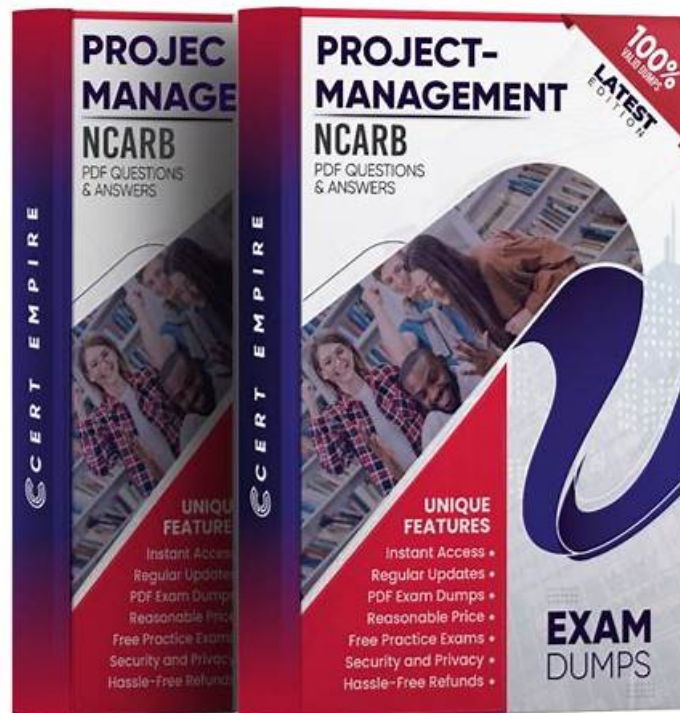


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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q14-

Q19):

NEW QUESTION # 14

The architect's estimate of the cost of the work at the end of the construction documents phase exceeds the owner's stated budget for the cost of the work.

According to AIA Document B101, what should the architect recommend to the owner?

- A. Change the quality of materials, with additional compensation
- B. Make reductions in the project program, with additional compensation
- C. Alter the project delivery method, without additional compensation
- **D. Revise project scope, without additional compensation**

Answer: D

Explanation:

Verified Answer

According to AIA Document B101 §6.7, if the lowest bona fide bid or negotiated proposal exceeds the budget, the architect is required to make reasonable modifications to bring the cost in line with the budget - at no additional compensation - provided the architect's cost estimate was based on current market conditions.

* This clause ensures the architect takes responsibility for staying within budget expectations.

* Reference: AIA B101-2017 §6.7

* NCARB ARE 5.0 Handbook - PjM Content Area 2: Cost Estimating and Budgeting

NEW QUESTION # 15

Prior to the project kick-off, the architect requests to add an additional week of review time to the schedule for each design submission for coordination with their consultants. Based on the schedule provided, what is the earliest start date for construction with the additional review periods?

- A. October 4
- **B. October 25**
- C. November 1
- D. October 11

Answer: B

Explanation:

There are three phases with design submissions:

SD 30%

DD 60%

CD 90%

Adding 1 extra week for review to each of those phases results in 3 additional weeks total.

Original end of Bidding/Negotiation = October 4 # Add 3 weeks = October 25 Coordinating review time with consultants is a best practice and should be reflected in planning deliverables.

Reference: NCARB ARE 5.0 Handbook - PjM Content Area 3: Project Work Planning AIA Best Practices on project scheduling

NEW QUESTION # 16

A construction project is one week away from the date of substantial completion as defined by an AIA A201 agreement. The owner comes forward with a major change to the work. The contractor and owner disagree on how much to extend the contract time. The project needs to proceed without delay while the contractor and owner work out the difference.

Which one of the following steps should the architect take?

- A. Issue a minor change in the work.
- **B. Issue a construction change directive.**
- C. Issue a waiver of subrogation.

Answer: B

Explanation:

When there is a disagreement over cost or time but the work must proceed, the architect can issue a Construction Change Directive

(CCD). This allows the work to move forward while the owner and contractor negotiate terms. A Minor Change (B) is only for non-cost/time changes. Waiver of Subrogation (C) pertains to insurance.

CCDs are used under AIA A201 §7.3 when immediate work is needed but consensus hasn't been reached.

This is the formal process to avoid delay in project delivery.

Reference: AIA A201 §7.3 - Construction Change Directives

NCARB ARE 5.0 Handbook - PjM Content Area 5

NEW QUESTION # 17

Which preliminary deliverables are usually provided for a schematic phase submission? Check the four that apply.

- A. Site plan
- B. Finish schedule
- C. Detailed specifications
- D. Elevations and sections
- E. Cost estimates
- F. Floor plans

Answer: A,D,E,F

Explanation:

During the Schematic Design (SD) phase, the architect develops preliminary design concepts to establish the general scope, scale, and relationships of the project components. The typical deliverables are conceptual drawings and studies that communicate the design intent clearly but without detailed development.

* Floor plans (A): Basic layouts showing room arrangements and spatial relationships are fundamental schematic deliverables.

* Elevations and sections (B): These help communicate the building's exterior appearance and vertical spatial relationships.

* Site plan (C): Provides context for the building's location, orientation, and relationship to existing site features.

* Cost estimates (E): Early cost estimates are usually prepared to inform budget decisions and feasibility.

Deliverables not typical in the schematic phase:

* Finish schedule (D): This is usually developed later in Design Development or Construction Documents phases when finishes are selected in detail.

* Detailed specifications (F): These are produced during Construction Documents, far beyond schematic design.

Thus, the four preliminary deliverables for schematic phase submissions are floor plans, elevations and sections, site plan, and cost estimates.

References from ARE 5.0 Project Management (PjM) division:

* ARE 5.0 PjM study guide: Project phases and typical deliverables by phase

* AIA Contract documents and Architect's handbook: Phases of design and associated drawings / deliverables

* NCARB ARE 5.0 Exam content outline: Schematic Design phase description and deliverables

* Project management best practices regarding design phase documentation

NEW QUESTION # 18

The management of architectural projects by a project manager consists of which responsibilities? Check the four that apply.

- A. Monitoring progress
- B. Concluding the project
- C. Facilitating the work
- D. Providing liability insurance
- E. Producing construction documents
- F. Planning, organizing, and staffing the project

Answer: A,B,C,F

Explanation:

The project manager's role in architectural projects is centered on overseeing and guiding the project from inception through completion. The key responsibilities include:

* Planning, organizing, and staffing the project (B): The project manager is responsible for organizing the project team, assigning roles, and ensuring that the project is staffed with the appropriate personnel.

* Facilitating the work (D): This involves coordinating communication, resolving conflicts, and ensuring smooth collaboration among team members and consultants.

* Monitoring progress (E):The project manager tracks project milestones, schedules, budgets, and quality control to ensure the project stays on track.

* Concluding the project (F):This includes finalizing all project documentation, conducting closeout meetings, and ensuring all contractual obligations have been met.

Responsibilities not typically part of the project manager's role:

* Producing construction documents (A):This is the responsibility of the design team (architects, drafters, and consultants), not the project manager per se.

* Providing liability insurance (C):This is an administrative or firm responsibility, not a direct function of the project manager managing the project.

References from ARE 5.0 Project Management (PjM) division:

* Roles and responsibilities of the project manager in architectural projects

* Project management principles: planning, organizing, staffing, monitoring, and closing projects

* NCARB ARE 5.0 PjM study materials discussing project manager duties and scope

* AIA contract and management guidelines emphasizing project management functions

NEW QUESTION # 19

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