

CONSTRUCTION MANAGEMENT PRACTICE EXAM (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. As quality expenditures grow, what occurs to the perceived value by the owner?**
 - A. It always increases
 - B. It can decrease
 - C. It increases but at a diminishing rate
 - D. It remains unaffected
- 2. The formula for calculating a company's EMR takes into account the frequency of accidents more than their costs. Is this statement true?**
 - A. True
 - B. False
 - C. Only in specific industries
 - D. Only for small companies
- 3. What is one advantage of a design/bid/build delivery method?**
 - A. Reduced project time
 - B. Nonadversarial relationships among participants
 - C. Known project cost before construction
 - D. Faster procurement of resources
- 4. Which of the following would not be included in a typical site investigation?**
 - A. Size of the site
 - B. Existing structures
 - C. Availability of local labor
 - D. Soil classifications
- 5. One advantage of the design/bid/build delivery method is that project costs are known before construction begins. Is this statement true or false?**
 - A. A. True
 - B. B. False
- 6. Which of the following is an example of an excusable delay?**
 - A. Delay caused by subcontractor
 - B. Delay due to material shortage
 - C. Delay due to inclement weather
 - D. Delay from miscommunications

- 7. Are most assemblies estimates broken down in accordance with the CSI Masterformat?**
- A. Yes
 - B. No
 - C. Only for certain projects
 - D. Only for government contracts
- 8. In which project phase are bid packages advertised and the project contracted out?**
- A. Engineering and design
 - B. Procurement
 - C. Concept and feasibility
 - D. Construction
- 9. What is the contract relationship in a "pure" construction management delivery method?**
- A. Construction manager
 - B. Designer
 - C. General contractor
 - D. Owner
- 10. Which aspect of a project can lead to increased indirect costs?**
- A. Quality
 - B. Direct costs
 - C. Duration
 - D. All of the above

Answers

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

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Explanations

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1. As quality expenditures grow, what occurs to the perceived value by the owner?

- A. It always increases
- B. It can decrease
- C. It increases but at a diminishing rate**
- D. It remains unaffected

When quality expenditures grow, the perceived value by the owner increases, but typically at a diminishing rate. This means that while investing more in quality can lead to better outcomes—such as fewer defects, higher durability, and enhanced overall performance—there comes a point where additional investments yield smaller improvements in perceived value. Essentially, after a certain level of quality is achieved, the incremental benefits of spending more on quality start to taper off. For instance, a construction project might significantly enhance its quality and value by implementing rigorous quality control measures initially. However, as expenditures for extremely high-level quality systems continue to rise, the owner may not see proportional increases in value or performance. Thus, while there is still an increase in perceived value with greater investment in quality, it does not continue to grow exponentially but rather at a decelerating pace.

2. The formula for calculating a company's EMR takes into account the frequency of accidents more than their costs. Is this statement true?

- A. True
- B. False**
- C. Only in specific industries
- D. Only for small companies

The correct answer indicates that the statement is false because the Experience Modification Rate (EMR) calculation considers both the frequency and severity of accidents. EMR is a metric used by insurance companies to determine a company's workers' compensation insurance premium. It is computed based on the company's claim history compared to the average claims of similar businesses within the industry. The formula does take into account the frequency of incidents, but it places significant emphasis on the costs associated with those incidents as well. This means that a company with a high frequency of minor accidents may have a different EMR than a company with fewer but more costly accidents. As such, both elements are critical in the calculation, ensuring that companies are incentivized to improve both safety practices (to lower the number of accidents) and risk management strategies (to mitigate the costs of those accidents). Understanding the EMR allows companies to focus not only on reducing the number of incidents but also on managing and minimizing the financial impact of those incidents, which further ensures safer work environments and economic sustainability.

3. What is one advantage of a design/bid/build delivery method?

- A. Reduced project time
- B. Nonadversarial relationships among participants
- C. Known project cost before construction**
- D. Faster procurement of resources

The advantage of the design/bid/build delivery method is that it typically allows for a known project cost before construction begins. In this model, the project is first designed completely before bids are solicited from contractors. This means that architects and engineers finalize all plans, specifications, and drawings, which leads to a comprehensive understanding of the scope of work. Once these elements are set, contractors can provide fixed-price bids based on the detailed plans. As a result, owners have a clearer idea of what the project will cost before actual construction starts, helping to manage budgets and financial planning effectively. This method is well-structured for project owners who prefer to have a clear financial outline ahead of time, potentially reducing concerns about cost overruns during the construction phase. It contrasts with other delivery methods that may allow for changes during construction, which can complicate cost predictability.

4. Which of the following would not be included in a typical site investigation?

- A. Size of the site
- B. Existing structures
- C. Availability of local labor**
- D. Soil classifications

The focus of a typical site investigation is primarily on the physical and environmental characteristics of the site that could impact construction and design. Factors such as the size of the site, existing structures, and soil classifications are critical components of this assessment. The size of the site is essential to understand the spatial constraints and the feasibility of the proposed developments. Existing structures are important to document since they may influence demolition activities, new construction design, or remediation efforts. Soil classifications provide insight into the geological conditions that could affect foundation design and construction methods. While the availability of local labor might be a concern for project scheduling and cost estimation, it is not a physical characteristic of the site itself. Instead, it relates to workforce accessibility and market conditions, aspects that are typically evaluated separately from the on-site physical characteristics during a site investigation. Thus, it falls outside the scope of traditional site investigations, making it the correct answer.

