

# CFM Actual Exams - Realistic IFMA Certified Facility Manager Actual Exams



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## IFMA CFM Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none"><li>Communication: This domain assesses the abilities of Risk Managers in planning, delivering, and evaluating communication strategies within facility management. Effective communication is vital for ensuring that all stakeholders are informed and engaged.</li></ul>

Topic 2	<ul style="list-style-type: none"> <li>Occupancy and Human Factors: This section measures the skills of Facility Managers and covers the workplace environment, occupant services, and occupant health, safety, and security. Understanding these factors is essential for creating a conducive and safe work environment for all occupants.</li> <li>Operations and Maintenance: This domain assesses the capabilities of Operations Managers in managing buildings, systems, infrastructure, and grounds. It includes overseeing furniture, fixtures, and equipment, ensuring physical safety and security, and implementing effective operations and maintenance processes. Knowledge of work management support systems and handling renewals and renovations is also critical.</li> </ul>
Topic 3	<ul style="list-style-type: none"> <li>Leadership and Strategy: This domain focuses on the competencies of Facility Managers in strategic planning and alignment with organizational demands. It covers policies, procedures, compliance issues, individual and team management, leadership qualities, relationship management, change management, corporate social responsibility, and understanding external factors affecting facility management.</li> </ul>
Topic 4	<ul style="list-style-type: none"> <li>Project Management: This section focuses on the planning and design phases of projects. It includes execution and delivery processes along with evaluation techniques to ensure successful project outcomes within facility management contexts.</li> </ul>
Topic 5	<ul style="list-style-type: none"> <li>Sustainability: This section evaluates the skills of the target audience in managing sustainability initiatives. It covers energy management, water management, materials and consumables management, waste management, and workplace site management to promote environmentally responsible practices within facilities.</li> </ul>
Topic 6	<ul style="list-style-type: none"> <li>Risk Management: This section measures the skills of Risk Managers in planning for risk management. It includes emergency preparedness, response, recovery strategies, facility resilience, and business continuity planning to mitigate potential risks associated with facility operations.</li> </ul>
Topic 7	<ul style="list-style-type: none"> <li>Performance and Quality: This section evaluates the skills of the target audience in quality management and performance management. It emphasizes the importance of maintaining high standards in facility operations to ensure efficiency and effectiveness.</li> </ul>
Topic 8	<ul style="list-style-type: none"> <li>Real Estate: This domain assesses the skills of the target audience in developing real estate strategies. It covers real estate assessment, acquisition, disposal processes, asset management, space management, major projects, and new construction to optimize facility use.</li> </ul>

## IFMA Certified Facility Manager Sample Questions (Q91-Q96):

### NEW QUESTION # 91

During contractor evaluation, you discover their incident rate is below the industry average. What does this indicate?

- A. The contractor has a robust financial balance sheet and is in good financial standing.
- B. The contractor has a better reputation and focuses on customer satisfaction.
- C. The contractor has a safety program that focuses on reducing injuries and is followed in practice.

**Answer: C**

Explanation:

A low incident rate typically indicates a strong safety program (Option C).

Why Option C is Correct?

\* Contractors with well-implemented safety programs minimize workplace accidents.

\* IFMA's Risk Management Core Competency stresses the importance of evaluating vendor safety records.

### NEW QUESTION # 92

How is the Facility Condition Index (FCI) determined?

- A. Dividing the facility replacement value by the cost of deficiencies.
- B. Dividing the cost of deficiencies by the facility replacement value.
- C. Multiplying the cost of deficiencies by the facility replacement value.

- D. Subtracting the facility replacement value by the cost of deficiencies.

**Answer: B**

Explanation:

The Facility Condition Index (FCI) is a key metric used in facility management to assess the condition of a facility. It is determined by: A close up of words AI-generated content may be incorrect.

$$FCI = \frac{\text{Cost of Deficiencies}}{\text{Facility Replacement Value}}$$

\* A lower FCI indicates a better-maintained facility, while a higher FCI suggests significant maintenance needs.

\* Why the other options are incorrect:

- \* (B) Subtracting values does not produce a useful ratio.
- \* (C) Dividing in the reverse order does not align with industry standards.
- \* (D) Multiplying the values does not create a comparative index.

The FCI is commonly used in capital planning and budgeting decisions.

### NEW QUESTION # 93

Part of your goals is to develop a succession plan for key positions within your operation, including yourself.

What is most helpful in reaching this goal?

- A. Conduct staff interviews to see who wants to be promoted.
- **B. Conduct a skills gap analysis of current staff and incorporate the results into training goals.**
- C. Conduct a review of staff goals and objectives.

**Answer: B**

Explanation:

A skills gap analysis (Option C) is the most effective method for developing a succession plan because it identifies competencies needed for leadership roles and helps design training programs.

Why Option C is Correct?

- \* A skills gap analysis evaluates the current capabilities of employees and highlights areas for development.
- \* This process helps align training programs with the competencies required for leadership positions.
- \* IFMA's Human Factors & Leadership Core Competency emphasizes proactive succession planning to ensure leadership continuity.

Why Other Options Are Incorrect?

- \* Option A (Interviews about promotion interest): Interest alone does not determine readiness or capability for leadership roles.
- \* Option B (Reviewing staff goals and objectives): While useful, this does not provide the full picture of skills deficiencies and training needs.

### NEW QUESTION # 94

Which statement about fiber optic cable is correct?

- **A. Very low resistance to noise and interference**
- B. It has fewer environmental effects than copper wiring or cable
- C. Ability to carry signals for short distances before requiring repeaters than copper cable

**Answer: A**

Explanation:

Fiber optic cables have very low resistance to noise and interference (Option A) because they use light signals rather than electrical signals.

Why Option A is Correct?

- \* Fiber optics are immune to electromagnetic interference (EMI), making them more reliable than copper wiring.
- \* They offer higher bandwidth, faster speeds, and better signal integrity over long distances.
- \* IFMA's Technology Core Competency recognizes fiber optic infrastructure as a key element in modern facility management.

## Why Other Options Are Incorrect?

- \* Option B (Fewer environmental effects than copper wiring): Fiber still requires energy and resources for installation and maintenance.
- \* Option C (Carries signals for short distances before needing repeaters): Fiber optics carry signals much farther than copper before needing repeaters.

## NEW QUESTION # 95

What is a short-term projection of all income and expenses during a given period (usually one year)?

- A. Combined budgeting
- B. Capital budget
- C. Fixed/variable budgeting
- D. Operational budget

Answer: D

### Explanation:

An operational budget (C) is a short-term financial plan covering income and expenses for one fiscal year.

- \* It includes day-to-day operating costs, such as maintenance, utilities, and salaries.
- \* Why not other options?
  - \* (A) Combined budgeting integrates multiple budgeting methods but is not specifically short-term
  - \* (B) Fixed/variable budgeting categorizes costs rather than providing a full financial projection.
  - \* (D) Capital budgets focus on long-term investments and major asset purchases.

## NEW QUESTION # 96

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