

# Construction-Manager Actual Exam Dumps - Construction-Manager Reliable Test Book

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## Certified Construction Manager Study Set ACTUAL EXAM 2025 TEST COMPREHENSIVE QUESTIONS AND VERIFIED ANSWERS (DETAILED & ELABORATED) 100% SOLVED 2025!!



### Terms in this set (65)

Construction Management	The practice of professional management applied to the planing, design, and construction of projects, from inception to completion, for the purpose of controlling time, cost, and quality
Construction Contract Administration Objectives	To control: time, cost, quality, information flow and to satisfy the Owner's goals and objectives for the project
Design Bid Build Advantages	Widely applicable, understandable, owner retains control, owner "knows" the cost prior to the start of Construction
Design Bid Build Disadvantages	Relatively slow, owner is liable for the design, constructability issues, adversarial relationships fostered
Multiple Prime Advantages	Increased Owner control, work easily fast-tracked, save general contractor markups, some states require it

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## **CMAA Certified Construction Manager (CCM) Sample Questions (Q10-Q15):**

### **NEW QUESTION # 10**

Under the Brooks Act, professional services of architects and engineers on federal projects must be

- A. audited every six months.
- B. funded by public dollars.
- **C. qualification-based rather than bid.**
- D. contracted before GC services.

**Answer: C**

Explanation:

According to the Brooks Act (codified in U.S. law for federal procurement of architect/engineering services), agencies must select architectural and engineering (A/E) professional service firms based on qualifications rather than by competitive bidding on price. The firm is selected on the basis of demonstrated competence and qualifications, and then fees are negotiated.

This ensures that technical competency drives selection, not lowest cost. Options A and B are not requirements of the Brooks Act. Option D is not inherent in its provisions—there is no strict requirement that A/E services must be contracted before general contractor services, though design is typically procured first.

Thus, the correct choice is C.

### **NEW QUESTION # 11**

Who owns the float in a typical project critical path schedule?

- **A. Project**
- B. Construction manager
- C. Contractor
- D. Owner

**Answer: A**

Explanation:

According to CMAA Time Management standards, float is defined as the amount of time an activity can be delayed without affecting the overall project completion date. The SOP specifies:

"Float is a shared resource belonging to the project as a whole. It is not owned exclusively by any single party - owner, contractor, or construction manager."

This principle ensures fair schedule management and prevents disputes. Both the CM and the contractor should work collaboratively to optimize float use for the benefit of the entire project. Contract documents (e.

g., general conditions) may further define float management policies, but unless specified otherwise, float is treated as a project resource, not the property of any one participant.

Therefore, the correct answer is C. Project.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Time Management, Section: "Float Ownership." CMAA CM Study Guide, Time Management Domain, Objective 5.3: "Manage schedule float as a shared project resource."

### **NEW QUESTION # 12**

A project in schematic design with sustainability goals will soon begin a value engineering study. Which of the following would ensure that the value engineering study will not harm the project's sustainability?

- **A. Establish clear sustainability functional requirements.**

- B. Hold a partnering workshop first.
- C. Add a LEED Silver requirement.
- D. Add a LEED Platinum requirement.

**Answer: A**

Explanation:

CMAA's Sustainability and Environmental Stewardship guidance states that sustainable design objectives must be functionally defined and integrated before performing value engineering (VE). Merely setting a certification level (LEED Silver or Platinum) does not ensure that sustainability objectives are protected during cost evaluation.

The CMAA explains that:

"During value engineering, sustainability goals should be documented as functional requirements so that proposed alternatives maintain environmental performance while achieving cost efficiency." Thus, option B—establishing clear sustainability functional requirements—ensures that VE proposals respect the intended sustainability outcomes and do not degrade energy performance, materials reuse, or environmental targets.

References (CMAA Documents):

CMAA Construction Management Standards of Practice, Chapter 8 - Sustainability and Environmental Stewardship.

CMAA CM Study Guide, Sustainability Domain, Objective 8.3: "Ensure sustainability requirements are maintained through design and value engineering."

### NEW QUESTION # 13

If it can be proven that there was discrimination based on gender during the hiring process, someone may lose their CCM credential due to a violation of the

- A. owner's diversity requirements.
- B. CMAA Standards of Practice.
- **C. CMAA Code of Professional Conduct.**
- D. owner's contract requirements.

**Answer: C**

Explanation:

The CCM Conditions, Conduct, and Disciplinary Policies state that any individual found to have breached the Conditions and Conduct agreement is subject to revocation of CCM status. The Conditions and Conduct agreement is essentially the Professional Code of Conduct (or Code of Professional Ethics) under which CCMs agree to operate.

Discrimination, such as gender-based discrimination in hiring, is a violation of professional ethical standards and would be considered "unprofessional or unethical conduct" under the Code of Professional Conduct.

### NEW QUESTION # 14

As the owner's rep, a CM is providing on-site construction management services to a municipality for their new design-build city mall project.

The state requires a 40-hour value engineering workshop for all projects over \$10 million. What are the key talking points about the VE process that the CM will highlight to the city's director of public works?

- A. Life cycle and maintenance costs should not be considered.
- **B. A multi-discipline review on functions and alternate solutions.**
- C. Interface with the design-build team is not needed at this time.
- D. Scope reduction will reduce overall project budget.

**Answer: B**

Explanation:

Value Engineering (VE) is intended to improve value by optimizing the relationship between function, cost, and life-cycle performance. The CM would emphasize that VE is a multi-discipline review of project functions and alternate design solutions to reduce cost without sacrificing essential performance. In a proper VE workshop, participants from multiple disciplines review function, identify alternatives, and propose changes.

The incorrect choices are:

A is wrong because life cycle and maintenance costs should be considered - VE should look beyond initial cost to long-term costs.

C is simplistic: while scope reduction is one possible result, VE is not merely scope cutting but exploring alternatives to maintain

functionality at lower cost.

D is incorrect, because interfacing with the design-build team is essential - VE must involve the DB team to ensure proposed changes are implementable and integrated.

## NEW QUESTION # 15

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