5. One advantage of the design/bid/build delivery method is that project costs are known before construction begins. Is this statement true or false?

- A. A. True**
- B. B. False

The statement is true because in the design/bid/build delivery method, the project's design is completed before the bidding process. This means that the entire project is fully designed and documented prior to obtaining bids from contractors. As a result, clients can receive fixed costs for construction based on the completed plans, allowing for better budgeting and financial planning. This method separates the design and construction phases, which can lead to a clearer understanding of the project scope and associated costs. Clients have the opportunity to review the full design and obtain competitive bids, which helps ensure that the project is completed within the planned budget. The advantage of knowing project costs before construction starts is significant as it minimizes financial risks and helps in making informed decisions regarding project funding and resource allocation.

6. Which of the following is an example of an excusable delay?

- A. Delay caused by subcontractor
- B. Delay due to material shortage
- C. Delay due to inclement weather
- D. Delay from miscommunications

An excusable delay is one that is beyond the control of the contractor and is typically recognized in construction contracts as a legitimate reason for a delay in project completion without penalty. This type of delay usually has provisions that allow the contractor to seek an extension of time. Inclement weather fits this definition well because it is often unpredictable and cannot be anticipated. Extreme weather conditions, such as heavy rain, snow, or hurricanes, can halt construction activities and are generally accepted in the industry as valid reasons for delaying project timelines. Contracts often include clauses that specifically address weather-related delays, detailing how they can affect the construction schedule. In contrast, delays caused by subcontractors, material shortages, or miscommunications are generally not considered excusable delays. These delays are usually within the control of the contractor to manage and plan around, making them more challenging to justify as legitimate reasons for extending project completion dates.

7. Are most assemblies estimates broken down in accordance with the CSI Masterformat?

- A. Yes
- B. No
- C. Only for certain projects
- D. Only for government contracts

The most accurate response to whether most assemblies estimates are broken down in accordance with the CSI Masterformat is that they are not typically structured this way. The Construction Specifications Institute (CSI) MasterFormat is a widely adopted standard for organizing construction documentation, but not all assemblies estimates adhere to this format. Many estimators and contractors may create their own systems or utilize different formats based on project needs, client requirements, or industry practices. While the MasterFormat provides a valuable framework for categorizing construction work into divisions and sections, its use is not universal across all types of projects or contracts. Therefore, the assumption that most assemblies estimates follow this specific format does not hold true, resulting in the selection that indicates a lack of uniform adherence to the MasterFormat in general estimating practices.

8. In which project phase are bid packages advertised and the project contracted out?

- A. Engineering and design
- B. Procurement**
- C. Concept and feasibility
- D. Construction

The correct answer is procurement because this phase is specifically focused on the acquisition of services, materials, and contracts necessary for the project to move forward. During the procurement phase, bid packages are formally advertised to attract contractors and suppliers who will submit proposals to perform the work. The focus is on obtaining the best value for the project by evaluating these bids, negotiating terms, and ultimately contracting out the work to selected vendors or contractors. The engineering and design phase involves the technical planning and development of the project's specifications but does not include the advertising of bid packages. The concept and feasibility phase is dedicated to assessing the project's viability, including ideas and initial planning, rather than execution or contracting. Lastly, the construction phase is when the project is actively being built, and contracts are already established, making it too late for advertising bid packages at that stage.

9. What is the contract relationship in a "pure" construction management delivery method?

- A. Construction manager
- B. Designer
- C. General contractor
- D. Owner**

In a "pure" construction management delivery method, the contract relationship is characterized primarily by the direct connection between the owner and the construction manager. In this scenario, the construction manager acts as an advisor to the owner throughout the project but does not have a direct contract with the subcontractors or suppliers. Instead, the owner holds contracts with these entities, allowing for greater control and oversight over the construction process. By establishing this relationship, the owner maintains significant influence over the project, including the selection of designers and contractors. This method streamlines decision-making and can potentially lead to better alignment with the owner's vision and objectives. The construction manager's role is to facilitate communication, provide expertise, and ensure that the project adheres to the desired schedule and budget, ultimately serving the owner's interests. In contrast, the general contractor would typically have a direct contract with the owner and manage the construction operations, which does not align with the pure construction management approach. The designer's role is more focused on the planning and designing aspects rather than construction management, and while critical to project success, does not define the contract relationship in this delivery method.

10. Which aspect of a project can lead to increased indirect costs?

- A. Quality
- B. Direct costs
- C. Duration**
- D. All of the above

The aspect of a project that can lead to increased indirect costs is predominantly related to the duration of the project. Indirect costs, also known as overhead costs, typically include expenses not directly tied to a specific project activity, such as administrative salaries, utilities, and rent for the construction site office. When the duration of a project extends beyond the initial timeline, the indirect costs increase because these expenses continue to accrue over a longer period. For example, if a project is delayed due to unforeseen circumstances, the costs associated with site utilities, management time, and possibly insurance will accumulate, thereby increasing the overall indirect costs attributed to the project. Understanding this relationship highlights the importance of effective scheduling and project management practices, as delays can have a significant financial impact beyond the immediate direct costs of materials and labor required for construction. While quality and direct costs can influence total project costs, it is the duration that specifically correlates with an increase in indirect costs.

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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://constructionmanagement.examzify.com>

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

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