Human Factors in Construction  3
CNST 489  Senior Construction Project  3

**Construction Management Elective**  3

**ACE Elective**

Choose one course from not yet satisfied ACE outcomes 5, 7, or 9  3

**Credit Hours Subtotal:**  15

**Total Credit Hours**  120

### Additional Major Requirements

#### Grade Rules

**C- and D Grades**

Construction management students must pass all courses offered within the College of Engineering and all math and science courses with a grade of C or higher.

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**ACE Requirements**

The CNST program follows the UNL ACE general education requirements. Because of the specific needs of the program, most of these courses are specified in the curriculum. Please contact Melissa Hoffman at melissa.hoffman@unl.edu or 402-554-4482, if you are interested in more information about this program.

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**Exit Examination**

Senior students enrolled in the Capstone are required to participate in the American Institute of Constructors’ Level I examination during their last semester. Students who pass the exam will be reimbursed a majority portion of their exam registration fee.

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**Requirements for Minor Offered by Department**

This minor is for Engineering and Architecture majors ONLY.

The College of Engineering enables its students to participate in this approved minor subject to the following conditions:

1. A minor will not reduce or alter the existing course or degree requirements for students electing to pursue a minor.
2. A student’s minor program must be organized and approved by an advisor prior to the submission of the senior check to the department chair or head.
3. The minor must be approved by the advisor, the department chair or head, the Dean and the cognizant program offering the minor.
4. The College of Engineering will follow the “Plan A/B” format of the College of Arts and Sciences in which a student pursuing a single minor must complete the “Plan A” requirements. A student pursuing a double (or greater) minor must fulfill either the “Plan A” or “Plan B" requirements for both minors depending on which plan is offered by the cognizant department.
5. Minors on the Lincoln or Omaha campuses may be added by approval of the College of Engineering Curriculum Committee and faculty.

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**Course Requirements**

**Plan A only**

All courses must be taken for a letter grade.

**Required Courses**

<table>
<thead>
<tr>
<th>Course</th>
<th>Title</th>
<th>Credits</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLAW 300</td>
<td>Business, Government &amp; Society</td>
<td>3</td>
</tr>
<tr>
<td>CNST 112</td>
<td>Construction Communications</td>
<td>3</td>
</tr>
<tr>
<td>CNST 241</td>
<td>Construction Methods and Equipment I</td>
<td>3</td>
</tr>
<tr>
<td>CNST 305 / ARCH 333</td>
<td>Building Environmental Technical Systems I</td>
<td>3</td>
</tr>
<tr>
<td>CNST 378 / CONE 378</td>
<td>Construction Estimating</td>
<td>3</td>
</tr>
<tr>
<td>MNGT 300</td>
<td>Management Essentials For Contemporary Organizations</td>
<td>3</td>
</tr>
</tbody>
</table>

**Credit Hours Subtotal:**  27

**Total Credit Hours**  27
Grade Rules

C- and D Grades
Construction management students must pass all courses offered within the College of Engineering and all math and science courses with a grade of C or higher.

Pass/No Pass
All courses must be taken for a letter grade.

CNST 112 Construction Communications
Description: Development of construction industry communication skills including the ability to read contract documents. Complete comprehension of working drawings, technical terminology including graphic symbols and abbreviations. Fundamentals of drafting principles, sketching, and dimensioning techniques.
Credit Hours: 3
Max credits per semester: 3
Max credits per degree: 3
Format: LEC
Prerequisite for: CNST 225; CNST 241; CNST 251; CNST 252

CNST 131 Introduction to the Construction Industry
Description: Introduction to basic management principles and practices used in the control of manpower, materials, machinery and money in the construction of the built environment.
Credit Hours: 1
Max credits per semester: 1
Max credits per degree: 1
Format: LEC
Prerequisite for: CNST 251

CNST 225 Introduction to Building Information Modeling (BIM)
Prerequisites: CNST 112, CNST 251
Description: An introduction to the fundamentals of Building Information Modeling (BIM), establishing a solid foundation for further study in this area. BIM concepts and Modeling Techniques, and the use of the Revit Architecture platform to create detailed 3D models of construction projects will be explored.
Credit Hours: 3
Max credits per semester: 3
Max credits per degree: 3
Format: LEC
Prerequisite for: CNST 440

