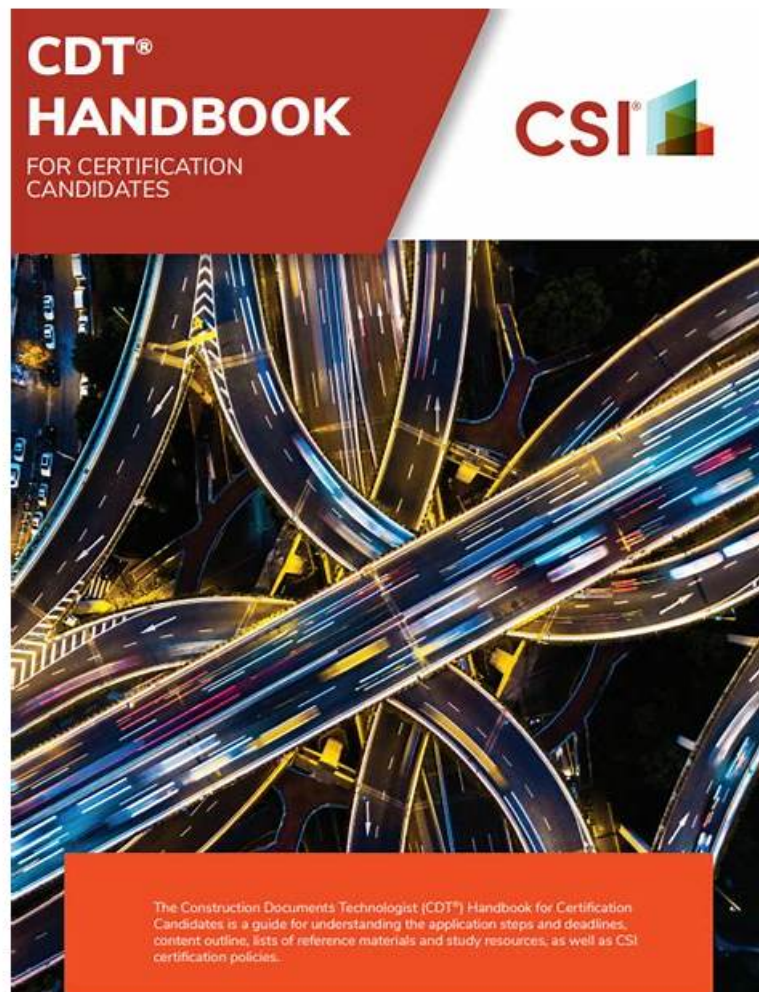


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## Construction Specifications Institute Construction Documents Technologist Sample Questions (Q87-Q92):

### NEW QUESTION # 87

The emphasis shifts from overall relationships and functions to more technical issues during which design phase?

- A. Design development
- B. Preliminary design
- C. Construction documents
- D. Schematic design

**Answer: A**

### NEW QUESTION # 88

An architect/engineer (A/E) is reviewing a claim from a contractor asking for more money and time on the project. The A/E plans to reject this claim based on documentation supplied by the contractor indicating what reason?

- A. There is defective work needing repair.
- B. There were conditions beyond the control of the contractor or owner.
- C. The A/E modified the contract documents.
- D. There was active interference by the owner.

**Answer: A**

Explanation:

Under the typical CSI-aligned project delivery framework, additional time and money are generally justified when:

- \* The owner (or A/E as owner's agent) changes the work or otherwise causes delay (e.g., active interference, late decisions, design changes).
  - \* There are unforeseen conditions beyond the control of both owner and contractor, where the contract documents anticipated "normal" conditions instead.
  - \* Other compensable events defined in the Conditions of the Contract occur (e.g., certain force majeure events, if provided for).
- However, the contractor is responsible for correcting defective or nonconforming work at no increase in contract sum or time (except where the defect is caused by others). CSI-based guidance on construction phase services and contract administration explains that:
- \* Defective work (work not in accordance with the contract documents) must be removed, replaced, or corrected by the contractor at the contractor's expense.
  - \* Any extra time and cost arising from correcting such defective work is not a valid basis for a change order or a claim for increased compensation or time extension.

If the contractor's own documentation shows that the extra cost and time are due to defective work needing repair, the A/E has a clear basis-consistent with the Conditions of the Contract-to reject the claim. That aligns directly with Option D.

Why the other options do not support rejecting the claim:

- \* A. Active interference by the owner - Owner-caused interference is typically a valid ground for a time and possibly cost adjustment, not grounds for rejection.
- \* B. Conditions beyond the control of the contractor or owner - Unforeseen conditions are exactly the type of situation that may justify a claim, depending on the contract language.
- \* C. The A/E modified the contract documents - A/E-issued changes (such as change orders or certain clarifications) often result in compensable changes if they add work or cause delay.

