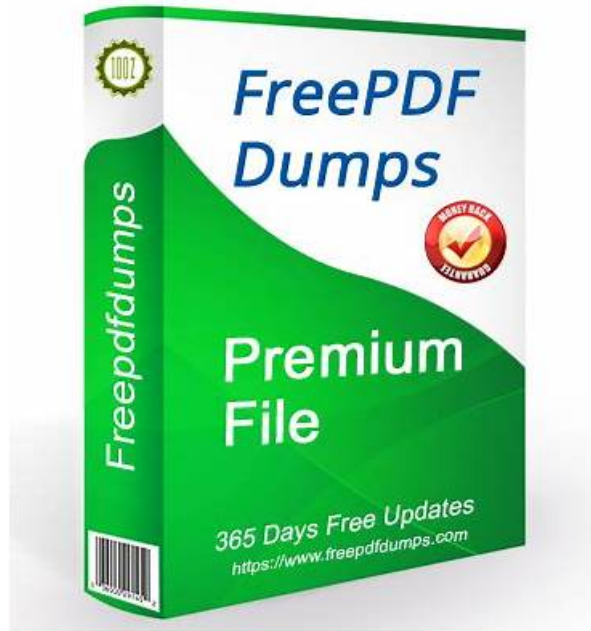


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CMAA Certified Construction Manager (CCM) Sample Questions (Q13-Q18):

NEW QUESTION # 13

A construction manager is responsible for the bid review and evaluation of an \$85 million high school project. All bids must be submitted in person at the clients Purchasing Office by 1:00 PM EST and stamped by the CM's team. While

preparing for the bid opening, the CM noticed that one of the contractor's bids was submitted a day earlier to a new clerk, but was date and time stamped after the bids were due. What should the CM do in this situation?

- A. Include the unopened bid, since it clearly was an oversight.
- **B. Inform the Owner and review the instructions to bidders for guidance on how to proceed.**
- C. Put the contractor's unopened bid in tight security until the bid opening has been completed.
- D. Send the bid back to the contractor and apologize for the mishap.

Answer: B

Explanation:

According to the CMAA Construction Management Standards of Practice, under Contract Administration - Procurement Phase, the CM must "review and verify bid compliance and take action consistent with the instructions to bidders." The CM is also responsible for maintaining integrity and fairness throughout the procurement process.

The SOP states:

"Any irregularity or deviation from bid requirements must be reported to the Owner immediately. The CM shall not make unilateral determinations on bid validity but should refer to the Owner's procurement policy or instructions to bidders for guidance." Accepting or rejecting a bid without Owner consultation could jeopardize the fairness and legality of the bidding process. Therefore, the CM should inform the Owner immediately and review the instructions to bidders for direction.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Contract Administration, Section:

"Procurement and Bidding," pp. 51-54.

CMAA Study Guide, Contract Administration Domain, Objective 5.3.

NEW QUESTION # 14

Which of the following is a key element of a safety culture?

- A. Prompt accident notification
- **B. Ownership and management buy-in**
- C. Maximizing profit
- D. Time is of the essence

Answer: B

Explanation:

In CMAA's Construction Management Standards of Practice (Safety Management chapter), a foundational principle for establishing a strong safety culture is management commitment and leadership. The Standards emphasize that safety culture requires "buy-in" from ownership and senior management, meaning that the highest levels of the organization visibly support, fund, and enforce safety initiatives. Without top-down support, safety programs are less effective.

While prompt accident notification is an important procedural action in safety management, it is not a core cultural element. "Time is of the essence" and "maximizing profit" are not safety culture traits. The distinguishing characteristic of a mature safety culture is that management and ownership demonstrate continuous commitment, accountability, and prioritize safety across all project levels.

NEW QUESTION # 15

In what decade was the new occupation of "construction manager" created to fulfill an identified need?

- A. 1930s
- B. 1980s
- **C. 1970s**
- D. 1950s

Answer: C

Explanation:

The Construction Management Association of America (CMAA) identifies the 1970s as the decade when the professional discipline of Construction Management (CM) formally emerged in the United States.

The CMAA's historical overview explains:

"Construction Management became recognized as a distinct professional service in the 1970s, when owners began seeking specialized expertise to manage increasingly complex design and construction projects." During this period, large public and private

sector projects required oversight separate from design and contracting roles, leading to the development of the CM profession and eventually to the founding of CMAA in 1982.

References:

CMAA Construction Management Standards of Practice, Introduction: "History and Evolution of Construction Management," pp. 1-3.

CMAA CM Study Guide, Professional Practice Domain, Objective 10.1: "Understand the origins and development of the construction management profession."

NEW QUESTION # 16

Owner's representation staff are managing the construction of a new water treatment plant. The owner has specific operational and sustainability goals they want met and are contracting the team for full commissioning services. The commissioning plan should include which of the following requirements for each party in the commissioning process?

- A. Sequencing, scheduling, startup procedures, verification process
- **B. Sequencing, scheduling, documentation, verification procedures**
- C. Budgeting, sequencing, scheduling, documentation
- D. Sequencing, scheduling, design review, verification procedures

Answer: B

Explanation:

According to the CMAA Construction Management Standards of Practice (SOP), Chapter 5 - Quality Management, commissioning is the process of verifying that all systems and components of a facility are designed, installed, tested, and maintained according to the owner's operational requirements.

The CMAA defines that:

"The commissioning plan must identify each party's responsibilities, including sequencing, scheduling, documentation, and verification procedures required to confirm that systems perform as intended." Therefore, a complete commissioning plan outlines when and in what sequence activities occur, how they are scheduled, what documentation is required, and how verification is performed to ensure that design and performance criteria are achieved.

References:

CMAA Construction Management Standards of Practice, Chapter 5 - Quality Management, Section:

"Commissioning and Quality Assurance," pp. 55-58.

CMAA CM Study Guide, Quality Management Domain, Objective 5.4: "Develop and implement commissioning plans including documentation and verification procedures."

NEW QUESTION # 17

What are the basic responsibilities of an Agency CM related to safety on a construction project?

- **A. To execute safety requirements that are spelled out by the Agency CM's contract with the owner and statutes/laws**
- B. To monitor the safety of the designer's personnel
- C. To manage the safety of the construction contractor's personnel, the designer's personnel, and the Agency CM's personnel
- D. To oversee the safety of the construction contractor's personnel

Answer: A

Explanation:

The CMAA Standards of Practice, Chapter 7 - Safety Management clearly outlines that an Agency Construction Manager (Agency CM) does not assume direct responsibility for the contractor's or designer's safety programs. Instead, the CM must execute only those safety-related duties explicitly defined in the contract with the owner and applicable laws or regulations.

CMAA states:

"The Construction Manager is responsible for implementing safety-related requirements as defined in the contract and as required by law. The contractor retains primary responsibility for the safety of its workforce." Therefore, the Agency CM's role is limited to monitoring, verifying compliance, and ensuring contractual obligations regarding safety are met—not to directly oversee or manage site safety.

References:

CMAA Construction Management Standards of Practice, Chapter 7 - Safety Management, Section: "Roles and Responsibilities," pp. 67-69.

CMAA CM Study Guide, Safety Management Domain, Objective 7.1: "Define CM safety responsibilities as limited by contract and applicable regulations."

NEW QUESTION # 18

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