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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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## **CMAA Certified Construction Manager (CCM) Sample Questions (Q58-Q63):**

### **NEW QUESTION # 58**

ACM agent has assisted the owner by creating contractual safety requirements. By reviewing the contractor's safety submittals, the CM

- **A. determines if the contract specifications have been met.**
- B. certifies that the submittals cover all site conditions that may occur.
- C. approves the contractors fall protection program.
- D. accepts responsibility and liability for site safety.

**Answer: A**

Explanation:

The CMAA Standards of Practice, Chapter 7 - Safety Management states that the Construction Manager's role in reviewing safety submittals is limited to ensuring that the contractor's safety program complies with the contractual and regulatory requirements, not to certify or approve safety programs.

CMAA clarifies:

"The Construction Manager's review of safety submittals is for the purpose of verifying that the contractor's plan meets the requirements set forth in the contract documents. The CM does not assume or accept responsibility for site safety." Therefore, the CM's duty is review and determination of contractual compliance, not approval or certification, and certainly not assumption of liability.

References:

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

"Contractor's Safety Responsibilities," pp. 69-71.

CMAA CM Study Guide, Safety Management Domain, Objective 7.3: "Review contractor's safety plans for compliance with contract requirements."

### **NEW QUESTION # 59**

An agency CM is overseeing the construction of a large, complex multi-story, high security building in a remote area. The building had a specialized spire installed at the top, which serves as an encrypted signal transmitter. Construction is complete and the contractor has de-mobilized, but then it is discovered that the signal transmitter is not transmitting the signal. The owner's QC plan required testing for the functionality of the transmitter, but the contractor has not shown test results reflecting adequate performance. Who is responsible for the cost of remobilization?

- A. Designer of record
- **B. Contractor**
- C. Owner
- D. Agency CM

**Answer: B**

Explanation:

In CMAA's Standards of Practice under Contract Administration and Quality Management, the contractor is contractually obligated to perform all required tests and deliverables, as defined in the contract documents (including the owner's QC plan). If a required test (such as functional performance testing of a specialized transmitter) fails to meet contractual requirements or is not documented, the risk and cost of ensuring compliance (including remobilization) generally rests with the contractor, unless the contract allocates it differently.

The CMAA SOP emphasizes that the Construction Manager must ensure that contractors comply with testing, inspection, and acceptance protocols, and that unresolved nonconformances remain the contractor's responsibility. The CM would coordinate and enforce those requirements, but would not typically absorb the cost of remobilization if the contractor fails to deliver required performance tests.

Therefore, the contractor is responsible for remobilization costs to correct or retest the transmitter.

### NEW QUESTION # 60

What are the basic responsibilities of an Agency CM related to safety on a construction project?

- A. To manage the safety of the construction contractor's personnel, the designer's personnel, and the Agency CM's personnel
- B. To monitor the safety of the designer's personnel
- C. To oversee the safety of the construction contractor's personnel
- D. To execute safety requirements that are spelled out by the Agency CM's contract with the owner and statutes/laws

**Answer: D**

Explanation:

The CMAA Standards of Practice, Chapter 7 - Safety Management clearly outlines that an Agency Construction Manager (Agency CM) does not assume direct responsibility for the contractor's or designer's safety programs. Instead, the CM must execute only those safety-related duties explicitly defined in the contract with the owner and applicable laws or regulations.

CMAA states:

"The Construction Manager is responsible for implementing safety-related requirements as defined in the contract and as required by law. The contractor retains primary responsibility for the safety of its workforce." Therefore, the Agency CM's role is limited to monitoring, verifying compliance, and ensuring contractual obligations regarding safety are met—not to directly oversee or manage site safety.

References:

CMAA Construction Management Standards of Practice, Chapter 7 - Safety Management, Section: "Roles and Responsibilities," pp. 67-69.

CMAA CM Study Guide, Safety Management Domain, Objective 7.1: "Define CM safety responsibilities as limited by contract and applicable regulations."

### NEW QUESTION # 61

During the design phase, the CM should perform which of the following tasks?

- A. Review staffing assignments, labor affidavits, and historical trust.
- B. Review cost estimate, schematic design, and scheduling conferences with regulatory agencies.
- C. Review contract milestones, payment procedures, and communication procedures.
- D. Review plans, final Right-of-Way (ROW) documents, and as-built submittals.

**Answer: B**

Explanation:

In the CMAA Project Management chapter, during the Design Phase, the CM's duties focus on evaluating design progress, cost control, and schedule integration.

The CMAA SOP specifies:

"During the design phase, the Construction Manager should review design submissions for compliance with budget, schedule, and program requirements; participate in cost estimating and design coordination meetings; and support permitting and regulatory agency coordination." Option B correctly reflects these core design-phase responsibilities: reviewing cost estimates, schematic design development, and attending scheduling or coordination conferences with agencies.

The other options refer to administrative, construction-phase, or post-construction tasks, not design-phase CM functions.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 2 - Project Management, Section: "Design Phase Services," pp. 23-26.

CMAA Study Guide, Project Management Domain, Objective 2.3.

### NEW QUESTION # 62

Lifecycle analysis of a project will provide the greatest impact during which of the following phases?

- A. Pre-Design
- B. Design
- C. Construction
- D. Procurement

**Answer: A**

Explanation:

According to the CMAA Standards of Practice, lifecycle analysis (LCA) is most effective when applied early in project planning—specifically during the Pre-Design phase—because the ability to influence materials selection, building systems, and operational efficiency is at its highest before design decisions are finalized.

The CMAA defines lifecycle analysis as:

"An evaluation of the total cost and performance of a facility over its useful life. Lifecycle assessment is most effective when conducted during the Pre-Design phase, where project alternatives can be compared, and design direction can be influenced."

During later phases, such as design or construction, changes have diminishing cost-benefit potential.

Therefore, the Pre-Design phase is where lifecycle analysis yields the greatest impact on sustainability, cost, and performance outcomes.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 8 - Sustainability and Environmental Stewardship, Section: "Lifecycle Costing," pp. 78-80.

CMAA CM Study Guide, Sustainability Domain, Objective 8.1.

## NEW QUESTION # 63

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