

認定するConstruction-Manager PDF問題サンプル試験-試験の準備方法-素晴らしいConstruction-Manager問題無料

Construction Management Challenges

❑ DIFFICULTIES FACED ON SITE

- Weather condition
- The changing nature of construction
- Time management
- Government regulations-delay may be caused by waiting for inspections, and red tape runs rampant.
- Social and political challenges
- The construction manager will be responsible for any safety issues occurring on the site-therefore there should be a safety officer and safety keeper to ensure that there is safety nets if working in heights and safety belt to be properly hooked. There is a form for safety checking which should be checked before commencing the work. Work shall be proceeded only after the safety inspection.

The construction manager must be responsible of the environment while constantly adapting to changing business, social, and legal environments.

❑ DECISION MAKING METHODOLOGY

- For decision making the major decisions are taken by the:
 1. Project manager
 2. Site engineer
 3. Planning engineer
- Allocation is done by the construction manager by consulting with the project manager

❑ HOW IS A SITE PREPARED FOR CONSTRUCTION?

- Geotechnical report related to site soil properties
- Construction site clearing and excavation
- Grading of project site
- Project site compaction

Geotechnical Report related to Site Soil Properties

- Geotechnical report creates communication between project site condition and design and construction recommendation. Therefore, to understand properties and condition of the soil of the project site, a geotechnical report about the soil of the site is a must.
- It is produced based on a series of tests on soil. Type of the structure dictates sampling method, type of test, and number of test required.
- After achieving and interpreting test results, type of foundation appropriate for the site, settlements and related recommendations, liquefaction possibilities, slope stability, groundwater level, soil bearing capacity, excavation related hazards, soil strength, soil classification, and many more information are provided in the geotechnical reports.

Construction site clearing and excavation

- Clearing and excavation is part of the greater job which is carried out in preparing site for construction projects.
- After the layout of the structure is set accurately, the excavation work begins and the soil is removed to a required depth in which the foundation of the structure is placed.
- There are various types of machinery used to excavate and transport soil at project site.

Grading of Construction Project Site

- Grading at constructed site is very crucial to force water away from the structure. International Building Code (IBC 2009), provides necessary recommendation to create proper grading.
- The Code states that grade slope should be at least one unit vertical to twenty units horizontal in other words 5% at a distance of 3m measured perpendicular from the wall face.
- If a horizontal distance of 3 m is not available due to physical hinders, then other options need to be employed such as swales and impervious surface for which least slope should be 2% if is located within the limit of 3m.

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CMAA Construction-Manager問題無料、Construction-Manager無料模擬試験

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CMAA Certified Construction Manager (CCM) 認定 Construction-Manager 試験問題 (Q45-Q50):

質問 # 45

Which of the following statements BEST describes the recommended approach CMs should take with respect to building information modeling (BIM)?

- A. The CM should assure the owner has considered using BIM.
- B. The CM should require the owner to use BIM.
- C. The CM should not recommend the use of BIM.
- D. The CM should not discuss BIM unless requested by the owner.

正解: A

解説:

In the latest versions of the CMAA Standards of Practice, technology management (including BIM) is recognized as part of the CM's advisory role. The CM should proactively assure the owner has considered BIM as a tool, evaluate its benefits and risks, and integrate it into planning if appropriate. But the CM should not unilaterally impose or require BIM use without the owner's acceptance, nor remain silent on its potential merits (i.e. D is too passive). Also, blanket rejection (B) is inconsistent with modern practice.

Hence the recommended stance is that the CM prompts the owner to consider BIM, educates on its advantages and limitations, and helps the owner decide whether and how to adopt it in that specific project context.

質問 # 46

Which of the following provides details about the front-end activities of the project during the pre-design and design phases, and highlights major project milestones such as substantial and final completion?

- A. Milestone Schedule
- B. Master Schedule
- C. Baseline Schedule
- D. As-Built Schedule

正解: A

解説:

CMAA's Time Management guidance describes the Master Schedule as the overall controlling schedule for the project's life cycle, which includes many elements. It also specifically notes that the Milestone Schedule is a subset or extract that highlights the key events or decision points:

"The Milestone Schedule acts as a 'pull-out' from the Master Schedule. The purpose of a Milestone Schedule is to highlight the key events in a project, as an executive-level summary. ... The Master Schedule highlights major project milestones and details the front-end activities of the project during the Pre-Design and Design phases." Thus, while the Master Schedule covers everything, the Milestone Schedule is the one that provides details about front-end activities and highlights major milestones, exactly as asked.

