EXAMTOPICS

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Question #1 *Topic 1*

You are the project manager on a publicly funded project with a disadvantaged business enterprise (DBE) goal of 5%. Your cousin owns a DBE-certified plumbing company and is the low bidder.

Do you recommend the contract be awarded?

A. No, it is a conflict of interest.

B. No, the decision should be made by your superior.

C. Yes, there is no conflict of interest because there is no financial benefit to you.

D. Yes, as long as you disclose the family relationship.

Suggested Answer: *A*

A family relationship creates a conflict requiring recusal.

Community vote distribution

A (100%)

elinaemmy52 Most Recent 1 month, 4 weeks ago

Selected Answer: A

Correct answer: A — No, it is a conflict of interest.

Your family relationship could compromise—or appear to compromise—your impartiality. You should disclose the conflict and withdraw from the evaluation and recommendation process, even if the company is the lowest qualified bidder.

upvoted 1 times

Question #2 *Topic 1*

Which of the following addresses the administrative and reporting requirements for a Construction Manager during execution of a project?

A. Construction Administration Guidelines

B. Contract Administration Guidelines

C. Project Administration Guidelines

D. Standards of Practice

Suggested Answer: *A*
Construction Administration Guidelines address CM execution reporting and administration.

Currently there are no comments in this discussion, be the first to comment!

Question #3 *Topic 1*

When soliciting for a construction manager for a project that has project sustainability features and measures such as LEED or Green Globes, performance ratings, and energy efficiency ratings, which of the following key qualifications would an owner seek?

A. Demonstrated experience with implementing commissioning programs

B. Evidence of completing a sustainable project on time and within budget

C. Evidence of qualifying experience in implementing and documenting sustainability

D. A price proposal that is considered “best value”

Suggested Answer: *C*
Relevant sustainability implementation and documentation experience is key qualification.

Currently there are no comments in this discussion, be the first to comment!

Question #4 *Topic 1*

When might a CM need to consider conducting a return on value?

A. When the return on investment (ROI) calculation is not to the satisfaction of the owner

B. When the CM is separate from the owner

C. When the technology is reaching the end of its useful life

D. When an investment has non-monetary benefits

Suggested Answer: *D*
Return-on-value analysis captures benefits that are not monetary.

Currently there are no comments in this discussion, be the first to comment!

Question #5 *Topic 1*

An owner has purchased land and is currently in the planning phase for a new $50 million office building project using design-build delivery. The location of this project is in a flood zone. The cost to improve resiliency protection exceeds the project budget by $6 million.

Which of the following options is the FIRST recommendation the agency CM should give the owner?

A. Cancel the project due to increased risk.

B. Seek out other locations not in a flood zone.

C. Evaluate the frequency of storms for recommended protection measures.

D. Conduct a value engineering study.

Suggested Answer: *B*
Consider a suitable non-flood-zone location before abandoning protection options.

Currently there are no comments in this discussion, be the first to comment!

Question #6 *Topic 1*

A contractor is rehabilitating a bridge over a navigable waterway. The construction contract allows for the navigable channel to be closed for pier repairs for short durations, provided that the channel can be cleared within one hour of a Coast Guard request. Failure to do so will result in a hefty fine and project shutdown. The contractor decides to hire a tug boat with operator on standby for the length of the project to better facilitate swift removal of work barges from the channel.

This scenario BEST describes use of which risk response?

A. Avoidance

B. Mitigation

C. Escalate

D. Accept

Suggested Answer: *B*
A standby tug reduces the likelihood and impact of delay penalties.

Currently there are no comments in this discussion, be the first to comment!

Question #7 *Topic 1*

When assembling a project schedule, the more typically used logic relationship is

A. start to start.

B. start to finish.

C. finish to finish.

D. finish to start.

Suggested Answer: *D*
Finish-to-start is the most common schedule relationship.

Currently there are no comments in this discussion, be the first to comment!

Question #8 *Topic 1*

The contract documents for a typical construction project include which of the following?

A. Safety Requirements, Schedule, Specification, and Plans

B. Permits, Standard Specifications, Drawings, and Pay Quantity Details

C. Agreement, General Conditions, Technical Specifications, and Drawings

D. Agreement, Change Order Process, Termination Clauses, and Plans

Suggested Answer: *C*

Typical contract documents include agreement, conditions, specifications, and drawings.

