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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q66-Q71):

NEW QUESTION # 66

Which of the following considerations would support the use of separate bid packages and a fast-track schedule? Check the four that apply.

- A. cost
- B. multiple prime contractors
- C. phased construction
- D. ease of coordination
- E. schedule
- F. risk avoidance

Answer: A,B,C,E

Explanation:

Fast-track scheduling involves overlapping design and construction by issuing separate bid packages (e.g., site work, foundations, structure). This allows construction to begin before the entire design is complete.

- A). Cost: Fast-track can potentially reduce escalation and shorten time-related costs.
 - B). Schedule: Primary benefit-saves time by overlapping design and construction phases.
 - E). Phased construction: Necessary to allow portions of the work to begin early.
 - F). Multiple prime contractors: Often used with fast-track and separate bid packages.
- C and D are incorrect:
- C). Risk is typically increased in fast-track due to incomplete design during bidding.
 - D). Coordination is more complex, not easier, in a fast-track/multi-package approach.

References:

NCARB ARE 5.0 Handbook - Project delivery methods

AIA A201 & AIA CMc contracts - Construction Manager as Constructor, fast-tracking provisions

NEW QUESTION # 67

The construction documents for a new multi-tenant office building are 90% complete. The owner requests that the bid documents include the rough-in of security camera locations and access control points for the building.

Which changes should the architect consider? Check the three that apply.

- A. Revising the Construction Manager services for the expanded scope
- B. Lengthening the scheduled bidding time frame due to additional work
- C. Revising the Design Fee agreement for additional services
- D. Adjusting the Project schedule for delivery of documents and bidding
- E. Documenting the security system on the building permit application
- F. Revising the consultant services agreement for a change in scope

Answer: C,D,F

Explanation:

Comprehensive Detailed Explanation:

Since the documents are nearly complete, integrating new scope such as security systems can affect both the schedule and the fee. The architect should adjust the delivery timeline to accommodate new coordination, drawings, or revisions (A). Additional services require revising the design agreement (C). If a security consultant or electrical engineer is involved, their scope must also be amended (D).

Option E (building permit application) is premature unless security is a life safety requirement. Option F (revising CM services) is outside the architect's direct responsibility.

References:

NCARB ARE 5.0 Handbook - Contract modifications and consultant coordination AIA B101 - Additional Services AIA C401 - Consultant Agreement

NEW QUESTION # 68

Which of the following best describes "value engineering"?

- A. Reviewing project design and construction for cost-saving alternatives without compromising function
- B. Eliminating structural components to reduce cost
- C. Reducing the project schedule by adding labor
- D. Increasing the project scope to add value

Answer: A

Explanation:

Value engineering is a systematic method to improve the value of a project by analyzing functions and identifying cost-saving alternatives without sacrificing performance or quality. It encourages collaboration between design and construction teams and is often conducted during design development or early construction documents phase. ARE 5.0 PjM highlights value engineering as a risk and cost management tool.

NEW QUESTION # 69

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

Answer: A

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 # 70

A new restaurant design must incorporate specific light fixtures to meet the franchise requirements. The owner conveys this to the architect, who must make sure that prospective bidders do not overlook specific fixtures. Which method should the architect use during the construction documents phase?

- A. Identify the fixtures in the performance specification
- B. Issue an addenda that highlights the franchise branding requirements
- **C. Note and clearly identify the specific light fixture in the drawings**

Answer: C

Explanation:

The most effective way to ensure that specific fixtures are not overlooked by bidders is to clearly indicate them directly in the construction drawings. This makes the requirement highly visible and enforceable, as drawings are primary references for pricing and execution.

While specifications are important, drawings are usually the first point of reference for contractors during the bidding and construction phases.

Including the light fixture directly in the drawings removes ambiguity and reinforces the requirement.

Reference: NCARB ARE 5.0 Handbook - PJM Content Area 4: Project Quality Control Reference: AIA A201 General Conditions of the Contract for Construction

NEW QUESTION # 71

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