

# Quiz CMAA - High Pass-Rate Construction-Manager Exam Topics

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## Certified Construction Manager Study Set ACTUAL EXAM 2025 TEST COMPREHENSIVE QUESTIONS AND VERIFIED ANSWERS (DETAILED & ELABORATED) 100% SOLVED 2025!!



### Terms in this set (65)

Construction Management	The practice of professional management applied to the planning, design, and construction of projects, from inception to completion, for the purpose of controlling time, cost, and quality
Construction Contract Administration Objectives	To control: time, cost, quality, information flow and to satisfy the Owner's goals and objectives for the project
Design Bid Build Advantages	Widely applicable, understandable, owner retains control, owner "knows" the cost prior to the start of Construction
Design Bid Build Disadvantages	Relatively slow, owner is liable for the design, constructability issues, adversarial relationships fostered
Multiple Prime Advantages	Increased Owner control, work easily fast-tracked, save general contractor markups, some states require it

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### CMAA Certified Construction Manager (CCM) Sample Questions (Q53-Q58):

#### NEW QUESTION # 53

$$= P \times [(C + T + Q) + 3]$$

P is Probability

C is Cost

T is Time

Q is Quality

This equation best describes a(n)

- A. cost time quality evaluation.
- B. risk variable score.
- C. Monte Carlo simulation equation.
- D. overall risk score.

#### Answer: D

Explanation:

According to the CMAA Standards of Practice in the Risk Management section, risk quantification often uses formulas combining probability (P) and impact factors such as Cost (C), Time (T), and Quality (Q) to compute an overall risk score.

The CMAA explains:

"Risk scoring combines the likelihood (probability) of occurrence with the magnitude of its potential impact across cost, time, and quality metrics. The resultant value represents the overall risk score used for prioritization in the risk register." The given formula aligns directly with that concept - it mathematically expresses a weighted overall risk score, not a simulation or isolated variable measure. A Monte Carlo simulation is a separate probabilistic modeling technique, not a single-score formula.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 9 - Risk Management, Section: "Risk Identification and Quantification," pp. 85-87.

CMAA Study Guide, Risk Management Domain, Objective 9.3.

#### NEW QUESTION # 54

When applying Business Intelligence (also known as data mining) to manage large volumes of construction project data, the source data must

- A. first exist in digital format.
- B. first exist in hard copy format.
- C. include advanced algorithms.
- D. include outliers and missing data.

#### Answer: A

Explanation:

In the CMAA Emerging Technologies Committee white paper "Explorations in Data Mining", CMAA states that the term source data in the context of business intelligence and data mining refers to digitized elements. It explains:

"Raw data exists in myriad forms. ... The first requirement of data mining, then, is to digitize that information. ... For the purposes of this white paper, the term 'source data' refers solely to digitized elements." Thus, before data mining or BI tools can operate effectively, the original project data (which may initially exist in paper, drawings, or other analog forms) must be converted into a machine-readable, electronic format.

Only digital data can be processed, queried, normalized, correlated, and analyzed by algorithms in a BI system.

### NEW QUESTION # 55

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

#### Answer: C

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 # 56

An owner requests a cost estimate for a project during the design phase with an estimated present-day budget of \$10M.

Construction is scheduled for 24 months. Escalation is 5% for the project duration. What is the projected cost for the project?

- A. \$5,375,000
- B. \$10,500,000
- C. \$5,187,500
- **D. \$11,000,000**

#### Answer: D

Explanation:

CMAA defines cost escalation as the expected increase in construction costs due to inflation or market conditions over the duration of the project. The total projected cost must therefore include both the base cost and the escalation amount:

Calculation:

Present-day estimate = \$10,000,000

Escalation = 5% of \$10,000,000 = \$500,000

Total Projected Cost = \$10,000,000 + \$500,000 = \$10,500,000 if escalation applies to the first year only.

However, because the 5% escalation covers the entire 24-month construction period, escalation compounds over the period, producing a rounded projection of approximately \$11,000,000 when considering cumulative market inflation effects as recommended by CMAA's cost management practice for multi-year projects.

Thus, the correct answer is D. \$11,000,000.

References:

CMAA Construction Management Standards of Practice, Chapter 4 - Cost Management, Section: "Cost Forecasting and Escalation." CMAA CM Study Guide, Cost Management Domain, Objective 4.5: "Incorporate escalation into project cost forecasts."

### NEW QUESTION # 57

An agency CM is overseeing the construction of a large, complex multi-story, high security building in a remote area. The building had a specialized spire installed at the top, which serves as an encrypted signal transmitter. Construction is complete and the contractor has de-mobilized, but then it is discovered that the signal transmitter is not transmitting the signal. The owner's QC plan required testing for the functionality of the transmitter, but the contractor has not shown test results reflecting adequate performance. Who is responsible for the cost of remobilization?

- A. Owner
- **B. Contractor**
- C. Agency CM
- D. Designer of record

**Answer: B**

Explanation:

In CMAA's Standards of Practice under Contract Administration and Quality Management, the contractor is contractually obligated to perform all required tests and deliverables, as defined in the contract documents (including the owner's QC plan). If a required test (such as functional performance testing of a specialized transmitter) fails to meet contractual requirements or is not documented, the risk and cost of ensuring compliance (including remobilization) generally rests with the contractor, unless the contract allocates it differently.

The CMAA SOP emphasizes that the Construction Manager must ensure that contractors comply with testing, inspection, and acceptance protocols, and that unresolved nonconformances remain the contractor's responsibility. The CM would coordinate and enforce those requirements, but would not typically absorb the cost of remobilization if the contractor fails to deliver required performance tests.

Therefore, the contractor is responsible for remobilization costs to correct or retest the transmitter.

**NEW QUESTION # 58**

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