Currently there are no comments in this discussion, be the first to comment!

Question #9 *Topic 1*

A client needs to deliver 50 distribution centers throughout the eastern United States. These will be time sensitive in their delivery and will need to open in a phased manner. Due to rising construction costs, the client wants to maximize as much of the economies of scale as possible. They have chosen to establish a Program Management Office (PMO) to drive this program.

A CM's firm has been selected to establish and operate this PMO. The contract requires key deliverables be established and met for the first 90 days of the PMO.

Based on industry best practice, the CM establishes which of the following key deliverables initially?

A. Meet with the owner and set program strategy; define program procedures; establish budgets and program baseline schedule.

B. Meet with the owner; hire a contractor; begin work on the first 5 projects immediately.

C. Hire one architect to be certain of consistency; hire a single contractor to ensure thorough understanding of the designs.

D. Define space and functionality requirements, as well as operation and maintenance requirements; set safety, security, and quality standards.

Suggested Answer: *A*
Initial PMO priorities include strategy, procedures, budgets, and baseline schedule.

Currently there are no comments in this discussion, be the first to comment!

Question #10 *Topic 1*

A construction project has been awarded at $85,000,000. There are also $15,000,000 in soft costs. Currently, $55,000,000 of work has been put in place and invoices in the amount of $12,500,000 of soft costs have been paid. The owner is expecting to add scope in the amount of $5,000,000 plus additional design fees of $85,000; however, the project is still expected to be completed on time.

What is the estimate at completion?

A. $37,585,000

B. $100,000,000

C. $105,000,000

D. $105,085,000

Suggested Answer: *D*
Remaining costs plus added scope and design fees total $105,085,000.

Currently there are no comments in this discussion, be the first to comment!

Question #11 *Topic 1*

Halfway through construction, the CM notices a cost variance. Material costs are 20% higher than expected at this point.

Which of the following is the BEST initial response?

A. Revise the budget.

B. Meet with the owner to revise the budget.

C. Terminate the prime builder for not meeting design specifications.

D. Analyze relevant schedule and risk data to identify the root cause.

Suggested Answer: *D*
Investigate schedule and risk data to identify the variance's cause.

Currently there are no comments in this discussion, be the first to comment!

Question #12 *Topic 1*

At what phase does the program manager have the BEST opportunity for improving the chances for success?

A. Design

B. Construction

C. Program development

D. Project definition

Suggested Answer: *D*
Early program development provides the greatest opportunity to shape success.

Currently there are no comments in this discussion, be the first to comment!

Question #13 *Topic 1*

At what stage of the design phase shall the CM conduct a constructability review?

A. 90% design stage

B. 60% design stage

C. 30% design stage

D. Throughout the design process including 100% design documents

Suggested Answer: *D*
Constructability review should continue through all design stages.

Currently there are no comments in this discussion, be the first to comment!

Question #14 *Topic 1*

At the owner's rep, you are providing on-site construction management services to a municipality for their new design-build city mall project.

While developing your project risk register, the owner indicated that no soil borings were done.

What risk rating would you assign to this risk of unknown site conditions?

A. High

B. Medium

C. Low

D. No risk

Suggested Answer: *A*
Uninvestigated soil conditions create substantial construction risk.

Currently there are no comments in this discussion, be the first to comment!

Question #15 *Topic 1*

Lifecycle analysis of a project will provide the greatest impact during which of the following phases?

A. Design

B. Pre-design

C. Procurement

D. Construction

Suggested Answer: *B*

Lifecycle decisions have greatest influence during pre-design.

Currently there are no comments in this discussion, be the first to comment!

Question #16 *Topic 1*

In the construction phase of a new bridge replacement project, who should review the contractor's QC manual/plan to ensure the procedures adequately address the type of work the contract documents require?

A. Quality Assurance Manager

B. Engineer of Record

C. Construction Manager

D. Owner

Suggested Answer: *C*
The CM reviews contractor QC procedures for contract-work adequacy.

Currently there are no comments in this discussion, be the first to comment!

Question #17 *Topic 1*

When developing schedule specifications, which of the following practices should the CM recommend to the Owner to avoid disputes regarding weather delays per year?

A. Defer all issues related to weather to NOAA.

B. Using a recognized reference such as NOAA, define the number of allowable “normal” weather impact days expected to occur on the project within the contract documents.

