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Certified Construction Manager Study Set ACTUAL EXAM 2025 TEST COMPREHENSIVE QUESTIONS AND VERIFIED ANSWERS (DETAILED & ELABORATED) 100% SOLVED 2025!!



Terms in this set (65)

Construction Management	The practice of professional management applied to the planning, design, and construction of projects, from inception to completion, for the purpose of controlling time, cost, and quality
Construction Contract Administration Objectives	To control: time, cost, quality, information flow and to satisfy the Owner's goals and objectives for the project
Design Bid Build Advantages	Widely applicable, understandable, owner retains control, owner "knows" the cost prior to the start of Construction
Design Bid Build Disadvantages	Relatively slow, owner is liable for the design, constructability issues, adversarial relationships fostered
Multiple Prime Advantages	Increased Owner control, work easily fast-tracked, save general contractor markups, some states require it

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Prep

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CMAA Certified Construction Manager (CCM) Sample Questions (Q28-Q33):

NEW QUESTION # 28

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. Contract modification
- C. Baseline schedule
- **D. Recovery plan**

Answer: D

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 # 29

Construction schedule coordination and enforcement means and methods techniques, and sequence of work are typically assigned to the construction manager under which delivery method?

- A. Multi-Prime
- B. Design-Build (DB)
- **C. CM at Risk (CMAR)**
- D. Design-Bid-Build (DBB)

Answer: C

Explanation:

Under the CM at Risk (CMAR) delivery method, the CM often assumes responsibilities similar to a general contractor during the construction phase, including coordination of schedule, means and methods, and sequence of work. The CM transitions from advisory role during design to performance role during construction, which involves enforcing construction coordination and methods. The CMAA "Owner's Guide to Project Delivery Methods" explains that in CMAR, the CM "acts as consultant... during the design phases, but as the equivalent of a general contractor during the construction phase." Because in DBB or Multi-Prime, the general contractors or multiple contractors would handle means and methods, and in DB the design-builder handles those responsibilities. The CM at Risk is the form where schedule coordination and enforcement of means & methods is typically assigned to the CM.

NEW QUESTION # 30

When applying Business Intelligence (also known as data mining) to manage large volumes of construction project data, the source

data must

- A. first exist in digital format.
- B. include advanced algorithms.
- C. first exist in hard copy format.
- D. include outliers and missing data.

Answer: A

Explanation:

In the CMAA Emerging Technologies Committee white paper "Explorations in Data Mining", CMAA states that the term source data in the context of business intelligence and data mining refers to digitized elements. It explains:

"Raw data exists in myriad forms. ... The first requirement of data mining, then, is to digitize that information. ... For the purposes of this white paper, the term 'source data' refers solely to digitized elements." Thus, before data mining or BI tools can operate effectively, the original project data (which may initially exist in paper, drawings, or other analog forms) must be converted into a machine-readable, electronic format.

Only digital data can be processed, queried, normalized, correlated, and analyzed by algorithms in a BI system.

NEW QUESTION # 31

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. Commissioning agent
- B. CM
- C. Owner
- 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 # 32

While conducting an inspection of the work in progress for a design-bid-build project, a CM notices that some of the completed work does not conform to the construction documents. The FIRST thing the CM should do is

- A. discuss the concerns with the owner.
- B. schedule a meeting with the design professionals and the client to discuss the issues.
- C. document the non-conforming work and distribute the documentation to the contractor, design professional, and client.
- D. direct the contractor to correct the non-conforming work.

Answer: C

Explanation:

According to the CMAA Standards of Practice (Chapter 5 - Quality Management), when non-conforming work is observed, the first action the CM must take is to document the condition accurately and notify the appropriate parties. The SOP states:

"When nonconforming work is discovered, the Construction Manager shall document the condition, identify the location and extent, and promptly notify the contractor, the owner, and the design professional." The CM does not have authority to direct corrective work (that authority lies with the owner or design professional). Proper documentation ensures an accurate record and initiates the formal resolution process.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Quality Management, Section "Nonconforming Work Identification and Documentation." CMAA CM Study Guide, Quality Management Domain, Objective 5.3: "Identify and document nonconforming work and notify appropriate parties."

NEW QUESTION # 33

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