

Principles of Construction Management

BCN 3027C

T, R: Period 7-8 (1:55 PM - 3:50 PM), 110 Rinker Hall

Spring 2025

Instructor:

Robert F. Cox, Ph.D.

Office Location:

306 Rinker Hall

Email:

robcox@ufl.edu

Phone:

(352) 273-1183

Graduate Assistants:

Josie Blohm jblohm@ufl.edu

Morgan Young young.morgan@ufl.edu

Office hours are Tuesday and Thursday between 1:00 – 1:45 PM, and by appointment.

Contact Kim Rosenstock at krosenstock@ufl.edu to secure an appointment.

Course Description:

This course examines the role of various players involved in the construction and the administration of a construction project, the importance of ethical conduct in all aspects of construction business and operations, and development of advanced writing and presentation skills for construction professionals.

Course Learning Outcomes:

Upon completion of the course, students will demonstrate their ability to:

1. Recognize the nature of the building process, risk, project life cycle, the construction industry and its professional organizations.
2. Describe the roles of the professional constructor, owner, developer, architects, engineer, construction manager, general contractor, subcontractor, and suppliers.
3. Understand the administration of a commercial construction project, including the use of scheduling, estimating and other project controls.
4. Recognize the skills necessary to maximize the effectiveness of their summer internship.
5. Prepare an understanding and awareness of ethical issues in the construction industry.
6. Compose and present on topics related to construction industry and professionalism.
7. Recognize the importance of conflict resolution and negotiations.

Additional information on the BCN undergraduate learning outcomes is available at:

<https://catalog.ufl.edu/ugrad/current/construction/ALC/building-construction.aspx>. For this course, the CLOs will be evaluated according to the table below.

Course Learning Outcomes (CLOs)	Assignment(s)	Student Learning Outcome (SLO)		Percent students passing with a 70% or higher
		SACS	ACCE	
1. Recognize nature of building process	Exam 1	4	13	70%
2. Describe roles of project professionals	Exam 1 & 2	4	12	70%
3. Demonstrate jobsite administration	Exam 1	1	4, 5, 16	70%
4. Recognize internship skills	Career Presentation	5		70%
5. Prepare for ethical issues	Ethics essay paper	4	6	70%
6. Compose and present	Course Review Pres.	1	2	70%
7. Recognize importance of negotiation	Exam 1 & 2	4	17	70%

SACS = Southern Association of Colleges and Schools, ACCE = American Council for Construction Education

Required Texts:

One textbook is required for this course and readily available at the UF bookstore or online retailers, and should be obtained prior to the second week of class.

- (1) *Construction Project Management: A Complete Introduction*. Alison Dykstra, AIA, CSI. Copyright 2011. ISBN-13: 978-0982703496, Kirshner Publishing Company.

Course Schedule:

A detailed course schedule, with a week-by-week topic list and due dates for readings, quizzes and assignments, is provided on CANVAS. **SUBJECT TO CHANGE DUE TO UNFORESEEN CONFLICTS AND PROGRESSION OF TOPICS**

		SPRING 2025	NOTES
WEEK	Date	Planned Topics *SUBJECT to Change	
1	Jan 14	Course Introduction / Review Syllabus	Presentation #1 Assigned
	Jan 16	Lecture 1: Construction Project Players	Dykstra: Ch. 1, 3 Quiz #1
2	Jan 21	RESUMES and PHOTOS – Resume Year Book	
	Jan 23	Lecture 2: Stages of a project / Risk Management JE DUNN – Julianna Chappell and Curtis Delaquil	Dykstra: Ch. 4
3	Jan 28	Lecture 3: Feasibility, programming, and design; Sustainability Considerations	Dykstra: Ch. 5, 7 Dykstra: Ch. 2, Appendix A (2 nd Ed.) LEED Considerations HW is Assigned
	Jan 30	Lecture 4: Project delivery <i>Career Fair Presentations</i>	Dykstra: Ch. 6 Quiz #2 Presentation #1 DUE on Canvas before class
4	Feb 4	Lecture 5: Bidding and award Dalton Edgell, Carlton Construction <i>Career Fair Presentations</i>	Dykstra: Ch. 8, 9
EXCOM Retreat	Feb 6	Lecture 6: Owner’s Perspective on Site Location and Project Feasibility <i>Career Fair Presentations</i>	Thinking Like an Owner In-Class Activity
5	Feb 11	Site Location and Project Feasibility <i>Career Fair Presentations</i>	Thinking Like an Owner In-Class Activity
	FEB 12	CM Career Fair	
	Feb 13	Lecture 7: Conceptual Estimating	Dykstra: Ch. 10 (1 st Ed.); 10, 11 (2 nd Ed.) Quiz #3 Conceptual Estimating Group Activity
6	Feb 18	Exam #1	
ACCE	Feb 20	High Profile Owners- Kyle Burton / Matt Brown	
7 ABC	Feb 25	Lecture 8: Estimating and Long-Lead Items / Price Escalations	Dykstra: Ch. 10 (1 st Ed.); 10, 11 (2 nd Ed.) Dykstra: Ch. 21 (1 st Ed.); 23 (2 nd Ed.) Quiz #4