C. Ask the contractor to specify the number of weather days they believe necessary for the project.

D. Consult a local meteorologist to determine the best estimate of the number of weather days to allow on the project.

Suggested Answer: *B*
Contract documents should define normal weather days using a recognized reference.

Currently there are no comments in this discussion, be the first to comment!

Question #18 *Topic 1*

A fast-track project can BEST be described as a project where

A. the contractor is required to work 2 shifts in order to meet the project schedule.

B. the contractor starts before the design is completed.

C. the designer is asked to work over time to complete the design.

D. the owner contracts with multiple design firms to ensure the design is completed on time.

Suggested Answer: *B*
Fast-track construction begins before design is fully complete.

Currently there are no comments in this discussion, be the first to comment!

Question #19 *Topic 1*

As a CM at-risk, you are hired by the owner during the design phase to help with the procurement and construction of a project.

What aspects of contract administration would be appropriately delegated to you in your role on the project?

A. Pre-qualifying subcontractors and awarding subcontracts

B. Development of the design consultant contracts

C. Developing utility agreements with the various utility providers

D. Posting notices and advertisements related to the solicitation

Suggested Answer: *A*
CM-at-risk typically handles subcontractor prequalification and awards.

Currently there are no comments in this discussion, be the first to comment!

Question #20 *Topic 1*

An owner has hired you as a CM at-risk during the pre-construction phase of the project. The owner has asked you to collaborate with the owner and the architect to develop the Project Management Plan (PMP).

Which areas of the PMP are appropriate for you to help develop considering your role on the project?

A. Establishing project financing requirements

B. Reviewing design team proposals and making recommendations to the owner

C. Establishing the design budget

D. Establishing the project construction schedule

Suggested Answer: *D*
Construction scheduling is an appropriate CM-at-risk planning contribution.

Currently there are no comments in this discussion, be the first to comment!

Question #21 *Topic 1*

You are the agency construction manager on an integrated project delivery (IPD) contract. This is your first IPD contract and you are concerned about your risk exposure.

Ultimately, which party of the IPD contract faces the most risk?

A. Owner

B. Construction Manager

C. Designer

D. Construction Contractor

Suggested Answer: *A*

Currently there are no comments in this discussion, be the first to comment!

Question #22 *Topic 1*

An owner wants to complete extensive renovations to his 20-year-old, 25-story office building for which your firm provided construction management as constructor (CMC) services. Since you weren't personally involved in the project, you wanted to assess the current conditions. During your research, you discovered several construction deficiencies. Your next step is to

A. include the corrective work in the scope of the renovations.

B. recuse yourself from the project and have another colleague take over the project.

C. disclose the deficiencies to the owner.

D. coordinate with another firm to validate your discovered deficiencies.

Suggested Answer: *C*
Disclose discovered deficiencies to the owner.

Currently there are no comments in this discussion, be the first to comment!

Question #23 *Topic 1*

An agency CM is brought on a project prior to determination of the project's delivery method. The CM learns from discussions with the owner that the project is very complex, has a lot of unknowns, and anticipated difficult third-party coordination. The owner wants to maintain design control and is struggling with how best to design a constructable project. Cost is not the highest priority for the project.

Which delivery method should the CM recommend?

A. CM at Risk

B. Design-Bid-Build

C. Design-Build

D. Job Order Contracting (JOC)

Suggested Answer: *A*
CM-at-risk supports complex projects while preserving owner design control.

Currently there are no comments in this discussion, be the first to comment!

Question #24 *Topic 1*

The chief estimator for a construction company is asked to provide an estimate based on known project characteristics, such as square footage and unit prices.

The estimator will MOST likely be employing which technique?

A. Parametric Estimating

B. Analogous Estimating

C. Bottom Up Estimating

D. Conceptual Estimating

Suggested Answer: *A*
Known area and unit-price inputs are parametric estimating.

Currently there are no comments in this discussion, be the first to comment!

Question #25 *Topic 1*

Owner's representation staff are managing the construction of a new water treatment plant. The owner has specific operational and sustainability goals they want met and are contracting the team for full commissioning services.

The commissioning plan should include which of the following requirements for each party in the commissioning process?

A. Budgeting, sequencing, scheduling, documentation

B. Sequencing, scheduling, design review, verification procedures

C. Sequencing, scheduling, startup procedures, verification process

D. Sequencing, scheduling, documentation, verification procedures

Suggested Answer: *D*
A commissioning plan establishes sequencing, schedules, documentation, and verification.

