**M.E. Rinker Sr. School of Construction Management**

**University of Florida**

**Semester Course Outline**

**BCN 4905 – Residential Planning & Feasibility** **Fall 2025** **3 credits**

**INSTRUCTOR:**  Mark Russell, PhD, PE, 331 Rinker Hall, [russ1307@ufl.edu](mailto:russ1307@ufl.edu) (352)273-1172

**PREREQUISITES:** Senior standing or permission of instructor

**METHOD:**

The course consists of 3 hours of classroom time per week including in-class assignments, workshops, and take-home exercises. Students will work on example problems, homework assignments, and assigned projects outside of class.

Students will work individually unless a specific project calls for team assignments.

**DESCRIPTION:**

The goal of the course is to help students to understand the principles and practices of residential land development. This course introduces students to the nomenclature and process of developing real property. This includes basic library and computer research techniques, demographic analysis of Census data, market analysis and capture ratios, the political review process, design development and engineering, conceptual cost estimates, and the cash flow associated with the analysis of financial feasibility.

**TEXT/SOFTWARE:**

Kone, Linda. ***Land Development***, 10th edition. National Association of Home Builders. Home Builders Press, ISBN-13: 978-0867186093

**STUDENT LEARNING OUTCOMES:**

1 Create written communication appropriate to the construction discipline

2 Create oral presentations appropriate to the construction discipline

4 Create construction project cost estimates.

5 Create construction project schedules.

6 Analyze professional decisions based on ethical principles.

7 Analyze methods, materials, and equipment used to construct projects.

11 Understand construction accounting and cost control.

**COURSE LEARNING OUTCOMES:**

1. To comprehend the complexity and multidiscipline aspects of the land development process.
2. To appreciate all parties involved in the land development process.
3. To understand the total building process.
4. To become construction professionals with good general knowledge.
5. To create a real-life situation for the site development project by simulating professional practice.
6. To build teamwork abilities, communication skills and leadership skills.
7. To become critical thinkers and self-learners.

**CANVAS:**

This course utilizes Canvas as a repository for all course material including lecture notes, quizzes, forms, tutorials, and grades. It is the student’s responsibility to take advantage of the university resources to learn how to utilize Canvas.

Periodically the instructor will communicate with the class via e-mails from Canvas. Please note: Do not respond to these e-mails. If you need to communicate use the instructor’s e-mail: [russ1307@ufl.edu](mailto:russ1307@ufl.edu).

**ONLINE COURSE RECORDED MATERIAL POLICY:**

Although the course is planned to be taught face to face, our class sessions may be audio visually recorded. Students who participate with their camera engaged or utilize a profile image are agreeing to have their video or image recorded. If you are unwilling to consent to have your profile or video image recorded, be sure to keep your camera off and do not use a profile image. Likewise, students who un-mute during class and participate orally are agreeing to have their voices recorded. If you are not willing to consent to have your voice recorded during class, you will need to keep your mute button activated and communicate exclusively using the "chat" feature, which allows students to type questions and comments live. The chat will not be recorded or shared. As in all courses, unauthorized recording and unauthorized sharing of recorded materials is prohibited.

**EXPECTATIONS:**

BCN 4905 is a Senior 1 course. The instructor expects that students will be able to learn and assimilate materials on their own. Students are also expected to comport themselves in a professional manner. Specific expectations for students include:

1. Students should review course material on their own outside of class.
2. Students should be on time for the virtual lectures and actively contribute to the course or participate in the course weekly discussion board.
3. Students should work on class assignments as if they were job assignments.

**Instructor Response Time:**

The instructor will routinely check the course for postings or emails, Monday – Friday (8 am - 11 am) and sometimes on the weekend. You can anticipate a 24 to 48 hour response, Monday –Thursday for communication with the instructor. If it appears to be taking longer, feel free to send a reminder email. However, to ensure delivery of emails that don’t end up in a spam folder, ensure that you send them from the website or your UFL account.