ABC	Feb 27	Lecture 15: Business ethics Guest Lecture: Cali McIntyre, Burns and McDonnell	Dykstra: Ch. 11 (1 st Ed.); 12 (2 nd Ed.) Ethics Paper Assignment
8	Mar 4	Lecture 9: Contract documents (AIA 101)	Dykstra: Ch. 14, 15, 16 (1 st Ed.); 15, 16, 17 (2 nd Ed.) Quiz #5 AIA 201 Activity
	Mar 6	Lecture 10: Preconstruction, mobilization, and construction; Job Site Administration	Dykstra: Ch. 17, 18 (1 st Ed.); 18, 19, 20 (2 nd) Ch. 12, 13 (1 st Ed.); 13, 14 (2 nd Ed.) VIDEO Lecture on your Own
		J1 Field Trip – March 6-7	
9	Mar 11	Lecture 11: Creating and using schedules	Dykstra: Ch. 19, 20 (1 st Ed.); 21, 22 (2 nd Ed.)
	Mar 13	Lecture 12: Buying out the job	Quiz #6
10		Spring Break Mar 17-22	
11	Mar 25	Lecture 13: Project Cost Accounting	
	Mar 27 TH	Lecture 14: Changes in the work	Quiz #7 Dykstra: Ch. 22 (1 st Ed.); 24 (2 nd Ed.) Ethics Essay paper due
12	Apr 1 T	Lecture 16: Getting paid	Dykstra: Ch. 23 (1 st Ed.); 25 (2 nd Ed.)
	Apr 3	Getting paid	Quiz #8
13	Apr 8	Lecture 18: Claims and disputes	Dykstra: Ch. 24 (1 st Ed.); 26 (2 nd Ed.)
	Apr 10	Lecture 19: Close-out and occupancy	Dykstra: Ch. 25 (1 st Ed.); 27 (2 nd Ed.) Quiz #9
14	Apr 15	Course Review Presentations	Dykstra: Ch. 25 (1 st Ed.); 27 (2 nd Ed.)
	Apr 17	Course Review Presentations	Quiz #10
15	Apr 22	TBD	
Thurs	May 2	FINAL EXAM 10:00 am – 12:00 pm	RNK 110

* UNLESS OTHERWISE NOTED, ALL Assignments are due before the start of class. **Schedule is subject to change.**

Evaluation of Grades:

One, 2-hour lecture period and one, 2-hour combined lecture and lab session will be held each week. Text readings and should be done before the lecture in which they are discussed. Please see the detailed course schedule below. **PLEASE NOTE: IT IS NOT THE INTENT OF THE INSTRUCTOR TO TEACH CONTENT DIRECTLY FROM THE TEXTBOOK.** Students are responsible for the content of all reading materials, whether or not the material is covered in class. We will also discuss current issues and articles may be posted to the class website for review. During weekly sessions, graded in-class assignments will be given to reinforce topics from lecture and guest speakers may be invited to share their perspectives on the construction industry.

Becoming comfortable presenting your ideas is a key objective for this course. Each student will prepare and give two formal, and several debriefing presentations during the semester: one is a brief overview of a company attending the Rinker Career Fair (3-4 minutes); one is a course topic review at the end of the semester; and on-going discussions on in-class activities and reading assignments. Should public speaking be a concern, please contact the instructor as early as possible.

