NCARB Project-Management Web-based Practice Exam

Question 13

An owner hires an architect to evaluate the feasibility of constructing a new three-story apartment building above an existing cast-in-place concrete parking garage.

Which consultant should the architect hire first?

A. A geotechnical engineer to evaluate the soil for its capacity to bear additional levels.

B. A fire protection engineer to evaluate the required fire separation from vehicle parking below.

C. A structural engineer to evaluate the existing garage for its capacity to support additional levels.

Your answer: A
Correct answer: C

CORRECT RESPONSE
A structural engineer to evaluate the existing garage for its capacity to support additional levels.
A structural engineer will be needed to inspect the structure before proceeding with the project and the hiring of fire separation and geotechnical consultants.

Section: Site Analysis & Programming

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NCARB Project-Management Exam Syllabus Topics:

Topic	Details
Topic 1	• Resource Management: This section of the exam measures the skills of project managers and covers how to determine the right team composition and manage time allocation for successful project delivery. It focuses on evaluating criteria for assembling teams and ensuring resources are properly managed to execute the project within agreed terms.

Topic 2	• Project Work Planning: This section of the exam measures the skills of architectural associates and covers the development and communication of an effective project work plan. It emphasizes maintaining schedules, setting clear criteria for work planning, and ensuring consistent communication with stakeholders, including owners, contractors, consultants, and internal staff.
Topic 3	• Project Quality Control: This section of the exam measures skills of project managers and covers procedures for ensuring quality and maintaining the Standard of Care throughout the project. It focuses on applying regulatory requirements, reviewing documentation for quality, reducing risks and liabilities, and managing the design process to preserve its objectives
Topic 4	• Project Execution: This section of the exam measures skills of architectural associates and covers the management of project execution through administrative procedures rather than design decisions. It addresses evaluating budgets, managing scope changes, preparing project documentation in line with delivery methods, and securing necessary approvals from relevant authorities.
Topic 5	• Contracts: This section of the exam measures the skills of project managers and covers the analysis of contracts that govern the relationships between architects, owners, contractors, and consultants. It highlights verifying adherence to agreements, interpreting key contractual elements, and ensuring consultant work is properly integrated into the project.

NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q63-Q68):

NEW QUESTION # 63
During the predesign phase of a project, the architect discovers that the owner's budget is insufficient to meet the program requirements.
Which of the following should the architect do?

- A. Inform the owner that the project as budgeted is not feasible.
- B. Scale down the program to meet the budget.
- C. Recommend that the owner complete the project in two phases.
- D. Advise the owner to increase the budget.

Answer: A

Explanation:
Comprehensive Detailed Explanation:
During the predesign or programming phase, it is the architect's responsibility to advise the owner when the scope and budget are misaligned. The correct professional approach is to notify the owner that the program cannot be met within the current budget. Solutions (phasing or budget increase) may be discussed after this acknowledgment. The architect should not unilaterally scale down the program without owner input.
References:
NCARB ARE 5.0 Handbook - Budget evaluation in Programming/Predesign

NEW QUESTION # 64
What is the architect's role regarding shop drawings?

- A. Approving changes without owner input
- B. Issuing shop drawings to subcontractors
- C. Reviewing them for compliance with design intent
- D. Preparing and submitting them to the owner

Answer: C

Explanation:
Shop drawings are prepared by contractors or suppliers to show fabrication and installation details. The architect reviews them to ensure compliance with design intent and contract documents but does not prepare or distribute them. Any changes found during

review may require owner approval or change orders. ARE 5.0 PjM covers architect's review responsibilities in construction administration.

NEW QUESTION # 65
Preparation of space standards, furniture assessment, and documentation of equipment requirements are most effectively done during which of the following project phases?

- A. Design Development
- B. Schematic Design
- C. Programming

Answer: C

Explanation:
Programming is the pre-design phase where user needs, space requirements, equipment, and furniture needs are assessed. This information is critical to developing an appropriate design later during schematic and design development phases.
References:
NCARB ARE 5.0 Handbook - Project Phases and Scope
AIA B101 - Programming and Owner-provided information
Ballast ARE 5 Review Manual - Programming and analysis

NEW QUESTION # 66
Which of the following considerations would support the use of separate bid packages and a fast-track schedule?
Check the four that apply.

- A. ease of coordination
- B. risk avoidance
- C. phased construction
- D. multiple prime contractors
- E. cost
- F. schedule

Answer: C,D,E,F

Explanation:
Fast-track scheduling involves overlapping design and construction by issuing separate bid packages (e.g., site work, foundations, structure). This allows construction to begin before the entire design is complete.
A). Cost: Fast-track can potentially reduce escalation and shorten time-related costs.
B). Schedule: Primary benefit-saves time by overlapping design and construction phases.
E). Phased construction: Necessary to allow portions of the work to begin early.
F). Multiple prime contractors: Often used with fast-track and separate bid packages.
C and D are incorrect:
C). Risk is typically increased in fast-track due to incomplete design during bidding.
D). Coordination is more complex, not easier, in a fast-track/multi-package approach.
References:
NCARB ARE 5.0 Handbook - Project delivery methods
AIA A201 & AIA CMc contracts - Construction Manager as Constructor, fast-tracking provisions

NEW QUESTION # 67
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. Create a project schedule
- B. Prepare building permit application
- C. Identify FF&E vendors
- D. Send consultants project constraints

- 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 # 68
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