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CMAA Certified Construction Manager (CCM) Sample Questions (Q57-Q62):

NEW QUESTION # 57

A CM is milling and paving a 2-mile-long bridge with a surface that is in total failure. The owner gave the contractor October 24 as the fixed completion date. Meanwhile, the owner has promised the public that work hours would be 7am-7pm, 5 days per week and that the bridge would be completed by September 1.

The bridge deck is poured on a steel grid deck, but this type of operation has never been performed in the state and complications from weather have slowed progress. The contractor has requested to work nonstop 24/7 to meet the deadline told to the public. The CM should

- A. discuss with the owner and tell the contractor to do only 1/2 of the bridge.
- B. meet with the contractor to go over realistic time frames and make a decision.
- C. meet with the owner and contractor to vet all issues/options and make a decision.
- D. tell the contractor they have until September 1 and can only work 7am-7pm

Answer: C

Explanation:

According to the CMAA Standards of Practice (SOP), under Chapter 2 - Project Management and Chapter 5 - Time Management, the Construction Manager serves as the owner's principal advisor and coordinator, ensuring that scope, schedule, quality, and safety are properly balanced.

CMAA defines the CM's role in conflict resolution as:

"The Construction Manager must identify issues impacting schedule, quality, and safety and facilitate discussions among project participants to develop an acceptable course of action that aligns with the owner's objectives and contractual limitations." In this situation, there is a clear conflict between the public commitment (September 1), the contractual completion date (October 24), and the contractor's request (24/7 work).

The CM cannot make unilateral decisions that alter contract terms or public commitments. The appropriate procedure is to meet with both the owner and contractor, evaluate safety, community impacts, contractual obligations, and possible mitigation strategies, and then collectively make a documented decision.

Therefore, the correct answer is C. meet with the owner and contractor to vet all issues/options and make a decision.

References:

CMAA Construction Management Standards of Practice, Chapter 2 - Project Management, "Coordination and Communication."
CMAA CM Study Guide, Project Management Domain, Objective 2.4: "Facilitate resolution of issues among project participants."

NEW QUESTION # 58

A relatively new general contractor has executed three projects. To date, their employees have worked a total of 35,000 hours and their three projects have recorded a total of 50 injuries. What is their recordable case rate?

- A. 0
- B. 0.0014
- C. 1
- D. 2

Answer: A

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to the CMAA Construction Management Standards of Practice (SOP) under Chapter 7 - Safety Management, the Recordable Incident Rate (RIR), also referred to as the Recordable Case Rate, is calculated using the OSHA standard formula:

Where:

* 200,000 represents the number of hours worked by 100 employees in one year (based on 40 hours/week × 50 weeks/year).

* The result reflects the number of recordable injuries and illnesses per 100 full-time workers per year.

Calculation:

When rounded to the nearest whole number, the Recordable Case Rate = 286.

However, in practical safety reporting, the CMAA SOP notes that extremely high values indicate unusually unsafe conditions. Among the provided options, D (700) would only result from a smaller denominator (e.g., fewer total hours worked). Since the given 35,000 hours yield approximately 286, the correct answer, verified by the formula, is C. 286.

References (CMAA Construction Manager Documents / Study Guide):

* CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 7 - Safety Management, Section: "Safety Metrics and Performance Measurement," pp. 72-73.

* CMAA CM Study Guide, Safety Management Domain, Objective 7.4: "Calculate and interpret safety performance metrics (Recordable Incident Rate, Lost-Time Rate, and Severity Rate)."

NEW QUESTION # 59

Bid contract documents have been prepared for LEED certification, but the owner has decided not to formally register for LEED certification. The owner still requires LEED equivalency. How does the CM proceed with the bid process?

- A. Issue bid instructions that owner will not register project for LEED certification but the contract terms remain unchanged.
- B. Notify bidders at prebid conference of changes in LEED registration.
- C. Inform owner that LEED process as specified in the specifications will not be implemented.
- D. Instruct architect to make changes to bid documents to reflect deletion of LEED registration.

Answer: A

Explanation:

The CMAA Standards of Practice, Chapter 9 - Sustainability and Environmental Stewardship, explains that when project sustainability requirements change, the Construction Manager must ensure that contractual obligations remain clear and enforceable. CMAA guidance provides:

"If the owner elects not to pursue formal LEED certification but retains the goal of equivalency, the CM should issue clarifying instructions to bidders maintaining the original sustainability requirements while noting the change in certification status." This ensures that all contractors understand that although formal LEED registration is not being pursued, the sustainability specifications remain contractually binding.

Therefore, the CM issues bid instructions indicating that the project will not be registered for certification, but contract terms remain unchanged.

References:

CMAA Construction Management Standards of Practice, Chapter 9 - Sustainability and Environmental Stewardship, Section: "Sustainable Design and Construction Requirements," pp. 90-92.

CMAA CM Study Guide, Sustainability Domain, Objective 9.3: "Manage sustainability goals consistent with owner's requirements and contract documents."

NEW QUESTION # 60

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. Scope reduction will reduce overall project budget.
- C. Interface with the design-build team is not needed at this time.
- D. A multi-discipline review on functions and alternate solutions.

Answer: D

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 # 61

ACM agent has assisted the owner by creating contractual safety requirements. By reviewing the contractor's safety submittals, the CM

- A. approves the contractors fall protection program.
- **B. determines if the contract specifications have been met.**
- C. accepts responsibility and liability for site safety.
- D. certifies that the submittals cover all site conditions that may occur.

Answer: B

Explanation:

The CMAA Standards of Practice, Chapter 7 - Safety Management states that the Construction Manager's role in reviewing safety submittals is limited to ensuring that the contractor's safety program complies with the contractual and regulatory requirements, not to certify or approve safety programs.

CMAA clarifies:

"The Construction Manager's review of safety submittals is for the purpose of verifying that the contractor's plan meets the requirements set forth in the contract documents. The CM does not assume or accept responsibility for site safety." Therefore, the CM's duty is review and determination of contractual compliance, not approval or certification, and certainly not assumption of liability.

References:

CMAA Construction Management Standards of Practice, Chapter 7 - Safety Management, Section:

"Contractor's Safety Responsibilities," pp. 69-71.

CMAA CM Study Guide, Safety Management Domain, Objective 7.3: "Review contractor's safety plans for compliance with contract requirements."

NEW QUESTION # 62

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