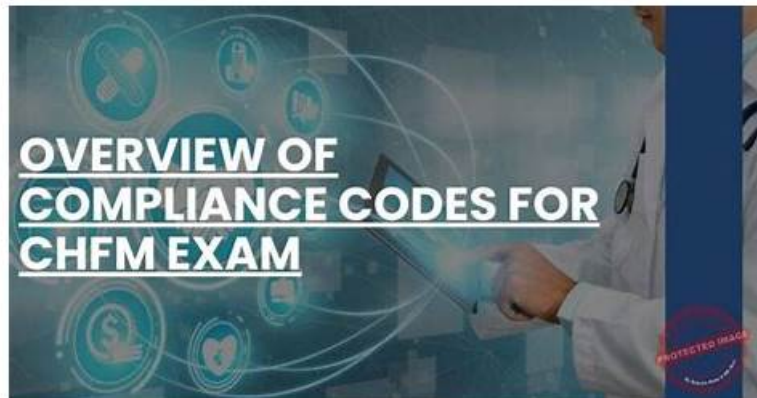


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Medical Professional Certified Healthcare Facility Manager (CHFM) certification exam Sample Questions (Q13-Q18):

NEW QUESTION # 13

A facility manager wants to communicate to leadership the need to replace an old boiler. What is the most critical piece of information that is needed to support the capital budget request?

- A. the ROI for replacing the boiler
- B. the annual cost to maintain the new boiler
- C. the size of the existing boiler
- D. time frame for replacing the boiler

Answer: A

Explanation:

Leadership requires a business case to justify capital expenditures. The Return on Investment (ROI) demonstrates cost savings, efficiency, and risk reduction benefits of replacing the boiler, making it the most critical piece of information. Size, maintenance cost, or timeline support the request, but ROI is decisive for approval.

References: CHFM Handbook - Financial Management, capital budgeting principles.

NEW QUESTION # 14

The occupants of a building wing complain of nausea, dizziness, or drowsiness. Which of the following is the most likely cause?

- A. medical gas leak
- B. insufficient outside air
- C. mercury spill
- D. humidity levels

Answer: B

Explanation:

Symptoms of nausea, dizziness, and drowsiness are typical of poor indoor air quality (IAQ), most often due to insufficient outside air ventilation leading to buildup of carbon dioxide or other contaminants.

C). Insufficient outside air (Correct).

A). Mercury spill: Causes neurological issues but less common in general building complaints.

B). Humidity levels: Can cause discomfort but not acute dizziness/nausea.

D). Medical gas leak: Hazardous, but would usually trigger alarms and involve smaller affected areas (not whole wing complaints).

References:

ASHRAE 62.1: Ventilation for Acceptable Indoor Air Quality.

The Joint Commission, EC standards - IAQ and ventilation requirements.

CHFM Candidate Handbook - Maintenance and Operations domain.

NEW QUESTION # 15

Which of the following should be considered when determining the simple payback of an energy-saving alternative?

- A. annual rate of inflation
- B. life of the equipment
- C. replacement cost
- D. annual operating cost

Answer: D

Explanation:

The simple payback period is calculated by dividing the initial investment cost by the annual operating savings (reduction in operating cost). It does not consider time value of money, inflation, or full life-cycle costs.

A (Correct): Annual operating cost directly determines the annual savings, which is essential for payback calculation.

B: Inflation is considered in more advanced financial models (e.g., NPV, IRR), not simple payback.

C: Replacement cost is relevant for life-cycle cost analysis, not simple payback.

D: Life of the equipment may determine feasibility but is not part of the basic payback formula.

Reference: CHFM Candidate Handbook - Financial Management domain.

NEW QUESTION # 16

An energy conservation project involving motion-activated light switches and electronic ballasts is expected to provide a savings of \$400/month in utility costs, and reduce labor costs by \$25/month. If the payback is estimated at 2.5 years, what is the estimated cost of the project?

- A. \$12,000
- B. \$11,250
- C. \$10,200
- D. \$12,750

Answer: D

Explanation:

Simple payback is calculated as project cost divided by periodic savings; conversely, project cost = periodic savings × payback period. Monthly savings = \$400 (utilities) + \$25 (labor) = \$425/month. A 2.5-year payback is 30 months. Estimated cost = \$425 × 30 = \$12,750 # D.

References:

AHA Certification Center, CHFM Exam Content Outline - Financial Management domain (cost/benefit and payback analysis).
ASHE/CHFM Review materials - "Simple payback" method definition and application.

NEW QUESTION # 17

Which of the following methods could be used to reduce the cost of a service contract without reducing the scope of service?

Implement an in-house first response program.

Increase the frequency of house calls.

Finance the cost of the contract.

Extend the length of the contract.

- A. 2 and 4 only
- B. 1 and 3 only
- C. 2 and 3 only
- D. 1 and 4 only

Answer: D

Explanation:

Cost reduction without reducing service scope can be achieved by:

Implementing an in-house first response program (1): Staff address minor issues before calling the vendor, reducing service calls.

Extending the contract length (4): Vendors often offer reduced rates for long-term contracts.

Increasing house calls (2): Increases cost, not savings.

Financing the contract (3): Impacts payment terms, not cost reduction.

References:

AHA/CHFM Candidate Handbook - Financial Management domain.

ASHE Facilities Management Contracting Guidelines.

NEW QUESTION # 18

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