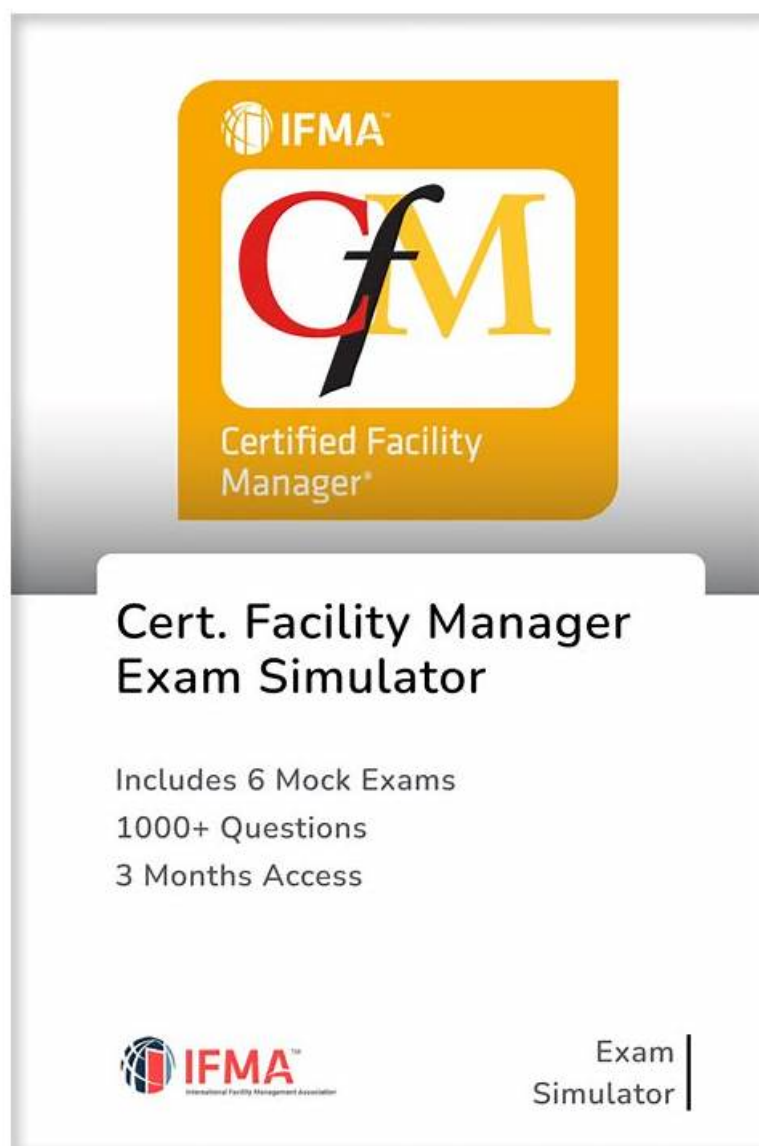


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### IFMA CFM Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none"><li>• Performance and Quality: This section evaluates the skills of the target audience in quality management and performance management. It emphasizes the importance of maintaining high standards in facility operations to ensure efficiency and effectiveness.</li></ul>

Topic 2	<ul style="list-style-type: none"> <li>• Facility Information Management and Technology Management: This domain focuses on the skills of Information Technology Managers in data collection and information management. It includes information protection and cybersecurity, technology needs assessment and implementation, and maintenance and upgrades of technology systems to ensure efficient operations.</li> </ul>
Topic 3	<ul style="list-style-type: none"> <li>• Real Estate: This domain assesses the skills of the target audience in developing real estate strategies. It covers real estate assessment, acquisition, disposal processes, asset management, space management, major projects, and new construction to optimize facility use.</li> </ul>
Topic 4	<ul style="list-style-type: none"> <li>• Finance and Business: This section measures the skills of Financial Managers in operational and capital budgeting processes. It includes evidence-based decision-making processes, procurement strategies, contracting practices, financial analysis, and reporting to ensure sound financial management within facilities.</li> </ul>
Topic 5	<ul style="list-style-type: none"> <li>• Risk Management: This section measures the skills of Risk Managers in planning for risk management. It includes emergency preparedness, response, recovery strategies, facility resilience, and business continuity planning to mitigate potential risks associated with facility operations.</li> </ul>
Topic 6	<ul style="list-style-type: none"> <li>• Sustainability: This section evaluates the skills of the target audience in managing sustainability initiatives. It covers energy management, water management, materials and consumables management, waste management, and workplace site management to promote environmentally responsible practices within facilities.</li> </ul>
Topic 7	<ul style="list-style-type: none"> <li>• Communication: This domain assesses the abilities of Risk Managers in planning, delivering, and evaluating communication strategies within facility management. Effective communication is vital for ensuring that all stakeholders are informed and engaged.</li> </ul>

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## Pass Guaranteed IFMA - CFM - Certified Facility Manager Perfect Reliable Exam Sims

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### IFMA Certified Facility Manager Sample Questions (Q146-Q151):

#### NEW QUESTION # 146

What action should you take to address the premature aging of a roofing membrane?

