

LIFE CYCLE MANAGEMENT OF CONSTRUCTION FACILITIES

PROBLEMS OF APPROACHES TO REAL ESTATE VALUATION

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This article explores the problems associated with approaches to real estate valuation. It examines the main problems such as the lack of available and reliable data, insufficient consideration of contextual factors, the subjectivity of the assessment, as well as the variability of the real estate market. The problems of approaches to real estate valuation are considered in detail and solutions to these problems are proposed.

Keywords: life cycle, real estate, valuation, appraiser, market value, comparative approach, cost approach, income approach.

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CURRENT TRENDS AND PROSPECTS FOR THE DEVELOPMENT OF MULTIFUNCTIONAL REAL ESTATE COMPLEXES, INCLUDING SPORTS FACILITIES

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The article examines the mechanisms for developing development projects for multifunctional complexes (MFCs), taking into account the specifics of their implementation throughout the life cycle of the facility. The article is devoted to the study of the current stage of improving the quality of life of citizens of the Russian Federation, characterized by the priority direction of state policy aimed at transforming the role of sports and physical culture for the population of the country, as one of the integral stages of self-development and personal growth of a person, the improvement of the nation, the productive leisure of citizens, which, in turn, is inextricably linked with improving the current level of development of sports infrastructure. To effectively solve the assigned problems, the goal of the research is the construction of new progressive sports infrastructure facilities, as well as the optimization of approaches to the management of already functioning sports facilities, as well as the formation of a comfortable environment for their further comprehensive development.

The attractiveness and successful implementation of IFC projects in modern conditions is substantiated, in close cooperation with the integral introduction of sports and recreational facilities into their projects, which most fully ensures the degree of satisfaction of the population's needs for the availability of sports and the inclusion of physical education and recreational activities in the daily routine of the population. Modern multifunctional real estate complexes, which include sports facilities, are the most attractive in market conditions, since they represent not just sports-oriented facilities, but represent, in general, an extensive,

developed sphere of physical culture and health services, fully focused on the changing needs of consumers, through the progressive diversity of object forms and competition between them.

Keywords: multifunctional real estate complexes, Life cycle, sports facilities, sports infrastructure, current trends, development prospects.

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2. Surveying: organization, expertise, management. Part one. Organizational and technical module: textbook / edited by prof. P.G. Grabovoi. - 2nd ed., revised and enlarged. - Moscow: ASV Publishing House, Prosvetitel Publishing House, 2021. - 584 p. - Text: direct.
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IMPLEMENTATION OF THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT IN THE FORMATION OF A DYNAMIC MODEL OF THE UNIVERSITY CAMPUS E.E. PROKSHITS

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The article considers the modern university campus in the form of a complex dynamic system consisting of five subsystems: educational, scientific, infrastructural, social and residential. The main principles and components of the sustainable development of the university campus have been identified, which will improve the quality of the future capital construction facility both in the early stages of its life cycle and in the subsequent ones: management, design and operation processes. The main directions for the development of the concept of innovative development of a modern campus, taking into account the principles of sustainable development, are identified. The objective function for the dynamic system of the university campus is formulated taking into account the factors of sustainable development. The research is of practical importance, as its results can be used in the design and development of university campuses, contributing to the creation of a comfortable and supportive environment for the learning and development of young people.

Keywords: university campus, life cycle, sustainable development, innovative educational environment, target function

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TECHNOLOGY AND ORGANIZATION OF CONSTRUCTION

THE ANALYSIS OF FOREIGN EXPERIENCE OF ARCHITECTURALLY TYPOLOGICAL FORMATION BUILDING OF SCHOOL

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The general principles of typical building design are considered. The issues of architectural and typological formation of school buildings are highlighted. Based on the analysis, the main solutions in the formation, development and improvement of standard projects of school buildings are identified. Typical projects ensure maximum alignment of the functional requirements of buildings with the climatic requirements of

building sites. This method allows you to create standard projects for different climatic zones. Research on the general principles of the formation of standard projects is an urgent topic.

Keywords: standard design, school building, domestic experience

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NORMATIVE BASES AND METHODOLOGY OF QUALITY ANALYSIS OF THE DEVELOPED DESIGN AND TECHNOLOGICAL DOCUMENTATION

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The issues of normative substantiation of the applied organizational and technological solutions that contribute to improving the efficiency of the construction of construction facilities are considered. The methodology is described and the method developed by the authors of the article for assessing the quality of the development of projects for the organization of construction and work projects is given.

Keywords: construction organization project, work production project, regulatory documentation

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URBAN PLANNING, PLANNING OF RURAL SETTLEMENTS

THEORETICAL FOUNDATIONS OF ARCHITECTURAL AND LANDSCAPE RECONSTRUCTION OF AN EDUCATIONAL COMPLEX ON THE EXAMPLE OF RECONSTRUCTION OF THE KOZHINYH ESTATE IN THE VILLAGE OF VESHALOVKA, LIPETSK REGION

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Based on an analysis of the goals, principles and means of architectural landscape reconstruction, a concept is proposed for the formation of a comfortable environment, as well as ways to sustainably maintain it in the garden and park ensemble of an architectural heritage monument, the Kozhin estate in the village of Veshalovka, Lipetsk region. The concept includes the recreation of the natural landscape of the park, taking into account the actualization of the modern needs of visitors and its further use as a tourism product.

Keywords: architectural and landscape reconstruction, revitalization, garden and park areas, estate.

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FORMATION OF TOURIST PRODUCT ATTRACTIVENESS

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Based on the analysis of the tourism industry, the concept of formation of a competitive tourist product is proposed. The analysis aimed at studying the influence of architecture, urban planning, and innovative solutions in ensuring the competitiveness of the tourist product in the Arctic regions is presented. In particular, it considers the problem of creating attractive tourist spaces in remote cities and hard-to-reach villages, where the features of cultural and natural heritage require non-standard approaches to stimulate infrastructural development and increase attractiveness for visitors. In the framework of research into the formation of the attractiveness of the tourist product proposed design concept for the formation of architectural and landscape environment of natural areas of the region as an object of tourism proposed by the authors from the Department of Design of Buildings and Structures named after N. V. Troitsky. N. V. Troitsky VGTU.

Keywords: tourism, sustainable development, Arctic, public spaces, architecture.

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ENVIRONMENTAL SAFETY OF CONSTRUCTION AND URBAN ECONOMY

ANALYSIS OF THE SOLAR SYSTEM POTENTIAL IN DYNAMICS FOR CONDITIONS CENTRAL CHERNOZEM REGION OF RUSSIA

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Traditionally, heat supply (heating, hot water supply) to low-rise buildings in rural areas is carried out from generators running on fossil fuels or electric boilers. Technical wear and tear of power lines leads to frequent emergency shutdowns, which limit the operation of heat generators. The situation can be corrected by integrating solar power plants into traditional electrical and (or) thermal systems. At the same time, the environmental effect of this implementation is also noted. This paper provides an assessment of the gross, technical and economic potential of a solar water heating installation in dynamics for the conditions of the Central Black Earth region of Russia. The effectiveness of the solar system has been demonstrated using different methods of its implementation and sources of financing.

Keywords: solar water heaters, solar system, solar radiation, profitability, payback period, ecology.

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