

DETERMINANT FACTORS INFLUENCING SELECTION OF PROCUREMENT METHODS IN CONSTRUCTION PROJECTS IN KENYA: A CASE OF NAIROBI COUNTY

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ABSTRACT

The selection of a suitable procurement method for any given project is becoming a matter of concern for any project to be successfully executed to satisfaction. It calls for a concrete decision making process by clients, consultants and procurement officers in the early stages of project lifecycle. Selection of procurement method is a resultant of a series of decisions which are made during early stages of a project. Lack of archival information on procurement method selection factors in Kenya has made it hard to come up with the suitable procurement methods of construction projects for successful execution. This study sought to establish the determinant factors for selection of procurement method on construction projects in Nairobi County. The objectives of the study were; 1. To establish the most common factors influencing the selection of procurement methods in construction projects in Kenya 2., To establish the degree of importance of the factors influencing the selection of procurement method in construction projects in Kenya, 3. To evaluate the level of agreement/disagreement between procurement specialists and construction consultants regarding the ranking of significant factors. The prioritization of the factors will enable practitioners in the construction industry make right decisions for any project. Study was anchored on the. A Five point Likert type scale questionnaire was used to collect quantitative data. Statistical methodologies used in analysis were Descriptive statistics and inferential statistics. The data was analyzed using the Statistical Package for Social Sciences (SPSS), ranked according to their Relative Importance Index (RII) and the rationalized priority rating and presented in tables, pie charts and bar charts. The six main factors were ranked as follows; Client factor Cost factors, project characteristics, risk factor, time factors and, External factors. On the sub factors, The study established that; Price competition, Degree of project complexity, Time constraints, Client's financial capability, Client's experience in procurement methods, Availability of qualified personnel, Risk avoidance/allocation, Project type and nature, Availability of procurement systems in the local market were the most important factors influencing selection of procurement methods. These factors can be prioritized when selecting procurement methods for construction projects. The findings are necessary and useful towards project decision making at initial stages in order to realize the overall objectives. The recommendation was that there is need for assessing procurement methods, strengths, advantages, methodologies, effectiveness and setting the rate for the suitability for each procurement method before deciding on the method to adopt for a given project. The paper has further compared its findings from previous studies (Agha 2013, Cameroon 2011, Manzon 2006, Rosli 2006, Peter 2008)

KEYWORDS: Procurement Specialists, Procurement Method, Consultants

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