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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q30-Q35):

NEW QUESTION # 30

A contractor has hired a subcontractor to construct a parking lot for 60 cars. The parking lot will be 60 feet x 270 feet. The subcontractor has quoted a price of \$13.25 per square yard to the contractor. If the contractor adds a mark-up of 15%, what is the cost of each parking space?

- A. \$4,115
- B. \$457
- C. \$398
- D. \$3,578

Answer: B

Explanation:

Comprehensive Detailed Explanation:

Step 1: Calculate area in square feet:

$$60 \text{ ft} \times 270 \text{ ft} = 16,200 \text{ sq ft}$$

Step 2: Convert to square yards:

$$16,200 \text{ sq ft} \div 9 = 1,800 \text{ sq yd}$$

Step 3: Calculate base cost:

$$1,800 \text{ sq yd} \times \$13.25 = \$23,850$$

Step 4: Add 15% markup:

$$\$23,850 \times 1.15 = \$27,427.50$$

Step 5: Divide total cost by 60 parking spaces:

$$\$27,427.50 \div 60 = \$457.13 \text{ \# Approx. \$457 per space}$$

References:

NCARB ARE 5.0 Handbook - Cost estimating and budgeting

CSI MasterFormat - Division 32 (Exterior Improvements)

ARE 5 Review Manual - Project Management, Cost and Quantity Takeoffs

NEW QUESTION # 31

Evaluation and mitigation of indoor air quality in an existing facility assessment would include participation by which of the following? Check the three that apply.

- A. Structural engineer
- **B. Architect**
- **C. Mechanical engineer**
- D. Electrical engineer
- **E. Industrial hygienist**
- F. Industrial engineer

Answer: B,C,E

Explanation:

Comprehensive Detailed Explanation:

Indoor air quality (IAQ) assessments require:

A). Architect - for identifying spatial and operational sources of contamination and coordinating remediation.

B). Industrial hygienist - for monitoring pollutants (e.g., mold, VOCs, CO2) and recommending mitigation strategies.

F). Mechanical engineer - for assessing HVAC system functionality, filtration, and ventilation strategies.

References:

NCARB ARE 5.0 Handbook - Existing building evaluations

CSI Division 01 (General Requirements) and 23 (HVAC)

EPA IAQ Tools for Schools Guidelines

NEW QUESTION # 32

On a private project, which of the following actions by a subcontractor who had not been paid by the contractor is most likely to be an effective collection measure?

- A. Hiring a collection agency
- **B. Placing a mechanic's lien on the owner's property**
- C. Demanding payment from the owner
- D. Demanding payment from the surety

Answer: B

Explanation:

Verified Answer

On private projects, if a subcontractor is not paid, they may file a mechanic's lien against the owner's property. This legal tool can delay or block sale or refinancing until the debt is settled. It is often the most effective method for securing payment on private projects.

- * A mechanic's lien attaches to the property, putting legal and financial pressure on the owner to resolve the issue.
- * This is more effective than a collection agency or contacting the surety (which applies only if there is a payment bond, usually on public projects).
- * Reference: AIA A201 §9.6.5
- * NCARB ARE 5.0 Handbook - PjM Content Area 5: Construction Phase Responsibilities

NEW QUESTION # 33

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

Answer: A

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 # 34

A geotechnical report for a public project reveals a previously unknown condition and indicates that there is rock directly beneath the existing grade. The proposed building will now require a shallow foundation. The chosen location was the result of a three-year process evaluating multiple potential sites.

Which actions should the architect take next as a result of the geotechnical report results? Check the three that apply.

- A. Request an additional services agreement for the unknown condition.
- B. Consult with an excavation company for rock removal.
- **C. Update the detailed cost estimate.**
- **D. Update the current project schedule.**
- **E. Determine what type of rock is beneath the existing grade.**
- F. Evaluate alternate project sites for the proposed building.

Answer: C,D,E

Explanation:

The architect should take technical and managerial steps to respond to the new geotechnical data:

A). Identifying the type of rock informs excavation methods and potential foundation redesign.

B). The cost estimate must be updated because excavation in rock is significantly more expensive.

D). Schedule impacts are also probable due to extended excavation time.

C is incorrect because the site was already selected after a lengthy evaluation process. E may not apply unless the architect is being asked to provide significant redesign. F is not typically the architect's responsibility at this stage.

References:

NCARB ARE 5.0 Handbook - Geotechnical coordination and cost implications AIA B101 - Architect's Basic Services related to site analysis CSI MasterFormat - Division 31 (Earthwork), 03 (Concrete Foundations)

NEW QUESTION # 35

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