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## IFMA Certified Facility Manager Sample Questions (Q178-Q183):

### NEW QUESTION # 178

To satisfy the needs of one of its largest customers, your company is opening a new facility about 1240 miles /2000 kilometers away from the corporate offices. Initially, the new operation will only support one customer. However, the company expects more customers will be added in the next three to five years. The plan is that the corporate office will support operations in the new facility. What is the best way to manage the facility requirements of this new operation?

- A. Hire a permanent staff of facility employees for the new operation.
- **B. Contract with an outsource company to provide facility management services for the new operation.**
- C. Use a temporary agency for facility services and manage everything from the corporate office.
- D. Relocate some existing facility employees to the new operation.

**Answer: B**

Explanation:

Outsourcing facility management services (C) is the best solution for a new operation that will expand over time.

- \* Advantages of outsourcing:
  - \* Provides flexibility for future expansion
  - \* Reduces overhead costs
  - \* Ensures service continuity without permanent staffing commitments
- \* Why not other options?
  - \* (A) Temporary agency staff may lack the expertise for long-term operations.
  - \* (B) Hiring permanent staff is premature for an evolving operation.
  - \* (D) Relocating existing staff could disrupt corporate operations.

### NEW QUESTION # 179

What safety precautions are MOST important during a partial renovation of a building while keeping the existing business operating?

- A. Staff should be required to wear safety footwear, hard hats, and a security checkpoint should be set up to ensure staff compliance.
- **B. Barriers must be set up to create a safe perimeter: all staff members should be moved outside of the area and it should be designated as an area where personal protective equipment must be worn.**
- C. Hearing protection and eye wash stations should be set up in designated locations within the construction area to minimize employee risk.
- D. Require the contractor to perform indoor air quality testing once a month to ensure staff safety and post results.

**Answer: B**

Explanation:

During partial building renovations while operations continue, the primary safety priority is establishing clear barriers and restricted zones to separate construction activities from business functions. The correct choice is:

- \* Setting up barriers to create a safe perimeter, restricting staff access, and enforcing PPE requirements in work zones.
- \* This approach prevents exposure to hazards such as dust, noise, falling objects, and construction-related accidents.
- \* Why the other options are incorrect:
  - \* (A) Monthly air quality testing is beneficial but does not address immediate physical safety risks.
  - \* (B) Hearing protection and eye wash stations help in construction areas but do not sufficiently protect the larger workforce from hazards.
  - \* (D) Requiring all staff to wear PPE is excessive unless they are directly involved in construction-related tasks. A security checkpoint may be useful but is not the most critical precaution.

### NEW QUESTION # 180

A research lab is moving into a newly-leased facility. Their last move was three years ago. They most recently shared a building with other functions, and the facility manager needs to determine whether they have any special facility requirements. How can the facility manager best identify any special needs?

- **A. Meet with the research lab management.**
- B. Ask the facility service management to identify the needs.
- C. Survey only management of the research lab.
- D. Study the requirements as stated for the previous move.

**Answer: A**

Explanation:

Meeting with research lab management is the most effective approach because laboratory facilities often have unique requirements such as ventilation, chemical storage, and biohazard disposal that may not have been applicable in their previous location. Relying solely on past records or surveying only a subset of stakeholders may overlook updated safety regulations or operational needs.

Adirect consultationensures that currenttechnical and safety standards are met, aligning with best practices in strategic facilities management.

#### NEW QUESTION # 181

During a large real estate project, what are the expenses of planning, design, construction, operation, maintenance, and disposition of a structure over time known as?

- A. Investment analysis.
- B. Time value of money.
- C. Project classification.
- D. Life-cycle costing.

**Answer: D**

Explanation:

Life-cycle costing (LCC)accounts for allcosts associated with a buildingthroughout its lifespan, including:

- \* Initial costs(planning, design, construction).
- \* Operational costs(utilities, maintenance, repairs).
- \* End-of-life costs(renovation, decommissioning, disposal).

LCC enablesinformed decision-makingby comparing long-term cost implications of different design and material choices, supportingustainable and cost-effective facility management.

#### NEW QUESTION # 182

You provide integrated facility services for a client with a single site, including janitorial services. The client' s site has been granted LEED certification, including points for implementing a green cleaning policy. What should you do to meet the client's need for a green cleaning policy?

- A. Review LEED standards applicable to the site, identify compliant equipment and supplies, and prepare a policy and procedures based on those standards.
- B. Review professional journals, identify green cleaning solutions, and prepare a policy and procedures based on those solutions.
- C. Contact professional organizations in the janitorial industry and Facility Managers at other LEED- certified sites for their recommendations.
- D. Meet with equipment and supplies vendors specializing in green cleaning and obtain their recommendations.

**Answer: A**

Explanation:

To maintain LEED certification and meet compliance requirements,the best approach is to review the applicable LEED standardsand align the cleaning policy with them. The correct process includes:

- \* IdentifyingLEED-compliant equipment and suppliesfor janitorial services.
- \* Ensuringcleaning chemicals, tools, and processesadhere to LEED sustainability guidelines.
- \* Developing apolicy and procedure documentbased on these standards.
- \* Why the other options are incorrect:
  - \* (A)Consulting other professionals is useful but does not ensure compliance.
  - \* (B)Professional journals provide insights but may not specifically align with LEED certification.
  - \* (D)Vendors can provide input, but they may havebiased recommendationsbased on their product offerings.

#### NEW QUESTION # 183

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