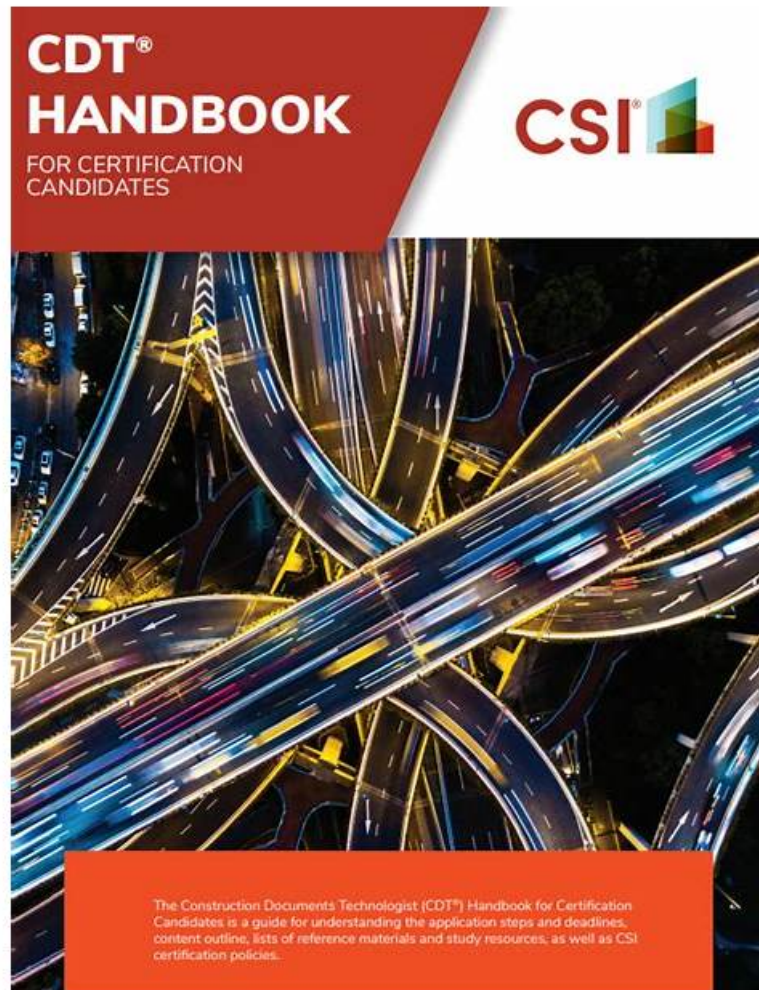


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# Construction Specifications Institute Construction Documents Technologist Sample Questions (Q17-Q22):

## NEW QUESTION # 17

With whom does the responsibility for maintaining record documents at the project site rest?

- A. Contractor
- B. Architect/engineer (A/E)'s consultant
- C. Owner's project representative
- D. A/E's project representative

**Answer: A**

Explanation:

Comprehensive and Detailed Explanation (CSI-aligned, paraphrased)

CSI guidance and typical Division 01 "Project Record Documents" or "Record Drawing" sections assign the responsibility for maintaining record documents at the project site to the Contractor.

These record documents (often called "as-builts" when finalized) include:

- \* A set of contract drawings marked up to show actual installed conditions.
- \* Notations of changes made by Change Orders, Construction Change Directives, and field orders.
- \* Markups of routing of concealed utilities, changes in locations, and deviations from the original design that were approved during construction.

Key CSI-aligned principles:

- \* The Contractor is the party actually performing and coordinating the Work, and is in the best position to record day-to-day deviations and field changes.
- \* Division 01 typically states that the Contractor must:
- \* Keep a current set of record documents on site, up to date as changes occur.
- \* Turn over the completed record documents to the A/E and/or Owner at Substantial or Final Completion as part of closeout.

Therefore, responsibility for maintaining the record documents at the project site rests with:

- \* A. Contractor

Why the other options are not correct:

- \* B. A/E's consultant - Consultants (e.g., structural, mechanical) prepare and may later review record documentation, but they are not on site continuously and are not responsible for maintaining daily- updated record sets at the site.
- \* C. A/E's project representative - The A/E's representative may review the record documents or check that they are being maintained, but the contract language typically assigns the duty itself to the Contractor.
- \* D. Owner's project representative - The Owner's representative monitors the project on the Owner's behalf but does not usually maintain the working record set. That would be duplicative and impractical compared to the Contractor's role.

Key CSI-Related Reference Titles (no links):

- \* CSI Construction Specifications Practice Guide - Division 01 sections on Project Record Documents / As-Builts.
- \* CSI Project Delivery Practice Guide - Construction Phase responsibilities of the Contractor and A/E.
- \* CSI CDT Study Materials - contractor responsibilities for record documents and closeout submittals.

## NEW QUESTION # 18

What is a fundamental principle required to provide fairness in a competitive bidding process?