CNST 241 Construction Methods and Equipment I
Prerequisites: CNST 112, GEOL 101 and MATH 106.
Notes: Parallel registration in CNST 252 is recommended.
Description: Introduction to earthmoving equipment and methods: uses in the U.S. construction industry. Labor, productivity, and economic aspects of site, excavation, and foundation work utilizing various mixes of manpower and machinery. Introduction to financial principles of equipment operation and ownership. Excavation and trenching safety plus safe operation of earthmoving equipment.
Credit Hours: 3
Max credits per semester: 3
Max credits per degree: 3
Format: LEC
Prerequisite for: CNST 242

CNST 242 Construction Equipment and Methods II
Prerequisites: CNST 241
Description: The structure from grade to topping out. Functions and applications of material handling equipment from simple pulleys to large cranes. Methods of constructing concrete formwork in a variety of applications. Assembly and erection of steel, wood, precast concrete, and masonry structural elements. Material finishing methods and equipment.
Credit Hours: 3
Max credits per semester: 3
Max credits per degree: 3
Format: LEC

CNST 251 Construction Materials and Specifications
Prerequisites: CNST 112 and CNST 131
Description: Introduction to construction materials. Physical, mechanical, and aesthetic properties of soils, concrete, masonry, metals, plastics, and other materials as they relate to in-service conditions and acceptability either individually or in combination with other materials. Proper methods of specifying to achieve design and construction goals, construction safety and inspection, and to meet zoning codes and environmental requirements.
Credit Hours: 3
Max credits per semester: 3
Max credits per degree: 3
Format: LEC
Prerequisite for: CNST 225

CNST 252 Construction Materials and Testing
Prerequisites: CNST 112 and MATH 106
Notes: Parallel registration in CNST 252 is recommended. Laboratory testing procedures emphasizing testing of aggregates, soil, and concrete.
Description: Introduction to basic materials used in construction.
Laboratory testing and evaluation of material properties. Inspection and quality control of construction materials. Material variation, testing procedures and characteristics of material types including aggregates.
Credit Hours: 3
Max credits per semester: 3
Max credits per degree: 3
Format: LEC

CNST 305 Building Environmental Technical Systems I
Crosslisted with: ARCH 333
Prerequisites: PHYS 151 or permission.
Description: Characteristics and performance of buildings with respect to thermal and psychrometric environment in buildings related to human comfort, heat gain/heat loss, ventilation, natural energy systems and sustainable design principles, and plumbing and life safety systems in the built environment.
Credit Hours: 3
Max credits per semester: 3
Max credits per degree: 3
Format: LEC
Prerequisite for: CNST 405
CNST 306 Building Environmental Technical Systems II  
**Prerequisites:** MATH 106 or MATH 108H and PHYS 151 and PHYS 153  
**Description:** Fundamentals of electric power generation and distribution. Service and circuits in buildings, electrical equipment and systems in buildings, lighting principles and applications, and fire protection systems. Review of National Electric Code.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  
**Prerequisite for:** CNST 405; CNST 406  

CNST 378 Construction Estimating  
**Crosslisted with:** CONE 378  
**Prerequisites:** CNST 242 or (UNO) CONE 2420.  
**Description:** Preparation of detailed cost estimates based on contract documents. Identify and analyze cost components to perform a reliable quantity take-off. Recap components in their common trade areas for labor, material, and equipment pricing. Introduction to subcontractor bids and assembly of bid proposal.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  
**Prerequisite for:** CNST 379; CNST 440  

CNST 379 Construction Estimating II  
**Prerequisites:** CNST 378.  
**Description:** Continuation of CNST 378 with emphasis on implementing basic elements of estimating, including: quantity survey, price extension, and bidding. Advanced computer applications of estimating to various construction projects.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  
**Prerequisite for:** CNST 405; CNST 406; CNST 489  

CNST 405 Mechanical Estimating  
**Prerequisites:** CNST 305, 306 and 379.  
**Description:** Application of estimating principles, quantity take-off, bidding strategies, and computerization to the specialty field of mechanical construction.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  

CNST 406 Electrical Estimating  
**Prerequisites:** CNST 305, CNST 306 and CNST 379  
**Description:** Application of estimating principles, quantity take-off, bidding strategies, and computerization to the specialty field of electrical construction.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  