Currently there are no comments in this discussion, be the first to comment!

Question #26 *Topic 1*

Which of the following would MOST likely help provide benchmarking for a sustainable project?

A. Department of Transportation

B. Environmental Protection Agency

C. Housing and Urban Development

D. Energy Star program

Suggested Answer: *D*
ENERGY STAR provides energy-performance benchmarks.

Currently there are no comments in this discussion, be the first to comment!

Question #27 *Topic 1*

If it can be proven that there was discrimination based on gender during the hiring process, someone may lose their CCM credential due to a violation of the

A. CMAA Standards of Practice.

B. CMAA Code of Professional Conduct.

C. owner's contract requirements.

D. owner's diversity requirements.

Suggested Answer: *B*
Professional conduct standards govern discrimination and credential ethics.

Currently there are no comments in this discussion, be the first to comment!

Question #28 *Topic 1*

A construction contractor has an ongoing concrete operation and was planning on placing concrete for building footings today; however, the operation was called off due to rain and lightning. The affected activities have a Late Start of June 16th, an Early Start of June 15th, and Free Float value of 2.

What is the slack value and is the contractor entitled to a weather impact day?

A. Slack value = 0, entitlement

B. Slack value = 1, no entitlement

C. Slack value = 2, no entitlement

D. Slack value = 3, no entitlement

Suggested Answer: *B*
Total float is one day; two days of free float prevent entitlement.

Currently there are no comments in this discussion, be the first to comment!

Question #29 *Topic 1*

Which schedule process determines the earliest times that schedule activities can start and finish, and the total project duration?

A. Forward Pass

B. Schedule Update

C. Backward Pass

D. Master Schedule Review

Suggested Answer: *A*
The forward pass calculates earliest start and finish dates.

Currently there are no comments in this discussion, be the first to comment!

Question #30 *Topic 1*

Which of the following is a key element of a safety culture?

A. Ownership and management buy-in

B. Time is of the essence

C. Maximizing profit

D. Prompt accident notification

Suggested Answer: *A*
Management buy-in and ownership underpin a safety culture.

Currently there are no comments in this discussion, be the first to comment!

Question #31 *Topic 1*

In the typical design-bid-build delivery system, when the CM is evaluating risk for the owner during design, which of the following are the key risks to the owner?

A. Contractor and constructability

B. Quality and safety

C. Cost and schedule

D. Phasing and procurement

Suggested Answer: *C*
Cost and schedule are principal owner risks during DBB design.

Currently there are no comments in this discussion, be the first to comment!

Question #32 *Topic 1*

A CM team on a new project which is the pre-design phase is planning their climate resiliency strategy.

Which of the following is the team's BEST first step in this process?

A. Hire a commissioning agent.

B. Collect relevant data and reports.

C. Establish a third-party certification.

D. Establish QA/QC specifications.

Suggested Answer: *B*
Start by gathering relevant climate and site data.

Currently there are no comments in this discussion, be the first to comment!

Question #33 *Topic 1*

One word or phrase to describe the process of transitioning from construction to permanent operations by the owner is

A. turnover.

B. O&M.

C. beneficial occupancy.

D. move-in.

Suggested Answer: *A*
Turnover is the transition of the facility to owner operations.

Currently there are no comments in this discussion, be the first to comment!

Question #34 *Topic 1*

Under the Brooks Act, professional services of architects and engineers on federal projects must be

A. contracted before GC services.

B. funded by public dollars.

C. qualification-based rather than bid.

D. audited every six months.

Suggested Answer: *C*
The Brooks Act requires qualifications-based selection, not price bidding.

Currently there are no comments in this discussion, be the first to comment!

Question #35 *Topic 1*

As the owner's rep, a CM is providing on-site construction management services to a university on their new $80 million laboratory research facility. In the project sustainability plan, the CMAR should include the

A. schedule of values.

B. cost of sustainability tasks.

C. sustainability reporting requirements.

D. commissioning scope of work.

Suggested Answer: *C*
A sustainability plan should define sustainability reporting requirements.

Currently there are no comments in this discussion, be the first to comment!

Question #36 *Topic 1*

It is ideal for the CM to assist in mitigating potential impacts and unforeseen issues that may develop as early as the

A. pre-design phase.

B. post-construction phase.

C. design phase.

D. construction phase.

Suggested Answer: *A*
Early mitigation is most effective during pre-design.

