



KENYATTA UNIVERSITY

UNIVERSITY EXAMINATIONS 2019/2020

FIRST SEMESTER EXAMINATION FOR THE DEGREE OF BACHELOR OF SCIENCE IN CONSTRUCTION MANAGEMENT

BCM 305: MAINTENANCE OF RENOVATION MANAGEMENT

DATE: Monday 16th December 2019

TIME: 11.00a.m -1.00p.m

INSTRUCTIONS:

ANSWER QUESTION ONE AND ANY OTHER TWO QUESTIONS

Question One (30 marks)

- i) Define the following terms as used in building maintenance management. [8 marks]
 - a) Building Maintenance
 - b) Acceptable standard
 - c) Maintenance management
 - d) Maintenance policy
- ii) Describe **FOUR** main benefits of properties of maintenance. [8 marks]
- iii) Differentiate the following terms as used in maintenance. [4 marks]
 - a) Predictable and avoidable maintenance.
 - b) Planned preventive and planned corrective maintenance
- iv) Outline **FOUR** main advantages of direct labour maintenance in an organization.
- v) Briefly discuss any **THREE** types of asset financial appraisal techniques used in building maintenance [6 marks]

Question Two (20 marks)

- i) The determinants of maintenance standards of factors which influence decision on how to maintain a facility, are complex and sometimes conflicting. Discuss any **FOUR** factors influencing the decision on how to maintain a facility. [12 marks]
- ii) Discuss any **FOUR** factors considered during design stage in order to reduce the maintenance of cost of a building fabric. [8 marks]

Question Three (20 marks)

- i) Discuss how different phases of a building's life-cycle may affect the maintenance level in an organization. [16 marks]
- ii) The decision in choosing the labour either direct or outsourced maintenance will depend on a number of criteria. Describe briefly at least **FOUR** criteria used. [4 marks]

Question Four (20 marks)

- i) Discuss at least **FOUR** policy issues affecting maintenance in an organization' [12 marks]
- ii) Discuss **FOUR** contexts within which maintenance exist. [8 marks]

Question Five (20 marks)

- i) Describe any **THREE** types of maintenance department in an organization. [9 marks]
- ii) Outline any **FIVE** reasons why maintenance work is usually more expensive than new work. [5 marks]
- iii) Illustrate briefly **THREE** ways in which government policies influence maintenance practices in an organization. [6 marks]