

# Free PDF Pass-Sure NCARB - Project-Management New Study Plan

## ARE 5.0 Reference Matrix

The ARE 5.0 Reference Matrix provides a list of materials and publications frequently used in the development of items for each division of ARE 5.0.

REFERENCE	PCM	PJM	PA	PPD	PDD	CE
<b>2010 ADA Standards for Accessible Design</b> U.S. Department of Justice, 2010						
<b>2020 Code of Ethics and Professional Conduct</b> AIA Office of General Counsel The American Institute of Architects, 2020						
<b>The Architect's Handbook of Professional Practice</b> The American Institute of Architects John Wiley & Sons, 14th edition (2006) and 15th edition (2014)						
<b>The Architect's Studio Companion: Rules of Thumb for Preliminary Design</b> Edward Allen and Joseph Iano John Wiley & Sons, 4th edition, 2007						
<b>Architectural Acoustics</b> M. David Egan J. Ross Publishing, 2007 Reprint: Original publication McGraw Hill, 1998						

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## NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q23-Q28):

### NEW QUESTION # 23

An architect is performing a schematic design quality control review for a new mid-rise office tower. Which drawings will be included in the architect's review?

- A. Exterior wall sections
- B. Finish floor plans
- **C. Elevation drawings**

**Answer: C**

Explanation:

During schematic design (SD), drawings are focused on spatial relationships, massing, and early systems.

Elevations are appropriate at this stage because they show the external appearance and height relationships.

Finish floor plans (detailed room finishes) and wall sections (more technical and detailed) are developed later during design development (DD) or construction documents (CD).

References:

NCARB ARE 5.0 Handbook - Project Phases

CSI MasterFormat - Understanding phase-appropriate documents

AIA B101 - Section on architect's deliverables by phase

#### **NEW QUESTION # 24**

According to ATA owner-architect agreements, who is responsible for the cost of evaluating significant substitutions proposed by the contractor, subcontractors, or suppliers and the cost of making subsequent revisions to drawings, specifications, and other documentation?

- **A. Owner**
- B. Contractor
- C. Architect
- D. Originator

**Answer: A**

Explanation:

Comprehensive Detailed Explanation:

According to AIA B101 (or ATA equivalent) Section 3.6.4.2, if the contractor proposes a substitution that is not part of the base contract, the cost to evaluate it and revise any documents (if accepted) is considered an Additional Service by the architect.

Therefore, the owner bears that cost if they authorize the architect to proceed with the evaluation.

References:

AIA B101 - Section 4.2: Additional Services

NCARB ARE 5.0 Handbook - Contract interpretation and substitution evaluations CSI MasterFormat - Coordination of construction specifications and product submittals

#### **NEW QUESTION # 25**

What is the architect's role in project closeout?

- **A. Conduct final inspections and issue certificates of substantial completion**
- B. Manage post-occupancy maintenance
- C. Approve contractor payroll records
- D. Conduct all warranty repairs

**Answer: A**

Explanation:

During project closeout, the architect conducts final inspections, prepares punch lists, and issues certificates of substantial completion to mark the transition of responsibility. Payroll and maintenance are owner or contractor roles. Warranty repairs may involve the architect as a liaison but are typically contractor responsibilities. ARE 5.0 PjM includes closeout procedures in the construction administration phase.

#### **NEW QUESTION # 26**

An architect is working on a design-build project for a large skyscraper. The architect has completed a conceptual design, finalized the contracts, and hired consultants. The schematic design phase is set to begin in one week.

Which items or tasks are important for the architect to complete during this time? Check the three that apply.

- A. Send consultants project constraints
- B. Prepare building permit application
- C. Identify FF&E vendors
- D. Create a project schedule
- E. Coordinate the curtain wall detailing with the envelope
- F. Ask consultants to review information and provide input

**Answer: A,D,F**

Explanation:

Verified Answer

At the outset of schematic design, the architect must coordinate with consultants and communicate constraints and expectations to keep the project aligned with goals. Building permits are typically addressed in the construction documents phase. FF&E coordination and curtain wall detailing occur later in design development and construction documents.

Coordination and planning at schematic design are crucial to project integration.

Reference: AIA B101 §3.2 - Schematic Design Phase

NCARB ARE 5.0 Handbook - PjM Content Area 1 and 4

### NEW QUESTION # 27

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. \$3,578
- D. \$398

**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 # 28

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