The instructor normally grades assignments and provides feedback once a week within a week of the assignment completion date. Extra Credit is graded at the end of the week that it is submitted.

**ATTENDANCE and CLASS PARTICIPATION:**

Attendance is part of the overall grade. Random attendance quizzes will be taken throughout the course. Only documentation to validate excused absence will be permitted as an alternative to attending the course.

Requirements for class attendance and make-up exams, assignments, and other work in the course are consistent with university policies that can be found at: https://catalog.ufl.edu/ugrad/current/regulations/info/attendance.aspx.

**Group Projects**:

There will be one major group project in which teams of students will analyze a project and present their results to the class. You will be assigned into a group randomly. The team is free to establish their preferred method for communicating with each other. Two class periods will be set aside for the class presentations.

**GRADE CALCULATION:**

|  |  |
| --- | --- |
| Project assignments | 600 points |
| Attendance | 100 points |
| Tests (2) | 100 points |
| Final Exam | 100 points |
| Final Individual Project | 100 points |
| Total | 1000 points |

**GRADING:**

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| The point value for each assignment will be clearly indicated when assigned. | | | | | | | | | | | | |
| Letter Grade | A | A- | B+ | B | B- | C+ | C | C- | D+ | D | D- | F |
| Total Points | 930-1000 | 900-929 | 870-899 | 830-869 | 800-829 | 770-799 | 730-769 | 700-729 | 670-699 | 630-669 | 600-629 | 0-599 |
| Quality Points | 4.0 | 3.67 | 3.33 | 3.0 | 2.67 | 2.33 | 2.0 | 1.67 | 1.33 | 1.0 | 0.67 | 0.0 |

<https://catalog.ufl.edu/ugrad/current/regulations/info/grades.aspx>

There is no rounding up of grades

**LATE WORK:**

Allowing some persons extra time to complete assignments while others are on time is inherently unfair. Therefore: Late work may be penalized.

* -10% for each class period late. For example, if an assignment is due on Wednesday, and you do not turn it in, you have until the beginning of the next class (Monday) to turn it in for a -10% reduction. However, it is always better to turn in work late than not at all.
* Extenuating circumstances will be evaluated by the instructor on a case by case basis. Please contact the course professor as soon as you realize you have a concern.

**National Association of Home Builders (NAHB):**

Students in this class are encouraged to join the NAHB Student Chapter.

The NAHB Student competition normally takes place during February. During the fall, NAHB student competition teams prepare their solution package regarding the development of a selected parcel of land. This course will use the NAHB student competition parameters for evaluating the site. The best team from the class may be eligible to represent the University of Florida at the International Builders Show. More information is available at the following website: https://www.nahb.org/Why-NAHB/Types-of-Membership/Student-Chapter-Membership/Student-Competition

**UF Policies:**

**University Policy on Accommodating Students with Disabilities (Required):**

“Students with disabilities requesting accommodations should first register with the Disability Resource Center (352-392-8565, [www.dso.ufl.edu/drc](http://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.”

**University Policy on Academic Conduct:**

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 honesty 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 (<http://www.dso.ufl.edu/sccr/process/student-conduct-honor-code/>) specifies a number of behaviors that are in violation of this code and the possible sanctions. 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.

**Class Demeanor or Netiquette:**

All members of the class are expected to follow rules of common courtesy in all email messages, threaded discussions and chats. [Describe what is expected and what will occur as a result of improper behavior [See Sample Netiquette Document](http://teach.ufl.edu/resources/syllabus-templates/)]

**Getting Help:**

For issues with technical difficulties for Canvas, please contact the UF Help Desk at:

* http://helpdesk.ufl.edu
* (352) 392-HELP (4357)
* Walk-in: HUB 132

Any requests for make-ups due to technical issues MUST be accompanied by the ticket number received from the Help Desk when the problem was reported to them. The ticket number will document the time and date of the problem. You MUST e-mail your instructor within 24 hours of the technical difficulty if you wish to request a make-up.

