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## Construction Specifications Institute Construction Documents Technologist Sample Questions (Q73-Q78):

### NEW QUESTION # 73

An electrical engineer completes a set of electrical drawings and specifications for a project, except for the site electrical work which is indicated on the civil drawings. Which of the following is the intent of the contract documents?

- A. The civil contractor is to place the concrete bases and the electrical contractor is to install the site lighting.
- B. The general contractor needs to coordinate the work and verify that the electrical subcontractor bids the site electrical.
- C. The civil contractor is to place the concrete bases and the site lighting, with the electrical contractor making the final connections.
- D. The electrical engineer does not need to control how the work is to be assigned to subcontractors.

**Answer: D**

Explanation:

CSI's core principle is that contract documents describe the work results required, not the internal means, methods, or subcontracting arrangements of the contractor. The contractor (or construction manager) is responsible for:

- \* Determining how the work will be divided among trades and subcontractors.
- \* Coordinating different trades to achieve the required results shown on the drawings and described in the specifications.

Design professionals (architects and engineers):

- \* Organize the documents by disciplines and work results (e.g., civil, architectural, electrical), not by subcontractor or trade contract structure.
- \* Are not responsible for dictating which subcontractor performs which portion of the work; that is the contractor's role.

Given that:

- \* Site electrical work appears on civil drawings, but the electrical engineer has also prepared electrical documents for the building systems.
- \* The intent of the contract documents is still to describe what must be installed and how it must perform, not which subcontractor does it.

The only option that aligns with CSI's stated roles and responsibilities is:

D). The electrical engineer does not need to control how the work is to be assigned to subcontractors.

Why the other options are not the "intent" of the documents:

- \* A. The civil contractor is to place the concrete bases and the electrical contractor is to install the site lighting. This presumes a specific trade split based on drawing origin. CSI emphasizes that the contractor determines trade assignments, not the drawings themselves.
- \* B. The civil contractor is to place the concrete bases and the site lighting, with the electrical contractor making the final connections. Again, this dictates trade assignments. The documents may show coordination between civil and electrical work, but do not prescribe how contractors must divide their subcontracts.
- \* C. The general contractor needs to coordinate the work and verify that the electrical subcontractor bids the site electrical. While coordination of work is indeed a contractor responsibility, the phrasing here implies that the documents intend to direct which subcontractor must price which work package. CSI's standpoint is that the contractor is free to structure subcontract bids as they see fit, as long as the required work is provided in accordance with the contract.

Thus, the intent of the contract documents is to define the required end results, not to assign work scopes among subcontractors. Option D correctly reflects that intent and the design professional's role.

Relevant CSI-aligned references (no URLs):

- \* CSI Project Delivery Practice Guide - roles and responsibilities of owner, design professional, and contractor; explanation that contractor controls means, methods, and subcontracting.
- \* CSI Construction Specifications Practice Guide - distinction between describing work results and assigning work trades.
- \* CSI CDT Body of Knowledge - contract document intent vs. contractor's responsibility for dividing the work.

### NEW QUESTION # 74

During which stage of a facility's life cycle are operations and maintenance documents presented to the owner?

- A. Closeout phase
- B. Preconstruction phase
- C. Construction phase

- D. After the authorities having jurisdiction issues a permit

**Answer: A**

### NEW QUESTION # 75

Within a project budget, which item falls into the category of a hard cost?

- **A. Commissioning fees**
- B. Project financing
- C. Land acquisition
- D. Architect/engineer design fees

**Answer: A**

Explanation:

In CSI and general construction budgeting practice, project costs are often discussed in terms of:

\* Hard costs - also called direct construction costs, generally associated with the actual construction of the facility (labor, materials, equipment, and construction-related services).

\* Soft costs - professional services and non-construction expenses, such as design fees, legal fees, financing costs, some testing and inspections, and administrative costs.

\* Other development costs, such as land acquisition, that may be tracked separately from construction vs. soft costs.

Within that framework:

\* Hard costs are those closely tied to getting the building or facility physically constructed and operational. In many project budgets, commissioning work that is specified as part of the construction/contractor's scope (functional testing of systems, demonstrating performance, etc.) is treated with the construction scope and appears with construction-related costs.

Among the four items given:

\* Architect/engineer design fees (A) - clearly a soft cost, part of professional services for planning and design, not part of direct construction.