- A. File a warranty claim with the manufacturer based on the membrane's failure to reach its expected service life.
- B. Plan and budget for replacing the roof system as soon as possible to prevent degradation or damage to other building components and contents.
- C. Explain to occupants that water infiltration is expected in any facility and it will be addressed as an ongoing maintenance and repair item.
- D. Extend the service life of the roofing membrane with patches and repairs as leaks are detected until the full expected service life of the membrane is realized.

**Answer: B**

Explanation:

A deteriorating roof system poses risks to the building's structure and operations, requiring proactive replacement planning. The IFMA Operations and Maintenance competency highlights the importance of preventative maintenance and long-term asset planning.

\* Option A is incorrect because delaying replacement could lead to costly interior damage, operational disruptions, and safety hazards.

\* Option B (Filing a warranty claim) is not valid since the warranty expired.

- \* Option C (Extending service life through patching) is a temporary fix that does not prevent further degradation.
  - \* Option D (Accepting water infiltration as normal) is unacceptable for facility management standards.
- By budgeting for replacement, facility managers ensure building integrity, occupant safety, and cost-effective maintenance.

#### NEW QUESTION # 147

What are intentional, accidental, or natural disasters called?

- A. Situations.
- B. Warnings.
- C. Casualties.
- **D. Threats.**

**Answer: D**

Explanation:

Intentional, accidental, or natural disasters are classified as "threats" (B).

\* Threats refer to potential risks that can disrupt business continuity, including natural disasters, cyber-attacks, and human-caused incidents.

\* Why not other options?

\* (A) "Situations" is too broad and does not specifically indicate risk or danger.

\* (C) "Casualties" refers to the aftermath (injuries or fatalities) rather than the event itself.

\* (D) "Warnings" are preemptive alerts, not the disasters themselves.

#### NEW QUESTION # 148

What key requirements should you make sure a contractor possesses when evaluating whether to award a contract?

- A. Required insurance and bonds; well-maintained equipment; and, qualified, licensed and trained staff.
- B. Required insurance and bonds; professional trade association membership; and, qualified, licensed and trained staff.
- C. Capability and capacity to complete the project; supplemental insurance; and, qualified, licensed and trained staff.
- **D. Capability and capacity to complete the project; required insurance and bonds; and, qualified, licensed and trained staff.**

**Answer: D**

Explanation:

When awarding a contract, the key evaluation criteria should include:

\* Capability and capacity- The contractor must have the expertise, workforce, and financial strength to complete the project.

\* Required insurance and bonds- Ensures financial protection against liabilities and project risks.

\* Qualified, licensed, and trained staff- Guarantees compliance with industry regulations and project quality standards.

This aligns with best practices in procurement and risk management for facility operations.

#### NEW QUESTION # 149

A company is ready to sign a lease for a new location. The new space must be renovated before workstations can be moved. The facility manager is asked to provide the occupancy date. Why is providing the occupancy date information critical?

- **A. The occupancy date represents when the company must begin paying rent.**
- B. The date cannot be changed once the lease is signed.
- C. The moving company must be scheduled.
- D. The facility manager will lose credibility if the information provided is incorrect.

**Answer: A**

Explanation:

The occupancy date is critical because it determines when the company begins paying rent, regardless of whether renovations are complete.

\* Lease agreements typically require rent payments from the occupancy date onward.

\* Failure to account for renovation time could lead to unnecessary costs.

\* Why the other options are incorrect:

\* (A) Scheduling a moving company is important but secondary to financial commitments.

- \* (C) The date can often be negotiated if properly addressed in the lease agreement.
- \* (D) While credibility is important, financial and contractual obligations take precedence.

### NEW QUESTION # 150

Your snow removal contractor is required to remove snow at two inches but has not responded during a heavy storm. What steps will you take in the future to ensure site safety?

- **A. Meet with contractor immediately after the snow event to resolve service issues and identify a secondary contractor to remove snow and control ice in the event of future failures by the primary contractor.**
- B. Cancel existing snow removal contract and hire another contractor immediately to remove snow and control ice for subsequent events.
- C. Immediately after snow event is predicted, purchase emergency supplies required for comfort of client staff staying on site throughout the event.

**Answer: A**

Explanation:

The best approach is to meet with the contractor post-event to address performance issues and secure a backup contractor (Option B).

Why Option B is Correct?

- \* Ensures the current contractor understands expectations and consequences of non-performance.
- \* Having a secondary contractor in place prevents service disruptions in future snow events.
- \* IFMA's Operations & Maintenance Core Competency emphasizes vendor performance management and contingency planning.

Why Other Options Are Incorrect?

- \* Option A (Canceling immediately): Immediate termination could leave the site without snow removal services, worsening liability risks.
- \* Option C (Buying emergency supplies): Supplies help in emergencies, but do not address the contractor's service failure.

### NEW QUESTION # 151

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