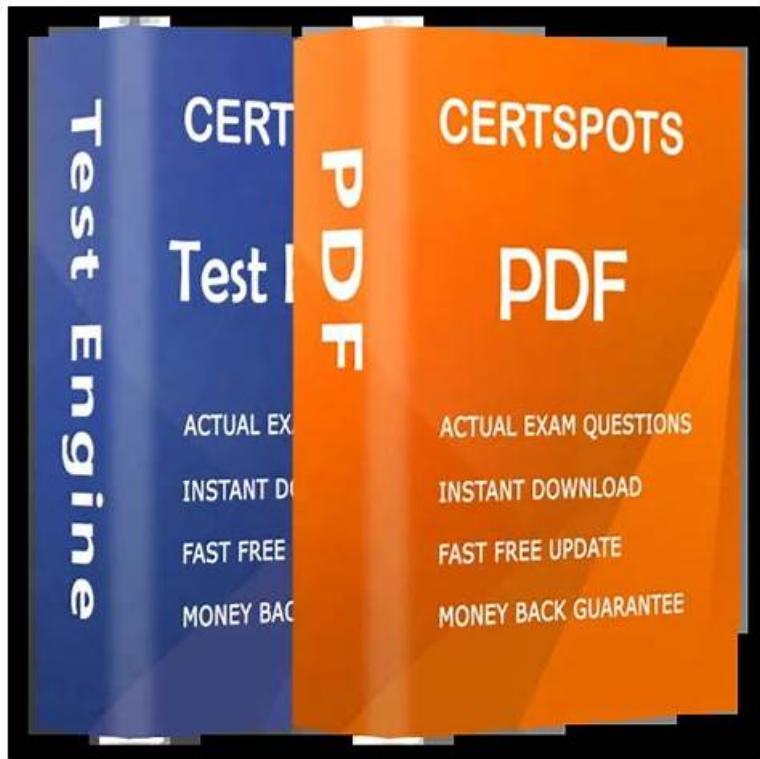


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CMAA Certified Construction Manager (CCM) Sample Questions (Q35-Q40):

NEW QUESTION # 35

When the CM assists the owner in prequalifying, evaluating, or screening potential contractors, especially as it relates to safety programs, the CM should evaluate the contractor's lost time frequency rate; lost time severity average; OSHA 200; OSHA 300; experience modification rate; and an up-to-date list of any OSHA citations issued to them in the last three years, including the disposition of each citation. This is important because:

- A. a contractor with a poor safety record is likely to be a low bidder.
- **B. a contractor with a poor safety record may increase the owner's risk and worker compensation costs.**
- C. contractors only monitor safety if they understand the owner's emphasis on safety.
- D. extensive documentation is required to demonstrate sufficient due diligence.

Answer: B

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to the CMAA Construction Management Standards of Practice (SOP) under Chapter 7 - Safety Management, one of the CM's critical responsibilities during contractor prequalification is to evaluate the safety performance history of potential contractors. This evaluation helps the owner identify qualified firms capable of maintaining safe jobsite conditions and minimizing exposure to both human and financial risk.

The CMAA states:

"When assisting the owner in the selection or prequalification of contractors, the CM should review safety performance data including the contractor's experience modification rate (EMR), OSHA recordable incidents, lost-time frequency and severity rates, and any OSHA citations over the preceding three years. These indicators provide insight into the contractor's safety culture and their potential to increase or decrease project risk." A contractor with a poor safety record not only presents a greater likelihood of jobsite accidents but also increases the owner's exposure to potential liability, schedule delays, and higher insurance and workers' compensation costs. Selecting contractors with proven, effective safety programs reduces these risks and supports compliance with regulatory and contractual requirements.

Therefore, the correct answer is:

A). a contractor with a poor safety record may increase the owner's risk and worker compensation costs.

References (CMAA Construction Manager Documents / Study Guide):

* CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 7 - Safety Management, Section:

"Prequalification and Selection of Contractors," pp. 66-68.

* CMAA CM Study Guide, Safety Management Domain, Objective 7.3: "Evaluate contractor safety programs and performance to minimize owner risk and ensure compliance with safety standards."

NEW QUESTION # 36

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

- A. CM's recommendation of improvements to specifications and quality of materials
- B. Means and methods of construction
- C. Suggestions for value management of building systems and other opportunities for savings
- **D. Written confirmation of verbal data and assumptions made**

Answer: D

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 # 37

A construction manager is responsible for the bid review and evaluation of an \$85 million high school project. All bids must be submitted in person at the client's Purchasing Office by 1:00 PM EST and stamped by the CM's team. While preparing for the bid opening, the CM noticed that one of the contractor's bids was submitted a day earlier to a new clerk, but was date and time stamped after the bids were due. What should the CM do in this situation?