CNST 411 Project Administration  
**Crosslisted with:** CNST 811  
**Prerequisites:** CIVE 378 or CNST 379  
**Description:** An introduction to construction project administration. Ownership and organization of construction companies, construction documentation and specifications, type of contracts, take-offs, estimating, bidding, bonds, insurance, project management and administration, scheduling, time and cost management, labor law and labor relations, and project safety.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  

CNST 415 Mechanical/Electrical Project Management  
**Crosslisted with:** CNST 815  
**Prerequisites:** CNST 305, CNST 306, CNST 379  
**Notes:** CNST 405 and CNST 406 are recommended.  
**Description:** Fundamentals of project management within the mechanical and electrical contracting industry. Codes, contract documents, productivity, coordination, project control and administration, scheduling, safety, and project closeout, from a specialty contracting perspective.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  

CNST 420 Professional Practice and Ethics  
**Crosslisted with:** CNST 820  
**Prerequisites:** CNST 379 and BLAW 300 or BLAW 372  
**Notes:** This course is a prerequisite for or must be taken parallel with CNST 489.  
**Description:** Orientation to professional practice through the designers' and the contractors' relationships to society, specific clients, their professions, and other collaborators in environmental design and construction fields. Ethics, professional communication and responsibility, professional organization, office management, construction management, professional registration, and owner-designer-contractor relationships.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  
**ACE:** ACE 8 Civic/Ethics/Stewardship  

CNST 434 The Design/Build Project Delivery System  
**Crosslisted with:** CNST 834  
**Prerequisites:** CNST 379 or instructor permission  
**Description:** The organizational, managerial, ethical and legal principles involved in design/build as a construction project delivery system. Advantages and disadvantages, growth, merits, and criticism of the design-build system.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC
CNST 436 Intent and Application of International Building Code  
Crosslisted with: CNST 836  
Prerequisites: CNST 112 and CNST 251  
Description: This course is designed to provide a fundamental understanding of how to research, interpret and apply building code requirements to the design and construction of both new and renovated structures.  
Credit Hours: 3  
Max credits per semester: 3  
Max credits per degree: 3  
Format: LEC  

CNST 440 Building Information Modeling (BIM) II  
Prerequisites: CNST 225, CNST 378  
Description: Advanced topics in building information modeling, including structural and MEP modeling, 4/5 dimensional construction animations and visualization. Good knowledge of Revit Architectural Modeling and knowledge of construction estimating and scheduling is required before registering in this class.  
Credit Hours: 3  
Max credits per semester: 3  
Max credits per degree: 3  
Format: LEC  

CNST 444 Construction Site Safety Management  
Crosslisted with: CNST 844  
Prerequisites: CNST 242  
Notes: Satisfactory completion will partially qualify the individual to be designated by their employer as a construction site “competent person” by successfully completing the OSHA 30-hour Construction Safety Card as well as additional certifications in basic first aid, CPR, and AED.  
Description: Provides introductory construction site safety management for project engineers, project managers, safety teams, and company safety officers. Addresses basic accident and injury models, human accident costs, safety behavior, ethical issues in safety, workers’ compensation and EMR, job safety analysis (JSA), project site safety audits, safety promotion and training, emergency planning and response, safety management programs and training, and OSHA record-keeping and reporting.  
Credit Hours: 3  
Max credits per semester: 3  
Max credits per degree: 3  
Format: LEC  
Offered: FALL  

CNST 476 Project Budgets and Controls  
Crosslisted with: CONE 476  
Prerequisites: CONE/CNST 378; ISMG 2060 (UNO).  
Description: The basic systems related to revenues and expenses associated with record keeping of construction contracts. Managerial accounting related to planning and control of construction projects.  
Credit Hours: 3  
Max credits per semester: 3  
Max credits per degree: 3  
Format: LEC  

CNST 480 Productivity and Human Factors in Construction  
Crosslisted with: CNST 880  
Prerequisites: Senior standing, CNST 378, and MNGT 300.  
Description: Motivation and productivity improvement methods in the management of construction workers in their typical job environments. Methods to improve working environments in the field and in the office. Procedures and mechanisms to implement human behavior and ergonomics concepts for enhanced productivity and safety.  
Credit Hours: 3  
Max credits per semester: 3  
Max credits per degree: 3  
Format: LEC  

