M. E. RINKER, SR.
SCHOOL OF BUILDING CONSTRUCTION
UNIVERSITY OF FLORIDA

Course Policies and Procedures

BCN 6905 Pre-Construction Services (3 credits)
http://web.dcp.ufl.edu/chini

INSTRUCTOR: Abdol Chini, Room 332 Rinker Hall, Tel: 273-1165 chini@ufl.edu
CLASS TIME: Tuesday 3:00-4:55pm and Thursday 4:05-4:55pm, RNK 230

OFFICE HOURS: Tuesday and Thursday 1:00 – 3:00pm, RNK 332

PREREQUISITE: BCN 4612C or BCN 5618C

DESCRIPTION: Analysis of pre-construction services including, feasibility studies, conceptual estimating, scope definition, cost estimating & GMP, constructability & design review, value engineering, and bid review & comparison.

METHOD: Three lecture periods per week.

OBJECTIVES:
The role of the construction estimator has changed dramatically over the years, particularly for those involved in non-traditional design-bid-build construction delivery methods. The delivery method selected by a construction owner has tremendous impact upon the definition of the contractor's preconstruction role. Contractors and subcontractors will typically experience one of four project delivery methods on most of their projects:

- Traditional Design-Bid-Build based on completed bid documents
- Construction Management-Agency where the trade contracts are directly with the owner
- Construction Management @ Risk with a Guaranteed Maximum Price (GMP) based on less than 100 percent documents
- Design-Build with all design and construction responsibility combined.

The recent trend toward more construction management and design build project delivery demands greater estimator capability than traditionally required with Design-Bid-Build.

STUDENT LEARNING OUTCOMES:
Upon completion of this course students will demonstrate their ability to:

1 - Compute the probable total cost of a project on the basis of available information including, a) Conceptual estimate, b) Preliminary budget estimate, c) Proposal estimate, and d) Guaranteed Maximum Price (GMP) estimate
2 - Determine the viability of a project before it begins by providing accurate scope definition and material/system specifications
3 - Identify and select best value alternatives for designs, materials, processes and systems
4 - Evaluate, breakdown, and compare proposals (bids) by Subcontractors and Suppliers.

COURSE MATERIALS:

1. Textbook: Holm, Schaufelberger, Griffin, and Cole: *Construction Cost Estimating: Process and Practices*, Prentice Hall, ISBN0-13-049665-0, recommended but not required.
2. Software: CostWorks by R.S. Means (http://rsmeansonline.com/), student fee for one year subscription is $95, required.

GRADING SYSTEM:

2 Tests @ 25% each	= 50%
Term Project	= 25%
Homework	= 15%
Quizzes	= 5%
Attendance	= 5%
Total	=100%

Grades will be computed according to the following scale: A=93-100; A- =90-92.9; B+ =87-89.9; B=83-86.9; B- =80-82.9; C+ = 77-79.9; C=73-76.9; C- =70-72.9; D+ =67-69.9; D=63-66.9; D- =60-62.9; E<60.

HOMEWORK:

Assigned homework problems are due at the beginning of the next lecture period. Late homework will not be accepted and student will receive a zero on the assignment. All work turned in for this course is expected to be of professional quality in content and presentation. Homework problems may be graded by detailed checking or based on overall attempt. Instructor may choose not to grade some homework. Homework grade will be computed according to these policies.

ATTENDANCE:

Attendance is required. Instructor may choose the days for taking the rolls. Attendance grade will be computed in proportion to the number of presence on the days the rolls were taken. No make-up tests will be given, unless arrangements are made prior to your absence.

UF HONOR CODE:

We, the members of the University of Florida community, pledge to hold ourselves and our peers to the highest standards of honesty and integrity.

Be aware of the Honor System of University of Florida. All students in this course are subject to the requirements of the University of Florida's Honor Code. Although joint work on assignments may be acceptable in some cases, duplication of an assignment, both manually or by computer will be considered an act of academic dishonesty and dealt with accordingly. On all work submitted for credit by students at the university, the following pledge is either required or implied**: "On my honor, I have neither given nor received unauthorized aid in doing this assignment.**"

SPECIAL ACCOMODATIONS:

Students requesting classroom accommodations must first register with the Dean of Students Office. The Dean of Students Office will provide documentation to the student who must then provide this documentation to the Instructor when requesting accommodation.

COURSE OUTLINE

Week	SUBJECT AND COVERAGE	ASSIGNMENT
1	Introduction, Project delivery methods, Pre-construction services, feasibility study	HW#1
2	The Estimate, Different types of estimate, Conceptual estimate	HW#2
3	Parametric estimate, Range estimate	HW #3
4	Detailed estimate, Unit-price estimate	HW #4
5	Cost estimate, Guaranteed Maximum Price	HW#5
September 29	**Test # 1**	
7	Scope definition, Risk analysis and contingencies	HW #6
8	Case studies – Guest speakers	
9	Constructability and design review	HW#7
10	Value engineering	HW#8
11	Request for proposal, bid review and analysis	HW #9
12	Scheduling	
November 17	**Test 2**	
14	Best practices – Guest speakers	
Nov 29, Dec 1 & 6	**Term project presentation**	
December 13	**Term project due**	
First day	August 23, 2016	
No Class	**November 24, 2016**	
Last Day	December 6, 2016	

Disclaimer: This syllabus represents my current plans and objectives. As we go through the semester, those plans may need to change to enhance the class learning opportunity. Such changes, communicated clearly, are not unusual and should be expected.