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Understanding the Scope and Benefits of
a Construction Management Degree

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問題 #13

An agency CM is overseeing the construction of a large, complex multi-story, high security building in a remote area. The building had a specialized spire installed at the top, which serves as an encrypted signal transmitter. Construction is complete and the contractor has de-mobilized, but then it is discovered that the signal transmitter is not transmitting the signal. The owner's QC plan required testing for the functionality of the transmitter, but the contractor has not shown test results reflecting adequate performance. Who is responsible for the cost of remobilization?

- A. Contractor
- B. Agency CM
- C. Owner
- D. Designer of record

答案： A

解題說明：

In CMAA's Standards of Practice under Contract Administration and Quality Management, the contractor is contractually obligated to perform all required tests and deliverables, as defined in the contract documents (including the owner's QC plan). If a required test (such as functional performance testing of a specialized transmitter) fails to meet contractual requirements or is not documented, the risk and cost of ensuring compliance (including remobilization) generally rests with the contractor, unless the contract allocates it differently.

The CMAA SOP emphasizes that the Construction Manager must ensure that contractors comply with testing, inspection, and acceptance protocols, and that unresolved nonconformances remain the contractor's responsibility. The CM would coordinate and enforce those requirements, but would not typically absorb the cost of remobilization if the contractor fails to deliver required performance tests.

Therefore, the contractor is responsible for remobilization costs to correct or retest the transmitter.

問題 #14

Which of the following would MOST likely help provide benchmarking for a sustainable project?

- A. Housing and Urban Development
- B. Environmental Protection Agency
- C. Energy Star program
- D. Department of Transportation

答案: C

解題說明:

The CMAA Standards of Practice (Chapter 8 - Sustainability and Environmental Stewardship) identifies Energy Star as one of the leading benchmarking systems for evaluating energy performance and sustainability in buildings. The SOP describes:

"Benchmarking tools such as Energy Star and LEED provide measurable metrics for evaluating the energy efficiency and sustainability of a facility." The Energy Star program, administered by the U.S. Environmental Protection Agency, offers standardized methods to measure, track, and compare energy performance, making it the most directly relevant choice for sustainability benchmarking.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 8 - Sustainability and Environmental Stewardship, Section "Sustainability Metrics and Benchmarking Tools." CMAA CM Study Guide, Sustainability Domain, Objective 8.1: "Identify benchmarking tools for measuring sustainability performance."

問題 #15

Which delivery method, if not properly coordinated, introduces the strong possibility of work scope being duplicated or even omitted?

- A. Design Build (DB)
- B. CM at Risk (CMAR)
- C. Multi-Prime
- D. Design-Bid-Build (DBB)

答案: C

解題說明:

The CMAA Standards of Practice explain that Multi-Prime delivery involves multiple contractors each working under separate contracts directly with the Owner. The absence of a single point of contractual coordination can result in scope overlaps or gaps if the CM or Owner does not maintain tight coordination among all primes.

As noted in the SOP:

"The potential for duplication or omission of work scope is greatest in a multi-prime contracting arrangement, where the responsibility for interfaces between contracts must be clearly defined and managed by the Construction Manager." This risk is unique to the Multi-Prime method because, unlike CMAR or Design-Build, there is no single entity responsible for all construction coordination.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 2 - Project Management, Section: "Project Delivery Methods," pp. 19-20.

CMAA Study Guide, Project Management Domain, Objective 2.1.

問題 #16

Construction schedule coordination and enforcement means and methods techniques, and sequence of work are typically assigned to the construction manager under which delivery method?

- A. Design-Build (DB)
- **B. CM at Risk(CMAR)**
- C. Multi-Prime
- D. Design-Bid-Build (DBB)

答案： B

解題說明：

Under the CM at Risk (CMAR) delivery method, the CM often assumes responsibilities similar to a general contractor during the construction phase, including coordination of schedule, means and methods, and sequence of work. The CM transitions from advisory role during design to performance role during construction, which involves enforcing construction coordination and methods. The CMAA "Owner's Guide to Project Delivery Methods" explains that in CMAR, the CM "acts as consultant... during the design phases, but as the equivalent of a general contractor during the construction phase." Because in DBB or Multi-Prime, the general contractors or multiple contractors would handle means and methods, and in DB the design-builder handles those responsibilities. The CM at Risk is the form where schedule coordination and enforcement of means & methods is typically assigned to the CM.

問題 #17

Owner's representation staff are managing the construction of a new water treatment plant. The owner has specific operational and sustainability goals they want met and are contracting the team for full commissioning services. The commissioning plan should include which of the following requirements for each party in the commissioning process?

- A. Sequencing, scheduling, design review, verification procedures
- B. Budgeting, sequencing, scheduling, documentation
- C. Sequencing, scheduling, startup procedures, verification process
- **D. Sequencing, scheduling, documentation, verification procedures**

答案： D

解題說明：

According to the CMAA Construction Management Standards of Practice (SOP), Chapter 5 - Quality Management, commissioning is the process of verifying that all systems and components of a facility are designed, installed, tested, and maintained according to the owner's operational requirements.

The CMAA defines that:

"The commissioning plan must identify each party's responsibilities, including sequencing, scheduling, documentation, and verification procedures required to confirm that systems perform as intended." Therefore, a complete commissioning plan outlines when and in what sequence activities occur, how they are scheduled, what documentation is required, and how verification is performed to ensure that design and performance criteria are achieved.

References:

CMAA Construction Management Standards of Practice, Chapter 5 - Quality Management, Section:

"Commissioning and Quality Assurance," pp. 55-58.

CMAA CM Study Guide, Quality Management Domain, Objective 5.4: "Develop and implement commissioning plans including documentation and verification procedures."

問題 #18

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