

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

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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THE FULL VERSION STUDY GUIDE**

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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.

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!

Questions

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- 1. An owner asks the CM to provide a detailed report of the program's potential construction bidding climate. This best describes:**
 - A. Market analysis
 - B. Schedule optimization
 - C. Risk mitigation plan
 - D. Quality control plan
- 2. What is the process that verifies and documents the performance of mechanical, electrical, and other systems?**
 - A. Commissioning
 - B. Quality assurance
 - C. Punch-listing
 - D. System testing only
- 3. The primary focus of the Project Procedures Manual (PMP) is to clearly define:**
 - A. Budget and schedule controls
 - B. Team members' responsibilities, level of authority, communications protocols, and systems methods for project execution
 - C. Marketing strategy
 - D. Environmental compliance standards
- 4. In this BIM scenario, after which information can the team develop a conceptual electrical model?**
 - A. After the mechanical model shows size, shape, spacing, and location
 - B. After the mechanical model shows connections
 - C. Only after electrical model is complete
 - D. After project design development
- 5. What is the consequence of unethical conduct by construction managers?**
 - A. It damages their reputation and hurts the profession
 - B. It has no impact on reputation
 - C. It improves client trust
 - D. It reduces project costs

- 6. Which statement about Schedule Performance Index (SPI) is correct?**
- A. $SPI > 1$ means ahead of schedule
 - B. $SPI < 1$ means on schedule
 - C. $SPI = 0$ means complete
 - D. SPI cannot measure schedule
- 7. The liquidated damages example includes losses for multiple parties. Which option correctly represents the total losses?**
- A. All of the above
 - B. Airline Lost Revenue
 - C. Concession Lost Revenue
 - D. Airport Owner Lost Revenue
- 8. From the changes between schedule version 1 and version 2, which change was made?**
- A. Durations were shortened
 - B. Critical path updated
 - C. Activities were added
 - D. Duration constraints were removed from activities
- 9. As a best practice, how often should safety representatives inspect construction activities?**
- A. Every day
 - B. Weekly
 - C. Monthly
 - D. Annually
- 10. Which contract term is designed to shift risk from one party to another?**
- A. Indemnification Clauses
 - B. Exculpatory Clauses
 - C. Arbitration Clauses
 - D. Liquidated Damages

Answers

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

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Explanations

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1. An owner asks the CM to provide a detailed report of the program's potential construction bidding climate. This best describes:

- A. Market analysis**
- B. Schedule optimization
- C. Risk mitigation plan
- D. Quality control plan

Understanding market conditions is about analyzing current and projected factors that affect how competitive bidding will be and what prices might look like. When an owner asks for a detailed report of the program's potential bidding climate, you're producing a market analysis. This involves looking at recent bid results, the level of competition among bidders, subcontractor availability, labor market conditions, and material and escalation trends in the region. It helps set expectations for bid price ranges, identify how many qualified bidders are likely, and inform strategy for procuring trades and components, as well as any recommended contingencies or procurement approaches. Scheduling-focused work would be about arranging tasks to meet the project timeline efficiently. A risk mitigation plan centers on identifying potential risks and outlining steps to reduce or respond to them. A quality control plan details the procedures to ensure the finished work meets specified standards.

2. What is the process that verifies and documents the performance of mechanical, electrical, and other systems?

- A. Commissioning**
- B. Quality assurance
- C. Punch-listing
- D. System testing only

Commissioning is the process of verifying and documenting that mechanical, electrical, and other building systems perform according to the design intent and the owner's requirements. It goes beyond just testing individual components by planning, validating design compliance, conducting functional performance tests, making necessary adjustments, and providing formal documentation and training for operators. The result is a verified, integrated system that meets performance criteria and a clear handover package for the owner. This is broader than quality assurance, which focuses on preventing defects through process controls during construction. It's also more than punch-listing, which identifies items that are deficient or incomplete for repair. And it goes beyond system testing alone by ensuring that tests are documented, verified, and tied to overall performance and ownership turnover.

3. The primary focus of the Project Procedures Manual (PMP) is to clearly define:

- A. Budget and schedule controls
- B. Team members' responsibilities, level of authority, communications protocols, and systems methods for project execution

C. Marketing strategy

- D. Environmental compliance standards

The project procedures manual is all about how the project will be run day to day. It establishes who is responsible for what, the levels of authority for decision-making, how information and decisions are communicated, and the systems and methods used to execute the work. This combination creates a clear, consistent framework so everyone knows their role and how to interact, reducing confusion and speeding up approvals and actions. That focus makes it the best match for describing team responsibilities, authority, communications protocols, and execution methods. Budget and schedule controls are important, but they're usually addressed in other planning and control documents within project management. Marketing strategy isn't involved in how the project is executed, and environmental compliance standards, while important, are governed by separate requirements rather than the core execution framework defined in the PMP.

