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CMAA Certified Construction Manager (CCM) Sample Questions (Q44-Q49):

NEW QUESTION # 44

One word or phrase to describe the process of transitioning from construction to permanent operations by the owner is

- A. beneficial occupancy.
- B. O&M.
- C. move-in.
- **D. turnover.**

Answer: D

Explanation:

According to the CMAA Construction Management Standards of Practice (SOP), under Chapter 2 - Project Management, the process of shifting a project from the construction phase to full operational use by the owner is referred to as "Turnover." The CMAA defines turnover as:

"The formal process of transitioning a completed facility or project from the construction phase to the owner's operations and maintenance organization. This process ensures that all systems, documentation, warranties, and training have been completed and accepted in accordance with contract requirements." This stage signifies the end of construction management responsibilities and the beginning of the owner's operational phase. The Construction Manager's role during turnover includes verifying that:

All contractual deliverables and closeout documents are completed.

Operations and maintenance manuals are submitted.

Training for facility staff has been conducted.

The owner has formally accepted the project for occupancy and use.

While terms such as "O&M" (operations and maintenance), "move-in," and "beneficial occupancy" are related concepts, they describe specific activities or conditions within the broader turnover process. The CMAA recognizes "turnover" as the overarching term describing the transition from construction completion to owner operations.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 2 - Project Management, Section: "Project Closeout and Turnover," pp. 28-30.

CMAA CM Study Guide, Project Management Domain, Objective 2.6: "Manage project turnover and closeout in accordance with contract requirements."

NEW QUESTION # 45

Which of the following addresses the administrative and reporting requirements for a Construction Manager during execution of a project?

- A. Construction Administration Guidelines
- B. Project Administration Guidelines
- **C. Contract Administration Guidelines**
- D. Standards of Practice

Answer: C

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to the CMAA Construction Management Standards of Practice (SOP), under Chapter 6 - Contract Administration, the Contract Administration Guidelines establish the administrative, documentation, and reporting requirements necessary for the Construction Manager (CM) to effectively manage and control project execution in accordance with the contract.

The CMAA defines Contract Administration as:

"The process of managing the relationship between the contracting parties, ensuring compliance with the terms and conditions of the contract, maintaining required documentation, processing payments and changes, and providing the necessary reports to support project management decisions." The Contract Administration Guidelines specifically describe the CM's duties in:

- * Maintaining contract files, correspondence logs, and submittal registers.
- * Processing Requests for Information (RFIs), submittals, and change orders.
- * Administering pay applications and progress reporting.
- * Ensuring documentation complies with project recordkeeping and audit requirements.

These guidelines serve as the CM's reference for consistent and compliant administrative procedures throughout the project's execution phase.

* Option A (Project Administration Guidelines) is not a recognized CMAA standard category.

* Option B (Standards of Practice) refers to the overall CMAA publication containing all management disciplines, not specific administrative procedures.

* Option C (Construction Administration Guidelines) is a general term and not formally identified by CMAA as a standalone set of guidelines.

Therefore, the correct answer is D. Contract Administration Guidelines because it directly addresses the CM's administrative and reporting responsibilities during project execution.

References (CMAA Construction Manager Documents / Study Guide):

* CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 6 - Contract Administration, Section:

"Administrative Procedures and Documentation," pp. 60-64.

* CMAA CM Study Guide, Contract Administration Domain, Objective 6.3: "Administer contract documentation and reporting in accordance with project and contractual requirements."

NEW QUESTION # 46

As the owner's representative, you are providing on-site construction management services to a municipality for their new design-

build city hall project.

The mechanical subcontractor discovers that his ductwork will not fit in the above-ceiling area of the Mayor's office. Which entity is best-suited to resolve this risk?

- **A. Design-Build Team**
- B. Owner (Municipality)
- C. Architect (DOR)
- D. Owner's rep

Answer: A

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to the CMAA Construction Management Standards of Practice (SOP) under Chapter 9 - Risk Management, responsibility for resolving design and construction coordination risks lies with the entity that holds contractual control over both the design and construction portions of the project. In a Design-Build (D-B) delivery method, that entity is the Design-Build Team.

The CMAA specifies:

"Under the Design-Build delivery method, the design-builder assumes single-point responsibility for both design and construction. The design-builder manages coordination among subcontractors, suppliers, and design professionals to ensure that design solutions are constructible and that conflicts are resolved without direct owner intervention." In this case, the mechanical ductwork conflict in the above-ceiling space is a design coordination issue, involving both architectural and mechanical design elements. Because the Design-Build Team is contractually responsible for integrating the design and ensuring constructability, it must identify and resolve such conflicts.

The CM as the owner's representative may monitor the issue, document its resolution, and advise the owner, but does not have the contractual authority to direct design or construction corrections. Likewise, the Architect (DOR) in a D-B contract works under the design-builder, not directly for the owner, so they are not the final authority to resolve this type of issue.

Therefore, the entity best-suited to resolve this risk is the Design-Build Team.

References (CMAA Construction Manager Documents / Study Guide):

* CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 9 - Risk Management, Section: "Risk Allocation by Project Delivery Method," pp. 88-90.

* CMAA CM Study Guide, Risk Management Domain, Objective 9.2: "Identify and assign risk ownership in accordance with project delivery method and contractual relationships."

NEW QUESTION # 47

During the design phase of a project, the owner had requested the design team develop mitigating strategies due to expected budget concerns. During the procurement process, the agency CM should advise the owner consider

- A. incorporating Time and Material Alternates into the bid documents.
- B. evaluating Phase Alternates in the bid documents.
- C. evaluating Schedule Alternates in the bid documents.
- **D. incorporating Add/Deduct Alternates into the bid documents.**

Answer: D

Explanation:

The CMAA Standards of Practice (Chapter 3 - Cost Management) identifies Add/Deduct Alternates as a common strategy to manage potential budget fluctuations. The SOP explains:

"Alternates, both additive and deductive, provide flexibility to adjust project scope to available funding at the time of bid or negotiation." This allows the owner to maintain control over project cost while preserving key design intent. Time and material alternates are not typical bid mechanisms, and phase or schedule alternates do not directly address budget mitigation.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 3 - Cost Management, Section "Design Phase Cost Control and Alternates." CMAA CM Study Guide, Cost Management Domain, Objective 3.2: "Develop cost management strategies including alternates, allowances, and contingencies."

NEW QUESTION # 48

When applying BIM to a project, which method checks for interferences by searching for intersecting volumes?

- A. Parametric Modeling

- B. Virtual Design and Construction (VDC)
- C. BIM Integration
- **D. Clash Detection**

Answer: D

Explanation:

In the BIM domain, clash detection is the process by which software analyses models to find geometric interferences-i.e. overlapping or intersecting volumes between different building elements or systems. This method helps reveal conflicts in the spatial design (for example, a pipe intersecting a beam) before construction, thus avoiding costly corrections in the field.

None of the other options specifically address the detection of intersecting volumes:

BIM Integration refers to the combining of different discipline models into a shared environment, not necessarily the conflict checking itself.

Parametric Modeling is a method of defining model geometry through parameters and rules, but does not inherently detect clashes.

Virtual Design and Construction (VDC) is a broader process of using digital modeling and simulation across the design/construction lifecycle; clash detection is a component of it, but the specific method for interference checking is "clash detection."

NEW QUESTION # 49

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