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Certified Construction Manager Practice Exam

**200 Realistic Questions
and Answers**

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The software keeps track of the previous Certified Construction Manager (CCM) (Construction-Manager) practice exam attempts and shows the changes of each attempt. You don't need to wait days or weeks to get your performance report. The software displays the result of the Certified Construction Manager (CCM) (Construction-Manager) practice test immediately, which is an excellent way to understand which area needs more attention.

CMAA Certified Construction Manager (CCM) Sample Questions (Q43-Q48):

NEW QUESTION # 43

Who owns the float in a typical project critical path schedule?

- A. Construction manager
- B. Contractor
- **C. Project**
- D. Owner

Answer: C

Explanation:

According to CMAA Time Management standards, float is defined as the amount of time an activity can be delayed without affecting the overall project completion date. The SOP specifies:

"Float is a shared resource belonging to the project as a whole. It is not owned exclusively by any single party - owner, contractor, or construction manager."

This principle ensures fair schedule management and prevents disputes. Both the CM and the contractor should work collaboratively to optimize float use for the benefit of the entire project. Contract documents (e.

g., general conditions) may further define float management policies, but unless specified otherwise, float is treated as a project resource, not the property of any one participant.

Therefore, the correct answer is C. Project.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Time Management, Section: "Float Ownership." CMAA CM Study Guide, Time Management Domain, Objective 5.3: "Manage schedule float as a shared project resource."

NEW QUESTION # 44

BIM best assists the CM with

- A. gathering energy, cost, facility maintenance, safety, and spatial data.
- B. developing drawings and facility management.
- **C. planning, coordination, and control of the project.**
- D. managing time, safety, quality, and facility operations.

Answer: C

Explanation:

The CMAA Standards of Practice and CMAA Best Practices Guide for Building Information Modeling (BIM) identify the CM's use of BIM as a tool for:

"Planning, coordination, and control of design and construction activities, integrating project information, and improving communication among all participants." BIM provides visualization and data integration to support project coordination, sequencing, clash detection, logistics planning, and schedule validation. Although BIM can contain data about cost, energy, and maintenance, its primary value to the CM lies in improving project planning, coordination, and control across disciplines during design and construction.

Thus, the correct answer is B. planning, coordination, and control of the project.

References:

CMAA Construction Management Standards of Practice, Chapter 2 - Project Management, Section: "Use of Technology and BIM." CMAA Best Practices Guide for Building Information Modeling, Sections 1.1-2.3.

NEW QUESTION # 45

A CM team on a new project which is in the pre-design phase is planning their climate resiliency strategy.

Which of the following is the team's BEST first step in this process?

- A. Hire a commissioning agent.
- B. Establish QA/QC specifications.
- C. Establish a third-party certification.
- D. **Collect relevant data and reports.**

Answer: D

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to the CMAA Construction Management Standards of Practice (SOP) under Chapter 8 - Sustainability and Environmental Stewardship, early-phase sustainability and resiliency planning must begin with data collection and assessment. This step establishes the factual foundation for subsequent decision-making on design strategies, risk mitigation, and performance goals.

The CMAA states:

"During the planning and pre-design phases, the CM should assist the owner and design team by collecting and reviewing available data and reports on climate conditions, environmental risks, and site-specific factors.

These data inform the development of sustainable goals and resiliency measures integrated into the project scope." This initial effort typically includes gathering information such as:

- * Local climate projections and floodplain data.
- * Historical weather events and environmental impact studies.
- * Site topography, soil, and hydrology reports.
- * Utility availability, energy use profiles, and applicable regulatory requirements.

Only after a comprehensive understanding of environmental and site conditions has been established can the team properly evaluate certification pathways (e.g., LEED, Envision), develop quality specifications, or engage specialized consultants such as commissioning agents.

Therefore, the best first step for the CM team during the pre-design phase is to collect relevant data and reports that will serve as the basis for all subsequent climate resiliency and sustainability strategies.

References (CMAA Construction Manager Documents / Study Guide):

- * CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 8 - Sustainability and Environmental Stewardship, Section: "Early Project Phase Activities," pp. 78-80.
- * CMAA CM Study Guide, Sustainability and Environmental Stewardship Domain, Objective 8.1:
"Support the collection and assessment of environmental data in the planning and pre-design phases to inform resiliency and sustainability strategies."

NEW QUESTION # 46

A dispute arises during construction after the contractor encounters what they feel is unsuitable material. The CM is not notified about the areas of concern, and the contractor hauls 10,000 cu yd of material offsite. Three months later, the contractor submits a claim for additional cost to haul the material off. The CM should advise the owner that

- A. the owner should pay 50% of the haul since the contractor did not notify the CM first.
- B. the owner should pay the claim due to lack of owner information.
- C. the owner should pay for the haul.
- D. **the claim is not valid because the contractor failed to provide timely notice.**

Answer: D

Explanation:

Under the CMAA Construction Management Standards of Practice, Chapter 6 - Contract Administration, claims must be evaluated based on compliance with contract notice and documentation requirements. CMAA guidance states:

"A contractor's failure to provide timely written notice of differing site conditions or changes may invalidate the claim, as the owner and CM must have the opportunity to verify and mitigate the condition." Because the contractor did not notify the CM or owner at the time the unsuitable material was discovered, and instead acted unilaterally, the claim does not meet the contractual requirements for timely notice. Therefore, the CM should advise the owner that the claim is not valid due to the contractor's failure to comply with notification procedures.

References:

CMAA Construction Management Standards of Practice, Chapter 6 - Contract Administration, Section: "Claims and Disputes Management," pp. 65-67.

CMAA CM Study Guide, Contract Administration Domain, Objective 6.4: "Evaluate claims for compliance with notice and documentation requirements."

NEW QUESTION # 47

Industry best practice is to conduct a pre-bid conference. The intent of the pre-bid conference is to

- A. mitigate change orders and delays.
- B. resolve any questions about contract requirements and scope of work.
- C. survey existing conditions and reveal unforeseen conditions.
- D. limit the number of bidders on the project.

Answer: B

Explanation:

The CMAA Construction Management Standards of Practice (SOP) identifies the pre-bid (pre-proposal) conference as a key element of the procurement process. Its purpose is to clarify the scope of work, contract requirements, and bid instructions before bids are submitted.

CMAA states:

"A pre-bid conference provides prospective bidders with an opportunity to review the contract requirements, clarify ambiguities, and receive consistent responses to questions regarding scope, schedule, and procedures." By ensuring that all bidders receive the same information, the CM helps promote fair competition, minimize post-award claims, and reduce misunderstandings about scope—thereby indirectly helping to mitigate change orders and delays. However, the primary intent is to resolve any questions about contract requirements and scope of work.

Option B describes a benefit, but not the immediate intent; Option A concerns site investigation, which is typically handled in separate pre-bid site visits; Option C is contrary to public procurement policy.

Therefore, the correct answer is D.

References (CMAA Documents):

CMAA Construction Management Standards of Practice, Chapter 5 - Contract Administration, Section: "Procurement and Pre-Bid Activities."

CMAA CM Study Guide, Contract Administration Domain, Objective 5.2: "Conduct pre-bid and pre- construction conferences to clarify contract requirements."

NEW QUESTION # 48

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