Currently there are no comments in this discussion, be the first to comment!

Question #37 *Topic 1*

In the case where the contractor is responsible for project delays, the contractor is required to submit which type of schedule?

A. Revised baseline

B. Catch up

C. Progress

D. Recovery

Suggested Answer: *D*

A recovery schedule addresses contractor-caused delay.

Currently there are no comments in this discussion, be the first to comment!

Question #38 *Topic 1*

Float, date, and duration are examples of

A. constraints.

B. logic elements.

C. schedule parameters.

D. schedule elements.

Suggested Answer: *C*
Float, dates, and durations are schedule parameters.

Currently there are no comments in this discussion, be the first to comment!

Question #39 *Topic 1*

A trade partner's employees worked 260,000 hours and reported three jobsite injuries and illnesses in the past three years.

What is the trade partner's total recordable case rate?

A. 3.2

B. 2.3

C. 3.9

D. 0.3

Suggested Answer: *B*

TRIR = 3 × 200,000 ÷ 260,000 ≈ 2.3.

Currently there are no comments in this discussion, be the first to comment!

Question #40 *Topic 1*

Program management includes the early participation of the program manager in developing and making which of the following types of decisions that become the basis of a capital improvement program?

A. Jurisdictional

B. Business

C. Staffing

D. Safety

Suggested Answer: *B*
Program managers help shape foundational business decisions.

Currently there are no comments in this discussion, be the first to comment!

Question #41 *Topic 1*

The FIRST step in effective risk management is to

A. analyze the adequacy of the budget/schedule against scope.

B. identify all project risks and assess their impacts.

C. assess the adequacy of the planned mitigations and contingencies.

D. acknowledge that it is impossible to eliminate the potential for risk consequences.

Suggested Answer: *B*
Risk management begins by identifying and assessing project risks.

Currently there are no comments in this discussion, be the first to comment!

Question #42 *Topic 1*

The CM's FIRST step in the change order evaluation process is to

A. receive and review contractor's cost proposal for the change.

B. prepare an estimate of the cost of the change order.

C. establish that there is entitlement for a change in the contract.

D. request contractor's supporting documentation for force account work.

Suggested Answer: *C*
First establish entitlement to a contract change.

Currently there are no comments in this discussion, be the first to comment!

Question #43 *Topic 1*

While reviewing construction bids on a $250 million program, the owner is concerned that the bids are all inflated as a result of insurance costs. The owner wants to re-bid the program.

What should the agency CM recommend to the owner to potentially lower the bids?

A. Require all bidders to submit evidence of worker's compensation coverage.

B. Advise the owner to purchase their own general liability insurance.

C. Require all bidders to submit evidence of builder's risk coverage.

D. Advise the owner to purchase their own wrap-up insurance coverage.

Suggested Answer: *D*
Owner-controlled wrap-up insurance may reduce bidders' insurance costs.

Currently there are no comments in this discussion, be the first to comment!

Question #44 *Topic 1*

A large municipal owner is currently in the design phase for a new $50 million parking deck project using design-build delivery. The design-build team has a special air ventilator subcontractor who has similar parking deck experience needed on this project. During research on references, the agency CM discovers that this subcontractor has an Experience Modification Rate (EMR) of two.

What should the agency CM recommend to the owner?

A. Ask the design-build leader to remove the subcontractor from the team.

B. Do nothing, as it is an internal design-build team issue.

C. Meet with the design-build team on risk mitigation with this subcontractor.

D. Consider removing the subcontractor from the project safety plan.

Suggested Answer: *C*
Discuss the elevated safety risk and mitigation with the design-build team.

Currently there are no comments in this discussion, be the first to comment!

Question #45 *Topic 1*

A CM is milling and paving a 2-mile-long bridge with a surface that is in total failure. The owner gave the contractor October 24 as the fixed completion date. Meanwhile, the owner has promised the public that work hours would be 7am-7pm, 5 days per week and that the bridge would be completed by September 1.

The bridge deck is poured on a steel grid deck, but this type of operation has never been performed in the state and complications from weather have slowed progress. The contractor has requested to work nonstop 24/7 to meet the deadline told to the public.

