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IFMA Certified Facility Manager Sample Questions (Q71-Q76):

NEW QUESTION # 71

What sequential steps should you follow when trying to settle a contract dispute with a contractor?

- A. Negotiations, arbitration, mediation, and litigation
- B. Mediation, arbitration, litigation, and negotiation
- C. Mediation, negotiations, arbitration, and litigation
- **D. Negotiations, mediation, arbitration, and litigation**

Answer: D

Explanation:

The correct sequence for resolving contract disputes follows a structured approach:

- * Negotiations: Direct discussions to resolve the issue informally.
- * Mediation: Involves a neutral third party to facilitate resolution.
- * Arbitration: A binding or non-binding legal process to settle the dispute.
- * Litigation: Taking legal action as a last resort.
- * Why the other options are incorrect:
 - * (A) Mediation is not the first step; negotiations should come first.
 - * (B) Arbitration should come before litigation.
 - * (D) Mediation should precede arbitration for an amicable resolution.

NEW QUESTION # 72

What process assesses physical entry points and specific business activities to determine who should be authorized to enter specific areas and the type of security system to use?

- A. A lock hierarchy protocol.
- B. A sustainability analysis.
- C. A cyber security plan.
- **D. An access risk analysis.**

Answer: D

Explanation:

An access risk analysis (D) is used to evaluate facility security needs, determine authorization levels, and select appropriate security systems.

- * Why is this important?
 - * Protects sensitive areas
 - * Ensures compliance with safety protocols
 - * Prevents unauthorized access
- * Why not other options?
 - * (A) A lock hierarchy protocol is a subset of access control but not a comprehensive risk assessment.
 - * (B) Cyber security focuses on digital threats, not physical access.
 - * (C) A sustainability analysis relates to environmental impact, not security.

NEW QUESTION # 73

When during a major design project is the best time to provide your changes to the design team?

- **A. During the Schematic or Design Development phase when the documents are still fluid and changing.**
- B. During the early stages of Construction Phase when the contractor has had time to review the design documents.
- C. During the Construction Documents phase when the designers are finalizing the drawing and the specifications.

Answer: A

Explanation:

The best time to make changes (Option B) is during the Schematic or Design Development phase, when the design is still flexible.

Why Option B is Correct?

- * Changes during this phase are less costly and disruptive.
- * It ensures that input is incorporated before detailed construction drawings are finalized.
- * IFMA's Project Management Core Competency highlights that early-stage design input minimizes costly revisions during construction.

Why Other Options Are Incorrect?

- * Option A (Construction Documents phase): Changes at this stage require major redesign work and increase costs.
- * Option C (Early Construction phase): Changing the design after construction starts leads to significant delays and budget overruns.

NEW QUESTION # 74

What term reflects a governance function?

- A. Plan
- B. Execute
- C. Guide

Answer: C

Explanation:

Governance focuses on guiding (Option A) through policies, oversight, and compliance within an organization.

Why Option A is Correct?

- * Governance involves setting policies, monitoring compliance, and providing strategic direction.
- * FM leaders play a governance role by guiding teams and ensuring facility operations comply with regulations and organizational goals.
- * IFMA's Leadership & Strategy competency emphasizes strong governance in facility management operations.

Why Other Options Are Incorrect?

- * Option B (Execute): Execution refers to operational tasks, not governance.
- * Option C (Plan): Planning is a function of governance, but guiding involves overseeing the entire process.

NEW QUESTION # 75

An organization is considering relocating from leased building #1 into leased building #2. Leased building #1 is 55,000 sq. ft. costing \$1,100,000 annually. Leased building #2 is 50,000 sq. ft. costing \$1,100,000 annually.

Building #1 can house 500 people and building #2 can house 580 people. The company's benchmark is \$2,000.00 per person per year for leased space. What is the MOST important reason to know what the company's benchmarks are?

- A. It simplifies the budgeting process.
- B. It structures your recommendations in a method your managers require.
- C. It provides a quantitative measure to support your recommendations and decisions.
- D. It allows other organizations to measure against your results.

Answer: C

Explanation:

Knowing company benchmarks provides a quantitative measure (C) that supports informed decision-making in real estate and facility planning.

- * Benchmarking allows for comparisons of space efficiency and cost-effectiveness.
- * Why not other options?
- * (A) External comparisons are secondary to internal decision-making.
- * (B) Structuring recommendations is beneficial but not the primary reason.
- * (D) While benchmarks aid budgeting, they primarily validate decisions.

NEW QUESTION # 76

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