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Question 1 of 1000

A professional management practice applied to construction projects from project inception to completion for the purpose of controlling time, cost, scope and quality.

☐ A) Construction Management

☐ B) Owner Construction Management

☐ C) Quality Management

☐ D) Project Management

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CMAA Certified Construction Manager (CCM) Sample Questions (Q37-Q42):

NEW QUESTION # 37

The chief estimator for a construction company is asked to provide an estimate based on known project characteristics, such as square footage and unit prices. The estimator will MOST likely be employing which technique?

- A. Analogous Estimating
- B. Conceptual Estimating
- C. Parametric Estimating
- D. Bottom Up Estimating

Answer: C

Explanation:

The CMAA Cost Management section defines parametric estimating as:

"A method of estimating in which the cost of a project or component is determined by applying cost parameters (such as cost per square foot, cost per unit, or cost per linear foot) to known quantities or measurable project characteristics." This approach is typically used during early design stages when only limited design information is available but project parameters (e.g., size, type, location) are known. It provides a reliable and repeatable estimating method for benchmarking or budgeting.

Conceptual estimating relies on very preliminary data or similar past projects, while bottom-up estimating requires detailed quantity takeoffs and is used at later design stages. Analogous estimating uses direct comparison with a completed project, not specific cost parameters.

Hence, the correct answer is B. Parametric Estimating.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 4 - Cost Management, Section: "Estimating Techniques." CMAA CM Study Guide, Cost Management Domain, Objective 4.2: "Apply parametric estimating techniques based on measurable parameters."

NEW QUESTION # 38

As the owner's representative, you are providing on-site construction management services to a municipality for their new design-build city hall project.

The mechanical subcontractor discovers that his ductwork will not fit in the above-ceiling area of the Mayor's office. Which entity is best-suited to resolve this risk?

- A. Owner (Municipality)
- B. Architect (DOR)
- C. Owner's rep
- **D. Design-Build Team**

Answer: D

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to the CMAA Construction Management Standards of Practice (SOP) under Chapter 9 - Risk Management, responsibility for resolving design and construction coordination risks lies with the entity that holds contractual control over both the design and construction portions of the project. In a Design-Build (D-B) delivery method, that entity is the Design-Build Team.

The CMAA specifies:

"Under the Design-Build delivery method, the design-builder assumes single-point responsibility for both design and construction. The design-builder manages coordination among subcontractors, suppliers, and design professionals to ensure that design solutions are constructible and that conflicts are resolved without direct owner intervention." In this case, the mechanical ductwork conflict in the above-ceiling space is a design coordination issue, involving both architectural and mechanical design elements. Because the Design-Build Team is contractually responsible for integrating the design and ensuring constructability, it must identify and resolve such conflicts.

The CM as the owner's representative may monitor the issue, document its resolution, and advise the owner, but does not have the contractual authority to direct design or construction corrections. Likewise, the Architect (DOR) in a D-B contract works under the design-builder, not directly for the owner, so they are not the final authority to resolve this type of issue.

Therefore, the entity best-suited to resolve this risk is the Design-Build Team.

References (CMAA Construction Manager Documents / Study Guide):

* CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 9 - Risk Management, Section: "Risk Allocation by Project Delivery Method," pp. 88-90.

* CMAA CM Study Guide, Risk Management Domain, Objective 9.2: "Identify and assign risk ownership in accordance with project delivery method and contractual relationships."

NEW QUESTION # 39

While conducting an inspection of the work in progress for a design-bid-build project, a CM notices that some of the completed work does not conform to the construction documents. The FIRST thing the CM should do is

- **A. document the non-conforming work and distribute the documentation to the contractor, design professional, and client.**
- B. schedule a meeting with the design professionals and the client to discuss the issues.
- C. discuss the concerns with the owner.

- D. direct the contractor to correct the non-conforming work.

Answer: A

Explanation:

According to the CMAA Standards of Practice (Chapter 5 - Quality Management), when non-conforming work is observed, the first action the CM must take is to document the condition accurately and notify the appropriate parties. The SOP states:

"When nonconforming work is discovered, the Construction Manager shall document the condition, identify the location and extent, and promptly notify the contractor, the owner, and the design professional." The CM does not have authority to direct corrective work (that authority lies with the owner or design professional). Proper documentation ensures an accurate record and initiates the formal resolution process.

References (CMAA Construction Manager Documents / Study Guide):

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Quality Management, Section "Nonconforming Work Identification and Documentation." CMAA CM Study Guide, Quality Management Domain, Objective 5.3: "Identify and document nonconforming work and notify appropriate parties."

NEW QUESTION # 40

It is ideal for the CM to assist in mitigating potential impacts and unforeseen issues that may develop as early as the

- A. post-construction phase.
- B. design phase.
- C. pre-design phase.
- D. construction phase.

Answer: C

Explanation:

According to the CMAA Construction Management Standards of Practice, early involvement of the Construction Manager during the pre-design phase provides the greatest opportunity to influence project outcomes and mitigate risks.

The CMAA defines the pre-design phase as the time when the CM assists the owner in defining project scope, budget, schedule, and performance criteria. The SOP notes:

"The Construction Manager should be engaged as early as practical—preferably during pre-design—so that potential risks, scope gaps, and constructability issues can be identified and mitigated before design development." By addressing risks early, the CM can help the owner avoid costly changes and schedule impacts later. Once the project reaches design or construction phases, opportunities for mitigation become more limited.

References (CMAA Documents):

CMAA Construction Management Standards of Practice, Chapter 2 - Project Management, Section: "Pre- Design Phase." CMAA CM Study Guide, Project Management Domain, Objective 2.2: "Identify and mitigate potential project risks early."

NEW QUESTION # 41

If it can be proven that there was discrimination based on gender during the hiring process, someone may lose their CCM credential due to a violation of the

- A. owner's diversity requirements.
- B. CMAA Standards of Practice.
- C. owner's contract requirements.
- D. CMAA Code of Professional Conduct.

Answer: D

Explanation:

The CCM Conditions, Conduct, and Disciplinary Policies state that any individual found to have breached the Conditions and Conduct agreement is subject to revocation of CCM status. The Conditions and Conduct agreement is essentially the Professional Code of Conduct (or Code of Professional Ethics) under which CCMs agree to operate.

Discrimination, such as gender-based discrimination in hiring, is a violation of professional ethical standards and would be considered "unprofessional or unethical conduct" under the Code of Professional Conduct.

NEW QUESTION # 42

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