The CM should

A. meet with the contractor to go over realistic time frames and make a decision.

B. meet with the owner and contractor to vet all issues/options and make a decision.

C. tell the contractor they have until September 1 and can only work 7am-7pm.

D. discuss with the owner and tell the contractor to do only 1/2 of the bridge.

Suggested Answer: *B*
Jointly review constraints and options with owner and contractor.

Currently there are no comments in this discussion, be the first to comment!

Question #46 *Topic 1*

Contract administration includes, but is not limited to, planning for implementation of drawings, specifications, and

A. permits.

B. standards.

C. licenses.

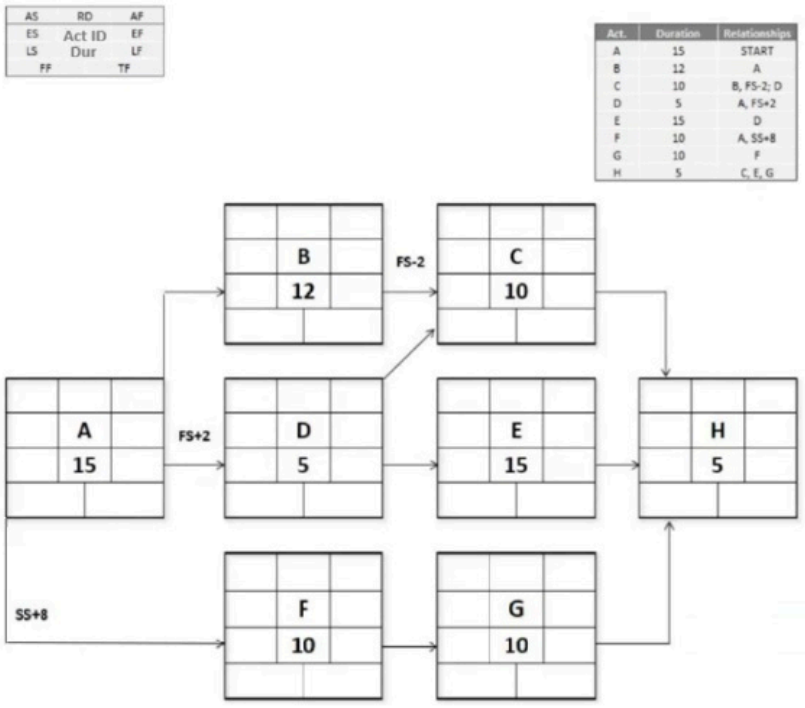
D. owner's scope of work.

Suggested Answer: *D*
Contract administration implements the owner's scope alongside drawings and specifications.

Currently there are no comments in this discussion, be the first to comment!

Question #47 *Topic 1*

What is the Late Finish of Activity F?



A. 23

B. 26

C. 27

D. 28

Suggested Answer: *C*

Backward pass gives F a late finish of 27.

Currently there are no comments in this discussion, be the first to comment!

Question #48 *Topic 1*

The CM and design professional have determined that a project is substantially complete, and the CM has coordinated with the lessor and client to take beneficial occupancy. However, the contractor still has a number of incomplete punchlist items. The CM should recommend to the client that they

A. assess liquidated damages until the contractor completes all of the punchlist items.

B. accept the project as-is.

C. withhold final payment until the last punchlist items have been completed.

D. negotiate with the contractor for a deductive change order for the remaining uncompleted work.

Suggested Answer: *D*
Agree on a deductive change for remaining incomplete work.

Currently there are no comments in this discussion, be the first to comment!

Question #49 *Topic 1*

As the owner's rep, you are providing on-site construction management services to a municipality for their new design-build city mall project.

During your review of the design-build team's schedule update, you discover the project is five weeks behind schedule.

What is your recommendation to the owner regarding the document needed from the design-build team to correct the situation?

A. Contract modification

B. Recovery plan

C. Baseline schedule

D. Short interval schedule

Suggested Answer: *B*
A recovery plan addresses schedule slippage.

Currently there are no comments in this discussion, be the first to comment!

Question #50 *Topic 1*

What discipline BEST addresses resolution of schedule and resource issues and aids in major milestone completions?

A. Time management

B. Risk management

C. Building information modeling

D. Quality management plan

Suggested Answer: *A*
Time management resolves schedule and resource conflicts.

Currently there are no comments in this discussion, be the first to comment!

Question #51 *Topic 1*

Over the past few months, the owner has seen increased construction defects on a manufacturing facility project assigned to a newly-hired contractor's project manager. The CM has been asked to meet with the project manager to assist with reversing this trend.