\* Project financing (C) - interest during construction, loan fees, and similar items are typically categorized as financing/soft costs, entirely separate from construction.

\* Land acquisition (D) - usually tracked as a separate property or development cost, not within the construction hard-cost category.

\* Commissioning fees (B) - frequently included in the construction or closeout scope (and often in specifications under Division 01 or relevant technical Divisions) and directly associated with making systems function as intended. When commissioning is contracted as part of the construction contract (which is a common CSI-based approach), its cost is embedded in the hard construction costs.

In CDT-aligned budgeting discussions, when you're forced to choose among these four, commissioning fees (Option B) are the closest to and most consistently treated as a construction-related (hard) cost, because they are often part of the contractor's scope and necessary to complete and hand over a functioning facility.

The others-A/E fees, financing, and land-are clearly outside of direct construction and uniformly treated as soft or separate development costs in CSI-oriented project cost breakdowns.

Key CSI and industry references (titles only, no links):

\* CSI Project Delivery Practice Guide - sections on "Project Costs" and distinctions between construction cost and project cost.

\* CSI CDT Body of Knowledge - "Owner's Costs, Construction Costs, and Cost Categories."

\* Typical CSI-based Owner-Contractor contracts and Division 01 sections where commissioning requirements are placed within the construction scope.

### NEW QUESTION # 76

When is decommissioning required for a facility?

- A. When the building changes owners
- B. When the entire building is going to be demolished
- C. When the facility will not be used again in the future
- **D. When the facility is no longer needed for operations**

**Answer: D**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract (CSI-based)

In CSI's description of the facility life cycle, the last phase is decommissioning. This phase occurs when a facility is taken out of service because it is no longer needed for its original operations, has reached the end of its useful life, or is being prepared for

conversion to a different use. The emphasis is on the facility no longer being required for its intended operations, not strictly on demolition or permanent abandonment.

\* Decommissioning tasks can include: removing or securing systems, handling hazardous materials, salvaging components, planning for demolition, or preparing the facility for a different use.

\* Because decommissioning can precede demolition, adaptive reuse, or other end-of-life actions, it is triggered when the facility is no longer needed for operations.

Option B captures this definition accurately.

Options A and C are too narrow: demolition or permanent disuse are possible outcomes of decommissioning but not the only reasons it is required. Option D (change of ownership) does not automatically require decommissioning; a facility can continue operating normally under a new owner.

Relevant CSI references (no links):

\* CSI Project Delivery Practice Guide - Facility Life Cycle chapter (discussion of operations, maintenance, and decommissioning).

\* CSI CDT Body of Knowledge - overview of project phases including decommissioning.

### NEW QUESTION # 77

Which of the following ensure that all systems work together effectively to meet the overall project performance goals?

- A. Field testing
- B. Safety testing
- C. Total project commissioning
- D. Inspection by architect

**Answer: C**

Explanation:

CSI describes commissioning as a quality-focused, systematic process for verifying and documenting that the facility and its systems meet the Owner's Project Requirements (OPR). Within commissioning types, Total Project Commissioning (also called whole-building or total building commissioning) is defined as:

\* Encompassing the entire facility, including building envelope, systems, and interfaces.

\* Ensuring that all systems and assemblies operate together as an integrated whole to achieve performance targets (energy, comfort, safety, functionality, etc.).

\* Involving activities from design through occupancy: reviews, tests, training, and performance verification.

Because the question specifically asks for the process that ensures all systems work together effectively to meet overall project performance goals, that description matches Total Project Commissioning (Option A).

Why the others are incorrect:

\* B. Inspection by architect - A/E inspections or observations confirm general conformance with the contract documents but are not a comprehensive performance verification process for all systems.

\* C. Safety testing - Focuses only on safety-related aspects, not on full integration and performance of all systems.

\* D. Field testing - Typically refers to testing of specific components or systems in the field; it is one tool within commissioning, not the overall coordinating process.

Relevant CSI references (no links):

\* CSI Project Delivery Practice Guide - commissioning chapter (systems & equipment, building envelope, and total project commissioning).

\* CSI CDT Body of Knowledge - sections on commissioning scope, objectives, and responsibilities across project phases.

### NEW QUESTION # 78

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