

Construction-Manager Exam Passing Score - High Pass-Rate CMAA Construction-Manager Exam Forum: Certified Construction Manager (CCM)



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CMAA Certified Construction Manager (CCM) Sample Questions (Q56-Q61):

NEW QUESTION # 56

The contract documents normally require which party/parties to coordinate the transfer of spare parts and warranties to the owner?

- A. Designer
- B. CxA
- **C. CM**
- D. Regulatory agencies

Answer: C

Explanation:

According to the CMAA Construction Management Standards of Practice (SOP), within Contract Administration and Project

Closeout, the Construction Manager (CM) is responsible for coordinating all activities related to project turnover, including ensuring that spare parts, warranties, guarantees, and maintenance manuals are transferred properly to the owner.

CMAA states:

"The Construction Manager shall coordinate and verify that all deliverables required by the contract, including spare parts, warranties, record drawings, and operation and maintenance manuals, are received, reviewed, and transmitted to the Owner prior to project closeout." While the contractor is responsible for providing the spare parts and warranties per the contract, the CM is explicitly tasked with coordinating the transfer and verifying completion. Regulatory agencies do not perform this function, commissioning authorities (CxA) focus on system performance, and the designer's role is typically limited to verification or approval of submittals—not physical coordination.

References (CMAA Documents):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Contract Administration, Section: "Project Closeout and Turnover." CMAA CM Study Guide, Contract Administration Domain, Objective 5.6: "Coordinate turnover, documentation, and warranties."

NEW QUESTION # 57

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

Answer: C

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 # 58

Under the Brooks Act, professional services of architects and engineers on federal projects must be

- A. funded by public dollars.
- B. audited every six months.
- C. qualification-based rather than bid.
- D. contracted before GC services.

Answer: C

Explanation:

According to the Brooks Act (codified in U.S. law for federal procurement of architect/engineering services), agencies must select architectural and engineering (A/E) professional service firms based on qualifications rather than by competitive bidding on price. The firm is selected on the basis of demonstrated competence and qualifications, and then fees are negotiated.

This ensures that technical competency drives selection, not lowest cost. Options A and B are not requirements of the Brooks Act. Option D is not inherent in its provisions—there is no strict requirement that A/E services must be contracted before general contractor services, though design is typically procured first.

Thus, the correct choice is C.

NEW QUESTION # 59

During the design phase of a project, the owner had requested the design team develop mitigating strategies due to expected budget concerns. During the procurement process, the agency CM should advise the owner consider

- A. evaluating Schedule Alternates in the bid documents.
- **B. incorporating Add/Deduct Alternates into the bid documents.**
- C. incorporating Time and Material Alternates into the bid documents.
- D. evaluating Phase Alternates in the bid documents.

Answer: B

Explanation:

The CMAA Standards of Practice (Chapter 3 - Cost Management) identifies Add/Deduct Alternates as a common strategy to manage potential budget fluctuations. The SOP explains:

"Alternates, both additive and deductive, provide flexibility to adjust project scope to available funding at the time of bid or negotiation." This allows the owner to maintain control over project cost while preserving key design intent. Time and material alternates are not typical bid mechanisms, and phase or schedule alternates do not directly address budget mitigation.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 3 - Cost Management, Section "Design Phase Cost Control and Alternates." CMAA CM Study Guide, Cost Management Domain, Objective 3.2: "Develop cost management strategies including alternates, allowances, and contingencies."

NEW QUESTION # 60

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

Answer: C

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 # 61

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