

Free PDF Quiz 2025 CMAA Marvelous Construction-Manager Valid Dumps Pdf

CMAA Exam Outline

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Mometrix TEST PREPARATION

Time limit: 2 hours and 15 minutes

Total questions: 135

Question format: Multiple-choice

Delivery format: Computer-delivered or paper-and-pencil

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CMAA Certified Construction Manager (CCM) Sample Questions (Q34-Q39):

NEW QUESTION # 34

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 outliers and missing data.
- D. include advanced algorithms.

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 # 35

What are the essential components of the Risk Management process?

- A. Avoiding, tracking, mitigation, transferring
- B. Communicating and reporting, assessing, mitigation, tracking
- 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 # 36

A CM is managing a rebranding program that includes 120 stores with a contract value of \$1,200,000. The program schedule plans the completion of 10 stores per month for a total of 12 months. At the end of month

10, the CM receives an application for payment indicating completion of 100 stores and a cumulative earned value of \$1.1 million.

Which statement most accurately portrays program status?

- A. On schedule, pay application accurately reflects percentage complete.
- B. Behind schedule, pay application exceeds percentage complete.

- C. Behind schedule, pay application accurately reflects percentage complete.
- D. On schedule, pay application exceeds percentage complete.

Answer: C

Explanation:

Per the CMAA Cost and Time Management principles, progress evaluation is based on earned value relative to planned progress. Planned progress at month 10 = 10 stores/month × 10 months = 100 stores planned.

Actual progress = 100 stores completed, representing 10/12 (#83%) of total scope.

Thus, the project is on schedule by units completed, but the total duration is 12 months, and the total value earned is \$1.1M of \$1.2M = 91.7% of total cost value, which proportionally exceeds the planned percentage for 10/12 months (#83%).

Therefore, while the progress in number of stores matches schedule, the earned value (\$1.1M) exceeds the proportional planned value, which can indicate front-loading or over-reported cost progress. Since month 10 implies two months remaining (20 stores left), to stay on plan they should be at approximately \$1.0M earned value. The pay application exceeds this.

However, given the full comparison, the schedule is behind overall program completion (as 100/120 stores = 83%), but the payment reflects that same completion percentage accurately, not inflated. Thus, option C ("Behind schedule, pay application accurately reflects percentage complete") is the correct interpretation.

References (CMAA Documents):

CMAA Construction Management Standards of Practice, Chapter 3 - Cost Management and Chapter 4 - Time Management.
CMAA CM Study Guide, Cost Management Domain, Objective 3.4: "Evaluate project cost and earned value."

NEW QUESTION # 37

What are the basic responsibilities of an Agency CM related to safety on a construction project?

- A. To manage the safety of the construction contractor's personnel, the designer's personnel, and the Agency CM's personnel
- B. To monitor the safety of the designer's personnel
- C. To oversee the safety of the construction contractor's personnel
- D. To execute safety requirements that are spelled out by the Agency CM's contract with the owner and statutes/laws

Answer: D

Explanation:

The CMAA Standards of Practice, Chapter 7 - Safety Management clearly outlines that an Agency Construction Manager (Agency CM) does not assume direct responsibility for the contractor's or designer's safety programs. Instead, the CM must execute only those safety-related duties explicitly defined in the contract with the owner and applicable laws or regulations.

CMAA states:

"The Construction Manager is responsible for implementing safety-related requirements as defined in the contract and as required by law. The contractor retains primary responsibility for the safety of its workforce." Therefore, the Agency CM's role is limited to monitoring, verifying compliance, and ensuring contractual obligations regarding safety are met—not to directly oversee or manage site safety.

References:

CMAA Construction Management Standards of Practice, Chapter 7 - Safety Management, Section: "Roles and Responsibilities," pp. 67-69.

CMAA CM Study Guide, Safety Management Domain, Objective 7.1: "Define CM safety responsibilities as limited by contract and applicable regulations."

NEW QUESTION # 38

An agency CM is assigned to a new construction project using the CMAA A-2 Standard Form of Agreement between owner and contractor. The project is experiencing concurrent critical path delays caused by the contractor and the architect. What is the BEST guidance the agency CM could give the owner for dealing with these events?

- A. Direct both the architect and GC to mitigate each delay and have the agency CM perform a schedule impact analysis to allocate delay responsibility.
- B. The owner should charge the contractor daily liquidated damages.
- C. The owner should plan for delayed completion.
- D. The architect and GC should be directed to add resources to mitigate each of their delays at no additional cost to the owner.

Answer: A

Explanation:

Under CMAA's Time Management and Risk Management domains, when concurrent delays arise from different responsible parties (e.g. architect and contractor), the CM should perform a schedule impact analysis to apportion responsibility and guide mitigation. The CM should instruct both parties to mitigate their individual delays within their responsibilities. This approach helps the owner understand cost/time consequences, negotiate or handle claims, and manage risk.

Option A is defeatist (accept delay without mitigation). Option C expects cost absorption by parties without analysis and may be unfair or contractually unsupported. Option D (liquidated damages) addresses contractor delay penalties but does not address architect-caused delay or concurrent delay complexities. The A-2 form is neutral; it does not automatically allow penalizing the contractor when both parties are at fault. The CM's best role is to analyze impacts and assist in allocation of responsibility—thus B is best.

NEW QUESTION # 39

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