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CMAA Construction-Manager Exam Blueprint - Practice Construction-

## Manager Mock

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## CMAA Certified Construction Manager (CCM) Sample Questions (Q29-Q34):

### NEW QUESTION # 29

While conducting an inspection of the work in progress for a design-bid-build project, a CM notices that some of the completed work does not conform to the construction documents. The FIRST thing the CM should do is

- A. direct the contractor to correct the non-conforming work.
- B. discuss the concerns with the owner.
- C. document the non-conforming work and distribute the documentation to the contractor, design professional, and client.
- D. schedule a meeting with the design professionals and the client to discuss the issues.

**Answer: C**

Explanation:

According to the CMAA Standards of Practice (Chapter 5 - Quality Management), when non-conforming work is observed, the first action the CM must take is to document the condition accurately and notify the appropriate parties. The SOP states:

"When nonconforming work is discovered, the Construction Manager shall document the condition, identify the location and extent, and promptly notify the contractor, the owner, and the design professional." The CM does not have authority to direct corrective work (that authority lies with the owner or design professional). Proper documentation ensures an accurate record and initiates the formal resolution process.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Quality Management, Section "Nonconforming Work Identification and Documentation." CMAA CM Study Guide, Quality Management Domain, Objective 5.3: "Identify and document nonconforming work and notify appropriate parties."

### NEW QUESTION # 30

During the design phase of a CM agency project, the designer submits several design options for the stakeholders to review and provide input on. Whose responsibility is it to ensure that the stakeholders are able to provide input on the designs?

- A. Designer
- B. CM
- C. Commissioning agent
- D. Owner

**Answer: B**

Explanation:

As defined in the CMAA Standards of Practice (Chapter 2 - Project Management), one of the CM's key duties during design is to act as the owner's representative and facilitator, ensuring stakeholder communication and coordination. The SOP notes:

"The CM coordinates design review meetings and facilitates communication between the designer, owner, and stakeholders to ensure that design input and decisions are documented and incorporated as required." While the designer produces the technical content, it is the CM's responsibility to manage the process so that all stakeholders can review and comment effectively within the project schedule.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 2 - Project Management, Section "Design Phase Activities and Stakeholder Coordination." CMAA CM Study Guide, Project Management Domain, Objective 2.3: "Facilitate owner and stakeholder input during design development."

### NEW QUESTION # 31

At what stage of the design phase shall the CM conduct a constructability review?

- A. 60% design stage
- **B. Throughout the design process including 100% design documents**
- C. 30% design stage
- D. 90% design stage

**Answer: B**

Explanation:

According to the CMAA Construction Management Standards of Practice (SOP), constructability reviews are to be performed continuously throughout the design phase, rather than at a single fixed milestone. The SOP states:

"Constructability reviews should be conducted during all phases of design development - from conceptual design through completion of the 100 percent design documents - to ensure that the project can be built efficiently, safely, and economically." The CM's role is to provide feedback at each design milestone (conceptual, schematic, design development, and construction documents). Performing reviews only at one stage (e.g., 30%, 60%, or 90%) limits the CM's ability to identify and correct potential design or coordination issues early.

Therefore, the correct answer is C. Throughout the design process including 100% design documents.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 3 - Quality Management, Section:

"Constructability Review." CMAA CM Study Guide, Quality Management Domain, Objective 3.4: "Perform constructability reviews throughout design."

### NEW QUESTION # 32

A CM is milling and paving a 2-mile-long bridge with a surface that is in total failure. The owner gave the contractor October 24 as the fixed completion date. Meanwhile, the owner has promised the public that work hours would be 7am-7pm, 5 days per week and that the bridge would be completed by September 1.

The bridge deck is poured on a steel grid deck, but this type of operation has never been performed in the state and complications from weather have slowed progress. The contractor has requested to work nonstop 24/7 to meet the deadline told to the public. The CM should

- A. meet with the contractor to go over realistic time frames and make a decision.
- B. tell the contractor they have until September 1 and can only work 7am-7pm.
- C. discuss with the owner and tell the contractor to do only 1/2 of the bridge.
- **D. meet with the owner and contractor to vet all issues/options and make a decision.**

**Answer: D**

Explanation:

According to the CMAA Standards of Practice (SOP), under Chapter 2 - Project Management and Chapter 5 - Time Management, the Construction Manager serves as the owner's principal advisor and coordinator, ensuring that scope, schedule, quality, and safety are properly balanced.

CMAA defines the CM's role in conflict resolution as:

"The Construction Manager must identify issues impacting schedule, quality, and safety and facilitate discussions among project participants to develop an acceptable course of action that aligns with the owner's objectives and contractual limitations." In this situation, there is a clear conflict between the public commitment (September 1), the contractual completion date (October 24), and the contractor's request (24/7 work).

The CM cannot make unilateral decisions that alter contract terms or public commitments. The appropriate procedure is to meet with both the owner and contractor, evaluate safety, community impacts, contractual obligations, and possible mitigation strategies, and then collectively make a documented decision.

Therefore, the correct answer is C. meet with the owner and contractor to vet all issues/options and make a decision.

References:

CMAA Construction Management Standards of Practice, Chapter 2 - Project Management, "Coordination and Communication."

CMAA CM Study Guide, Project Management Domain, Objective 2.4: "Facilitate resolution of issues among project participants."

### NEW QUESTION # 33

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

**Answer: C**

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 # 34

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