

100% Pass Quiz NCARB - Project-Management-High Hit-Rate Hot Spot Questions

NCARB PROJECT MANAGEMENT 2024 QUESTIONS WITH 100% CORRECT ANSWERS!!

Agency Answer - Speak for another party

Addendum Answer - A written or graphic document, issued by the architect during the bid period prior to the execution of the contract, that modifies or interprets the bidding documents by addition, deletion, clarification or correction

Design-Build Answer - The owner contracts with one entity (a person or firm) to provide both design and construction services, that entity then subcontracts portions of the work to others as needed

Construction Manager Answer - Supervise all or part of a building projects.

Multi-prime contract Answer - a project in which the owner has contracts with several prime contractors

Sole Proprietorship Answer - The simplest business type; is owned by an individual (total management control). Main disadvantage owner is personally liable for the company's debt's and losses.

General Partnership Answer - Two or more partners share in the management, profits, risks of the business. Income is shared among the general partners and is reported on personal tax forms. Each general partner is personally liable for business debts and liabilities.

Limited Partnership Answer - One general partner and at least one limited partner. General partner invest in the business, manage it, and are financially responsible for it. Limited partners are investor who receive a portion of the profits, but who have no say in the management of the company.

Disadvantage of Limited Partnership Answer - All partners are responsible and liable for the actions of the others. Personnel assets vulnerable to lawsuits and other claims. Income taxed at individual rates. If one partner wants to withdraw, the partnership is usually dissolved.

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NCARB Project-Management Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none">Project Quality Control: This section of the exam measures skills of project managers and covers procedures for ensuring quality and maintaining the Standard of Care throughout the project. It focuses on applying regulatory requirements, reviewing documentation for quality, reducing risks and liabilities, and managing the design process to preserve its objectives

Topic 2	<ul style="list-style-type: none"> Project Execution: This section of the exam measures skills of architectural associates and covers the management of project execution through administrative procedures rather than design decisions. It addresses evaluating budgets, managing scope changes, preparing project documentation in line with delivery methods, and securing necessary approvals from relevant authorities.
Topic 3	<ul style="list-style-type: none"> Contracts: This section of the exam measures the skills of project managers and covers the analysis of contracts that govern the relationships between architects, owners, contractors, and consultants. It highlights verifying adherence to agreements, interpreting key contractual elements, and ensuring consultant work is properly integrated into the project.
Topic 4	<ul style="list-style-type: none"> Project Work Planning: This section of the exam measures the skills of architectural associates and covers the development and communication of an effective project work plan. It emphasizes maintaining schedules, setting clear criteria for work planning, and ensuring consistent communication with stakeholders, including owners, contractors, consultants, and internal staff.
Topic 5	<ul style="list-style-type: none"> Resource Management: This section of the exam measures the skills of project managers and covers how to determine the right team composition and manage time allocation for successful project delivery. It focuses on evaluating criteria for assembling teams and ensuring resources are properly managed to execute the project within agreed terms.

>> Hot Project-Management Spot Questions <<

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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q55-Q60):

NEW QUESTION # 55

The owner and architect sign a Basic Services Agreement for the design of a museum.

Based on AIA Document B101-2017, Owner and Architect Agreement, which line items should be excluded from the architect's cost estimate? Check the two that apply.

- A. Plumbing fixtures
- B. **Landscape plants**
- C. **Furniture, furnishings, and equipment design**
- D. Roofing material
- E. HVAC equipment
- F. Doors and windows

Answer: B,C

Explanation:

Per AIA B101-2017 § 6.1, the "Cost of the Work" includes items designed or specified by the architect in the construction contract. FF&E and owner-provided landscape features (like plants, art, and loose furniture) are typically excluded, as these may be contracted separately by the owner or coordinated outside basic architectural services.

References:

AIA B101-2017 §§ 6.1-6.3

NCARB ARE 5.0 Handbook - PjM & PPD: Project Cost Estimating

AHPP, Chapter 11: Cost Estimating Procedures

NEW QUESTION # 56

While conducting a site visit for a residential tower delivered through the design-build method, an architect observes several construction workers without hard hats and other unsafe working conditions.

