University of Florida
M.E. RINKER, Sr. SCHOOL OF CONSTRUCTION MANAGEMENT

BCN 3700 Construction Contracts, 3 Credits

Fall 2023 | Syllabus

Instructor: Eileen Pesantes, PhD
Office: 313 Rinker Hall
Office hours: M 12:45- 1:45, W 11:45 – 12:45, 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 Exam	#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	400 points.
Quizzes and Assignments	100 points.
Attendance	50 points.
TOTAL	**550 points**

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

UNIVERSITY POLICY ON ACCOMMODATING STUDENTS WITH DISABILITIES: Students with disabilities who experience learning barriers and would like to request academic accommodations should connect with the disability Resource Center. Click here to get started with the Disability Resource Center. It is important for students to share their accommodation letter with their instructor and discuss their access needs, as early as possible in the semester.

UNIVERSITY POLICY ON ACADEMIC MISCONDUCT: 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 Conduct Code specifies a number of behaviors that are in violation of this code and the possible sanctions. Click here to read the Conduct Code. If you have any questions or concerns, please consult with the instructor in this class.

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.

STUDENT COURSE 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, or via https://ufl.bluera.com/ufl/. Summaries of course evaluation results are available to students at https://gatorevals.aa.ufl.edu/public-results/.

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.

CAMPUS RESOURCES:

Health and Wellness

U Matter, We Care: If you or someone you know is in distress, please contact umatter@ufl.edu, 352-392-1575, or visit U Matter, We Care website to refer or report a concern and a team member will reach out to the student in distress.

Counseling and Wellness Center: Visit the Counseling and Wellness Center website or call 352-392-1575 for information on crisis services as well as non-crisis services.

Student Health Care Center: Call 352-392-1161 for 24/7 information to help you find the care you need, or visit the Student Health Care Center website.

University Police Department: Visit UF Police Department website or call 352-392-1111 (or 9-1-1 for emergencies).

UF Health Shands Emergency Room / Trauma Center: For immediate medical care call 352-733-0111 or go to the emergency room at 1515 SW Archer Road, Gainesville, FL 32608; Visit the UF Health Emergency Room and Trauma Center website.

GatorWell Health Promotion Services: For prevention services focused on optimal wellbeing, including Wellness Coaching for Academic Success, visit the GatorWell website or call 352-273-4450.

ACADEMIC RESOURCES

E-learning technical support: Contact the UF Computing Help Desk at 352-392-4357 or via e-mail at helpdesk@ufl.edu.

Career Connections Center: Reitz Union Suite 1300, 352-392-1601. Career assistance and counseling services.

Library Support: Various ways to receive assistance with respect to using the libraries or finding resources.

Teaching Center: Broward Hall, 352-392-2010 or to make an appointment 352- 392-6420. General study skills and tutoring.

Writing Studio: 2215 Turlington Hall, 352-846-1138. Help brainstorming, formatting, and writing papers.

Student Complaints On-Campus: Visit the Student Honor Code and Student Conduct Code webpage for more information.

On-Line Students Complaints: View the Distance Learning Student Complaint Process.

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, communicate clearly, are not unusual and should be expected.*