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## Construction Specifications Institute Construction Documents Technologist Sample Questions (Q13-Q18):

### NEW QUESTION # 13

Within a project budget, which item falls into the category of a hard cost?

- A. Project financing
- B. Architect/engineer design fees
- C. Land acquisition
- **D. Commissioning fees**

**Answer: D**

Explanation:

In CSI and general construction budgeting practice, project costs are often discussed in terms of:

\* Hard costs - also called direct construction costs, generally associated with the actual construction of the facility (labor, materials, equipment, and construction-related services).

\* Soft costs - professional services and non-construction expenses, such as design fees, legal fees, financing costs, some testing and inspections, and administrative costs.

\* Other development costs, such as land acquisition, that may be tracked separately from construction vs. soft costs.

Within that framework:

\* Hard costs are those closely tied to getting the building or facility physically constructed and operational. In many project budgets, commissioning work that is specified as part of the construction/contractor's scope (functional testing of systems, demonstrating performance, etc.) is treated with the construction scope and appears with construction-related costs.

Among the four items given:

\* Architect/engineer design fees (A) - clearly a soft cost, part of professional services for planning and design, not part of direct construction.

\* Project financing (C) - interest during construction, loan fees, and similar items are typically categorized as financing/soft costs, entirely separate from construction.

\* Land acquisition (D) - usually tracked as a separate property or development cost, not within the construction hard-cost category.

\* Commissioning fees (B) - frequently included in the construction or closeout scope (and often in specifications under Division 01 or relevant technical Divisions) and directly associated with making systems function as intended. When commissioning is contracted as part of the construction contract (which is a common CSI-based approach), its cost is embedded in the hard construction costs.

In CDT-aligned budgeting discussions, when you're forced to choose among these four, commissioning fees (Option B) are the closest to and most consistently treated as a construction-related (hard) cost, because they are often part of the contractor's scope and necessary to complete and hand over a functioning facility.

The others-A/E fees, financing, and land-are clearly outside of direct construction and uniformly treated as soft or separate development costs in CSI-oriented project cost breakdowns.

Key CSI and industry references (titles only, no links):

\* CSI Project Delivery Practice Guide - sections on "Project Costs" and distinctions between construction cost and project cost.

\* CSI CDT Body of Knowledge - "Owner's Costs, Construction Costs, and Cost Categories."

\* Typical CSI-based Owner-Contractor contracts and Division 01 sections where commissioning requirements are placed within the construction scope.

### NEW QUESTION # 14

What four considerations are included in site selection programming?

- **A. Function, form, economy, time**
- B. Use, space, funds, date
- C. Purpose, shape, cost, schedule
- D. Goal, condition, budget, calendar

**Answer: A**

Explanation:

In CSI/CDT programming and early project decision-making, the classic four primary project considerations are:

\* Function - What the facility must do; the operational and performance requirements.

\* Form - The physical configuration and appearance: size, shape, spatial relationships, and aesthetic character.

\* Economy - The financial aspects: project budget, life-cycle cost, operating costs, and economic constraints.

\* Time - Project and site timing: required completion date, phasing, and schedule constraints.

These four are used in programming and early planning (including site selection and site programming) to structure owner-designer discussions and decisions. During site selection programming, the owner and design team evaluate how different sites support the project's required function, allow appropriate form, meet economic constraints, and fit within time (schedule and phasing) limitations. This four-part framework-Function, Form, Economy, Time-matches Option B exactly.

Why the other options are incorrect:

All three incorrect options are variations that re-label or partially capture the same ideas but do not use the standard terminology as defined in CSI/CDT references:

\* A. Use, space, funds, date

\* "Use" # function

\* "Space" # form

\* "Funds" # economy

\* "Date" # time While conceptually similar, CSI's established terminology for programming and site selection is Function, Form, Economy, Time, not this wording.

\* C. Purpose, shape, cost, schedule Again, these loosely correspond to function, form, economy, and time, but CSI uses the more formal terms that appear in its programming discussions and CDT content:

Function, Form, Economy, Time.

\* D. Goal, condition, budget, calendar These terms are more generic and do not match the recognized four-part framework used in CDT/CDT materials for programming and site selection.

CSI / CDT-aligned references (no links):

\* CSI Project Delivery Practice Guide - chapters on Programming and Planning, including the function-form-economy-time framework used in early decision-making and site selection.

\* CDT Body of Knowledge - owner's project requirements and programming considerations.

#### NEW QUESTION # 15

In what project stage does the architect/engineer obtain and document owner's decisions about specific products and systems?

- A. Design
- B. Construction documentation
- C. Programming
- D. Project conception

Answer: A

#### NEW QUESTION # 16

Who is responsible for job site security?

- A. Contractor
- B. Architect/engineer
- C. Owner
- D. Construction manager

Answer: A

#### NEW QUESTION # 17

During procurement activities, what is the process of notifying prospective or qualified bidders requesting proposals for a specific project or an invitation to bid?

- A. Solicitation
- B. Request for scope of work
- C. Instruction to bidders
- D. Instruction for procurement

Answer: B

#### NEW QUESTION # 18

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