Two exams will be given in the semester. These exams will be held during class time. The format may include short answer, essay, multiple choice, and/or sketches. A *comprehensive* final exam will be given during finals week as scheduled by the Rinker office. **Note: The final exam is May 2nd from 10:00 am to 12:00 pm.**

Final grades will be calculated based on the following weighting:

Mid-term Exam 1	30%
Final Exam (Cumulative)	35%
Quizzes (lectures, textbook)	10%
In-class and HW assignments	10%
Presentations	10%
Ethics essay paper	<u>5%</u>
TOTAL	100 %

You are responsible for addressing grades within one week of the grade being posted on the course’s e-Learning website. After one week, the grade stands for the class regardless of cause or circumstance.

Grading Policy:

Final grades will be assigned according to the following scale. Divide the total points you earn by the total possible points to obtain your percent. Decimal points will not be rounded.

Percent	Letter Grade	Grade Points
93.0 - 100	A	4.00
90.0 - 92.99	A-	3.67
87.0 - 89.99	B+	3.33
83.0 - 86.99	B	3.00
80.0 - 82.99	B-	2.67
77.0 - 79.99	C+	2.33
73.0 - 76.99	C	2.00
70.0 - 72.99	C-	1.67
67.0 - 69.99	D+	1.33
63.0 - 66.99	D	1.00
60.0 - 62.99	D-	0.67
0 - 59.99	E	0.00

More information on grades and grading policies at UF is available at:
<https://catalog.ufl.edu/ugrad/current/regulations/info/grades.aspx>

Class Attendance and Make-Up Policy:

Attendance is strongly encouraged through graded in-class activities and participation. Late quizzes, in-class assignments and essays will be accepted with 50% reduction of potential points, no later than the start of the next scheduled class. Make-up in-class activities and exams are rarely allowed and are handled on a case-by-case basis. .

Students Requiring Accommodations:

Students with disabilities requesting accommodations should first register with the Disability Resource Center (352-392-8565, www.dso.ufl.edu/drc/) by providing appropriate documentation. Once registered, students will receive an accommodation letter which must be presented to the instructor when requesting accommodation. Students with disabilities should follow this procedure as early as possible in the semester.

Course Evaluation:

Students are expected to provide professional and respectful feedback on the quality of instruction in this course by completing course evaluations online via GatorEvals. Guidance on how to give feedback in a professional and respectful manner is available at <https://gatorevals.aa.ufl.edu/students/>. Students will be notified when the evaluation period opens, and can complete evaluations through the email they receive from GatorEvals, in their Canvas course menu under GatorEvals, or via <https://ufl.bluera.com/ufl/>. Summaries of course evaluation results are available to students at <https://gatorevals.aa.ufl.edu/public-results/>.

Class Demeanor:

It is expected that everything submitted for a grade will be professional, with your name and date, with correct spelling and grammar. The goal is for all work to represent what you would submit to your immediate boss in a job scenario.

Cell phone use is not allowed during class time. Set your cell phones to vibrate or silent while in the classroom. Use of cell phones during an exam will result in failing the exam.

No work will be accepted via an e-mail submission without prior consent of the instructor. All assignments should be uploaded to the appropriate assignment submission location on the course's e-Learning website. *Please try to communicate with me during office hours and before or after class periods.* You are important to me as a student—I am simply overwhelmed with electronic communication and will respond to e-mails as soon as I can.

University Honesty Policy:

UF students are bound by The Honor Pledge which states, "We, the members of the University of Florida community, pledge to hold ourselves and our peers to the highest standards of honor and integrity by abiding by the Honor Code. On all work submitted for credit by students at the University of Florida, the following pledge is either required or implied: "On my honor, I have neither given nor received unauthorized aid in doing this assignment." The Honor Code specifies a number of behaviors that are in violation of this code and the possible sanctions (<https://www.dso.ufl.edu/sccr/process/student-conducthonor-code/>). Furthermore, you are obligated to report any condition that facilitates academic misconduct to appropriate personnel. If you have any questions or concerns, please consult with the instructor or TAs in this class.

Counseling and Wellness Center

Contact information for the Counseling and Wellness Center is available on the web at <http://www.counseling.ufl.edu/cwc/Default.aspx> or by phone at (352) 392-1575; and the University Police Department: (352) 392-1111 or 9-1-1 for emergencies.