

University of Florida  
M.E. RINKER, Sr. SCHOOL OF CONSTRUCTION MANAGEMENT  
**BCN 3700 Construction Contracts, 3 Credits**  
FALL 2025 | Syllabus

**Instructor:** Eileen Pesantes, PhD  
**Office:** 313 Rinker Hall  
**Office hours:** MW 10:30- 11:30, or by appointment. Office hours may be conducted via Zoom.  
**Email:** Mail tool in Canvas (preferred method)  
**Prerequisites:** BCN 3027C – Principles of Construction Management  
**Meeting Period:** Tuesdays, periods 2 and 3 (8:30-10:25) and Thursdays period 2 (8:30-9:20)  
**Location:** Rinker 238

**COURSE DESCRIPTION:** Study of the organization and functioning of the construction industry based on principles of contract law, and the application of contract law to construction contractual relationships.

**INSTRUCTIONAL METHODS:** Class lectures, videos, quizzes, discussion, assignments, exams.

**PURPOSE OF COURSE:** This course is the first in a series of Construction Management courses and is designed to teach basic legal principles involved in the building of a construction project. “Contracts” provides a general understanding of contractual relationships in the construction industry, and the most common forms of contractual relationships between the owner, designer, contractor, subcontractor and supplier. This course will include a close examination of basic principles of CONTRACT LAW, the AIA contract documents, and certain alternative forms of contracts. The relationship of each contracting party to the other will be identified and remedies to balance the risks involved in construction will be discussed.

**COURSE LEARNING OUTCOMES (CLOs):** Upon completion of the course students will be able to demonstrate their ability to: write a basic contract based on legal principles; be able to understand the various construction contracts; understand the roles and legal obligations/requirements of the procurement process; understand construction lien law and the contractor’s rights, responsibilities and remedies; warranties, and bonds, and be aware of their importance; knowledge regarding labor law; be aware of the ethical questions that arise in construction contracts.

**ASSESSMENT:**

Assessment	SLO 17	SLO 6,17	SLO 6,17	SLO 17
Semester Exams	#1	#2	#3	
Final Exam				X

Assessment	Target
Semester exams	At least 80% receive a C- or better.
Final exam	At least 80% receive a B- or better.

## REQUIRED TEXTBOOKS

Montoya, Mike and Campbell, Donald E., "Construction Contracts and Law", West Academies Publishing, 2019.

**CLASS POLICIES:** Class participation is a **VERY** important aspect of this course. Each student is expected to attend every class, be on time and in their seat and ready for the lecture. Quizzes and attendance will be given on a frequent basis! To receive any consideration for any absence the student is responsible for notify the instructor before the event causing the absence. Exceptions will apply only to unforeseeable events. The student is expected to conduct him/herself in a professional manner. Disruptive conduct in the class will not be acceptable. The instructor is NOT responsible for any electronic failures. Email test responses are NOT acceptable.

## COURSE GRADING (Tentative point distribution):

4 Exams	60%.
Assignments	35%.
Quizzes	5%.

## GRADING BASED ON POINTS EARNED AS A PERCENTAGE OF TOTAL POINTS

A=93-100	C=73-76.99
A-=90-92.99	C-=70-72.99
B+=87-89.99	D+=67-69.99
B=83-86.99	D=63-66.99
B-=80-82.99	D-=60-6.99
C+=77-79.99	E<60

**NETIQUETTE, COMMUNICATION COURTESY POLICY:** All members of the class are expected to follow rules of common courtesy in all email messages, threaded discussions, and chats. The class also may have guest speaker presentations. As common courtesy to our guests, refrain from using any electronics during their presentations unless you are taking notes.

**CELLPHONES.** Cellphone use is not allowed in classrooms unless authorized by instructor. Unauthorized Use of cellphones during class will discount attendance. Use of cellphones during an exam will result in failing the exam.

**LAPTOPS & TABLETS.** These devices should only be used to take notes related to lectures. Use of these devices for social media or any other unrelated purposes during class hours will result in a penalty of 10 points for every incident.

## COMMUNICATION

- Use the e-Learning in Canvas environment to send an email to the instructor and teaching assistant. Do not e-mail the course instructor and teaching assistant outside of the e-Learning in Canvas system because emails received outside of e-Learning will not receive a response. Please allow 36 hours for a response to your email. The instructor and teaching assistant reserve the right not to respond to course inquiries on the weekend.
- You are responsible for addressing grades/omissions within one week of the grade being posted on e-Learning in Canvas. After one week, the grade/input stands for the class regardless of cause or circumstance.

**ACCESSING UNIVERSITY ACADEMIC POLICIES AND CAMPUS RESOURCES:** To support consistent and accessible communication of university-wide student resources, please use this link to academic policies and campus resources: <https://go.ufl.edu/syllabuspolicies>.

## TENTATIVE SCHEDULE

Date	Topic	Chapter
Week 1	Introduction, Course objectives	Chapter 1
Week 1	Introduction to Const. Law	Chapter 1
Week 2	Construction Contracts, Case study discussion (1)	Chapter 2
Week 2	Case study presentations (1)	
Week 3	Roles of Project Team, uniform Commercial Code, Case study discussion (2)	Chapters 3-4
Week 3	Case Study Presentations (2)	
Week 4	Test 1	Chapters 1-4
Week 4	Project Delivery Methods, contract types	Chapters 5-6
Week 5	Contract Types, case study discussion (3)	Chapter 6
Week 5	Case Study Presentations (3)	
Week 6	Contract Clauses	
Week 6	Procuring Designers and Contractors	Chapter 7
Week 7	Purchase Orders and Subcontracts, case study discussion (4)	Chapters 8
Week 7	Case Study Presentations (4)	Chapter 5-8
Week 8	Test 2	Chapters 5-8
Week 8	Project Scheduling and Delays	Chapter 9
Week 9	Insurance and Bonds Case study discussion (5)	Chapter 10
Week 9	Case Study Presentation (5)	
Week 10	Payment Issues, case study discussion (6)	Chapters 11
Week 10	Case Study Presentations (6)	
Week 11	Contract Changes	Chapter 12
Week 11	Review Test 3	Chapter 9-12
Week 12	Test 3	Chapters 9-12
Week 12	Breach of Contract	Chapter 13
Week 13	Completion, Acceptance and Warranties, Case Study discussion (7)	Chapter 14
Week 13	Case Study Presentation (7)	
Week 14	Claims and Disputes	Chapter 15
Week 14	Case study in-class work	
Week 15	Review of the course	
Finals Week	Test 4	

**Note from the instructor:** *The 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.*