

**CSM 4013 – CONSTRUCTION ESTIMATING I – SPRING 2010**

SECTION 901 - 2:00PM-3:15PM TR (FS 3.512)

SECTION 902 - 3:30PM-4:45AM TR (FS 3.528)

**INSTRUCTOR:** Jude W. Patin, P.E., PhD (Hon)  
**OFFICE** MNT 1.140      **PHONE:** 458.3010      **EMAIL:** jude.patin@utsa.edu  
**OFFICE HRS:** 10:00 am – 12:00 pm MWF, 1:00 pm - 2:00 pm TR, or by appointment

**PREREQUISITE:** CSM 2323 and enrollment as a major in Construction Science and Management

**CATALOG COURSE DESCRIPTION:** (3-0) 3 hours credit. Introduction to estimating procedures for buildings related to quantity surveying, cost of materials and labor, life-cycle costs, and applicable software. (Same as ARC 4013. Credit cannot be earned for both CSM 4013 and ARC 4013.)

**COURSE OBJECTIVES:** A student completing CSM 4013 will be able to:  
 1. Interpret construction documents and specifications  
 2. Be familiar with units of measure in English and Metric systems  
 3. Be familiar with fundamentals of quantity survey and labor/production rates  
 4. Be familiar with construction procures relating to quantity survey, estimating, scheduling , and bidding in the CSI format.

**COURSE POLICIES:**  
 1. No late homework or make-up exams (excuses for such are defined by the university rules and regulations).  
 2. Students are encouraged to attend their classes. If absence is necessary, instructors are to be notified before the fact, if possible.  
 3. Each and every student is entitled to as much consultation time as may be required. To preserve the privilege of obtaining individual assistance, each student is expected to attend class regularly.  
 4. In-class participation and questions are encouraged. They may positively influence grading decisions in borderline cases.  
 5. All cell phones must be off, not vibrate, but off while in class. All cell phones will be inside back packs or otherwise stored away from the student during all examinations.  
 6. All students are required to have a University network account to access the computers and WebCT.

**COURSE MATERIAL & RESOURCES:** **Course Materials:**  
 • Patin and Rosso, 2009. "Plan Analysis and Cost Estimating - For Residential Construction" ISBN: 978-0-9819204-0-5, Dalrymple Press, Baton Rouge, LA.  
 • CM Pro Calculator (Model 4064 or 4065), Yellow and Red Highlighter, Architect's and Engineer's Scale.

**STUDENT CODE OF CONDUCT:** Students are responsible for and encouraged to review the UTSA Student Code of Conduct. It can be found on the Judicial Affairs Web site ([www.utsa.edu/osja/](http://www.utsa.edu/osja/)), in the UTSA Information Bulletin and is also available in the Office of Student Judicial Affairs and the Admissions/Registrar areas at the Downtown Campus and the 1604 campus.

**SCHOLASTIC DISHONESTY:** UTSA Student Code of Conduct Section 203.B states: "Scholastic dishonesty" includes, but is not limited to, cheating, plagiarism, collusion, falsifying academic records, and any act designed to give unfair advantage to the student (such as, but not limited to, submission of essentially the same written assignment for two courses without the prior permission of the instructor, providing false or misleading information in an effort to receive a postponement or an extension on a test, quiz, or other assignment), or the attempt to commit such an act.

<b>GRADE POLICY</b> :	Midterm Exam	50%	<b>GRADE SCALE</b> :	<b>A</b>	≥ 90
	Final Exam	50%		<b>B</b>	80 – 89.9999
	Extra Credit Assignments	5%		<b>C</b>	70 – 79.9999
				<b>D</b>	60 – 69.9999
			<b>F</b>	≤ 59.9999	

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**Course Outline and Assignments**

