CMAA CERTIFIED ASSOCIATE CONSTRUCTION MANAGER (CACM) PRACTICE TEST (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

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How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

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Questions

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1. What is the BEST time to identify and assess risks in a construction project lifecycle?

A. During procurement

B. In pre-design

C. During construction

D. After closeout

2. Which document addresses sustainability procedures for all project phases?

A. Environmental Impact Statement

B. Safety Plan

C. Project Management Plan

D. Quality Assurance Plan

3. Which statement best reflects the fiduciary duty of an agency CM toward the owner?

A. Act in the owner's best interest at all times

B. Maximize your own profit even if it conflicts with the owner's interests

C. Disclose all owner's confidential information to others

D. Avoid taking responsibility for project costs

4. What MUST accompany a project budget to clearly identify any assumptions, clarifications, inclusions, or exclusions the team made while preparing the budget?

A. Basis of estimate narrative

B. Budget justification report

C. Risk assessment matrix

D. Procurement plan

5. A sum of money that a contractor agrees to pay for project delays is referred to as:

A. liquidated damages

B. a tariff

C. a default

D. backcharges

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6. BIM 6D typically measures what aspect of a project?

A. Aesthetics

B. Sustainability

C. Cost control

D. Schedule efficiency

7. For a project where the owner prioritizes the lowest price and the design and construction teams will have separate contracts, which delivery method is typically most appropriate?

A. Integrated Project Delivery

B. Design-Bid-Build

C. Design-Build

D. Construction Management At-Risk

8. What term describes the defined boundaries of work, objectives, and deliverables in a project?

A. Schedule

B. Budget

C. Quality

D. Scope

9. Which activity is normally in the pre-design phase?

A. The Owner Assembles and Organizes a Project Team of Design and Construction Management Professionals

B. The Contractor Develops the Project Schedule

C. The Owner Issues a Bidding Package

D. The Design Documents Are Finalized

10. An owner wishes to consider contractor safety records as a prequalification criterion. Which information should be requested from bidders?

A. Contractor safety training certificates

B. Contractor experience modification rates

C. General liability limits

D. Past project awards

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Answers

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1. B
2. C
3. A
4. B
5. A
6. B
7. C
8. D
9. A
10. B

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Explanations

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1. What is the BEST time to identify and assess risks in a construction project lifecycle?

A. During procurement

B. In pre-design

C. During construction

D. After closeout

Identifying and assessing risks early lets you shape decisions instead of reacting to problems later. The pre-design phase is when project goals, constraints, site conditions, regulatory requirements, and assumed approaches are first clarified, so you can systematically surface uncertainties that could affect scope, budget, schedule, safety, and quality. By building a risk register at this stage, you can estimate likelihood and impact, prioritize threats, and develop mitigation strategies that can be embedded into the design and procurement plan. This keeps potential changes from cascading into costly rework and delays as the project moves into design development and construction. Waiting until procurement or construction makes it much harder to influence outcomes and often leads to higher costs and longer schedules, while post-closeout offers no opportunity to alter project performance.

2. Which document addresses sustainability procedures for all project phases?

A. Environmental Impact Statement

B. Safety Plan

C. Project Management Plan

D. Quality Assurance Plan

Sustainability procedures across every phase of a project are addressed in the Project Management Plan, which serves as the umbrella for how the project will be executed, monitored, and closed. This document coordinates all aspects of delivery and explicitly includes how sustainability goals, compliance, and stakeholder expectations will be met throughout planning, design, procurement, construction, and commissioning. It defines the approach, responsibilities, and performance metrics, and ties in subsidiary plans (such as environmental, safety, and quality plans) so sustainability practices are integrated in every phase rather than treated as a separate issue. An Environmental Impact Statement focuses on analyzing potential environmental effects and regulatory compliance, not on guiding actions across the entire project lifecycle. A Safety Plan concentrates on maintaining safe work conditions. A Quality Assurance Plan centers on meeting quality requirements. While these are important, they address specific areas, whereas the Project Management Plan coordinates sustainability considerations across the whole project.

3. Which statement best reflects the fiduciary duty of an agency CM toward the owner?

A. Act in the owner's best interest at all times

B. Maximize your own profit even if it conflicts with the owner's interests

C. Disclose all owner's confidential information to others

D. Avoid taking responsibility for project costs

The fiduciary duty of an agency CM toward the owner centers on acting in the owner's best interests at all times. This requires loyalty and diligent, objective decision-making that prioritizes the owner's goals, budgets, and timeline. The CM must provide unbiased advice, manage risks and costs responsibly, and keep the owner informed about significant developments and potential conflicts. Confidential information should be protected, and any conflicts of interest should be disclosed and addressed rather than exploited. In short, the CM's actions should enhance the owner's value and success, not personal profit or shielding responsibility.

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4. What MUST accompany a project budget to clearly identify any assumptions, clarifications, inclusions, or exclusions the team made while preparing the budget?

