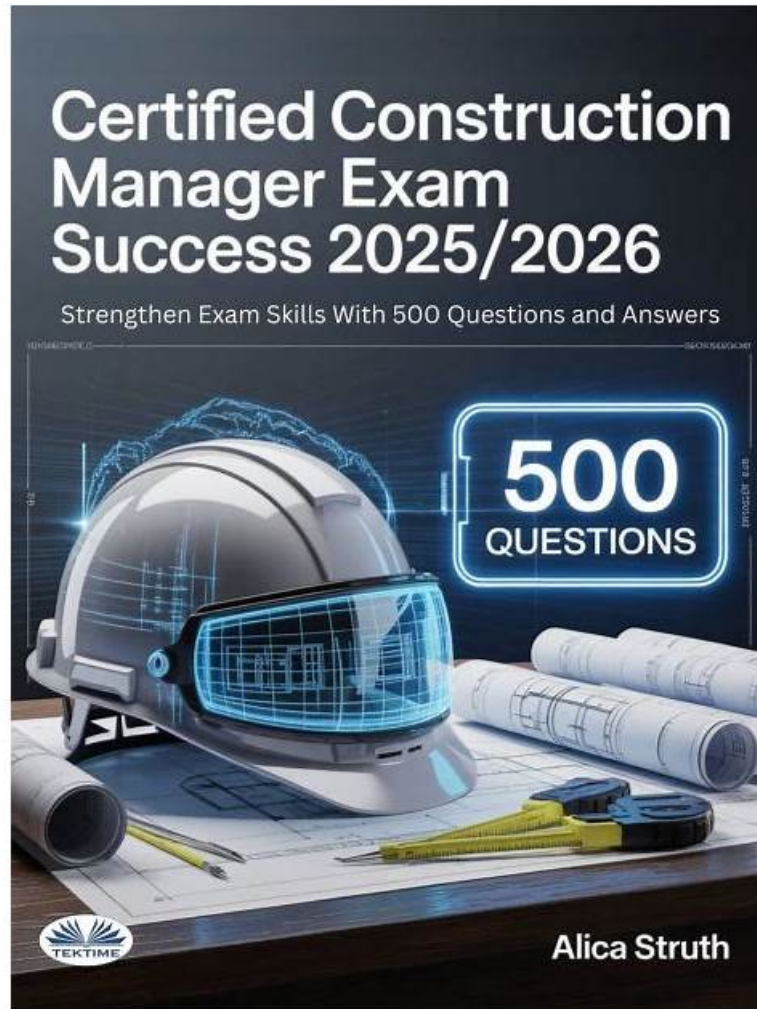


Quiz 2026 CMAA Professional Construction-Manager: 100% Certified Construction Manager (CCM) Correct Answers



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CMAA Certified Construction Manager (CCM) Sample Questions (Q59-Q64):

NEW QUESTION # 59

Industry best practice is to conduct a pre-bid conference. The intent of the pre-bid conference is to

- A. limit the number of bidders on the project.
- B. survey existing conditions and reveal unforeseen conditions.
- **C. resolve any questions about contract requirements and scope of work.**
- D. mitigate change orders and delays.

Answer: C

Explanation:

The CMAA Construction Management Standards of Practice (SOP) identifies the pre-bid (pre-proposal) conference as a key element of the procurement process. Its purpose is to clarify the scope of work, contract requirements, and bid instructions before bids are submitted.

CMAA states:

"A pre-bid conference provides prospective bidders with an opportunity to review the contract requirements, clarify ambiguities, and receive consistent responses to questions regarding scope, schedule, and procedures." By ensuring that all bidders receive the same information, the CM helps promote fair competition, minimize post-award claims, and reduce misunderstandings about scope—thereby indirectly helping to mitigate change orders and delays. However, the primary intent is to resolve any questions about contract requirements and scope of work.

Option B describes a benefit, but not the immediate intent; Option A concerns site investigation, which is typically handled in separate pre-bid site visits; Option C is contrary to public procurement policy.

Therefore, the correct answer is D.

References (CMAA Documents):

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

"Procurement and Pre-Bid Activities."

CMAA CM Study Guide, Contract Administration Domain, Objective 5.2: "Conduct pre-bid and pre-construction conferences to clarify contract requirements."

NEW QUESTION # 60

During the design phase, the CM should perform which of the following tasks?