質問 # 47

Industry best practice is to conduct a pre-bid conference. The intent of the pre-bid conference is to

- A. mitigate change orders and delays.
- B. limit the number of bidders on the project.
- C. survey existing conditions and reveal unforeseen conditions.
- D. resolve any questions about contract requirements and scope of work.

正解: D

解説:

The CMAA Construction Management Standards of Practice (SOP) identifies the pre-bid (pre-proposal) conference as a key element

of the procurement process. Its purpose is to clarify the scope of work, contract requirements, and bid instructions before bids are submitted.

CMAA states:

"A pre-bid conference provides prospective bidders with an opportunity to review the contract requirements, clarify ambiguities, and receive consistent responses to questions regarding scope, schedule, and procedures." By ensuring that all bidders receive the same information, the CM helps promote fair competition, minimize post-award claims, and reduce misunderstandings about scope- thereby indirectly helping to mitigate change orders and delays. However, the primary intent is to resolve any questions about contract requirements and scope of work.

Option B describes a benefit, but not the immediate intent; Option A concerns site investigation, which is typically handled in separate pre-bid site visits; Option C is contrary to public procurement policy.

Therefore, the correct answer is D.

References (CMAA Documents):

CMAA Construction Management Standards of Practice, Chapter 5 - Contract Administration, Section:

"Procurement and Pre-Bid Activities."

CMAA CM Study Guide, Contract Administration Domain, Objective 5.2: "Conduct pre-bid and pre- construction conferences to clarify contract requirements."

質問 # 48

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 than what was budgeted for the project. This MOST likely indicates

- A. the project is behind schedule.
- B. the contractor is making more profit than anticipated.
- C. the project is ahead of schedule.
- D. the contractor will be submitting change orders.

正解: A

解説:

In earned value or earned hours analysis, "earned hours" represent how much work has actually been completed (in units of schedule effort) compared to what was budgeted over time. If a contractor claims a significantly higher number of earned hours than budget expected at that point, that discrepancy often indicates the contractor is catching up for prior slippage or back-loading progress and may be masking a delay. In other words, the project is likely behind schedule: the contractor is accelerating or shifting resources to show a jump in performance, sometimes to avoid triggering delay claims or escalating scrutiny.

While CMAA's formal SOP does not provide a one-sentence treatment of this particular scenario, standard earned value (EV) and schedule variance (SV) theory (used in CMAA's time management domain) supports that an unexpected inflation in earned hours relative to budget can signal a retrospective correction for lagging progress, rather than true ahead-of-schedule condition.

質問 # 49

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.

正解: A

解説:

According to the CMAA Construction Management Standards of Practice (SOP), under Chapter 2 - Project Management, the process of shifting a project from the construction phase to full operational use by the owner is referred to as "Turnover." The CMAA defines turnover as:

"The formal process of transitioning a completed facility or project from the construction phase to the owner's operations and maintenance organization. This process ensures that all systems, documentation, warranties, and training have been completed and accepted in accordance with contract requirements." This stage signifies the end of construction management responsibilities and the beginning of the owner's operational phase. The Construction Manager's role during turnover includes verifying that: All contractual deliverables and closeout documents are completed.

Operations and maintenance manuals are submitted.

Training for facility staff has been conducted.

The owner has formally accepted the project for occupancy and use.

While terms such as "O&M" (operations and maintenance), "move-in," and "beneficial occupancy" are related concepts, they describe specific activities or conditions within the broader turnover process. The CMAA recognizes "turnover" as the overarching term describing the transition from construction completion to owner operations.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 2 - Project Management, Section: "Project Closeout and Turnover," pp. 28-30.

CMAA CM Study Guide, Project Management Domain, Objective 2.6: "Manage project turnover and closeout in accordance with contract requirements."

質問 # 50

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