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IFMA CFM Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none">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.
Topic 2	<ul style="list-style-type: none">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.
Topic 3	<ul style="list-style-type: none">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.
Topic 4	<ul style="list-style-type: none">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.

Topic 5	<ul style="list-style-type: none"> • 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.
Topic 6	<ul style="list-style-type: none"> • 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.

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IFMA Certified Facility Manager Sample Questions (Q159-Q164):

NEW QUESTION # 159

What is the purpose of a punch-list (defects list) walk-through in construction?

- A. To ensure that the construction site is free from debris
- B. To walk through the construction project with the contractor and discover what needs to be completed
- C. To identify items that do not conform to contract documents that the contractor must complete prior to final payment

Answer: C

Explanation:

A punch-list walk-through (Option A) is conducted to identify deficiencies that the contractor must correct before the final payment is released.

Why Option A is Correct?

- * The punch list documents defects, unfinished work, and any items that do not meet contract specifications.
- * Contractors must address these issues before the facility manager or owner approves the project for final acceptance.
- * IFMA's Project Management Core Competency emphasizes quality control during construction closeout to ensure compliance with project requirements.

Why Other Options Are Incorrect?

- * Option B (Ensure the construction site is free from debris): Site cleanliness is important but is not the primary purpose of a punch-list walk-through.
- * Option C (Walk through the project to discover what needs to be completed): This is part of general project inspections, but a punch-list walk-through is a formal process focused on contract compliance.

NEW QUESTION # 160

A company's data center is being relocated to a different building. Who should be hired to ensure that the new location is properly prepared when the equipment arrives?

- A. A consultant who has experience relocating data centers.
- B. An electrical engineer who has experience in the industry.
- C. An HVAC consultant who has experience with renovations.
- D. The vendor who is providing the computer equipment.

Answer: A

Explanation:

A data center relocation consultant ensures that all technical, security, and infrastructure requirements are met. Their responsibilities include:

- * Assessing power, cooling, and network needs.
- * Coordinating logistics and infrastructure readiness.
- * Minimizing downtime and ensuring a smooth transition.
- * Why the other options are incorrect:
 - * (A) An HVAC consultant specializes in cooling systems but lacks expertise in data center relocation.
 - * (B) The computer equipment vendor ensures hardware compatibility but does not oversee site readiness.
 - * (C) An electrical engineer can help with power needs but does not manage the entire relocation process.

NEW QUESTION # 161

Both the facility and IT managers are asked to assign staff to work together on a major project. Halfway through the project, a power struggle emerges due to divergent views. How should the managers initially intervene?

- A. Reestablish meeting guidelines
- B. Reassign project managers
- C. Reassign additional members from each department

Answer: A

Explanation:

The best initial response to a power struggle in a project team is to reestablish meeting guidelines (Option A).

Why Option A is Correct?

- * Reestablishing clear expectations, roles, and communication norms helps resolve conflicts without escalation.
- * IFMA's Human Factors and Leadership & Strategy competencies emphasize that FM professionals must facilitate collaboration and team alignment in cross-functional projects.
- * Clear meeting guidelines help maintain focus on project objectives rather than departmental conflicts.

Why Other Options Are Incorrect?

- * Option B (Reassign additional members from each department): Adding more people does not resolve underlying conflicts and may create further division.
- * Option C (Reassign project managers): Changing leadership midway through a project can disrupt progress and should be a last resort.

NEW QUESTION # 162

You are part of a team developing a plan for the layout of a 500-acre planned community. The plan shows roads, utilities, and different types of buildings within the development community. This plan will be provided to government entities for permitting. What is this set of specifications called?

- A. A real estate master plan.
- B. A real estate development tactical plan.
- C. An architectural context diagram (ACD).
- D. A planned community sustainability plan.

Answer: A

Explanation:

A real estate master plan is a long-term planning document that provides a conceptual layout to guide future growth and development. It includes considerations for infrastructure, zoning, transportation, and land use.

Local governments and planning agencies typically require a master plan before issuing permits. This plan aligns with strategic facilities management and ensures sustainable development by integrating urban planning principles.

NEW QUESTION # 163

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

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

- C. The contractor has a better reputation and focuses on customer satisfaction.

Answer: A

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 # 164

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