



TECHNICAL UNIVERSITY OF MOMBASA

SCHOOL OF ENGINEERING AND TECHNOLOGY
DEPARTMENT OF ARCHITECTURE & BUILT ENVIRONMENT

UNIVERSITY EXAMINATION FOR:

DIPLOMA IN ARCHITECTURE

DIPLOMA IN QUANTITY SURVEYING

EAR 2306 PROFESSIONAL PRACTICE AND

CONSTRUCTION MANAGEMENT

EQS 2312 PROFESSIONAL PRACTICE AND OFFICE

MANAGEMENT

END OF SEMESTER EXAMINATION

YEAR THREE SEMESTER II

SERIES: MAY 2025

TIME: 2 HOURS

DATE: MAY 2025

Instructions to Candidates

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.

No mobile phones or smart watches are allowed in the examination room

QUESTION ONE (30 MARKS)-COMPULSORY

- a) The construction industry is a vast and multifaceted sector that influences global infrastructure and economic growth. Provide a comprehensive definition of the construction industry. (2 marks)

- b) List FOUR key processes undertaken before the commencement of the conceptual design phase in a construction project. (4 marks)
- c) In any given construction project, contractors are tasked with numerous responsibilities that impact both workflow efficiency and overall project success. List FOUR key duties of a contractor. (4 marks)
- d) In construction projects, precise terminology is used to regulate processes and ensure clarity among stakeholders. Define the following terms.
 - i. Mediation (2 marks)
 - ii. Liquidated Damages (2 marks)
 - iii. Retention Money (2 marks)
 - iv. Bid Bond (2 marks)
- e) Effective contract administration ensures that a construction project runs smoothly without unnecessary delays or disputes. Elaborate on SIX essential contract management procedures that must be adhered to during the execution phase of a project. (12 marks)

QUESTION TWO (15 MARKS)

You are the Project Manager for the Coastal Heights Plaza, a commercial development in Mombasa. The contractor, Bahari Builders Ltd., has just completed the foundation works and part of the structural frame. They have formally written to you requesting their first interim payment for the work done.

Following the standard contract administration practices, outline the step-by-step process you will follow to ensure the contractor receives payment while maintaining proper contract administration.

QUESTION THREE (15 MARKS)

You are the Lead Consultant for the Mombasa Oceanfront Apartments, a luxury residential project in Nyali. The client has requested your guidance in selecting a suitable contractor through a competitive tendering process.

After advertising the tender, multiple bids have been received, but the client is unsure how to evaluate them fairly. Additionally, concerns have been raised about price undercutting, bid collusion, and contractor capacity to deliver the project.

- a) List FOUR key documents that must be included in the tender package. (2 marks)
- b) Describe the contract award process. (5 marks)
- c) Outline the step-by-step tender evaluation process you would follow to ensure the most competent contractor is selected. (8 marks)

QUESTION FOUR (15 MARKS)

You are managing the completion of Coastal Heights Mall, a large retail complex in Tudor. The contractor has declared that the project is complete and ready for handover as per the contract. However, before the client can take possession, you must ensure that all contractual, technical, and legal requirements are met.

- a) List any FIVE key post-construction documents required before project handover. (5 marks)
- b) Describe the step-by-step project closeout process, from the declaration of completion by the contractor to handing over the project to the client. (10 marks)

QUESTION FIVE (15 MARKS)

- a) Define the Scope of Work and justify its importance in ensuring contractual obligations are met. (3 marks)
- b) The construction industry operates as a collaborative network where multiple professionals and stakeholders interact. Using a well-labeled diagram, illustrate the relationships between key parties in a construction project. (12 marks).