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BOMI International RPA Capstone Experience Sample Questions (Q25-Q30):

NEW QUESTION # 25

A new tenant will be paying for 100% of its improvement costs. The property manager wants to recommend a project delivery method that combines the planning and construction phases and encourages collaboration. Which of the following project delivery methods BEST aligns with these objectives?

- A. Design-build
- B. Design-bid-build
- C. Construction management-at-risk
- D. Multiple prime contracts

Answer: A

Explanation:

Analysis:

- * A. Construction management-at-risk- Offers some collaboration, but design and construction are still typically handled separately.
- * B. Design-bid-build- A linear approach with separated design and construction phases. Not collaborative
- * C. Design-build- Combines design and construction under one contract, streamlining planning and execution, and fosters collaboration between parties. Ideal for tenant-funded projects.
- * D. Multiple prime contracts- Adds complexity and coordination challenges, which is not ideal for tenant-funded improvements.

NEW QUESTION # 26

Which of the following management styles should supervisors avoid when managing people?

- A. Commandeering
- B. Motivational
- C. Influential
- D. Communicative

Answer: A

Explanation:

Commandeering refers to a management style where a supervisor exerts control in a forceful, dictatorial manner, which can lead to employee disengagement and resentment. It's generally not an effective or desirable management style. Supervisors should aim to be communicative, influential, and motivational instead.

NEW QUESTION # 27

What is the FIRST step in the Plan-Do-Check-Act (PDCA) continuous improvement process as it relates to maintaining compliance with sustainability certifications and related legal requirements?

- A. Identify an environmental problem in the building that can be mitigated by compliance.
- B. Apply on a larger scale throughout the building if the implementation has been successful.
- C. Assess the effectiveness of the strategy that has been developed and implemented.
- D. Develop a series of steps to mitigate the issue using the certification system or legal compliance.

Answer: A

Explanation:

Analysis:

The PDCA cycle stands for:

- * Plan- Identify a problem or opportunity and plan a change.
- * Do- Implement the change on a small scale.
- * Check- Measure and assess the results.
- * Act- If successful, implement on a larger scale or adjust as needed.

So, the first step is to identify the issue that needs improvement - in this context, an environmental issue related to compliance.

NEW QUESTION # 28

Which type of lease is MOST likely to be executed between the lessor and the law enforcement agency?

- A. Triple-net (NNN)
- B. Gross
- C. Ground
- D. Percentage

Answer: B

Explanation:

Based on the Scenario:

From the scenario:

"The owner pays all operating expenses."

This is a key indicator of a Gross Lease, where:

- * The landlord pays for taxes, insurance, and maintenance (i.e., operating expenses).
- * The tenant pays a fixed rent, with no variable expenses added.

Also:

- * A law enforcement agency is a governmental/office-type tenant, and such tenants typically prefer gross leases for budgeting simplicity.
- * Ground leases involve land use and construction - not applicable here.
- * Percentage leases are used in retail, where rent is based on sales - not applicable.
- * Triple-net (NNN) leases require the tenant to pay operating costs - opposite of what the scenario states.

NEW QUESTION # 29

A commercial property was contacted by a governmental agency to schedule an upcoming property inspection. What is the MOST appropriate way for the property manager to prepare for the inspection?

- A. Create a tenant organizational chart.
- **B. Document policies and procedures.**
- C. Prescreen maintenance vendors.
- D. Determine a daily staff roster and schedule.

Answer: B

Explanation:

When a governmental agency conducts a property inspection, the focus is often on compliance with regulations, standards, and documented practices. Documented policies and procedures are crucial for demonstrating that the property is being managed according to legal and operational standards. This provides inspectors with formal proof of how operations, safety, and compliance are handled.

NEW QUESTION # 30

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