# CONSTRUCTION MANAGER IN TRAINING (CMIT) 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.

# 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

**1. Punchlists are typically prepared for items identified after substantial completion and before final acceptance.**

A. During bidding

B. At the very start of construction

C. Only for commissioning

D. After substantial completion

**2. The CM can require removal of a contractor or subcontractor employee with whom the CM deems objectionable.**

A. False

B. Not allowed

C. Only if the owner approves

D. The CM can require removal of a contractor or subcontractor employee with whom the CM deems objectionable.

**3. When referring to the traditional project delivery method, which method is used?**

A. Design-build

B. Design-bid-build

C. CM-at-Risk

D. Multi-prime contracting

**4. Under the CM-at-Risk delivery method, the owner typically deals with which hybrid?**

A. The Architect and Structural Engineer

B. The Insurer

C. The Construction Manager and a General Contractor

D. The Owner's Inspector

**5. In BIM terminology, what does the 5D designation indicate?**

A. Schedule

B. Cost

C. Quality

D. Phasing

**6. Once a construction contract is signed, what is the major advantage to the owner of the design-bid-build project delivery method?**

A. Faster construction

B. Higher quality

C. Experience level of contractor is known

D. Transfer of risk

**7. Under CMAA document A-4, the owner may be obligated to compensate the designer as an additional service for site visits requested by the CM.**

A. True

B. False

C. It depends on project size

D. Only if the CM requests multiple visits

**8. Indemnification protects one party (the indemnitee) from claims by third parties, with the indemnitor paying for the liabilities.**

A. True

B. False

C. Not necessarily

D. Sometimes

**9. What is a principal differentiator between public and private sector contracting?**

A. Advantage in contract language

B. Innovative designs

C. Sustainability goals

D. All of the above

**10. Which of the following were common problems for the General Services Administration, the Department of Health, Education and Welfare, and the Veterans Administration in the use of construction management?**

A. All of the Above

B. Funding Restrictions

C. Claims

D. Change Conditions

# Answers

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

# Explanations

**1. Punchlists are typically prepared for items identified after substantial completion and before final acceptance.**

A. During bidding

B. At the very start of construction

C. Only for commissioning

D. After substantial completion

*Punch lists are created once the project has reached substantial completion and a final walkthrough identifies items that aren't finished, don't meet the contract specs, or need correction. The purpose is to document these remaining deficiencies so the contractor can fix them before final acceptance and final payment. This timing fits the handover process: substantial completion means the building is usable and major work is done, while final acceptance follows after the punch list items are resolved. Bidding or the very start of construction isn't when you know what still needs doing, and commissioning gaps may surface issues but don't define the typical punch list timing. Common punch list items include cosmetic touch-ups, missing hardware, cleaning, and minor adjustments.*

**2. The CM can require removal of a contractor or subcontractor employee with whom the CM deems objectionable.**

A. False

B. Not allowed

C. Only if the owner approves

D. The CM can require removal of a contractor or subcontractor employee with whom the CM deems objectionable.

*The key idea is that the construction manager has the authority to control who works on the site to keep safety, quality, and progress on track. As the owner's on-site representative, the CM can require removal of a contractor or subcontractor employee whose conduct or performance is objectionable and could jeopardize the project. The contractor is expected to replace that person promptly, so work continues without unnecessary delay. This authority is part of how the CM enforces contract terms, safety rules, and project expectations. If a removal is disputed, the contract's dispute mechanisms would handle it, but the CM's directive to remove objectionable personnel is generally within authority and does not require owner approval for each case.*

**3. When referring to the traditional project delivery method, which method is used?**

A. Design-build

B. Design-bid-build

C. CM-at-Risk

D. Multi-prime contracting

*In the traditional project delivery approach, design and construction are handled under separate contracts in a sequential flow. Designers or engineers complete the detailed project documents first. Those plans and specs are then used to solicit competitive bids from contractors, and a contractor is selected based on those bids to perform the construction work. This separation of design and construction and the reliance on bidding to award the construction contract define the traditional method, which is design-bid-build. Other delivery methods, like design-build, combine design and construction under one contract and team, CM-at-Risk involves a construction manager who oversees the project and then builds under a GMP, and multi-prime contracting has the owner hire multiple contractors for different parts of the work. These options differ from the traditional sequential, separate-design-bid-build approach.*

## 4. Under the CM-at-Risk delivery method, the owner typically deals with which hybrid?

A. The Architect and Structural Engineer

B. The Insurer

C. The Construction Manager and a General Contractor

D. The Owner's Inspector

*CM-at-Risk blends design involvement with a construction delivery approach. The owner hires a Construction Manager at Risk to provide preconstruction services—cost estimating, scheduling, and coordination during design—and then the CM oversees the construction phase by bringing in a General Contractor to perform the work under a Guaranteed Maximum Price. In this setup, the owner commonly interacts with both the Construction Manager at Risk and the General Contractor as the delivery team, rather than with the design team alone, an insurer, or an inspector. This combination lets the owner obtain design input and cost control upfront while transferring the actual building work to a managed contractor under a GMP.*