<b>NO</b>	<b>DATE</b>	<b>TOPIC</b>	<b>ASSIGNMENTS</b>	<b>ACCE</b>
1	Jan 12	Introduction to Estimating - Definitions and Quantity Surveys, Take-off Procedures, Pricing (Direct/Indirect), Bidding, Estimating Fundamentals, and sample calculation/take-off sheets		5.11
2	Jan 14	Math used in estimating - Linier, Area and Volume Calculations	Read pp. 7 - 24	5.11
<i>Jan 16, 2010 – Deadline to late register/add a class.</i>				
<i>Jan 19, 2010 – Martin Luther King Holiday.</i>				
3	Jan 21	Math used in estimating - Board Footage and Conversion Factors	Read pp. 25 - 36	5.11
4	Jan 26	Division 1 - General Requirements: Preliminary Costs, Architect / Engineering Fees, Permits, Lot Cost, and Utility Connection Fees	Read pp. Div 1	5.12,5.13,5.14
5	Jan 28	Division 2 - Site Prep, Clearing, Earthmoving (Cut/Fill volumes and grid system)	Read pp. Div 2	5.12,5.13,5.14
6	Feb 2	Division 2 - Rough Grading and footing evacuation		5.12,5.13,5.14
7	Feb 4	Division 3 - Introduction, types of formwork take-off	Read pp. Div 3	5.12,5.13,5.14
8	Feb 9	Division 3 - Reinforcing Steel and Concrete Accessories Take-Off		5.12,5.13,5.14
9	Feb 11	Division 3 - Concrete Take-off		5.12,5.13,5.14
10	Feb 16	Division 4 - Introduction and take-off procedures	Read pp. Div 4	5.12,5.13,5.14
11	Feb 18	Division 4 - Brick and mortar take-offs and pricing		5.12,5.13,5.14
12	Feb 23	Division 5 - Metals, Introduction and take-off procedures (FYI)	Read pp. Div 5	5.12,5.13,5.14
13	<i>February 25, 2010 – Midterm Exam</i>			
14	Mar 2	Division 6 - Rough Carpentry and Finish Carpentry Take-off Procedures	Read pp. Div 6	5.12,5.13,5.14
15	Mar 4	Division 6 - Wall Framing Take-off (partition Method)		5.12,5.13,5.14
<i>March 9-14, 2010 – Spring Break.</i>				
16	Mar 16	Division 6 - Floor and Ceiling Framing Take-off		5.12,5.13,5.14
17	Mar 18	Division 6 - Roof Framing Take-offs		5.12,5.13,5.14
18	Mar 23	Division 6 - Wall and Roof Sheathing, Exterior and Interior Finish Carpentry Take-off		5.12,5.13,5.14
<i>March 23, 2010 – Sophomore and Above Auto "W" Deadline.</i>				
19	Mar 25	Division 7 - Insulation (Wall and Ceiling Take-off- Batts and Loose Fill)	Read pp. Div 7	5.12,5.13,5.14
20	Mar 30	Division 7 - Roofing and Sheet Metal Take-offs		5.12,5.13,5.14
21	Apr 1	Division 8 - Door and Window Take-offs	Read pp. Div 8	5.12,5.13,5.14
22	Apr 6	Division 9 - Drywall Take-offs	Read pp. Div 9	5.12,5.13,5.14
23	Apr 8	Division 9 - Flooring and Painting Take-offs		5.12,5.13,5.14
24	Apr 13	Division 10/12 - Bath Accessories and Cabinet Take-offs	Read pp. Div 10-12	5.12,5.13,5.14
25	Apr 15	Division 15 - Plumbing, Piping, and Fixture Take-off, HVAC 24 Take-off	Read pp. Div 15	5.12,5.13,5.14
26	Apr 20	Division 16 - Service Entrance and Panel; Convenience	Read pp. Div 16	5.12,5.13,5.14
27	Apr 22	Division 16 - Special Purpose, Wall and Ceiling Outlets; Switches and Wiring Take-off		5.11, 5.15, 5.16
28	Apr 27	Estimate Cost Recap / Analysis		5.11, 5.15, 5.16
29	Apr 29	Review for Final Exam		5.11, 5.15, 5.16
<i>Final Exam - Section 901 - TBA</i>				
<i>Final Exam - Section 902 - TBA</i>				

This Syllabus is provided for informational purposes regarding the anticipated course content and schedule. It is based on the most recent information available as of the date of its issuance. It is as accurate and complete as is possible at this time. The instructors reserve the right to make any changes deemed necessary and/or appropriate. An effort will be made to communicate any syllabus changes in a timely manner. Students are responsible for being aware of these changes.

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Grade Calculation Sheet**

	<b>%</b>	<b>EXTRA CREDIT POINTS</b>	<b>POSSIBLE POINTS</b>	<b>ACTUAL POINTS</b>
	5	Exercise 1	0.5 points	
		Exercise 2	0.5 points	
		Exercise 3	0.5 points	
		Exercise 4	0.5 points	
		Exercise 5	0.5 points	
		Exercise 6	0.5 points	
		Notebook Score	2.0 points	
	<b>%</b>	<b>EXAMINATION</b>		
	50	Midterm	50 points	
	50	Final	50 points	
		<b>TOTAL</b>	<b>105 POINTS</b>	