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>> CFM Trustworthy Practice <<

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It is universally accepted that the competition in the labor market has become more and more competitive in the past years. In order to gain some competitive advantages, a growing number of people have tried their best to pass the CFM exam. Because a lot of people hope to get the certification by the related exam, now many leaders of companies prefer to the candidates who have the CFM certification. In their opinions, the certification is a best reflection of the candidates' work ability, so more and more leaders of companies start to pay more attention to the CFM certification of these candidates. If you also want to come out ahead, it is necessary for you to prepare for the exam and get the related certification.

## IFMA CFM Exam Syllabus Topics:

Topic	Details

Topic 1	<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 2	<ul style="list-style-type: none"> <li>Facility Information Management and Technology Management: This domain focuses on the skills of Information Technology Managers in data collection and information management. It includes information protection and cybersecurity, technology needs assessment and implementation, and maintenance and upgrades of technology systems to ensure efficient operations.</li> </ul>
Topic 3	<ul style="list-style-type: none"> <li>Finance and Business: This section measures the skills of Financial Managers in operational and capital budgeting processes. It includes evidence-based decision-making processes, procurement strategies, contracting practices, financial analysis, and reporting to ensure sound financial management within facilities.</li> </ul>
Topic 4	<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 5	<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>
Topic 6	<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 7	<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 8	<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>

## IFMA Certified Facility Manager Sample Questions (Q210-Q215):

### NEW QUESTION # 210

A facility manager wants to reduce their dependence on electricity supplied by a natural gas power plant and reduce overall greenhouse gas emissions. Which project should the facility manager pursue?

- A. Purchase green credits from your utility company
- B. Purchase program to buy electricity from a coal power plant
- C. Implement a lights-out policy at night

### Answer: A

Explanation:

To reduce reliance on natural gas power and lower greenhouse gas emissions, the best strategy is to purchase green energy credits (Option A).

Why Option A is Correct?

\* Green energy credits (RECs - Renewable Energy Certificates) allow organizations to offset their energy consumption by supporting renewable energy production.

\* This approach directly contributes to reducing carbon footprints while ensuring the facility remains operational.

\* IFMA's Environmental Stewardship & Sustainability Core Competency emphasizes the importance of renewable energy adoption to achieve sustainability goals.

#### Why Other Options Are Incorrect?

- \* Option B (Lights-out policy at night): While reducing energy use helps, it does not significantly reduce dependence on fossil-fuel power sources.
- \* Option C (Buy electricity from a coal power plant): Coal power plants produce higher emissions than natural gas, making this option counterproductive.

#### NEW QUESTION # 211

What does a Cost Plus to a Guaranteed Maximum Price (GMP) contract signify?

- A. The Contractor is selected early in the project based on its Fee and its General Conditions costs and provides a GMP once drawings are more developed.
- B. The Contractor is selected based on GMP price of the final drawings and can charge the project based on all invoices produced plus its Fee & General Conditions costs.
- C. The Contractor is selected based on final drawings and his own costs and the individual subcontractors' costs. No cost increases are allowed beyond the GMP.

#### Answer: A

Explanation:

A Cost Plus to a GMP contract (Option C) means that the contractor is selected early in the project based on their fee and general conditions, and they provide a Guaranteed Maximum Price (GMP) once the project drawings are further developed.

#### Why Option C is Correct?

- \* The GMP contract model ensures that the contractor is involved early in the project to provide cost estimates, budgeting input, and value engineering before the final design is completed.
- \* Once drawings reach a more advanced stage, the contractor sets a GMP, meaning the owner will not pay more than the agreed maximum price, except for approved change orders.
- \* This approach allows cost predictability and reduces financial risks for both the contractor and the owner.
- \* IFMA's Project Management Core Competency highlights that FM professionals must understand contract models that balance cost efficiency with project flexibility.

Why Other Options Are Incorrect?

- \* Option A: A GMP contract does allow cost increases for approved change orders; it is not entirely fixed beyond the GMP.
- \* Option B: Contractors cannot simply charge all invoice amounts; costs must be within the GMP cap, and some costs are not reimbursable under the GMP model.

#### NEW QUESTION # 212

What is an example of adaptive change?

- A. Employee seeks college education
- B. Vendors launching a new product division
- C. Construction of a new head office
- D. New policy for working from home

#### Answer: D

Explanation:

Adaptive change refers to modifications in policies, procedures, or behaviors in response to evolving needs

. The IFMA Change Management framework highlights that policy shifts (e.g., remote work policies) exemplify adaptive change.

\* Option B (New policy for working from home) is correct because it adapts organizational culture and work practices.

\* Option A (New product division) is business expansion, not an internal adaptation.

\* Option C (Employee education) is personal growth, not organizational adaptation.

\* Option D (New head office construction) is a structural change, not an adaptive change.

Adaptive change typically focuses on organizational flexibility and behavioral adjustments.

#### NEW QUESTION # 213

A facility manager provides integrated facility services for a client with multiple mixed-use sites. This includes all services except the client's core business. The annual business review of the services provided identifies dissatisfaction with comfort levels at two of the sites, including the data center building. To improve the service effectively, the client will need to make an extensive capital

equipment investment not previously contemplated. What is the BEST way to communicate the HVAC issue to your client?

- A. Schedule a meeting with the client and the department heads impacted by the HVAC issues to talk about the problems.
- B. Prepare a report outlining the issues and solutions and send it to the client, requesting a meeting after the report has been reviewed.
- C. Hold a series of meetings with the client-first to discuss the issues, second to identify solutions, and finally to quantify the impact on operations.
- D. Prepare a report and meet with the client to present the issues, recommended solutions, and explain the impact on business operations.

**Answer: D**

Explanation:

The best approach is to prepare a report and meet with the client to:

- \* Clearly outline the HVAC issues and their impact on business operations.
- \* Present recommended solutions, including necessary investments.
- \* Ensure transparency and alignment between facility services and client expectations.
- \* Why the other options are incorrect:
  - \* (A) A series of meetings may delay decision-making and lack efficiency.
  - \* (B) Sending a report without an immediate discussion may not effectively address concerns.
  - \* (D) Meeting with department heads is useful but does not ensure executive buy-in for the investment.

#### **NEW QUESTION # 214**

When designing buildings and considering airflow, which location would be the most appropriate place for air intake?

- A. Air intake comes from the parking lot because the air here is fresh from 7 PM to 7 AM when cars are not driving into the area or parking.
- B. Air intake comes from around the mechanicals because air here has been heated by exhausts from mechanicals.
- C. Air intake comes from the roof level of the side of the building facing a green area between buildings because the air here is free from external pollutants.
- D. Air intake comes from the highway where there is always fresh air available.

**Answer: C**

Explanation:

The best air intake location minimizes pollutants and maximizes air quality. The correct choice is:

- \* Air intake from a green area at roof level ensures clean, fresh air, reducing exposure to vehicle exhaust, mechanical heat, and urban pollution.
- \* Why the other options are incorrect:
  - \* (A) Parking lots accumulate CO<sub>2</sub> and other pollutants.
  - \* (B) Mechanical exhaust areas contain contaminants.
  - \* (C) Highways produce significant air pollution.

Proper air intake positioning improves indoor air quality, reducing health risks and HVAC workload.

#### **NEW QUESTION # 215**

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