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Construction Specifications Institute Construction Documents Technologist Sample Questions (Q68-Q73):

NEW QUESTION # 68

When do negotiations take the place of bidding?

- A. When exact quantities of work cannot be determined.
- B. When the contractor has defaulted on insurance premiums.
- C. When the owner and contractor have established a level of trust.
- D. When a publicly funded project's lowest bid exceeds the budget.

Answer: C

Explanation:

Comprehensive and Detailed Explanation From Exact Extract (CSI-based)

CSI distinguishes between competitive bidding and negotiated procurement:

* Competitive bidding: multiple contractors submit sealed bids based on a complete set of contract documents. Award is usually based primarily on lowest responsive, responsible bid, especially in public work.

* Negotiated procurement (negotiated contract): the owner selects one contractor (sometimes a small shortlist) and negotiates price,

scope, and terms directly rather than relying on competitive bidding.

CSI notes that negotiated contracts are most often used in the private sector, where owners:

- * Have ongoing relationships with certain contractors,
- * Value qualifications, performance history, and trust,
- * May have complex or fast-track projects where early contractor involvement is desired.

Thus, negotiations typically take the place of bidding when there is a pre-existing relationship and trust between the owner and contractor and the owner chooses to negotiate rather than seek competitive bids. That aligns directly with Option D.

Why the other options are incorrect:

- * A. When exact quantities of work cannot be determined. When quantities are uncertain, a unit-price contract or allowances may be used, but the contractor may still be selected by competitive bidding.

Uncertain quantities do not by themselves require a negotiated contract.

* B. When a publicly funded project's lowest bid exceeds the budget. For public work, procurement is usually governed by statute. If bids exceed the budget, the typical actions are rebidding, revising scope, or obtaining additional funding—not simply switching to negotiation with one bidder.

- * C. When the contractor has defaulted on insurance premiums. Insurance problems are a responsibility/qualification issue, not a reason for negotiation to replace bidding. In fact, such a contractor may be deemed not responsible, and thus ineligible for award.

Key CSI References (titles only):

* CSI Project Delivery Practice Guide - sections on Procurement, Competitive Bidding vs. Negotiated Contracts.

* CSI Construction Specifications Practice Guide - discussions of procurement methods and contract award.

* CSI CDT Body of Knowledge - "Bidding and Negotiation" and "Owner's Selection of Contractor."

NEW QUESTION # 69

Within the context of the construction industry, what does BIM stand for?

- **A. Building Information Modeling**
- B. Business Information Manual
- C. Building Interior Maintenance
- D. Building Inspection Manual

Answer: A

Explanation:

Comprehensive and Detailed Explanation From Exact Extract (CSI-based)

In CSI's project delivery and documentation discussions, BIM is consistently defined as "Building Information Modeling." CSI describes BIM as:

- * A digital representation of the physical and functional characteristics of a facility.
- * A shared knowledge resource for information about a facility, forming a reliable basis for decisions during its life cycle.
- * A tool that supports coordination, clash detection, documentation, quantity takeoff, and communication between design and construction team members.

BIM models are used alongside, and coordinated with, drawings, specifications, and other contract documents, and they support communication and decision-making throughout design, construction, and sometimes operation.

The other options are not recognized industry meanings of BIM:

- * B. Business Information Manual - not a standard construction-industry term.
- * C. Building Interior Maintenance - does not match CSI or industry definitions of BIM.
- * D. Building Inspection Manual - again, not the accepted meaning of BIM in the AEC context.

Therefore, in the construction context, BIM stands for "Building Information Modeling" (Option A).

Key CSI References (titles only):

* CSI Project Delivery Practice Guide - chapters addressing BIM and information management.

* CSI Construction Specifications Practice Guide - discussions of model-based delivery and coordination with specifications.

* CSI CDT Body of Knowledge - terminology and emerging practices including BIM.

NEW QUESTION # 70

Which member of the project team initiates the project, assumes the risk, controls and manages the design and construction process, and provides the funding?

- **A. Supplier**
- **B. Owner**
- C. Contractor

- D. Designer

Answer: B

Explanation:

CSI's description of project roles is very clear about the owner's role in project delivery:

- * The owner is the party that:
- * Identifies the need or opportunity and therefore initiates the project.
- * Provides the funding for design and construction.
- * Retains the design and construction teams and selects the project delivery method.
- * Ultimately assumes the primary financial and project risk, because the owner is the one investing in and depending on the completed facility.