What is the BEST next step for the CM to take?

A. Reassign the project manager to a project less visible to the owner.

B. Provide the project manager with a copy of the commissioning plan.

C. Assess the project manager's buy-in with the established culture regarding quality.

D. Evaluate the project manager's actions and recommend possible termination.

Suggested Answer: *C*
Assess whether the project manager supports the quality culture.

Currently there are no comments in this discussion, be the first to comment!

Question #52 *Topic 1*

What is data management?

A. The use of tools and software to collect key information

B. The practice to create, process, store, share, and monitor data

C. A critical component to project delivery

D. The practice of storing project documents

Suggested Answer: *B*

Data management encompasses creating, processing, storing, sharing, and monitoring data.

Currently there are no comments in this discussion, be the first to comment!

Question #53 *Topic 1*

Which BIM dimension includes safety information of operators' risks and helps to prevent critical hazardous scenarios?

A. 6D

B. 7D

C. 8D

D. 9D

Suggested Answer: *C*

Currently there are no comments in this discussion, be the first to comment!

Question #54 *Topic 1*

A dispute arises during construction after the contractor encounters what they feel is unsuitable material. The CM is not notified about the areas of concern, and the contractor hauls 10,000 cy of material offsite. Three months later, the contractor submits a claim for additional cost to haul the material off. The CM should advise the owner that

A. the owner should pay for the haul.

B. the claim is not valid because the contractor failed to provide timely notice.

C. the owner should pay 50% of the haul since the contractor did not notify the CM first.

D. the owner should pay the claim due to lack of owner information.

Suggested Answer: *B*
Failure to give timely notice undermines the claim.

Currently there are no comments in this discussion, be the first to comment!

Question #55 *Topic 1*

While conducting an inspection of the work in progress for a design-bid-build project, a CM notices that some of the completed work does not conform to the construction documents. The FIRST thing the CM should do is

A. schedule a meeting with the design professionals and the client to discuss the issues.

B. document the non-conforming work and distribute the documentation to the contractor, design professional, and client.

C. discuss the concerns with the owner.

D. direct the contractor to correct the non-conforming work.

Suggested Answer: *B*
Document and distribute the nonconformance before further action.

Currently there are no comments in this discussion, be the first to comment!

Question #56 *Topic 1*

A benefit of a risk management process is that it

A. identifies opportunities that become realities and enhances the project delivery.

B. increases the frequency of smaller and more manageable losses.

C. eliminates owner responsibilities of unforeseen project risk.

D. improves the quality control and quality assurance of a project.

Suggested Answer: *A*
Risk management can identify opportunities and improve delivery.

Currently there are no comments in this discussion, be the first to comment!

Question #57 *Topic 1*

A CM is assisting an owner with a contractor prequalification program for an upcoming project. The CM's sister works as a scheduler for one of the firms being prequalified. The CM believes he can be impartial and that the relationship will not affect his actions. The CM should

A. do nothing. A scheduler is a junior position and there are no apparent conflicts.

B. tell his sister that she should have no involvement in the project.

C. disclose the relationship to the owner and discuss whether there should be any action.

D. immediately recuse himself from the further work on the prequalifications.

Suggested Answer: *C*
Disclose the relationship and consult the owner about appropriate action.

Currently there are no comments in this discussion, be the first to comment!

Question #58 *Topic 1*

The intent of risk management is to

A. identify risks and mitigation strategies, and manage them throughout the project.

B. encourage a risk management workshop be held before the start of the project.

C. encourage project risks are properly accounted for prior to the start of construction.

D. provide the CM with a guide to standard implementation of risk management on a project.

Suggested Answer: *A*
Risk management identifies, mitigates, and tracks risk throughout the project.

Currently there are no comments in this discussion, be the first to comment!

Question #59 *Topic 1*

During the design phase of a CM agency project, the designer submits several design options for the stakeholders to review and provide input on.

Whose responsibility is it to ensure that the stakeholders are able to provide input on the designs?

A. CM

B. Designer

C. Owner

D. Commissioning agent

Suggested Answer: *A*
The CM facilitates stakeholder participation in design review.

Currently there are no comments in this discussion, be the first to comment!

Question #60 *Topic 1*

The general contractor on a $1.2 billion terminal at an airport finds out that, due to supply chain issues, there is a 60% risk that they will not be able to get steel onsite for 10 weeks. The late start date of steel installation is four weeks away. Such a delay would cost the owner $75,000 per week to recover.

