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## **CMAA Certified Construction Manager (CCM) Sample Questions (Q38-Q43):**

### **NEW QUESTION # 38**

What are the essential components of the Risk Management process?

- A. Communicating and reporting, assessing, mitigation, tracking
- B. Avoiding, tracking, mitigation, transferring
- C. Communicating and reporting, tracking, mitigation, resolution
- **D. Avoiding, mitigating, transferring, accepting**

**Answer: D**

Explanation:

According to the CMAA Construction Management Standards of Practice, Chapter 10 - Risk Management, the fundamental components of the risk management process include:

Avoidance- Eliminating the risk entirely by altering plans or scope.

Mitigation- Reducing the likelihood or impact of a risk.

Transfer- Shifting risk responsibility to another party, typically through insurance or contracts.

Acceptance- Recognizing the risk and planning to manage its consequences.

CMAA defines risk management as:

"A systematic process of identifying, analyzing, responding to, and monitoring risks to minimize their impact on project objectives."

These four response strategies-avoid, mitigate, transfer, and accept-are universally recognized as the essential framework for construction risk management.

References:

CMAA Construction Management Standards of Practice, Chapter 10 - Risk Management, Section: "Risk Identification and Response," pp. 96-99.

CMAA CM Study Guide, Risk Management Domain, Objective 10.3: "Develop and apply risk response strategies: avoid, mitigate, transfer, and accept."

### **NEW QUESTION # 39**

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. Inform the Owner and review the instructions to bidders for guidance on how to proceed.**
- C. Include the unopened bid. since it clearly was an oversight.
- D. Send the bid back to the contractor and apologize for the mishap.

**Answer: B**

Explanation:

According to the CMAA Construction Management Standards of Practice (SOP), Chapter 6 - Contract Administration, the Construction Manager is responsible for ensuring that all bid procedures are handled in strict accordance with the procurement requirements and instructions to bidders.

CMAA guidance emphasizes:

"In the event of irregularities during the bidding or proposal submission process, the Construction Manager must immediately notify the Owner and refer to the procurement documents for direction before taking any independent action." The CM must maintain impartiality, protect the integrity of the bidding process, and avoid unilateral decisions that could imply bias or alter bid fairness. Since the bid in question was timestamped incorrectly, the proper step is to inform the Owner and review the bidding instructions to determine the correct procedural resolution.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, Chapter 6 - Contract Administration, Section:

"Procurement and Bidding Procedures," pp. 61-64.

CMAA CM Study Guide, Contract Administration Domain, Objective 6.1: "Ensure fairness, transparency, and compliance in the bid process."

#### NEW QUESTION # 40

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

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

**Answer: A**

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 # 41

Contract administration includes, but is not limited to, planning for implementation of drawings, specifications, and

- A. permits.
- B. owner's scope of work.
- C. licenses.
- D. standards.

**Answer: D**

Explanation:

The CMAA Standards of Practice (Chapter 6 - Contract Administration) describes that the CM's role in contract administration includes planning for the implementation of drawings, specifications, and applicable standards. It states:

"Contract administration includes establishing and maintaining procedures for the implementation of drawings, specifications, standards, and contract requirements." Standards ensure that construction meets established technical and performance criteria. The CM must integrate these elements to maintain quality and compliance during the execution phase.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 6 - Contract Administration, Section "Planning for Contract Implementation." CMAA CM Study Guide, Contract Administration Domain, Objective 6.1: "Plan and implement contract requirements including drawings, specifications, and standards."

#### NEW QUESTION # 42

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. Consult a local meteorologist to determine the best estimate of the number of weather days to allow on the project.

- C. 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.
- D. Defer all issues related to weather to NOAA.

**Answer: C**

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 # 43

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