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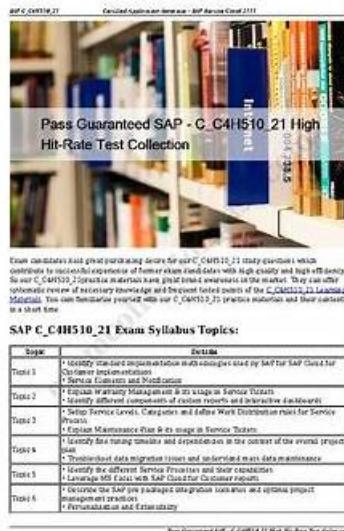
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BOMI International RPA Capstone Experience Sample Questions (Q30-Q35):

NEW QUESTION # 30

A building owner is preparing space for a new tenant and has selected a preferred contractor. The property manager received an estimate for the construction, agreed on the overhead and profit, and settled on a construction cost. Which BEST describes the process followed?

- A. Single source
- B. Negotiated proposal
- C. Request for proposal (RFP)
- D. Competitive bid

Answer: B

Explanation:
In a negotiated proposal, the contractor is selected without competitive bidding, and the project terms-such as overhead, profit, and final cost-are directly negotiated. This matches the scenario where a preferred contractor was chosen and cost details were agreed upon collaboratively.

NEW QUESTION # 31

A property manager is working on constructing a new building that has a proposed height of one hundred feet.
Which of the following codes should the manager FIRST address to get the building built?

- A. Zoning
- B. Building
- C. Engineering
- D. Structural

Answer: A

Explanation:
Zoning codes must be addressed first because they determine whether the proposed use, height, and location of a building are legally permitted on a particular parcel of land. If the building doesn't comply with zoning regulations, other code considerations like structural or engineering won't matter until zoning is resolved.

NEW QUESTION # 32

In reviewing the due diligence information, the property manager notices that tenants are on a variety of lease types. Which is the MOST effective approach for the property manager with respect to the current leases?

- A. Review leases with each tenant and explain that the property now has a triple-net (NNN) lease structure.
- B. Hire an attorney to write a special lease rider to make leases uniform.
- C. Adhere to the terms in the current leases.
- D. Require each tenant to sign a new lease from the new owner to create conformity.

Answer: C

Explanation:
Analysis:
From Scenario 2, we know:
* The building was recently acquired.
* There are a variety of lease types in place.
* The new owner prefers to move toward a triple-net (NNN) lease structure.
However, leases are legally binding contracts, and:
* You cannot unilaterally change existing lease terms.
* Tenants are not obligated to sign a new lease or agree to changes unless the lease allows it.
Best (and most legally sound) approach:

A: Adhere to the terms in the current leases-This respects existing agreements and avoids legal issues. Any changes must happen at renewal time or through mutual agreement.

NEW QUESTION # 33

A property manager has been newly assigned to oversee a mixed-use high-rise building in a suburban office park. The building is 20 years old and was acquired by the current owner two years ago. The mechanical systems have never been overhauled or commissioned. Which of the following commissioning processes would be MOST appropriate for this building?

- A. Continuous commissioning
- B. Recommissioning
- C. Retrocommissioning
- D. Decommissioning

Answer: C

Explanation:
Retrocommissioning is the most appropriate process for a building that has never been commissioned. It is the process of evaluating and improving the performance of existing building systems to ensure they are operating efficiently. Since the building is 20 years old and has never been commissioned, retrocommissioning is the right approach.

NEW QUESTION # 34

A property manager in a disaster-prone area wants to ensure business continuity during an emergency. What is one of the BEST ways for the manager to mitigate downtime if many of the resources inside the disaster zone are not available during the crisis?

- A. Develop relationships with vendors outside of the immediate area.
- B. Develop relationships with large contractors in the immediate area.
- C. Develop relationships with buildings outside of the immediate area.
- D. Develop relationships with property management companies in the immediate area.

Answer: A

Explanation:
In a disaster scenario, local vendors may be unavailable or overwhelmed. Vendors outside the immediate area are more likely to be operational and accessible, making them critical to maintaining services and minimizing downtime during a crisis.

NEW QUESTION # 35

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