

Latest Construction-Manager Demo, Construction-Manager Detailed Study Plan

Daily Study Planner



Date: August 6

WAKE UP AT	SLEEP AT	TODAY'S SUBJECTS
6:00 AM	10:00 PM	1. Data Analytics 2. Business 3. Social Entrepreneurship 4. Operation Optimization
HOURS TO STUDY		DEADLINES
PLANNED	8 hours	1. Data Findings, August 7 2. Business Reports, August 8 3. Social Entrepreneurship Output, August 10 4. Recommendation Paper, August 10 5. Proposal for Operation Optimization, August 12
ACTUAL	10 hours	GOALS
TIMETABLE		1. Complete sorting data from last week 2. Analyze data 3. Form conclusions and recommendations 4. Finish 3 business reports 5. Complete the social entrepreneurship output 6. Make an outline for the operation optimization proposal
6:00	Preparation	STUDY PROGRESS
7:00	Breakfast, Shower	1. Done organizing and analyzing data 2. Finished 2 out of 3 business reports 3. Half-way through the social entrepreneurship output 4. Finished writing outlines for the proposal
8:00	Data Analytics	
9:00	Data Analytics	
10:00	Break	
11:00	Data Analytics	
12:00	Lunch	
13:00	Complete Business Reports	
14:00	Complete Business Reports	
15:00	Complete Business Reports	
16:00	Break	
17:00	Study Social Entrepreneurship	
18:00	Study Social Entrepreneurship	
19:00	Dinner	
20:00	Study Operation Optimization	
21:00	Study Operation Optimization	
22:00	Rest	

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CMAA Certified Construction Manager (CCM) Sample Questions (Q30-Q35):

NEW QUESTION # 30

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 # 31

What are the essential components of the Risk Management process?

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

Answer: B

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 # 32

Which of the following is a key element of a safety culture?

- A. Maximizing profit
- B. Time is of the essence
- C. Prompt accident notification
- D. **Ownership and management buy-in**

Answer: D

Explanation:

In CMAA's Construction Management Standards of Practice (Safety Management chapter), a foundational principle for establishing a strong safety culture is management commitment and leadership. The Standards emphasize that safety culture requires "buy-in" from ownership and senior management, meaning that the highest levels of the organization visibly support, fund, and enforce safety initiatives. Without top-down support, safety programs are less effective.

While prompt accident notification is an important procedural action in safety management, it is not a core cultural element. "Time is of the essence" and "maximizing profit" are not safety culture traits. The distinguishing characteristic of a mature safety culture is that management and ownership demonstrate continuous commitment, accountability, and prioritize safety across all project levels.

NEW QUESTION # 33

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

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

Answer: D

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 # 34

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

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

Answer: B

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 # 35

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