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## Construction Specifications Institute Construction Documents Technologist Sample Questions (Q109-Q114):

### NEW QUESTION # 109

Within a project budget, which item falls into the category of a hard cost?

- A. Architect/engineer design fees
- B. Project financing
- **C. Commissioning fees**
- D. Land acquisition

**Answer: C**

Explanation:

In CSI and general construction budgeting practice, project costs are often discussed in terms of:

\* Hard costs - also called direct construction costs, generally associated with the actual construction of the facility (labor, materials, equipment, and construction-related services).

\* Soft costs - professional services and non-construction expenses, such as design fees, legal fees, financing costs, some testing and inspections, and administrative costs.

\* Other development costs, such as land acquisition, that may be tracked separately from construction vs. soft costs.

Within that framework:

\* Hard costs are those closely tied to getting the building or facility physically constructed and operational. In many project budgets, commissioning work that is specified as part of the construction/contractor's scope (functional testing of systems, demonstrating performance, etc.) is treated with the construction scope and appears with construction-related costs.

Among the four items given:

\* Architect/engineer design fees (A) - clearly a soft cost, part of professional services for planning and design, not part of direct construction.

\* Project financing (C) - interest during construction, loan fees, and similar items are typically categorized as financing/soft costs, entirely separate from construction.

\* Land acquisition (D) - usually tracked as a separate property or development cost, not within the construction hard-cost category.

\* Commissioning fees (B) - frequently included in the construction or closeout scope (and often in specifications under Division 01 or relevant technical Divisions) and directly associated with making systems function as intended. When commissioning is contracted as part of the construction contract (which is a common CSI-based approach), its cost is embedded in the hard construction costs.

In CDT-aligned budgeting discussions, when you're forced to choose among these four, commissioning fees (Option B) are the closest to and most consistently treated as a construction-related (hard) cost, because they are often part of the contractor's scope and necessary to complete and hand over a functioning facility.

The others-A/E fees, financing, and land-are clearly outside of direct construction and uniformly treated as soft or separate development costs in CSI-oriented project cost breakdowns.

Key CSI and industry references (titles only, no links):

\* CSI Project Delivery Practice Guide - sections on "Project Costs" and distinctions between construction cost and project cost.

\* CSI CDT Body of Knowledge - "Owner's Costs, Construction Costs, and Cost Categories."

\* Typical CSI-based Owner-Contractor contracts and Division 01 sections where commissioning requirements are placed within the construction scope.

### NEW QUESTION # 110

Which of the following establishes a baseline from which deviations are identified?

- A. General requirements
- **B. General conditions**
- C. Supplementary conditions
- D. Project manual

**Answer: B**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract (CSI-Based)

According to the Construction Specifications Institute (CSI) and CDT exam content, the General Conditions of the Contract form the foundational "baseline" set of administrative, procedural, and legal requirements for every construction contract. All other

contracting documents-including Supplementary Conditions, Division 01, and specification sections-are modified in relation to this baseline.

Why the Correct Answer Is General Conditions (Option D)

CSI practice guides describe the General Conditions as:

- \* The standard baseline document for project relationships, responsibilities, rights, and procedures.
- \* The "default" set of requirements unless modified by Supplementary Conditions or Division 01.
- \* The document against which all deviations must be clearly identified, especially when supplementary or project-specific requirements alter the standard conditions.

General Conditions define or baseline:

- \* Roles and responsibilities of owner, contractor, A/E
- \* Contract time, payments, changes, submittals, inspections
- \* Dispute resolution
- \* Site conditions, insurance, and protection of work

CSI emphasizes that the General Conditions do not change for each project unless Supplementary Conditions modify them, which reinforces that they form the baseline.

Why the Other Options Are Incorrect

A). General Requirements (Division 01)

Division 01 sections coordinate the administrative and procedural requirements for the project, but they expand upon or modify the General Conditions-not the other way around. They cannot be the baseline because they themselves rely on the baseline established in the General Conditions.

B). Supplementary Conditions

These modify the General Conditions to address project-specific legal or regulatory requirements (e.g., bonding, liquidated damages, insurance). They create deviations, not the baseline from which deviations are identified.

C). Project Manual

The Project Manual is a collection of documents-including bidding requirements, contract forms, General Conditions, Supplementary Conditions, and specifications. It is not itself the baseline; it contains the baseline (the General Conditions).

Key CSI References

CSI Project Delivery Practice Guide - Chapters on Procurement and Contracting, discussing General Conditions as the base document for rights, responsibilities, and procedures.

- \* CSI Construction Specifications Practice Guide - Sections on Contract Documents hierarchy and coordination.
- \* CSI CDT Body of Knowledge - Contractual relationships and use of General Conditions as baseline documents.

## NEW QUESTION # 111

What does Divisions 02-49 of the construction project manual address?

- A. Life cycle activities
- B. Temporary facilities and controls
- C. Procurement instructions
- **D. Distinct work results areas**

**Answer: D**

Explanation:

In CSI's MasterFormat system, the project manual's specifications are organized into Divisions 00-49:

- \* Division 00 - Procurement and Contracting Requirements (instructions to bidders, bid forms, owner-contractor agreement, etc.)
- \* Division 01 - General Requirements (administrative and procedural requirements applicable to the whole project, including items like temporary facilities and controls, submittals, project meetings, etc.)
- \* Divisions 02-49 - Technical Specifications

CSI defines Divisions 02-49 as the technical divisions, each of which is organized around a specific work results area (sitework, concrete, masonry, metals, finishes, mechanical, electrical, etc.). Within those divisions, each specification section describes the materials, products, and execution requirements for that particular work result.

Therefore:

- \* A. Procurement instructions - belong in Division 00, not Divisions 02-49.
- \* C. Temporary facilities and controls - are addressed under Division 01 - General Requirements, not Divisions 02-49.
- \* D. Life cycle activities - are not how CSI defines the scope of Divisions 02-49.

The only accurate description of Divisions 02-49 is that they address distinct work results areas, which is Option B.

CSI references (by name only, no links):

- \* CSI MasterFormat - Numbers and Titles (Introduction and Use)
- \* CSI Construction Specifications Practice Guide, chapters explaining organization of the project manual into Divisions 00-49

### NEW QUESTION # 112

What is the primary purpose of MasterFormat?

- A. To create a master list of Level 3 and Level 4 section titles
- B. To organize cost estimates by major project element
- C. To establish an order of information within specification sections
- **D. To provide a uniform system for the organization of information in project manuals**

**Answer: D**

### NEW QUESTION # 113

Who is responsible for accepting and inspecting for damage of the owner-furnished products delivered to the project site?

- A. Subcontractor
- **B. Contractor**
- C. Installer
- D. Owner

**Answer: B**

### NEW QUESTION # 114

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