TECHNICAL UNIVERSITY OF MOMBASA

SCHOOL OF ENGINEERING AND TECHNOLOGY

DEPARTMENT OF ARCHITECTURE & BUILT ENVIRONMENT

UNIVERSITY EXAMINATION FOR:

DIPLOMA IN QUANTITY SURVEYING

EQS 2308: **CONSTRUCTION COST MANAGEMENT**

END OF SEMESTER EXAMINATION

YEAR THREE; SEMESTER TWO

SERIES: MAY 2025

TIME: 2 HOURS

DATE: May, 2025

<u>Instructions to Candidates</u>
You should have the following for this examination
-Answer Booklet, examination pass and student ID
This paper consists of **FIVE** questions. Attempt question ONE (Compulsory) and any other TWO questions.
Do not write on the question paper.

QUESTION ONE **(30 MARKS)**

Cost planning is a crucial aspect of construction project management, ensuring that projects remain within budget while delivering the required quality and functionality. Explain any **FIVE (5)** cost planning theories

QUESTION TWO **(15 MARKS)**

Cost control in construction is the systematic monitoring, analysis, and management of project costs to ensure that spending remains within the approved budget. It involves identifying cost deviations early, taking corrective actions, and optimizing resource allocation to prevent cost overruns. Explain the **key stages** of cost control process.

QUESTION THREE **(15 MARKS)**

Cost indices are tools used in the construction industry to track and measure changes in construction costs over time. Explain some of the cost indices used in the construction industry in Kenya.

QUESTION FOUR **(15 MARKS)**

Explain how the following design variables influence the construction cost:

i) Plan shape (3marks)
ii) Size of the building (3marks)
iii) Perimeter/Floor area ratios (3marks)
iv) Circulation space (3marks)
v) Storey height (3marks)

QUESTION FIVE **(15 MARKS)**

Construction cost management is a skill set a contractor must master to survive in construction business. Explain