A. Basis of estimate narrative

B. Budget justification report

C. Risk assessment matrix

D. Procurement plan

The main idea is to pair the budget with a document that records exactly how the numbers were derived. A budget justification report serves this purpose by outlining the assumptions, clarifications, inclusions, and exclusions that the team used when preparing the budget. This provides a clear, auditable rationale for each line item and overall totals, so stakeholders can understand why costs look the way they do, what was considered, and what was left out. It also supports future re-estimates or scope changes by showing the basis on which the budget was built, making it easier to justify adjustments. Other documents focus on different aspects: a basis of estimate narrative gets into the costing methods and data used to build the numbers, which is important but not the primary vehicle for listing every assumption and scope inclusion/exclusion; a risk assessment matrix addresses potential threats and their impact rather than documenting budget-building assumptions; a procurement plan details how purchases will be executed, not the rationale behind the budget itself.

5. A sum of money that a contractor agrees to pay for project delays is referred to as:

A. liquidated damages

B. a tariff

C. a default

D. backcharges

Liquidated damages are a pre-agreed monetary compensation in a contract to cover planned-for losses if the project is delayed. By fixing an amount for delays, the owner and contractor know the cost of lateness upfront and can enforce timely performance without needing to prove actual damages for each delay. This mechanism is meant to be a fair forecast of potential losses, not a penalty. Tariffs are duties on imported goods, unrelated to contract delay remedies. A default refers to failing to meet contractual obligations in general, not specifically a pre-set payment for delays. Backcharges are actual costs charged after the fact to cover owner expenses caused by delays or other issues, not a pre-arranged amount.

6. BIM 6D typically measures what aspect of a project?

A. Aesthetics

B. Sustainability

C. Cost control

D. Schedule efficiency

The main idea is that BIM 6D adds a sustainability analysis dimension to the model. This means the model is used not just for geometry and timing, but to evaluate environmental performance across the project, such as energy use, carbon footprint, material efficiency, and lifecycle impacts. That focus on environmental and long-term sustainability is what makes sustainability the right answer. Aesthetics deals with how the building looks and isn't the focus of 6D analysis. Cost control corresponds to 5D BIM, which adds cost estimation to the model. Schedule efficiency corresponds to 4D BIM, which ties to project sequencing and timing.

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7. For a project where the owner prioritizes the lowest price and the design and construction teams will have separate contracts, which delivery method is typically most appropriate?

A. Integrated Project Delivery

B. Design-Bid-Build

C. Design-Build

D. Construction Management At-Risk

The situation tests how a project delivery method supports getting the lowest price while keeping design and construction under separate contracts. Design-bid-build fits this goal best. In this approach, the design team works under its own contract to complete the design, and once the design is ready, the project is bid to construction firms under independent contractor agreements. The construction price is then determined through competitive bidding, which is the primary mechanism that drives the lowest price. Because the design and construction teams remain separate, the process emphasizes price competition for the construction phase rather than an integrated team approach. Other methods bundle design and construction or emphasize early collaboration, which tends to improve schedule and cost certainty but does not align with the goal of achieving the lowest price through separate contracts.

8. What term describes the defined boundaries of work, objectives, and deliverables in a project?

A. Schedule

B. Budget

C. Quality

D. Scope

Understanding scope means identifying the boundaries of what work will be done, what objectives must be achieved, and what deliverables will be produced. In project management, scope defines the extent of the project effort and clarifies what is in and out of scope, guiding planning and expectations for stakeholders. Schedule, budget, and quality are important aspects that operate within that boundary—schedule deals with timing and sequencing, budget covers costs, and quality sets the required level of performance. Since scope defines the overall limits and deliverables of the project, it best describes the defined boundaries of work, objectives, and deliverables.

9. Which activity is normally in the pre-design phase?

A. The Owner Assembles and Organizes a Project Team of Design and Construction Management Professionals

B. The Contractor Develops the Project Schedule

C. The Owner Issues a Bidding Package

D. The Design Documents Are Finalized

In the pre-design phase, the key action is getting the right people on board and organized to set the project up for success. The owner typically assembles and organizes a project team of design and construction management professionals to define goals, assess feasibility, establish roles and responsibilities, and plan how the project will be managed. This early team setup creates the governance, workflows, and budgeting approach that will guide the design and construction stages. Scheduling by a contractor belongs later, once the project structure and responsibilities are in place and design work is underway. Issuing a bidding package is part of procurement after enough design detail exists to solicit bids. Finalizing design documents occurs in the design phases, culminating in construction documents.

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10. An owner wishes to consider contractor safety records as a prequalification criterion. Which information should be requested from bidders?

A. Contractor safety training certificates

B. Contractor experience modification rates

C. General liability limits

D. Past project awards

Evaluating safety performance is about predicting on-site risk, not just credentials. The experience modification rate (EMR) is a payroll-based indicator that reflects a contractor's past workers' compensation claims relative to exposure, effectively showing how safely they operate and what claim costs to expect. A lower EMR signals better safety performance and lower project risk, making it the most informative prequalification measure for safety among the options. Training certificates show that some training occurred but not actual safety outcomes; general liability limits address financial protection rather than safety performance; past project awards don't indicate how well a contractor manages safety. So, requesting the EMR from bidders best informs the owner about safety risk.

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Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

https://cmaacacm.examzify.com

We wish you the very best on your exam journey. You've got this!

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