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CMAA Certified Construction Manager (CCM) Sample Questions (Q16-Q21):

NEW QUESTION # 16

When developing schedule specifications, which of the following practices should the CM recommend to the Owner to avoid disputes regarding weather delays per year?

- A. Ask the contractor to specify the number of weather days they believe necessary for the project.
- B. Defer all issues related to weather to NOAA.
- C. Consult a local meteorologist to determine the best estimate of the number of weather days to allow on the project.
- D. **Using a recognized reference such as NOAA, define the number of allowable "normal" weather impact days expected to occur on the project within the contract documents.**

Answer: D

Explanation:

The CMAA Standards of Practice (Chapter 4 - Time Management) specifies that project schedule specifications should clearly define expected normal weather delays based on reliable climatological data to avoid disputes. The SOP states:

"The CM should recommend use of established meteorological data sources, such as NOAA, to define the number of normal adverse weather days anticipated in the schedule specification." This ensures consistency, fairness, and transparency in contract administration. Allowing the contractor to determine weather allowances (Option B) or deferring all responsibility to external sources (Options C and D) introduces ambiguity and potential disputes.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 4 - Time Management, Section "Weather Considerations and Schedule Specifications." CMAA CM Study Guide, Time Management Domain, Objective 4.1: "Develop schedule specifications including allowances for normal weather impacts."

NEW QUESTION # 17

A CM's responsibility for safety on the jobsite includes

- A. certifying subcontractor compliance.
- B. no obligation for safety as it is the contractor's responsibility.
- C. **a professional obligation shared with others.**
- D. drafting the contractor's safety plan.

Answer: C

Explanation:

The CMAA Standards of Practice (Chapter 7 - Safety Management) states:

"While the contractor has primary responsibility for implementing and enforcing the safety program, the Construction Manager bears a professional and ethical obligation to monitor, coordinate, and promote a safe working environment." CMAA also clarifies that the CM is not responsible for enforcing the contractor's safety plan or certifying compliance, but must:

Verify that required safety plans and documentation are submitted.

Participate in safety meetings and hazard analyses.

Advise the owner of unsafe conditions or practices.

This represents a shared professional responsibility, ensuring that all parties collaborate toward a safe jobsite without overlapping legal authority.

Therefore, the correct answer is B. a professional obligation shared with others.

References:

CMAA Construction Management Standards of Practice, Chapter 7 - Safety Management, Sections: "Roles and Responsibilities" and "CM's Safety Oversight Duties." CMAA CM Study Guide, Safety Management Domain, Objective 7.1: "Understand and

uphold CM's professional safety responsibilities."

NEW QUESTION # 18

A relatively new general contractor has executed three projects. To date, their employees have worked a total of 35,000 hours and their three projects have recorded a total of 50 injuries. What is their recordable case rate?

- A. 0.0014
- B. 0
- C. 1
- D. 2

Answer: B

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to theCMAA Construction Management Standards of Practice (SOP)underChapter 7 - Safety Management, theRecordable Incident Rate (RIR), also referred to as theRecordable Case Rate, is calculated using theOSHA standard formula: Where:

* 200,000represents the number of hours worked by 100 employees in one year (based on 40 hours/week \times 50 weeks/year).

* The result reflects the number of recordable injuries and illnesses per 100 full-time workers per year.

Calculation:

When rounded to the nearest whole number, theRecordable Case Rate = 286.

However, in practical safety reporting, theCMAA SOPnotes that extremely high values indicate unusually unsafe conditions. Among the provided options,D (700)would only result from a smaller denominator (e.g., fewer total hours worked). Since the given 35,000 hours yield approximately286, the correct answer, verified by the formula, isC. 286.

References (CMAA Construction Manager Documents / Study Guide):

* CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 7 - Safety Management, Section: "Safety Metrics and Performance Measurement," pp. 72-73.

* CMAA CM Study Guide, Safety Management Domain, Objective 7.4: "Calculate and interpret safety performance metrics (Recordable Incident Rate, Lost-Time Rate, and Severity Rate)."

NEW QUESTION # 19

An agency CM is representing the public owner of a large, complex project with numerous site challenges.

The owner has received numerous differing site condition claims on previous projects on this site. The agency CM has reviewed the bid documents and believes the site challenges are clearly and sufficiently detailed for bidders. This is a design-bid-build, lump sum procurement. The apparent low bid is more than 10% lower than the next lowest bid, and the owner is very concerned that the apparent low bidder has not included the cost of mitigating the site challenges in its bid. What should the agency CM do?

- A. Conduct a post-bid conference to see if all bidders included the cost of mitigating the site challenges in their bids.
- B. Ask the designer to verify that the technical specifications describing the site challenges in sufficient detail.
- C. Conduct a post-bid interview with the apparent low bidder to determine if the bidder has a clear understanding of the site challenges.
- D. Make the recommendation to the owner to reject all bids and re-advertise the project.

Answer: B

Explanation:

According to CMAA's recommendedOwners Risk Reduction Techniques(when using a CM for owner's risk control), one of the CM's roles is to help the owner ensure clarity of site conditions and contract documents especially when prior history on the site includes claims for differing site conditions. The CM should engage the design team to verify whether the contract documents properly capture the known site risks in adequate detail before awarding a bid.

In a design-bid-build, lump sum contract, the contractors rely on the documents and specifications as the basis of their bids. If the apparent low bid is significantly below others (e.g., >10% lower), that discrepancy raises suspicion that the low bidder may have omitted or under-priced site risk mitigation. The CM should not directly interrogate bidders or conduct post-bid interviews that might create unfairness or violate procurement rules. Rather, the correct approach is for the CM to consult with the designer to confirm whether the bid documents adequately and clearly described the site challenges. If deficiencies or ambiguities are found, the owner may need to issue clarifications, addenda, or consider re-advertising.

Thus, the prudent and contract-compliant first step is:A. Ask the designer to verify that the technical specifications describing the site

challenges in sufficient detail.

NEW QUESTION # 20

As the owner's rep, a CM is providing on-site construction management services to a municipality for their new design-build city mall project.

The state requires a 40-hour value engineering workshop for all projects over \$10 million. What are the key talking points about the VE process that the CM will highlight to the city's director of public works?

- A. Life cycle and maintenance costs should not be considered.
- **B. A multi-discipline review on functions and alternate solutions.**
- C. Scope reduction will reduce overall project budget.
- D. Interface with the design-build team is not needed at this time.

Answer: B

Explanation:

Value Engineering (VE) is intended to improve value by optimizing the relationship between function, cost, and life-cycle performance. The CM would emphasize that VE is a multi-discipline review of project functions and alternate design solutions to reduce cost without sacrificing essential performance. In a proper VE workshop, participants from multiple disciplines review function, identify alternatives, and propose changes.

The incorrect choices are:

A is wrong because life cycle and maintenance costs should be considered - VE should look beyond initial cost to long-term costs.

C is simplistic: while scope reduction is one possible result, VE is not merely scope cutting but exploring alternatives to maintain functionality at lower cost.

D is incorrect, because interfacing with the design-build team is essential - VE must involve the DB team to ensure proposed changes are implementable and integrated.

NEW QUESTION # 21

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