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## CMAA Certified Construction Manager (CCM) Sample Questions (Q56-Q61):

### NEW QUESTION # 56

A CM's responsibility for safety on the jobsite includes

- A. a professional obligation shared with others.
- B. no obligation for safety as it is the contractor's responsibility.
- C. certifying subcontractor compliance.
- D. drafting the contractor's safety plan.

### Answer: A

Explanation:

The CMAA Standards of Practice (Chapter 7 - Safety Management) states:

"While the contractor has primary responsibility for implementing and enforcing the safety program, the Construction Manager bears a professional and ethical obligation to monitor, coordinate, and promote a safe working environment." CMAA also clarifies that the CM is not responsible for enforcing the contractor's safety plan or certifying compliance, but must:

Verify that required safety plans and documentation are submitted.

Participate in safety meetings and hazard analyses.

Advise the owner of unsafe conditions or practices.

This represents a shared professional responsibility, ensuring that all parties collaborate toward a safe jobsite without overlapping legal authority.

Therefore, the correct answer is B. a professional obligation shared with others.

References:

CMAA Construction Management Standards of Practice, Chapter 7 - Safety Management, Sections: "Roles and Responsibilities" and "CM's Safety Oversight Duties." CMAA CM Study Guide, Safety Management Domain, Objective 7.1: "Understand and uphold CM's professional safety responsibilities."

### NEW QUESTION # 57

As the owner's rep, you are providing on-site construction management services to a municipality for their new design-build city mall project.

During your review of the design-build team's schedule update, you discover the project is five weeks behind schedule. What is your recommendation to the owner regarding the document needed from the design-build team to correct the situation?

- A. Short interval schedule
- B. Baseline schedule
- C. Recovery plan
- D. Contract modification

### Answer: C

Explanation:

According to the CMAA Standards of Practice (Chapter 4 - Time Management), when a schedule update shows significant delay or variance, the CM should require the contractor or design-build team to prepare a recovery plan. The SOP explains:

"If schedule performance indicates delay or slippage beyond acceptable limits, the contractor shall prepare a recovery schedule or recovery plan demonstrating the specific actions to be taken to regain lost time and complete the project within the contract duration." The baseline schedule establishes the original plan; it is not revised to reflect recovery actions. A short interval schedule may assist with detailed weekly planning, but the required formal corrective document is the recovery plan.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 4 - Time Management, Section "Schedule Updates and Recovery Plans." CMAA CM Study Guide, Time Management Domain, Objective 4.3: "Evaluate schedule performance and develop recovery plans when required."

#### NEW QUESTION # 58

During the design phase of a CM agency project, the designer submits several design options for the stakeholders to review and provide input on. Whose responsibility is it to ensure that the stakeholders are able to provide input on the designs?

- A. Owner
- **B. CM**
- C. Commissioning agent
- D. Designer

#### Answer: B

Explanation:

As defined in the CMAA Standards of Practice (Chapter 2 - Project Management), one of the CM's key duties during design is to act as the owner's representative and facilitator, ensuring stakeholder communication and coordination. The SOP notes:

"The CM coordinates design review meetings and facilitates communication between the designer, owner, and stakeholders to ensure that design input and decisions are documented and incorporated as required." While the designer produces the technical content, it is the CM's responsibility to manage the process so that all stakeholders can review and comment effectively within the project schedule.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 2 - Project Management, Section "Design Phase Activities and Stakeholder Coordination." CMAA CM Study Guide, Project Management Domain, Objective 2.3: "Facilitate owner and stakeholder input during design development."

#### NEW QUESTION # 59

A CM team on a new project which is in the pre-design phase is planning their climate resiliency strategy. Which of the following is the team's BEST first step in this process?

- A. Establish QA/QC specifications.
- B. Hire a commissioning agent.
- **C. Collect relevant data and reports.**
- D. Establish a third-party certification.

#### Answer: C

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to the CMAA Construction Management Standards of Practice (SOP) under Chapter 8 - Sustainability and Environmental Stewardship, early-phase sustainability and resiliency planning must begin with data collection and assessment. This step establishes the factual foundation for subsequent decision-making on design strategies, risk mitigation, and performance goals.

The CMAA states:

"During the planning and pre-design phases, the CM should assist the owner and design team by collecting and reviewing available data and reports on climate conditions, environmental risks, and site-specific factors.

These data inform the development of sustainable goals and resiliency measures integrated into the project scope." This initial effort typically includes gathering information such as:

- \* Local climate projections and floodplain data.
- \* Historical weather events and environmental impact studies.
- \* Site topography, soil, and hydrology reports.
- \* Utility availability, energy use profiles, and applicable regulatory requirements.

Only after a comprehensive understanding of environmental and site conditions has been established can the team properly evaluate certification pathways (e.g., LEED, Envision), develop quality specifications, or engage specialized consultants such as commissioning agents.

Therefore, the best first step for the CM team during the pre-design phase is to collect relevant data and reports that will serve as the basis for all subsequent climate resiliency and sustainability strategies.

References (CMAA Construction Manager Documents / Study Guide):

\* CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 8 - Sustainability and Environmental

Stewardship, Section: "Early Project Phase Activities," pp. 78-80.

\* CMAA CM Study Guide, Sustainability and Environmental Stewardship Domain, Objective 8.1:

"Support the collection and assessment of environmental data in the planning and pre-design phases to inform resiliency and sustainability strategies."

#### **NEW QUESTION # 60**

The contract documents normally require which party/parties to coordinate the transfer of spare parts and warranties to the owner?

- A. CM
- B. CxA
- C. Regulatory agencies
- D. Designer

**Answer: A**

Explanation:

According to the CMAA Construction Management Standards of Practice (SOP), within Contract Administration and Project Closeout, the Construction Manager (CM) is responsible for coordinating all activities related to project turnover, including ensuring that spare parts, warranties, guarantees, and maintenance manuals are transferred properly to the owner.

CMAA states:

"The Construction Manager shall coordinate and verify that all deliverables required by the contract, including spare parts, warranties, record drawings, and operation and maintenance manuals, are received, reviewed, and transmitted to the Owner prior to project closeout." While the contractor is responsible for providing the spare parts and warranties per the contract, the CM is explicitly tasked with coordinating the transfer and verifying completion. Regulatory agencies do not perform this function, commissioning authorities (CxA) focus on system performance, and the designer's role is typically limited to verification or approval of submittals—not physical coordination.

References (CMAA Documents):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Contract Administration, Section: "Project Closeout and Turnover." CMAA CM Study Guide, Contract Administration Domain, Objective 5.6: "Coordinate turnover, documentation, and warranties."

#### **NEW QUESTION # 61**

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