CSI-aligned references (no URLs):

- \* CSI Project Delivery Practice Guide - Construction Phase and Claims/Changes discussions.
- \* CSI Construction Specifications Practice Guide - responsibilities for defective work and changes.
- \* CSI CDT Body of Knowledge - construction phase administration and evaluation of claims.

### NEW QUESTION # 89

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

- A. Project financing
- B. Architect/engineer design fees
- C. Commissioning fees

- D. Land acquisition

**Answer: C**

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 # 90

Which party has the ultimate authority to approve a change order?

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

**Answer: A**

Explanation:

Comprehensive and Detailed Explanation (CSI-aligned, paraphrased)

In CSI-based project delivery and standard general conditions (such as those coordinated with CSI and commonly used in CDT study), a Change Order is a written instrument used to modify the Contract Sum, Contract Time, or both, and sometimes the scope of Work.

Key points from CSI-aligned practice:

- \* The construction contract is between the Owner and the Contractor.
- \* The Architect/Engineer (A/E) is typically the Owner's representative for interpreting the documents and recommending changes, but is not a contracting party.
- \* Because the construction contract is a legal agreement between Owner and Contractor, any change that affects the contract price, time, or scope must ultimately be approved by the Owner.
- \* Standard forms show a Change Order signed by Owner, Contractor, and Architect, but the Owner's approval is the ultimate authority, since the Owner is the one committing funds and accepting changes in time and scope.

Therefore, while the architect/engineer and contractor both sign and participate, the party with ultimate authority to approve a change order is the:

\* Owner (Option C).

Why the other options are not correct:

- \* A. Architect/engineer - The A/E typically prepares and recommends the Change Order, confirms technical appropriateness, and certifies related payment changes, but does not hold ultimate contractual authority over the owner's money or schedule commitments.
- \* B. Contractor - The contractor may request changes and must agree to the change in price/time, but cannot unilaterally approve a change to the Owner's contract obligations.
- \* D. Construction manager - A CM (as advisor or at risk) may recommend, negotiate, and administer changes, but contractual authority to modify the Owner-Contractor agreement still rests with the Owner

Key CSI-Related Reference Titles (no links):

- \* CSI Project Delivery Practice Guide - sections on Contract Modifications (Change Orders, Construction Change Directives).
- \* CSI Construction Specifications Practice Guide - discussions of Division 01 change procedures and roles.
- \* CSI CDT Study Materials - "Contract Changes" and "Roles and Responsibilities" topics.

### NEW QUESTION # 91

You are working on a project that is subject to regulatory reviews both at the city and at the state level. Both agencies have acknowledged receiving the construction documents. This project has already been awarded to a general contractor, and you are representing the owner who wants to start construction immediately. How would you advise the owner?

- A. Since the state approval is more critical than the city approval, construction may proceed immediately after the state permits are issued.
- B. Since the city approval is more critical than the state approval, construction may proceed immediately after the city permits are issued.
- **C. Construction may begin only after both city and state permits have been issued.**
- D. Construction may begin immediately as long as a safety manager is present, and the contractor avoids all excavation work until after the permits are issued.

**Answer: C**

Explanation:

Under CSI's project delivery and contracting principles, the contract documents are only one part of the legal framework that governs construction. Regulatory approvals and permits are a separate, critical requirement that must be satisfied before construction begins, regardless of contract award or the owner's desire to proceed.

Key CSI-aligned concepts:

- \* Building codes and other regulations are enforced by authorities having jurisdiction (AHJs)-in this case, both city and state agencies.
  - \* The owner, often via the design professional, must obtain the required permits from all AHJs before construction activities are started.
  - \* Contract award to a general contractor does not authorize construction to proceed without permits; doing so exposes the owner and contractor to violations, stop-work orders, penalties, and liability.
- Therefore, the correct advice in a CSI-consistent framework is:
- Construction may begin only after both city and state permits have been issued. (Option D) Why the other options are incorrect:
- \* A. Construction may begin immediately ... if a safety manager is present and excavation is avoided. Safety management and the type of work do not override permit requirements. Work without required permits is typically prohibited regardless of safety measures.
  - \* B. Since the state approval is more critical ... proceed after the state permits are issued. CSI acknowledges that all applicable jurisdictions must be satisfied. One jurisdiction is not "more critical" such that the other can be ignored. If both city and state approvals are required, the project must have both before construction starts.
  - \* C. Since the city approval is more critical ... proceed after city permits are issued. Same issue as B.

If both city and state have regulatory authority, both sets of permits are required; neither is optional or subordinate in this sense.

CSI-aligned references (no external links):

- \* CSI Project Delivery Practice Guide - sections on regulatory requirements and authorities having jurisdiction.
- \* CSI CDT Study materials - discussions of permits, code compliance, and the relationship between AHJ approvals and the start of construction.
- \* Typical General Conditions of the Contract as discussed in CSI materials - provisions requiring compliance with laws, codes, and permits.

### NEW QUESTION # 92

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