What is the expected monetary value of risk?

A. $270,000

B. $450,000

C. $1.2 million

D. $2.7 million

Suggested Answer: *A*
Expected loss is 60% × six recovery weeks × $75,000 = $270,000.

Currently there are no comments in this discussion, be the first to comment!

Question #61 *Topic 1*

A CM agent has assisted the owner by creating contractual safety requirements. By reviewing the contractor's safety submittals, the CM

A. accepts responsibility and liability for site safety.

B. determines if the contract specifications have been met.

C. certifies that the submittals cover all site conditions that may occur.

D. approves the contractors fall protection program.

Suggested Answer: *B*
Review checks whether safety submittals meet contract specifications.

Currently there are no comments in this discussion, be the first to comment!

Question #62 *Topic 1*

A program management function that promotes the efficient use of completed projects and/or parts of completed projects to maximize the owner's return on investment is called

A. resource-leveling.

B. project phasing.

C. project financing.

D. contract packaging.

Suggested Answer: *B*
Phasing enables efficient use of completed project areas.

Currently there are no comments in this discussion, be the first to comment!

Question #63 *Topic 1*

When applying BIM to a project, which method checks for interferences by searching for intersecting volumes?

A. Virtual Design and Construction (VDC)

B. Parametric Modeling

C. Clash Detection

D. BIM Integration

Suggested Answer: *C*
Clash detection finds intersecting model volumes.

Currently there are no comments in this discussion, be the first to comment!

Question #64 *Topic 1*

In design document review, a certified construction manager (CCM) must focus on which of the following?

A. Constructability, safety, and compliance

B. Regulation, completeness, and clarity

C. Clarity, compliance, and constructability

D. Compliance, completeness, and scope

Suggested Answer: *C*
Review clarity, compliance, and constructability.

Currently there are no comments in this discussion, be the first to comment!

Question #65 *Topic 1*

The CM is tasked with analyzing the schedule variance of a project on a regular basis. The contractor's recent payment application includes a dramatic increase in earned hours that what was budgeted for the project. This MOST likely indicates

A. the project is behind schedule.

B. the contractor will be submitting change orders.

C. the project is ahead of schedule.

D. the contractor is making more profit than anticipated.

Suggested Answer: *A*
More hours earned than budgeted typically indicates schedule slippage.

Currently there are no comments in this discussion, be the first to comment!

Question #66 *Topic 1*

When a pre-bid conference is conducted for a project, the meeting notes (including questions and answers) should be captured and issued as

A. supplementary documents.

B. bid addenda.

C. advisory documents.

D. separate contract documents.

Suggested Answer: *B*

Issue pre-bid questions and answers through bid addenda.

Currently there are no comments in this discussion, be the first to comment!

Question #67 *Topic 1*

During the design review process for a rehabilitation of a corporate office headquarters, the CM should routinely review the designer's submissions, and the reviews will include

A. constructability, schedule, and maintenance reviews.

B. constructability, biddability, and operability reviews.

C. budget, schedule, and value engineering reviews.

D. scope, constructability, and biddability reviews.

Suggested Answer: *B*
Design reviews commonly address constructability, biddability, and operability.

Currently there are no comments in this discussion, be the first to comment!

Question #68 *Topic 1*

The current construction market is extremely busy, and the trade/sub-contractors are being very selective in the projects they bid on.

What options do owners have when the marketplace is vastly different from when their project was a concept to when its ready to be advertised?

A. Postpone advertising for one year.

B. Market conditions should not be a factor in when a project is advertised.

C. Consider the impacts of current market conditions and revise project strategy.

D. Advertise the project and award to lowest bidder.

Suggested Answer: *C*
Reassess the strategy in light of current market conditions.

Currently there are no comments in this discussion, be the first to comment!

Question #69 *Topic 1*

The design team on a design-bid-build project identified a new construction risk. The CM determines the risk has a monetary value of $500,000 and a 20% chance of occurring. There is an option to transfer this risk, which would cost the project $125,000.

What should the CM recommend to the owner?

A. Accept the risk.

B. Transfer the risk.

C. Perform a Monte Carlo simulation.

D. Assign the risk to the lead engineer.

Suggested Answer: *A*
Expected exposure is $100,000, below the $125,000 transfer cost.

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