## 5. In BIM terminology, what does the 5D designation indicate?

A. Schedule

B. Cost

C. Quality

D. Phasing

*Cost is what the 5D designation represents in BIM. It means the model is linked with cost data, so quantities generated from the 3D model feed into cost estimates, budgets, and procurement planning, and updates occur automatically as the design or schedule changes. The 4D dimension already adds time/scheduling, and the 3D model covers geometry; adding cost in 5D lets you see how design decisions impact overall cost in real time. Quality work, while essential, is handled through QA/QC processes rather than a BIM dimension, and phasing relates to scheduling/sequencing rather than a separate dimensional label.*

## 6. Once a construction contract is signed, what is the major advantage to the owner of the design-bid-build project delivery method?

A. Faster construction

B. Higher quality

C. Experience level of contractor is known

D. Transfer of risk

*In a design-bid-build arrangement, once the construction contract is signed, the owner shifts the primary burden of construction risk to the contractor. The contractor agrees to complete the work per the plans and specifications at the agreed price and schedule, so cost overruns, delays, and workmanship issues related to construction fall under the contractor's responsibility. This clear allocation gives the owner protection and a clear basis for remedies if the contractor doesn't perform as promised. The design risk stays with the designer and owner, and changes during construction are handled through change orders, but the core advantage once the contract is signed is this transfer of construction risk to the contractor. The other options don't reflect this primary shift in responsibility as directly.*

**7. Under CMAA document A-4, the owner may be obligated to compensate the designer as an additional service for site visits requested by the CM.**

A. True

B. False

C. It depends on project size

D. Only if the CM requests multiple visits

*When a contract defines what the designer will do as basic services and what counts as Additional Services, visits to the site that the CM asks for but are not included in the basic scope are treated as Additional Services. Because the owner is responsible for paying for design services, these extra site visits can be billed to the owner. So, the owner may indeed be obligated to compensate the designer for those visits if they fall outside the defined basic services. This is why the statement is true: such requests are potentially billable as Additional Services, depending on how the contract specifies scope and rates.*

**8. Indemnification protects one party (the indemnitee) from claims by third parties, with the indemnitor paying for the liabilities.**

A. True

B. False

C. Not necessarily

D. Sometimes

*Indemnification is a contract-based risk transfer where one party, the indemnitor, agrees to cover losses and defend or pay claims that arise from third parties against the other party, the indemnitee. Because the indemnitor assumes responsibility for those costs, the indemnitee is protected from third-party liabilities. The statement that indemnification protects the indemnitee from third-party claims, with the indemnitor paying for the liabilities, captures the essential purpose of indemnification in most agreements. However, the exact scope depends on the contract language—some arrangements require fault, caps, or carve-outs, and some claims may be excluded or limited. A common example is a contractor agreeing to indemnify the owner for any third-party injury or property damage caused by the contractor's work, covering legal defense and any damages awarded. This illustrates how indemnification shifts risk from the indemnitee to the indemnitor.*

**9. What is a principal differentiator between public and private sector contracting?**

A. Advantage in contract language

B. Innovative designs

C. Sustainability goals

D. All of the above

*Public sector contracting is defined by formal procurement rules that shape the contract language itself. The language is highly prescriptive, standardized, and tied to statutes and agency policies, with clear requirements for competition, disclosures, and auditability. This makes contract language the main differentiator, because it enforces fairness, compliance, and oversight across procurements. In contrast, private sector contracts are negotiated more freely and can be tailored to risk and relationships, allowing more flexibility in terms. While innovative designs and sustainability goals can appear in either sector, they aren't the defining feature separating public from private contracting.*

**10. Which of the following were common problems for the General Services Administration, the Department of Health, Education and Welfare, and the Veterans Administration in the use of construction management?**

A. All of the Above

B. Funding Restrictions

C. Claims

D. Change Conditions

*In government construction projects, three recurring challenges shape how a construction manager handles work: funding restrictions, claims, and change conditions. Funding restrictions come from the way federal funds are appropriated and released, often forcing phased payments, budget delays, and schedule constraints that ripple through the project's timing and procurement processes. Claims arise when contractors seek adjustments for time or money due to changes or unforeseen conditions, making thorough documentation and timely resolution essential to keep disputes from escalating. Change conditions refer to unexpected site conditions or design changes that alter scope, cost, and schedule, requiring formal change management, impact analysis, and proper approval. Because all three issues frequently occur across agencies like GSA, HEW, and VA, the option that includes all of them best captures the typical problems in government construction management.*

# 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://cmit.examzify.com

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