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CMAA Certified Construction Manager (CCM) Sample Questions (Q26-Q31):

NEW QUESTION # 26

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 clients 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. Include the unopened bid, since it clearly was an oversight.
- B. Send the bid back to the contractor and apologize for the mishap.
- C. Put the contractor's unopened bid in tight security until the bid opening has been completed.
- **D. Inform the Owner and review the instructions to bidders for guidance on how to proceed.**

Answer: D

Explanation:

According to the CMAA Construction Management Standards of Practice, under Contract Administration - Procurement Phase, the CM must "review and verify bid compliance and take action consistent with the instructions to bidders." The CM is also responsible for maintaining integrity and fairness throughout the procurement process.

The SOP states:

"Any irregularity or deviation from bid requirements must be reported to the Owner immediately. The CM shall not make unilateral determinations on bid validity but should refer to the Owner's procurement policy or instructions to bidders for guidance." Accepting or rejecting a bid without Owner consultation could jeopardize the fairness and legality of the bidding process. Therefore, the CM should inform the Owner immediately and review the instructions to bidders for direction.

References:

CMAA Construction Management Standards of Practice, 2010 Edition, Chapter 5 - Contract Administration, Section:

"Procurement and Bidding," pp. 51-54.

CMAA Study Guide, Contract Administration Domain, Objective 5.3.

NEW QUESTION # 27

Program management includes the early participation of the program manager in developing and making which of the following types of decisions that become the basis of a capital improvement program?

- A. Safety
- **B. Business**
- C. Staffing
- D. Jurisdictional

Answer: B

Explanation:

According to CMAA's Standards of Practice (Program Management section), the program manager should participate early in the program definition stage by "developing and making the initial strategic, technical and business decisions that define and become the basis for the capital improvement program." Among the options given, business decisions directly match that description. Safety, staffing, and jurisdictional decisions might be part of implementation, but the foundation-setting decisions include business choices (such as scope, funding, investment priorities).

NEW QUESTION # 28

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. CMAA Standards of Practice.
- B. owner's contract requirements.
- C. owner's diversity 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 # 29

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. Defer all issues related to weather to NOAA.
- 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. Ask the contractor to specify the number of weather days they believe necessary for the project.

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 # 30

In what decade was the new occupation of "construction manager" created to fulfill an identified need?

- A. 1930s
- B. 1980s
- C. 1950s
- **D. 1970s**

Answer: D

Explanation:

The Construction Management Association of America (CMAA) identifies the 1970s as the decade when the professional discipline of Construction Management (CM) formally emerged in the United States.

The CMAA's historical overview explains:

"Construction Management became recognized as a distinct professional service in the 1970s, when owners began seeking specialized expertise to manage increasingly complex design and construction projects." During this period, large public and private sector projects required oversight separate from design and contracting roles, leading to the development of the CM profession and eventually to the founding of CMAA in 1982.

References:

CMAA Construction Management Standards of Practice, Introduction: "History and Evolution of Construction Management," pp. 1-3.

CMAA CM Study Guide, Professional Practice Domain, Objective 10.1: "Understand the origins and development of the construction management profession."

NEW QUESTION # 31

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