

Course Syllabus - CNST 2341

Construction Documents

Course Description:

This course introduces students to the numerous contract documents used throughout commercial construction. It offers the basic understanding of contracts and their many parts that make up the “Contract Documents”, various delivery methods, typical contractual relationships, key and critical issues, special provisions, bidding and award of contracts, bonding and insurance, and change orders. This course covers the fundamentals of Contract Documents that will enable students to understand commercial construction contracts and agreements.

Course Prerequisites & Requirements:

Grade of “C” or better in CNST 2321 or 2325.

Textbook:

Not required

Course matter is included in Modules, case studies, and postings on Blackboard and should be read before class in order to understand and reinforce concepts covered in class.

Course Learning Outcomes:

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

1. Identify the key elements of a contract.
2. Identify the components of Contract Documents.
3. Understand different contract delivery methods.
4. Describe the pros and cons to each delivery method.
5. Understand the importance of Specifications and the front-end documents.
6. Understand the purpose of the bid documents and its components.
7. Recognize and describe common terminology.
8. Recognize and understand standard contracts.
9. Understand and produce various contract forms and documents.
10. Understand typical contractual relationships and their responsibilities.
11. Understand the key elements of contracts like scheduling, safety, insurance and bonds.

Student Learning Outcomes:

7. Analyze construction documents for planning and management of construction processes:
12. Understand different methods of project delivery and the roles and responsibilities of all constituencies involved in the design and construction process
17. Understand the legal implications of contract, common and regulatory law to manage a construction project

Course and Student Learning Outcome Mapping:

Student Learning Outcome	Course Learning Outcomes
7	5, 6, 7
12	1, 2, 3, 4
17	8, 9, 10, 11

Student Learning Assessment and Assessment Target:

Assessment	SLO#7	SLO#12	SLO#17	Assessment Target
Assess(A)	X	X	X	At least 70% of students receive a grade of 70 or better

Class Grading

Quizzes & Homework	30%
Midterm Exam	30%
Final Exam	40%

These percentages are approximate and will vary depending on the number of quizzes and assignments included during the semester. The percentages above are not used to calculate final grades.

Grading Scale:

Letter Grade	Score
A	94-100%
A-	90-93%
B+	87-89%
B	83-86%
B-	80-82%
C+	77-79%
C	73-76%
C-	70-72%
D+	67-69%
D	60-66%
F	0-59%

Class Schedule

WEEK#	TOPIC
1	<ul style="list-style-type: none">• Introduction• Module 1
2	<ul style="list-style-type: none">• Module 2• Module 3
3	<ul style="list-style-type: none">• Module 4• Module 5
4	<ul style="list-style-type: none">• Module 6• Module 6
5	<ul style="list-style-type: none">• AIA 201 General Conditions of the Contract
6	<ul style="list-style-type: none">• AIA 201 General Conditions of the Contract
7	<ul style="list-style-type: none">• AIA 133 & 201
8	<ul style="list-style-type: none">• Mid Term Exam on AIA 133 & 201 (Date subject to change and will be verified in class)
9	<ul style="list-style-type: none">• Midterm review• Scheduling
10	<ul style="list-style-type: none">• Ethics• Safety
11	<ul style="list-style-type: none">• Bonds and insurance• Labor
12	<ul style="list-style-type: none">• Subcontracting
13	<ul style="list-style-type: none">• Review for Final Exam
14	<ul style="list-style-type: none">• Final Exam

Note that this class schedule can vary due to weather, football game conflicts, holidays, and force majeure events. The instructor will provide updates as soon as available in class or by Blackboard email.

Bidding documents and contract documents commonly used in construction projects and an understanding of the hierarchy/relationships among these documents.

Blackboard email. The instructor will use this for updates and communication throughout the semester. It is critical that each student have a working UH email account and check it several times a week.

Blackboard access. Assignments, tests, quizzes, etc. will all be administered via Blackboard so this is key for student participation and success.

Attendance & Participation:

Class attendance and participation is for the benefit of all the students and is highly expected. Attendance will be taken periodically throughout the semester. The use of electronics is limited to class activities. All tests, quizzes, papers, etc. will be submitted to Blackboard. However, emailing, web trolling, and other non-course uses of laptops, phones, Ipads, etc. are not allowed during class times. There will be several sessions with no electronics allowed and this will be announced by the instructor.

Academic Honesty:

Students who violate University rules on scholastic dishonesty are subject to disciplinary penalties, including the possibility of failure in the course and dismissal from The University. Because an ethics violation harms the individual, all students, and the integrity of The University, policies on scholastic dishonesty will be strictly enforced. The goal of this instructor is to maintain a level playing field for all students with no unfair advantages.

University Counseling and Psychological Services:

Counseling and Psychological Services (CAPS) can help students who are having difficulties managing stress, adjusting to college, or feeling sad and hopeless. You can reach CAPS (UH main campus www.uh.edu/caps, or UH Sugar Land campus <http://www.uh.edu/dsaes/uhsugarland/>) by calling [713-743-5454](tel:713-743-5454) during and after business hours for routine appointments or if you or someone you know is in crisis. No appointment is necessary for the "Let's Talk" program, a drop-in consultation service at convenient locations and hours around campus.

UH main campus: http://www.uh.edu/caps/outreach/lets_talk.html

UH Sugar Land campus: <http://www.uh.edu/dsaes/uhsugarland/>

Students with Disabilities:

University of Houston provides, upon request, appropriate academic adjustments for qualified students with disabilities. Any student with a documented disability (physical or cognitive) who requires academic accommodations should contact the Center for Students with Disabilities (713-743-5400) for more assistance.

Exam Policy:

Exams will primarily include material covered in class discussions and homework assignments. Make-up exams will be given **only** in the event of a verified emergency or doctor-verified sickness. Assignments turned in late, if accepted, will receive a reduced grade at the discretion of the Instructor. The student is responsible for all reading assignments and class handouts whether or not covered in class or listed on the syllabus. **Students must be in class to take any exam or quiz. There are no quiz make ups.**

Course/Instructor Evaluation:

A course / instructor evaluation will be conducted by the department near the end of the semester and is important for course improvement and College accreditation. Any suggestions you have on improving the course, however, are welcome at any time.

For detailed information about Disabilities, Religious Holy Days, the Academic Calendar, and Academic Honesty, and other information, please visit the UH website.

Emergency procedure:

See the attached University summary or refer to: <http://www.uh.edu/emergency-management/planning-and-response/faculty-preparedness/>