CNST 482 Heavy and/or Civil Construction  
Crosslisted with: CNST 882, CONE 482, CONE 882  
Prerequisites: Senior or Graduate standing in ARCH, AREN, CIVE, CNST, or CONE.  
Description: Application of management principles to the construction of heavy and/or civil projects. History, theory, and methods of planning and constructing heavy and/or civil projects. Emerging equipment and new equipment capabilities. Economical use of equipment and managing costs associated with production.  
Credit Hours: 3  
Max credits per semester: 3  
Max credits per degree: 3  
Format: LEC  

CNST 485 Construction Planning, Scheduling, and Controls  
Crosslisted with: CONE 485, CNST 885, CONE 885  
Prerequisites: CNST 378; CNST 2250 (UNO)  
Description: Planning and scheduling a construction project using the critical path methods (CPM) with computer applications. Project pre-planning, logic networks, network construction, time estimates, critical path, float time, crash programs, scheduling, and monitoring project activities.  
Credit Hours: 3  
Max credits per semester: 3  
Max credits per degree: 3  
Format: LEC  
Prerequisite for: CNST 489  

CNST 486 Construction Management Systems  
Crosslisted with: CNST 886  
Prerequisites: CNST 379  
Description: Application of selected topics in systems analysis (operations research) to construction management. Simulation, mathematical optimization, queuing theory, Markov decision processes, econometric modeling, neural networks, data envelopment analysis, decision analysis and analytic hierarchy processes as used in the construction industry.  
Credit Hours: 3  
Max credits per semester: 3  
Max credits per degree: 3  
Format: LEC
**CNST 488 Residential Construction and Real Estate**

**Crosslisted with:** CNST 888  
**Prerequisites:** CNST 379  
**Description:** Application of various strategies to real estate development including community and residential design, planning, site selection, land development, marketing and customer service. Methods used by construction companies to analyze, bid, and market their developments to customers through the pre-construction and bidding process.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC

**CNST 489 Senior Construction Project**

**Prerequisites:** CNST 379, CNST 420, CNST 476, CNST 485. CNST 480 must be completed as a prerequisite or taken parallel.  
**Notes:** CNST 489 is a capstone course.  
**Description:** Execution of a construction project involving conceptual design and location, estimating, bidding, site layout, construction organization, planning and scheduling, cost control, records management, and project completion and documentation.  
**Credit Hours:** 3  
**Max credits per semester:** 3  
**Max credits per degree:** 3  
**Format:** LEC  
**ACE:** ACE 10 Integrated Product

**CNST 498 Special Topics in Construction Management**

**Crosslisted with:** CNST 898  
**Prerequisites:** Permission.  
**Notes:** A signed student-instructor learning contract is required.  
**Description:** Individual or small group investigation of topics in construction management.  
**Credit Hours:** 1-6  
**Min credits per semester:** 1  
**Max credits per semester:** 6  
**Max credits per degree:** 6  
**Format:** LEC  

PLEASE NOTE  
This document represents a sample 4-year plan for degree completion with this major. Actual course selection and sequence may vary and should be discussed individually with your college or department academic advisor. Advisors also can help you plan other experiences to enrich your undergraduate education such as internships, education abroad, undergraduate research, learning communities, and service learning and community-based learning.

**16 HR TERM 1**

**ACE 3 Math/Science**  
complete MATH 106, GEOL 101

MATH 106 and GEOL 101 both become critical to your success in the major if not completed by the end of the second term of enrollment.

**ACE 5 Humanities**

**Construction**

**Complete CNST 131**

CNST 131 becomes critical to your success in the major if not completed by the end of the third term of enrollment.

**Engineering Seminars**

**Complete ENGR10#**

ENGR 10 becomes critical to your success in the major if not completed by the end of the first term of enrollment.

**14 HR TERM 2**

**Construction**

**Complete CNST 112**

CNST 112 becomes critical to your success in the major if not completed by the end of the second term of enrollment.

**ACE 1 Technical Comm**

**Complete JGEN 200**

**ACE 3 Statistics**

**Complete STAT 218**

**ACE 4 Physics**

**Complete PHYS 151, PHYS 153**
PHYS 151 and 153 become critical to your success in the major if not completed by the end of the third term of enrollment.

