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## NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q37-Q42):

### NEW QUESTION # 37

A new multifamily apartment building is constructed using a construction manager at-risk delivery method. The owner is eager to begin leasing units in the building and requests that the architect sign the certificate of substantial completion without listing any work to be completed. Which party is required to sign the certificate of substantial completion?

- A. Owner
- B. Building Inspector
- C. Architect
- D. Tenant

**Answer: C**

Explanation:

The AIA A201 and B101 clearly state that the architect is the one who certifies substantial completion. The architect must inspect the work and include a list of incomplete or corrective work (a "punch list") as part of the Certificate of Substantial Completion. The building inspector may issue a certificate of occupancy, but the architect is responsible for certifying substantial completion.

References:

AIA A201-2017 § 9.8.4

AIA G704 Certificate of Substantial Completion

NCARB ARE 5.0 Handbook - Construction & Closeout Tasks

### NEW QUESTION # 38

Subsequent to the preparation of construction documents, prior to permitting, the enactment of codes or laws requires changes to the project.

Which of the following should occur?

- A. The architect should seek no compensation.
- B. The architect should seek compensation from the governing body.
- C. The architect should be compensated for the changes as an additional service.
- D. The owner should seek compensation from the governing body.

**Answer: C**

Explanation:

According to AIA B101, Section 4.2 (Additional Services), changes required by the enactment or revision of codes, laws, or regulations after the preparation of construction documents are considered Additional Services. The architect is entitled to additional compensation for the time and work required to revise the documents accordingly.

References:

AIA B101 - Article 4.2.3

NCARB ARE 5.0 Handbook - Architect's services and contractual responsibilities

### NEW QUESTION # 39

An architectural firm is developing construction documents (CDs) for a multi-story manufacturing facility.

The project requirements include high-volume ventilation and filtration air distribution systems and heavy floor load design to accommodate the manufacturing equipment and processes. The project manager (PM) is planning for coordination and constructability review of the project documents at 80% CDs.

What actions should the PM take to ensure an effective quality control review? Check the three that apply.

- A. arrange for a peer review of the mechanical design and distribution drawings
- B. request that the owner provide a constructability review of the documents
- C. send the structural drawings to a construction management firm for review
- D. submit the document package to the local code official for a preliminary review
- E. request that the mechanical engineer flag potential conflicts on the structural drawings
- F. exchange consultant documents among the disciplines for coordination comments

**Answer: A,E,F**

Explanation:

At 80% CD, the primary QC goals are coordination and constructability. Key actions include:

Peer reviews (B) by another qualified professional to verify technical adequacy.

Coordination among disciplines (F) to catch conflicts—especially in high-impact systems like HVAC and structural.

Consultant collaboration (C) helps preempt site clashes (e.g., ducts passing through beams).

Incorrect options:

A). Third-party CM reviews may help later, but internal coordination is more urgent at 80%.

D). Owner reviews are typically not technical.

E). Code officials generally review permit sets, not draft CDs.

References:

AHPP, Chapter 9 - Quality Management

NCARB ARE 5.0 Handbook - Coordination & QC Strategies

AIA Best Practices: "80% CD Coordination Checklist"

#### NEW QUESTION # 40

An architect is working on a very large and complex project consisting of multiple buildings with overlapping phases. Which tool should be used to communicate important deadlines to the team?

- A. Milestone Charts
- B. Critical Path Method (CPM) Chart
- C. Gantt Chart

**Answer: A**

Explanation:

Milestone charts are ideal for communicating high-level, key deadlines for different buildings and phases. They provide quick reference points for project phases, deliverables, or deadlines. While Gantt and CPM charts are valuable for tracking detailed tasks and dependencies, milestone charts best serve communication of key dates across a large and complex project to a broad audience.

References:

NCARB ARE 5.0 PjM Handbook - Scheduling tools  
AIA Best Practices - Communication and scheduling

#### NEW QUESTION # 41

An architect is working on a large renovation project with an AIA B101 contract. The owner decides to contract separately with an electrical engineer and a security firm. The security firm asks the engineer and architect to coordinate the details for a new card reader access control system.

What is the first step the architect should take?

- A. Ask the engineer to provide details to the security firm
- B. Request authorization from the owner to provide additional services
- C. Provide coordination drawings to the engineer

**Answer: B**

Explanation:

Since the security firm is a direct contractor of the owner, coordination falls outside the architect's basic scope as defined in AIA B101. Coordination with third parties not under the architect's consultant team typically constitutes additional services. Therefore, before taking on that responsibility, the architect must request written authorization from the owner.

References:

AIA B101-2017 § 4.2.1 and § 3.1.3  
AHPP, 15th ed., Chapter 10 - Project Delivery and Consultant Coordination

#### NEW QUESTION # 42

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