In contrast:

- * The designer (architect/engineer) is responsible for planning and design, preparing construction documents, and administering the construction contract on the owner's behalf, but does not typically initiate the project or provide funding.
- * The contractor is responsible for constructing the project in accordance with the contract documents; the contractor bears construction execution risk, but not the basic project-initiative and funding role.
- * Suppliers provide materials/equipment and have no overarching control over the project delivery process.

The question lists all of the characteristics that CSI attributes to the owner:

"initiates the project, assumes the risk, controls and manages the design and construction process, and provides the funding." Thus, the correct answer is Option D - Owner.

CSI references (by name only, no links):

- * CSI Project Delivery Practice Guide - "Participants in Project Delivery" (owner, designer, contractor, suppliers)
- * CDT Body of Knowledge - descriptions of owner responsibilities and risk

NEW QUESTION # 71

During design, in a design-build delivery method, what is the design-builder responsible for delivering to the owner?

- A. Record documents
- B. **Construction documents**
- C. Geotechnical reports
- D. Submittals

Answer: B

Explanation:

In the design-build project delivery method, the design-builder (a single entity or team under one contract) is responsible for both design and construction. Industry guidance consistent with CSI's CDT framework explains that, unlike Design-Bid-Build (where the architect prepares construction documents and a separate contractor builds), design-build uses a single contract covering both the design and construction phases, with a "design builder" responsible for meeting contract requirements.

During the design phase of a design-build project:

- * The design-builder leads planning and design and, together with its architectural/engineering team, creates the detailed design needed to build the project.

* Once design details are in place, this design is used to set prices and proceed into construction.

In CSI/CDT terms, the output of this design effort is the Construction Documents (drawings and specifications) that define the scope, quality, and requirements for the work and become part of the contract documents for the project.

Why the other options do not match the CDT/CSI role at this stage:

- * A. Submittals - Submittals (shop drawings, product data, samples) are primarily a construction-phase contractor responsibility, responding to the already-issued construction documents. They are not the primary deliverable of the design phase.
- * B. Record documents - Record documents (as-built drawings, O&M manuals, etc.) are post- construction deliverables, produced near the end of the project to show what was actually installed.
- * C. Geotechnical reports - In many project delivery methods, geotechnical investigations are owner- provided information or obtained early by the owner; the design-builder may coordinate or rely on them, but they are not the core design-phase deliverable the question is seeking.

Therefore, in a design-build delivery method, during design, the design-builder is responsible for producing and delivering Construction documents (Option D) to the owner.

Core CSI-aligned references for this question (no URLs):

- * CSI Project Delivery Practice Guide - sections on Design-Build roles and responsibilities (single point of responsibility for design and construction).

- * Industry explanations of design-build (single contract; design builder leads design and then construction).

NEW QUESTION # 72

When innovative or unusual design techniques are proposed, it is advised to have what type of review?

- A. Sustainability
- B. Design
- **C. Constructability**
- D. Budget

Answer: C

Explanation:

CSI materials emphasize that constructability reviews (often performed by experienced contractors or construction managers) are highly valuable when a project involves:

- * Innovative systems or unusual details
- * Complex sequencing or temporary works
- * Tight site constraints or aggressive schedules

A constructability review examines whether the design can be built safely, efficiently, and economically, considering available means and methods, typical trade practices, site access, sequencing, and risk. When a design uses innovative or unusual techniques, there is more risk that something may be difficult or impractical to build. CSI and CDT guidance recommend obtaining feedback from construction professionals at that stage.

Why the correct answer is C. Constructability:

- * The purpose of the review is to assess the buildability of the proposed design: how it will actually be constructed, staged, sequenced, supported, and coordinated among trades. This is exactly what a constructability review is intended to do.

Why the other options are not the best answer:

- * A. Sustainability - A sustainability review may be appropriate for environmental performance (energy, materials, certifications) but is not specifically focused on making sure an unusual design technique can be constructed.
- * B. Budget - A budget review checks cost impacts, which is important but does not by itself determine whether the technique is actually constructible.
- * D. Design - "Design review" is a very broad term and happens continuously. The question is specifically about innovative or unusual design techniques and what type of review is recommended.

CSI guidance specifically names constructability review in this context.

Relevant CSI / CDT References (titles only, no links):

- * CSI Project Delivery Practice Guide - sections on "Programming and Design Phases," and the role of constructability reviews.
- * CDT Body of Knowledge - topics on early involvement of construction expertise and constructability reviews.

NEW QUESTION # 73

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