**15 HR TERM 3**

**Construction Sciences**

complete CIVE 221, CNST 251, CNST 252

CNST 241 becomes critical to your success in the major if not completed by the end of the third term of enrollment.

**Engineering Seminars**

complete ENGR20#

ENGR 20 becomes critical to your success in the major if not completed by the end of the fifth term of enrollment.

**Additional Construction**

complete CNST 225

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**15 HR TERM 4**

**Business**

complete ACCT 200, ECON 200

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**Equip And Methods II**

complete CNST 242

CNST 242 becomes critical to your success in the major if not completed by the end of the fourth term of enrollment.

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**15 HR TERM 5**

**Finance and Management**

complete MNGT 300

MNGT 300 becomes critical to your success in the major if not completed by the end of the sixth term of enrollment.

**Architecture**

complete ARCH 331

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**Construction Sciences**

complete CNST 305

CNST 444 is also recommended in this term.

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**Construction**

complete CNST 378

CNST 378 becomes critical to your success in the major if not completed by the end of the fifth term of enrollment.

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**Milestones**

1. Professional Admission into College.

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**15 HR TERM 6**

**Construction Sciences**

complete CNST 306

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Construction Management

Construction
complete CNST 379

CNST 379 becomes critical to your success in the major if not completed by the end of the sixth term of enrollment.

Finance and Management
complete FINA 300

FINA 300 becomes critical to your success in the major if not completed by the end of the sixth term of enrollment.

Architecture
complete ARCH 332

Business
complete BLAW 300

15 HR TERM 7

Business
complete MRKT 300

Technical Electives
recommend 1 or more courses

Additional Construction
complete CNST 420, CNST 476

15 HR TERM 8

Construction
complete CNST 489

CNST 489 becomes critical to your success in the major if not completed by the end of the eighth term of enrollment.

Construction Mngt Elect
recommend 1 or more courses

ACE 9 Global/Human Divers
complete 1 from ACE9

Complete an ACE 5, 7, or 9 requirement this term.

Technical Electives
recommend 1 or more courses

Additional Construction
complete CNST 480

Graduation Requirements
1. 120 hours required for graduation.
2. 2.40 GPA required for graduation.
3. 30 of the last 36 hours must be taken at UNL/UNO.

Career Information
The following represents a sample of the internships, jobs and graduate school programs that current students and recent graduates have reported.
Jobs of Recent Graduates

• Field Engineer, SKANSKA RMD Civil West - Phoenix AZ
• Project Superintendent, Chief Construction - Grand Island NE
• Engineer I, Kiewit - Omaha NE
• Project Manager/Designer, Continental Fire Sprinkler Company - Omaha NE
• Sales Engineer, Johnson Controls - Oklahoma City OK
• Project Engineer, McCarthy Building Co. - Colorado Springs CO
• Project Manager, Balfour Beatty - San Francisco CA
• Field Engineer, JE Dunn Construction - Kansas City MO
• Project Controls Associate, Black and Veatch - Overland Park KS
• Field Engineer - LEED Buildings, Hensel Phelps - Dallas TX

Internships

• Estimating Intern, Walt Disney World - Lake Buena Vista FL
• Field Engineer Intern, Hensel Phelps - Houston TX
• Engineer Intern, Kiewit Building Group - Omaha NE
• Project Management Intern, Simply Better Homes - Omaha NE
• Superintendent Intern, Hasselden Construction - Denver CO
• Field Coordinator, Holder Construction - Atlanta GA
• Project Management Internship, Brinkman Constructors - Denver CO
• Design Engineer, Continental Fire Sprinklers - Omaha NE
• Estimating Intern, Sampson Construction - Lincoln NE
• Assistant Project Manager, Ayars & Ayars, Inc. - Lincoln NE

Grad Schools

• Ph.D. in Construction, University of Nebraska-Lincoln - Lincoln NE
• M.S. in Construction, University of Nebraska-Lincoln - Lincoln NE
• Masters in Community and Regional Planning, University of Nebraska-Lincoln - Lincoln NE
• M.S. in Project Management, Norwegian University of Science and Technology - Trondheim, Norway
• Master of Business Administration, Kaplan University - Online