How should the architect proceed?

- A. Document the unsafe working conditions and send a memo to the contractor copying the owner.
- B. Document the unsafe working conditions and send a memo to the owner copying the contractor.
- C. Request that the contractor review safety precautions that need to be taken with construction workers.
- D. Immediately instruct construction workers on which safety precautions need to be taken.

Answer: A

Explanation:

Although safety is primarily the contractor's responsibility (per AIA A201), the architect has an ethical and limited contractual obligation to report unsafe site conditions observed during site visits. The correct action is to document the issue in writing and notify the contractor, while copying the owner. Directing the contractor's crew is outside the architect's authority.

References:

AIA A201 - Article 3.3 and 4.2.2

NCARB ARE 5.0 Handbook - Site observations and safety protocols

AIA Code of Ethics - Obligation to protect public health and safety

NEW QUESTION # 57

The main goals on a large project are ease of communication and commitment from the project team.

Which scheduling technique should be used?

- A. Critical path method
- B. Interactive bar chart
- C. Milestone chart

Answer: B

Explanation:

Interactive bar charts are ideal for large projects where team commitment and communication are priorities.

Unlike a simple milestone chart or the more complex Critical Path Method (CPM), interactive bar charts provide a visual, time-based representation of tasks that facilitates easy understanding across disciplines.

When developed in a collaborative setting (such as pull-planning or in-person planning sessions), these charts help the project team see their roles, identify dependencies, and commit to deliverables.

The ARE 5.0 Handbook (Project Management division) describes interactive bar charts as excellent tools for collaborative environments where schedule visibility and team accountability are essential.

These charts promote communication across team members and are easier for non-technical stakeholders to interpret.

Reference: NCARB ARE 5.0 Handbook - PjM Content Area 3: Project Work Planning

NEW QUESTION # 58

Prior to the project kick-off, the architect requests to add an additional week of review time to the schedule for each design submission for coordination with their consultants. Based on the schedule provided, what is the earliest start date for construction with the additional review periods?

- A. November 1
- B. October 11
- C. October 25
- D. October 4

Answer: C

Explanation:

There are three phases with design submissions:

SD 30%

DD 60%

CD 90%

Adding 1 extra week for review to each of those phases results in 3 additional weeks total.

Original end of Bidding/Negotiation = October 4 # Add 3 weeks = October 25 Coordinating review time with consultants is a best practice and should be reflected in planning deliverables.

Reference: NCARB ARE 5.0 Handbook - PjM Content Area 3: Project Work Planning AIA Best Practices on project scheduling

NEW QUESTION # 59

Refer to the exhibit.

An architecture office is working on a project with a fixed budget and a tight schedule using AIA B101 for the owner-architect agreement. The architect sends a statement for professional services for the completed portion of the work. Upon receipt of the statement, the owner instructs the firm to stop work for two weeks. A week later, the owner decides to abandon the project due to unexpected deteriorating market conditions. In order to maintain a good relationship with the owner, the firm decides to waive termination fees.

What is the architect's total compensation for the project?

- A. \$25,000.00
- B. **\$30,400.00**
- C. \$24,000.00

Answer: B

Explanation:

The total compensation includes the portion of work completed up to termination. From the chart:

Schematic Design: 80% of \$24,000 = \$19,200

Design Development: 20% of \$32,000 = \$6,400

Total earned to date = \$19,200 + \$6,400 = \$25,600

\$5,000 has already been paid

So the total compensation for the project (earned) is \$25,600

No additional work was completed after that, and termination fees were waived.

Therefore, total compensation = amount earned = \$25,600

Answer choice C (\$30,400) includes incorrect math.

The correct total compensation is:

Corrected answer: B. \$25,600.00

(However, if we assume the exam expects selection from available options closest to correct math and B was mistakenly labeled as \$25,000, then C would be selected.)

Final answer: B. \$25,600.00 (if allowed to correct); otherwise, select C as closest estimate per question format.

AIA B101 §9.6, §9.7 - Compensation and Termination

NCARB ARE 5.0 Handbook - PjM Content Area 1: Project Resource Management

NEW QUESTION # 60

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