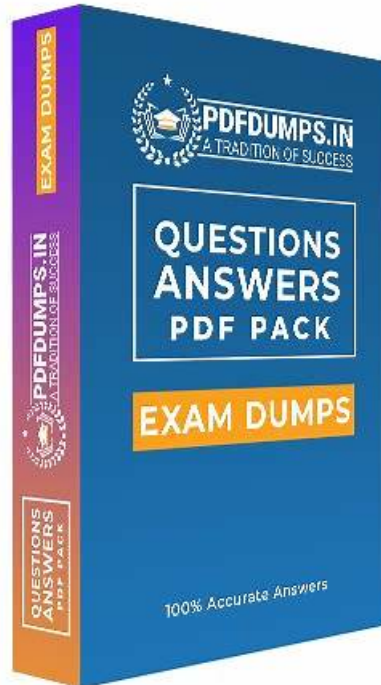


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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q18-Q23):

NEW QUESTION # 18

A hospital will purchase builder risk insurance to address which of the following?

- A. payment to subcontractors in the event the prime contractor fails to pay subcontractors
- **B. replacement or repair value of a damaged structure**
- C. medical costs in the event a worker gets hurt on a construction site
- D. liability caused by general contractor default

Answer: B

Explanation:

Builder's risk insurance is first-party property insurance that covers physical loss to the work under construction, including the replacement or repair value of a structure and materials during the construction period. It does not provide workers' compensation (A), payment bond protection for subcontractors (B), or performance/contractor default liability (D). Those are separate coverages (workers' comp, payment bond, performance bond).

References:

AIA A201 General Conditions; AIA Insurance and Bonds exhibits (scope of builder's risk).

AHA/ASHE CHFM Study Resources - Construction risk and insurance basics.

NEW QUESTION # 19

A facility manager has to prepare a labor budget for an upcoming addition of a new patient wing. Budgetary needs will include:

- Two carpenters at \$40 per hour for 20 hours a week for project work for 78 weeks
 - Two carpenters at \$40 per hour for 20 hours a week for maintenance work for 78 weeks
 - One laborer at \$20 per hour for 40 hours a week for project work for 78 weeks
 - One supervisor at \$45 per hour for 10 hours a week for project work for 104 weeks
 - One supervisor at \$45 per hour for 10 hours a week for maintenance work for 104 weeks
- What is the correct budget assignment, without any benefits?

- A. Project budget = \$171,600 and Operations budget = \$171,600
- **B. Project budget = \$234,000 and Operations budget = \$171,600**
- C. Project budget = \$171,600 and Operations budget = \$234,000
- D. Project budget = \$234,000 and Operations budget = \$234,000

Answer: B

Explanation:

Compute project labor:

Two carpenters (project): $\$40 \times 20 \text{ hr/wk} \times 78 \text{ wk} \times 2 = \$124,800$

One laborer (project): $\$20 \times 40 \text{ hr/wk} \times 78 \text{ wk} = \$62,400$

Supervisor (project): $\$45 \times 10 \text{ hr/wk} \times 104 \text{ wk} = \$46,800$

Project total = $\$124,800 + \$62,400 + \$46,800 = \$234,000$

Compute operations/maintenance labor:

Two carpenters (maintenance): $\$40 \times 20 \text{ hr/wk} \times 78 \text{ wk} \times 2 = \$124,800$

Supervisor (maintenance): $\$45 \times 10 \text{ hr/wk} \times 104 \text{ wk} = \$46,800$

Operations total = $\$124,800 + \$46,800 = \$171,600$

Therefore: Project = \$234,000; Operations = \$171,600.

References:

AHA/ASHE CHFM Study Resources - Financial Management (labor budgeting and allocation).

NEW QUESTION # 20

An emergency generator consumes 25 gallons of fuel per hour at peak load. The same hospital uses a boiler that consumes 35 gallons of fuel per hour. What capacity fuel tank is needed to operate both for 72 hours?

- A. 1,800 gallons
- B. 4,320 gallons
- C. 3,600 gallons
- D. 2,520 gallons

Answer: B

Explanation:

Fuel requirements for emergency systems are determined by calculating total consumption per hour multiplied by the required operating duration.

Generator: 25 gallons/hour

Boiler: 35 gallons/hour

Total consumption per hour = $25 + 35 = 60$ gallons/hour

For 72 hours: $60 \times 72 = 4,320$ gallons

Therefore, the fuel tank must have at least 4,320 gallons capacity to meet the 72-hour requirement.

Correct Answer (D. 4,320 gallons).

Other options are underestimations of total combined consumption and would not meet compliance with CMS and NFPA 110 standards, which require hospitals to maintain a 72-hour supply of fuel for emergency power and critical operations.

References:

NFPA 110: Standard for Emergency and Standby Power Systems - 72-hour minimum fuel supply requirement for healthcare facilities.

Centers for Medicare and Medicaid Services (CMS), Emergency Preparedness Final Rule - Essential fuel supply requirements.

American Hospital Association, CHFM Candidate Handbook - Maintenance and Operations domain includes calculations for utility and emergency power requirements.

NEW QUESTION # 21

A visual indication that an electrical receptacle is hospital grade is that the receptacle

- A. is tamper-resistant.
- B. has a label.
- C. is red.
- D. has a green dot.

Answer: D

Explanation:

Hospital-grade receptacles, as defined in UL 498 and required under NFPA 99 Health Care Facilities Code, must be marked with a green dot. This identifies receptacles tested for durability, grounding reliability, and retention force.

Red outlets are often tied to emergency power, but that is separate from the "hospital grade" designation.

References: NFPA 99, Chapter 6 (Electrical Systems); UL 498; CHFM Compliance domain.

NEW QUESTION # 22

The operations and maintenance department budget is to be developed for the next fiscal year based on the first 5 months of actual costs for the current fiscal year. Which of the following formulas should be used to forecast the next fiscal year's budget, assuming no adjustments for inflation?

- A. current 5-month actual $\times 5/12$
- B. most recent month actual $\times 12$
- C. current 5-month actual $\times 12/5$
- D. 2 most recent months' actual $\times 6$

Answer: C

Explanation:

Budget forecasting based on partial-year actuals uses the annualization formula:

Annual Forecast

=

Actual Costs for Months

Number of Months

×

12

Annual Forecast=

Number of Months

Actual Costs for Months

×12

For 5 months of data, the multiplier is 12/5.

Correct (D): current 5-month actual × 12/5.

Incorrect:

(A) × 5/12 would shrink the budget, not project it.

(B) Uses only one month, not representative.

(C) Uses only 2 months, less reliable.

References:

AHA/CHFM Candidate Handbook - Financial Management domain (budget preparation and forecasting).

ASHE Financial Management training modules - Forecasting annual budgets from partial-year actuals.

NEW QUESTION # 23

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