- A. Review plans, final Right-of-Way (ROW) documents, and as-built submittals.
- B. Review staffing assignments, labor affidavits, and historical trust.
- **C. Review cost estimate, schematic design, and scheduling conferences with regulatory agencies.**
- D. Review contract milestones, payment procedures, and communication procedures.

Answer: C

Explanation:

In the CMAA Project Management chapter, during the Design Phase, the CM's duties focus on evaluating design progress, cost control, and schedule integration.

The CMAA SOP specifies:

"During the design phase, the Construction Manager should review design submissions for compliance with budget, schedule, and program requirements; participate in cost estimating and design coordination meetings; and support permitting and regulatory agency coordination." Option B correctly reflects these core design-phase responsibilities: reviewing cost estimates, schematic design development, and attending scheduling or coordination conferences with agencies.

The other options refer to administrative, construction-phase, or post-construction tasks, not design-phase CM functions.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 2 - Project Management, Section: "Design Phase Services," pp. 23-26.

NEW QUESTION # 61

At what stage of the design phase shall the CM conduct a constructability review?

- A. 30% design stage
- B. 90% design stage
- C. 60% design stage
- D. Throughout the design process including 100% design documents

Answer: D

Explanation:

According to the CMAA Construction Management Standards of Practice (SOP), constructability reviews are to be performed continuously throughout the design phase, rather than at a single fixed milestone. The SOP states:

"Constructability reviews should be conducted during all phases of design development - from conceptual design through completion of the 100 percent design documents - to ensure that the project can be built efficiently, safely, and economically." The CM's role is to provide feedback at each design milestone (conceptual, schematic, design development, and construction documents). Performing reviews only at one stage (e.g., 30%, 60%, or 90%) limits the CM's ability to identify and correct potential design or coordination issues early.

Therefore, the correct answer is C. Throughout the design process including 100% design documents.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 3 - Quality Management, Section:

"Constructability Review." CMAA CM Study Guide, Quality Management Domain, Objective 3.4: "Perform constructability reviews throughout design."

NEW QUESTION # 62

A dispute arises during construction after the contractor encounters what they feel is unsuitable material. The CM is not notified about the areas of concern, and the contractor hauls 10,000 cy of material offsite. Three months later, the contractor submits a claim for additional cost to haul the material off. The CM should advise the owner that

- A. the claim is not valid because the contractor failed to provide timely notice.
- B. the owner should pay for the haul.
- C. the owner should pay the claim due to lack of owner information.
- D. the owner should pay 50% of the haul since the contractor did not notify the CM first.

Answer: A

Explanation:

Under the CMAA Construction Management Standards of Practice, Chapter 6 - Contract Administration, claims must be evaluated based on compliance with contract notice and documentation requirements. CMAA guidance states:

"A contractor's failure to provide timely written notice of differing site conditions or changes may invalidate the claim, as the owner and CM must have the opportunity to verify and mitigate the condition." Because the contractor did not notify the CM or owner at the time the unsuitable material was discovered, and instead acted unilaterally, the claim does not meet the contractual requirements for timely notice. Therefore, the CM should advise the owner that the claim is not valid due to the contractor's failure to comply with notification procedures.

References:

CMAA Construction Management Standards of Practice, Chapter 6 - Contract Administration, Section:

"Claims and Disputes Management," pp. 65-67.

CMAA CM Study Guide, Contract Administration Domain, Objective 6.4: "Evaluate claims for compliance with notice and documentation requirements."

NEW QUESTION # 63

The narrative accompanying a CM-developed construction cost estimate during the design phase should include which of the following?

- A. Suggestions for value management of building systems and other opportunities for savings

- B. CM's recommendation of improvements to specifications and quality of materials
- **C. Written confirmation of verbal data and assumptions made**
- D. Means and methods of construction

Answer: C

Explanation:

In CMAA Cost Management guidelines, the SOP directs that a CM's cost estimate must be supported by a written narrative documenting all assumptions, clarifications, and qualifications used in developing the estimate. This provides transparency and establishes a record for future reference.

As stated in the SOP:

"Each estimate shall include a written narrative identifying the basis of the estimate, assumptions made, data sources used, and confirmation of verbal or informal information obtained during the estimate preparation." Including means and methods (Option D) is outside the CM's role, and value management suggestions (Option B) belong in separate analyses. Therefore, the most accurate and compliant answer is A. Written confirmation of verbal data and assumptions made.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 3 - Cost Management, Section: "Design Phase Cost Estimates," pp. 33-35.

CMAA Study Guide, Cost Management Domain, Objective 3.2.

NEW QUESTION # 64

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