Other resources are available at <http://www.distance.ufl.edu/getting-help> for:

* Counseling and Wellness resources
* Disability resources
* Resources for handling student concerns and complaints
* Library Help Desk support

(Required) Should you have any complaints with your experience in this course please visit <http://www.distance.ufl.edu/student-complaints> to submit a complaint.

**Student Evaluations:**

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. Summaries of course evaluation results are available to students at <https://gatorevals.aa.ufl.edu/public-results/>.

**Board of Governors updated regulation 8.003:**

Instructional materials for this course consist of only those materials specifically reviewed, selected, and assigned by the instructor. The instructor is only responsible for these instructional materials.

**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.

**Schedule:**

|  |  |  |  |
| --- | --- | --- | --- |
| **WEEK** | **DATE** | **TOPIC** | |
| **1** |  | Syllabus, Course Overview.  Introduction to the Development Process: Characterizing the Developer, Steps in the Development Process. Critical Aspects of the Development Success. |  |
|  | Teams and Partners in the Development Process, Marketing and Pre-qualification. Introduction to Feasibility Analysis. |  |
| **2** |  | Introduction to Project. Teams development. |  |
|  | Site Selection and Use: Physical, Legal and Political, and Offsite Factors. |  |
| **3** |  | Geographic Information System, Maps and Imagery - Visit to the Marston Science Library. |  |
|  | Site Analysis. |  |
| **4** |  | ***Assignment 1 Due – Class Presentations.*** |  |
|  | Field Trip - Site Visit |  |
| **5** |  | Lecture - Site Engineering: Use of the Site, Infrastructure Issues, Grading Plan, Drainage Plan. Subdivision Design, Cost Estimates, Schedules (5th period). |  |
|  | **TEST 1** (4th period) |  |
| **6** |  | Guest Speaker Overview of the Development Process. |  |
|  | Visit to the First Step Center, City of Gainesville. |  |
| **7** |  | ***Assignment 2 Due –Class Presentations.*** |  |
|  | Market Research: Market Research and Development Strategies, Connection between Market Research and Marketing of the Project, Developing a Marketing Strategy, Data Sources. Market Analysis: Defining the Problem, Constrains to the Project, Defining the Market Area, Evaluating Demand for the Project, Evaluating Competitive Supply, Estimating Capture and Absorption Rates. |  |
| **8** |  | Feasibility Analysis: Preliminary Drawings, Initial Construction and Total Cost Estimates, Estimates of Rents or Prices, Absorption, Value and Rate of Return. |  |
|  | Guest Speaker Sustainable Site Development. |  |
| **9** |  | Guest Speaker Commercial Development. |  |
|  | ***Assignments 3, 4 Due – Class Presentations.*** |  |
| **10** |  | **TEST 2** (4th period).  Lecture - Financing Development: Source of Capital, Lenders and Equity Investors, Cash Flow Analysis, The Loan Application and Lender Criteria, The Underwritting Process, Acquiring Land Through Options and Other Techniques (5th period). |  |
|  | The Public Sector and Development: Growth Management, Zoning, Codes and Regulations. The Public Sector and Development: Taxation and Infrastructure Provision, The Public Sector as Development Partner. |  |
| **11** |  | Guest speaker: Financing the Development. |  |
|  | Single Family Homes – Design. |  |
| **12** |  | Single Family Homes – Estimating, Scheduling. |  |
|  | ***Assignments 5, 6, 7 Due – Class Presentations.*** |  |
| **13** |  | Contract Negotiation, Commitment. |  |
|  | Project Start-Up: Contract or Agreements with Owners and Others. Request for Payment, Changes, Project Close-Out. |  |
| **14** |  | Sales and Marketing. |  |
|  | Guest speaker: Sales and Marketing. |  |
| **15** |  | ***Assignments 8, 9, 10 and 11 Due - Final Class Presentations.*** |  |
|  |  | **FINAL EXAM** |  |