- A. Bid securities provide protection to all bidders for unfair practices of others.
- B. The bid shopping process provides the most beneficial pricing to the owner.
- C. A minimum of three bids are required to assure sufficient competition.
- D. All bids are prepared based on identical conditions, information, and time constraints.

**Answer: D**

## NEW QUESTION # 19

What activity helps the owner assess the viability of a project, evaluate financial resources, and understand the project's potential impact on the community?

- A. Site selection
- B. Master planning

- C. Due diligence investigation
- D. Schematic programming

**Answer: C**

### NEW QUESTION # 20

An architect/engineer (A/E) is reviewing a claim from a contractor asking for more money and time on the project. The A/E plans to reject this claim based on documentation supplied by the contractor indicating what reason?

- A. There were conditions beyond the control of the contractor or owner.
- B. There is defective work needing repair.
- C. There was active interference by the owner.
- D. The A/E modified the contract documents.

**Answer: B**

Explanation:

Under the typical CSI-aligned project delivery framework, additional time and money are generally justified when:

\* The owner (or A/E as owner's agent) changes the work or otherwise causes delay (e.g., active interference, late decisions, design changes).

\* There are unforeseen conditions beyond the control of both owner and contractor, where the contract documents anticipated "normal" conditions instead.

\* Other compensable events defined in the Conditions of the Contract occur (e.g., certain force majeure events, if provided for).

However, the contractor is responsible for correcting defective or nonconforming work at no increase in contract sum or time (except where the defect is caused by others). CSI-based guidance on construction phase services and contract administration explains that:

\* Defective work (work not in accordance with the contract documents) must be removed, replaced, or corrected by the contractor at the contractor's expense.

\* Any extra time and cost arising from correcting such defective work is not a valid basis for a change order or a claim for increased compensation or time extension.

If the contractor's own documentation shows that the extra cost and time are due to defective work needing repair, the A/E has a clear basis—consistent with the Conditions of the Contract—to reject the claim. That aligns directly with Option D.

Why the other options do not support rejecting the claim:

\* A. Active interference by the owner - Owner-caused interference is typically a valid ground for a time and possibly cost adjustment, not grounds for rejection.

\* B. Conditions beyond the control of the contractor or owner - Unforeseen conditions are exactly the type of situation that may justify a claim, depending on the contract language.

\* C. The A/E modified the contract documents - A/E-issued changes (such as change orders or certain clarifications) often result in compensable changes if they add work or cause delay.

CSI-aligned references (no URLs):

\* CSI Project Delivery Practice Guide - Construction Phase and Claims/Changes discussions.

\* CSI Construction Specifications Practice Guide - responsibilities for defective work and changes.

\* CSI CDT Body of Knowledge - construction phase administration and evaluation of claims.

### NEW QUESTION # 21

What is a fundamental principle required to provide fairness in a competitive bidding process?

- A. Bid securities provide protection to all bidders for unfair practices of others.
- B. The bid shopping process provides the most beneficial pricing to the owner.
- C. A minimum of three bids are required to assure sufficient competition.
- D. All bids are prepared based on identical conditions, information, and time constraints.

**Answer: D**

Explanation:

CSI's treatment of procurement and competitive bidding emphasizes that fairness and integrity in competitive bidding depends on one core principle:

All bidders must be provided the same information, at the same time, under the same conditions.

In CDT terminology, this is often expressed as ensuring that all bidders have identical bidding requirements, drawings, specifications,

addenda, and time to prepare bids. When this principle is followed:

- \* No bidder has an unfair informational advantage.
- \* Prices are based on the same scope and conditions, allowing an "apples-to-apples" comparison.
- \* The bidding process is considered fair, competitive, and defensible.

That is exactly what Option C states: "All bids are prepared based on identical conditions, information, and time constraints." This is the fundamental fairness requirement in competitive bidding as taught in CSI's CDT materials.

Why the other options are not correct in CSI's framework:

\* A. Bid securities provide protection to all bidders for unfair practices of others. Bid security (bid bonds, certified checks, etc.) protects primarily the owner, not "all bidders," against the risk that the selected bidder will refuse to enter into the contract or furnish required bonds. It is about contract assurance, not fairness among bidders.

\* B. The bid shopping process provides the most beneficial pricing to the owner. "Bid shopping" (where an owner or prime contractor uses one bidder's price to pressure others into lowering their price after bids are opened) is explicitly recognized by CSI as an unethical and unfair practice. It undermines trust and is contrary to the fairness principle.

\* D. A minimum of three bids are required to assure sufficient competition. While owners often seek multiple bids, CSI does not define "three bids" as a fundamental fairness requirement. A fair bidding process could, in principle, have fewer bidders; the key is that each bidder is treated equally and given identical information and conditions.

Thus, in CSI's description of competitive bidding, Option C captures the central fairness principle.

## NEW QUESTION # 22

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