4. In this BIM scenario, after which information can the team develop a conceptual electrical model?

A. After the mechanical model shows size, shape, spacing, and location

- B. After the mechanical model shows connections
- C. Only after electrical model is complete
- D. After project design development

In BIM coordination, you start from the physical envelope defined by the mechanical model—the size, shape, spacing, and where things sit. Those details establish the spaces electrical systems must occupy and the clearances they require. Once that spatial framework is known, the team can sketch a conceptual electrical model that outlines likely routing paths, equipment placement, and service locations in a way that fits around ducts, pipes, and mechanical equipment and helps prevent clashes later. Waiting for information about electrical connections, or waiting until electrical modeling is fully complete, or delaying until later design stages, would slow coordination and reduce early visibility. So, developing the conceptual electrical model after the mechanical model defines size, shape, spacing, and location is the right approach.

5. What is the consequence of unethical conduct by construction managers?

A. It damages their reputation and hurts the profession

- B. It has no impact on reputation
- C. It improves client trust
- D. It reduces project costs

Unethical conduct by a construction manager erodes trust and damages professional credibility. Clients, owners, team members, and the public rely on integrity, transparency, and safety in decision-making. When unethical actions occur—such as misrepresentation, favoritism, or cutting corners—these expectations are violated, harming the manager's reputation and the standing of the entire profession. The impact goes beyond the individual career: it can lead to loss of future work, damaged references, and scrutiny or sanctions from certification bodies or licensing authorities, plus potential legal disputes. Unethical behavior also tends to increase project risk and costs over time due to disputes, rework, and diminished teamwork. That's why the consequence is reputational damage to both the individual and the profession.

6. Which statement about Schedule Performance Index (SPI) is correct?

A. SPI > 1 means ahead of schedule

B. SPI < 1 means on schedule

C. SPI = 0 means complete

D. SPI cannot measure schedule

The Schedule Performance Index (SPI) compares earned value to planned value to gauge schedule efficiency. $SPI = EV / PV$. When SPI is greater than 1, more work has been completed than was planned for the given time, so you're ahead of schedule. If SPI is less than 1 you're behind schedule, and SPI equals 1 means you're on schedule. Therefore, the statement that SPI > 1 means ahead of schedule is correct. The other options misinterpret the metric: SPI < 1 means behind schedule, SPI = 0 does not indicate completion, and SPI can measure schedule performance.

7. The liquidated damages example includes losses for multiple parties. Which option correctly represents the total losses?

A. All of the above

B. Airline Lost Revenue

C. Concession Lost Revenue

D. Airport Owner Lost Revenue

Liquidated damages are set in advance to cover the estimated overall impact of a breach. When the example shows losses affecting several parties—the airline, the concession, and the airport owner—the total loss is the sum of all those losses. So the complete amount reflects all impacted areas, not just one. That's why the option including all categories best represents the total losses. If you looked at only one category, you'd miss the other losses and undervalue the total impact.

8. From the changes between schedule version 1 and version 2, which change was made?

A. Durations were shortened

B. Critical path updated

C. Activities were added

D. Duration constraints were removed from activities

In schedule management, removing duration constraints on activities signals a shift from fixed dates to a more flexible timeline driven by the project's logic and activity durations. When constraints are removed, start and finish dates can float and be recalculated based on dependencies and resource availability, rather than being forced to a specific target date. This change typically reflects an intent to baseline and optimize the schedule more freely, which can also alter the critical path as activities shift in time. That's why the change described is that duration constraints were removed from activities. Shortening durations would simply reduce the time needed for activities, not remove any fixed-date limitations. Updating the critical path could occur as a result of various edits, but it isn't the explicit change indicated. Adding activities would change scope, not the constraint status.

9. As a best practice, how often should safety representatives inspect construction activities?

- A. Every day**
- B. Weekly
- C. Monthly
- D. Annually

Daily safety inspections are essential because the construction site changes day by day, with new hazards emerging as work progresses. Checking the site every day lets safety representatives spot unsafe conditions, verify that controls are in place and functioning, and require immediate corrective actions before incidents occur. Less frequent checks—weekly, monthly, or annually—can miss evolving risks and delay fixes, increasing the chance of harm. This continuous vigilance supports a proactive safety culture and helps keep the project in line with the safety plan.

10. Which contract term is designed to shift risk from one party to another?

- A. Indemnification Clauses
- B. Exculpatory Clauses**
- C. Arbitration Clauses
- D. Liquidated Damages

In contracts, shifting risk means reassigning who bears losses if something goes wrong. An exculpatory clause specifically says one party is not liable for certain harms or damages, effectively transferring the risk of those harms to the other party who must bear the consequences or handle claims. This is why it's the best fit for a term designed to shift risk: it purposefully releases one side from liability and places that exposure on the other. Arbitration clauses deal with how disputes are resolved, not who bears risk. Liquidated damages set a pre-determined remedy for breach, rather than reallocating liability. Indemnification also shifts risk, but it does so by requiring one party to reimburse the other for losses, which is a different mechanism than a broad liability release.

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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