- A. Inform the Owner and review the instructions to bidders for guidance on how to proceed.
- B. Include the unopened bid, since it clearly was an oversight.
- C. Send the bid back to the contractor and apologize for the mishap.
- D. Put the contractor's unopened bid in tight security until the bid opening has been completed.

Answer: A

Explanation:

According to the CMAA Construction Management Standards of Practice (SOP), Chapter 6 - Contract Administration, the Construction Manager is responsible for ensuring that all bid procedures are handled in strict accordance with the procurement requirements and instructions to bidders.

CMAA guidance emphasizes:

"In the event of irregularities during the bidding or proposal submission process, the Construction Manager must immediately notify the Owner and refer to the procurement documents for direction before taking any independent action." The CM must maintain impartiality, protect the integrity of the bidding process, and avoid unilateral decisions that could imply bias or alter bid fairness. Since the bid in question was timestamped incorrectly, the proper step is to inform the Owner and review the bidding instructions to determine the correct procedural resolution.

References (CMAA Construction Manager Documents / Study Guide):

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

"Procurement and Bidding Procedures," pp. 61-64.

CMAA CM Study Guide, Contract Administration Domain, Objective 6.1: "Ensure fairness, transparency, and compliance in the bid process."

NEW QUESTION # 38

The joint between a cast-in-place wall and a cast-in-place roof slab contains a waterstop for a sub-grade structure. While installing roof beams, the waterstop became dislodged from the already-placed wall. A non-conformance report was issued. The engineer of record's repair detail showed to cut and remove the dislodged waterstop sections. The authority/agency re-approved the detail as the waterstop is part of a secondary waterproofing system and the primary system was deemed sufficient. The contractor did not comply with the detail and placed the concrete roof slab over the dislodged material. In this scenario, which of the following options represents the BEST course of action?

- A. Based on the engineer of record's recommendation, the contractor should develop a repair detail and submit for approval.
- B. The agency should accept as-is and rely on the primary system.
- C. All slab concrete should be removed.
- D. The concrete should be chopped out, rebar dowels should be drilled into the new slab, and the repair detail should be implemented.

Answer: A

Explanation:

Per CMAA Standards of Practice (Chapter 5 - Quality Management and Chapter 6 - Contract Administration), when non-conforming work is discovered and the contractor fails to comply with approved corrective instructions, the appropriate procedure is for the contractor to submit a proposed corrective action or repair detail for review and approval by the engineer of record and the owner.

The SOP emphasizes:

"The contractor is responsible for proposing a corrective action for nonconforming work. The CM shall ensure the proposal is reviewed and approved by the design professional and owner prior to implementation." Accepting the condition as-is (Option C) would be improper without formal approval, and unilateral removal or demolition (Options B or D) should only occur after the approved corrective process is completed.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Quality Management, Section "Nonconforming Work and Corrective Action." CMAA CM Study Guide, Quality Management Domain, Objective 5.4: "Coordinate the review and approval of corrective actions for nonconforming work."

NEW QUESTION # 39

An inexperienced client on a design-bid-build project states that they do not want the designer to assist in the review of submittals, respond to Requests for Information (RFIs), or conduct any site inspections during the construction phase. How should the CM respond to the client's request?

- A. Agree with the client that this will save the project from unnecessary costs and report that the design documents should be error-free.
- B. **Review the Project Procedures Manual (PPM) and then discuss with the client why their approach may add more risk to the project.**
- C. Review the Project Management Plan (PMP) and proceed accordingly.
- D. Ignore the client and continue coordinating with the design professional to provide these necessary services as part of their contract.

Answer: B

Explanation:

CMAA's Standards of Practice assert the importance of properly defining roles, responsibilities, and risk allocations in the early planning phases (in the Project Procedures Manual and/or Project Management Plan).

The CM's role includes advising the owner of risks associated with the chosen approach. The CM should use the PPM (or the procedures already established) to inform the owner that omitting design professional services during construction (submittals review, RFI responses, inspections) increases the owner's exposure to errors, claims, and omissions.

Choosing option A means referring back to the formal procedures already agreed upon, educating the client about added risks, and working collaboratively to preserve necessary design-phase involvement. Option B would be insubordinate to the client's direction, C is naively optimistic (design documents are rarely perfect), and D is too passive-it doesn't confront the risk issue effectively. Thus, reviewing the PPM and discussing the risks with the client is the proper CM response.

NEW QUESTION # 40

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