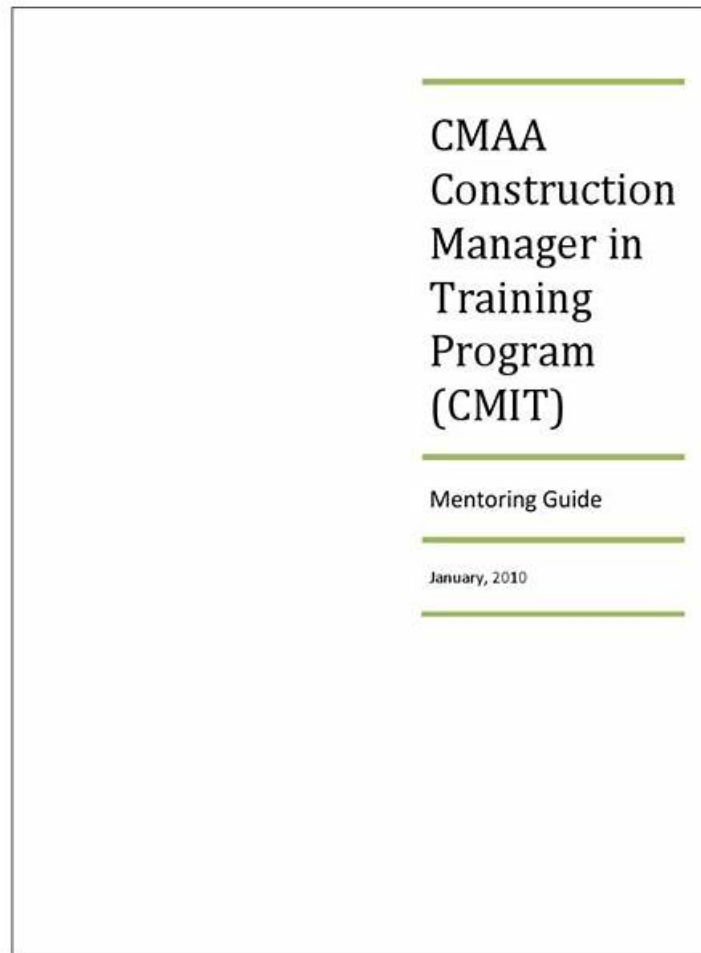


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CMAA Certified Construction Manager (CCM) Sample Questions (Q63-Q68):

NEW QUESTION # 63

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

Answer: D

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 # 64

BIM best assists the CM with

- A. gathering energy, cost, facility maintenance, safety, and spatial data.
- B. developing drawings and facility management.
- C. managing time, safety, quality, and facility operations.
- **D. planning, coordination, and control of the project.**

Answer: D

Explanation:

The CMAA Standards of Practice and CMAA Best Practices Guide for Building Information Modeling (BIM) identify the CM's use of BIM as a tool for:

"Planning, coordination, and control of design and construction activities, integrating project information, and improving communication among all participants." BIM provides visualization and data integration to support project coordination, sequencing, clash detection, logistics planning, and schedule validation. Although BIM can contain data about cost, energy, and maintenance, its primary value to the CM lies in improving project planning, coordination, and control across disciplines during design and construction.

Thus, the correct answer is B. planning, coordination, and control of the project.

References:

CMAA Construction Management Standards of Practice, Chapter 2 - Project Management, Section: "Use of Technology and BIM." CMAA Best Practices Guide for Building Information Modeling, Sections 1.1-2.3.

NEW QUESTION # 65

Under the Brooks Act, professional services of architects and engineers on federal projects must be

- A. audited every six months.
- B. funded by public dollars.
- C. contracted before GC services.
- **D. qualification-based rather than bid.**

Answer: D

Explanation:

According to the Brooks Act (codified in U.S. law for federal procurement of architect/engineering services), agencies must select architectural and engineering (A/E) professional service firms based on qualifications rather than by competitive bidding on price. The firm is selected on the basis of demonstrated competence and qualifications, and then fees are negotiated.

This ensures that technical competency drives selection, not lowest cost. Options A and B are not requirements of the Brooks Act. Option D is not inherent in its provisions-there is no strict requirement that A/E services must be contracted before general contractor services, though design is typically procured first.

Thus, the correct choice is C.

NEW QUESTION # 66

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

The state requires a 40-hour value engineering workshop for all projects over \$10 million. What are the key talking points about the VE process that the CM will highlight to the city's director of public works?

- A. Interface with the design-build team is not needed at this time.
- **B. A multi-discipline review on functions and alternate solutions.**
- C. Life cycle and maintenance costs should not be considered.
- D. Scope reduction will reduce overall project budget.

Answer: B

Explanation:

Value Engineering (VE) is intended to improve value by optimizing the relationship between function, cost, and life-cycle performance. The CM would emphasize that VE is a multi-discipline review of project functions and alternate design solutions to reduce cost without sacrificing essential performance. In a proper VE workshop, participants from multiple disciplines review function, identify alternatives, and propose changes.

The incorrect choices are:

A is wrong because life cycle and maintenance costs should be considered - VE should look beyond initial cost to long-term costs.

C is simplistic: while scope reduction is one possible result, VE is not merely scope cutting but exploring alternatives to maintain functionality at lower cost.

D is incorrect, because interfacing with the design-build team is essential - VE must involve the DB team to ensure proposed changes are implementable and integrated.

NEW QUESTION # 67

A CM's responsibility for safety on the jobsite includes

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

Answer: B

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 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 # 68

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