

Construction Finance

BCN 4753

M Period 5-6 (11:45 AM - 1:40 PM)

W Period 5 (11:45 AM - 12:35 PM)

RNK 206

Spring 2026

Instructor:

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Office hours are M/W between 8:30 – 10:30 AM, and by appointment.

Course Description: This course introduces the financial principles and practices essential for managing construction projects and companies. Students will learn how to analyze and control project costs and cash flows, understand and generate financial statements, and apply financial tools to ensure project profitability and sound accounting. At the end of the course, students will have developed the skills needed to effectively oversee and monitor financial aspects of construction projects and make informed financial decisions.

Course Learning Outcomes (CLOs):

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

1. Understand and apply construction accounting and cost control (SACS 4, ACCE SLO 14).

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

https://catalog.ufl.edu/UGRD/colleges-schools/UGCMN/CM_BSCM/#academiclearningcompacttext

For this course, the CLOs will be evaluated according to the table below.

Course Learning Outcome (CLO)	Assignment(s)	Student Learning Outcome (SLO)		Percent students passing with a 70% or higher
		SACS	ACCE	
Apply financial feasibility processes	Assignments	4	14	70%
Build cash flow projections	Quiz	4	14	70%
Understand accounting principles in construction	Project Submission 1	4	14	70%
Interpret financial ratios and statements	Quiz	4	14	70%
Explain cost of financing and corporate cash flows	Quiz	4	14	70%
Ex-post analysis full financial feasibility model	Project Submission 2	4	14	70%
Estimate and justify general conditions	Quiz	4	14	70%

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

Required Texts:

There are no required textbooks for this course. All text materials will be provided electronically.

Course Schedule:

Wk.	Topic
1	Financial Feasibility for Building Projects Financial Feasibility for Building Projects, <i>continued</i>
2	<i>Holiday – No Class</i> Determining Project Cash Needs

3	Projecting Cash Flow
	Projecting Cash Flow, <i>continued</i>
4	Creating Payment Applications from Cash Flow from Cash Flow Projections,
	Creating Payment Applications from Cash Flow from Cash Flow Projections, <i>continued</i>
5	Time Value of Money
	Time Value of Money, <i>continued</i>
6	Financing a Company's Financial Needs
	Financing a Company's Financial Needs, <i>continued</i>
7	Cost of Financing a Project
	Cost of Financing a Project, <i>continued</i>
8	Accounting Fundamentals
	Accounting Fundamentals, <i>continued</i>
9	Financial Ratios and Statements
	Financial Ratios and Statements, <i>continued</i>
10	<i>Spring Break</i>
	<i>Spring Break</i>
11	Estimating Labor Burden and Overhead
	Estimating Labor Burden and Overhead, <i>continued</i>
12	Depreciation
	Project Corporate Cash Needs, <i>continued</i>
13	Tools for Making Financial Decision
	Over/under Billings and Committed Costs, <i>continued</i>
14	Estimating Cash Flow for Projects + Companies
	Estimating Cash Flow for Projects + Companies, <i>continued</i>
15	Work in Progress Statements
	Work in Progress Statements, <i>continued</i>

* Due at the start of class. Schedule is subject to change.

Evaluation of Grades:

3-hour class meetings will be held each week. During these meetings, we will review the expected course deliverables, host relevant guest speakers from the construction industry, and allow you to present and receive feedback on the progress of your work. **All work in this course is to be completed individually.**

Final grades will be calculated based on the following weighting:

In-class and Take-Home Assignments (10%)

These assignments will assess your mastery of the course content.

Quizzes (60%)

Weekly in-class quizzes will assess students' learning outcomes (Section IV).

Projects (30%)

Individual projects will assess your ability to formulate and assemble financial analysis for construction finance tasks.

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. You are responsible for all material presented in class, lecture notes on the course's e-Learning website, handouts, guest speakers, and anything said or written by the instructor. Working days are provided on the schedule for your benefit. Use that time to ask questions and receive one-on-one assistance from the instructor and TAs.

Allowing some students extra time to complete submission, while others are delivered on time, is inherently unfair. Therefore, **ALL LATE SUBMISSIONS ARE PENALIZED**, regardless of the reason. You should consider each due date as a firm deadline, in a similar fashion to submitting a bid. The following rules apply to all assignments:

- For any submission required electronically, it must be submitted **AT THE START OF CLASS** on the given due date to receive full credit, **NOT** by the end of class and **NOT** by the end of the business day.
- For any submission required electronically, corrupted or **unreadable files will be treated as non-submissions**. If your submitted document is unreadable or corrupted, it will not be graded. You will be notified, but this will not extend your submission deadline.
- Partial submissions are unacceptable. If your submission is missing part of an assignment, that assignment will earn 0 points. Once the deadline passes for a submission upload, you cannot add missing items.

Requirements for attendance, make-up exams, assignments and other work in this course are consistent with UF policies found at: <https://catalog.ufl.edu/ugrad/current/regulations/info/attendance.aspx>.

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 correct spelling and grammar. The expectations and caliber of the work expected in this course are elevated to the level of the business community and evaluated against that baseline. Work that may have been previously accepted during your academic career may no longer be acceptable here. When available, use software to produce your work. If your work product is considered unacceptable in the workplace, then it is unacceptable here. The goal is for all work to represent what you would submit to your immediate boss in a job scenario. If your boss won't accept, then we won't either.

This course has been taught for many years, and as a result, there may be a temptation to "rely on the work of others" for inspiration. Should the instructor determine that a student's work is substantially similar to that of another (either past or present), the student may be subject to a rejection of that assignment and will be cited with an honor court violation. Similarly, the use of materials, worksheets, or data from previous semesters is considered cheating. Your work is subject to electronic verification by TurnItIn® or other technologies.

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.

Quiz/Exam Dates/Policies

Exam dates are posted in the course schedule, and makeup exams are only available with prior approval.

Assignment Policy

Assignment due dates will be listed in Canvas. Late work is not accepted without prior approval.

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.

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>.