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BOMI International RPA Capstone Experience Sample Questions (Q46-Q51):

NEW QUESTION # 46

An investment firm recently purchased an office building and hired a property manager to operate the building. The property manager is evaluating whether to recommend replacement of single-pane windows with new energy-efficient windows for the entire building. The investment firm's desired rate of return is 12.5%, the project will cost \$1,250,000, and the property manager estimates that the new windows will save

\$125,000 in energy costs per year.

What is the payback period, and how much will the value of the building increase if the project is implemented?

- A. The payback period is 10 years, and the increase in value is \$156,250.
- B. The payback period is 12.5 years, and the increase in value is \$15,625.
- **C. The payback period is 12.5 years, and the increase in value is \$1,000,000.**
- D. The payback period is 10 years, and the increase in value is \$1,000,000.

Answer: C

NEW QUESTION # 47

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. Develop a series of steps to mitigate the issue using the certification system or legal 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. Identify an environmental problem in the building that can be mitigated by compliance.**

Answer: D

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 # 48

Which of the following is the BEST way to ensure tenant improvement project negotiations remain within a feasible budget and schedule for the landlord and tenant?

- A. Facility assessment
- B. Operational checklist
- C. Due diligence
- **D. Space planning**

Answer: D

NEW QUESTION # 49

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

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

Answer: D

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 # 50

A property manager is evaluating vendors, suppliers, and contractors to perform routine building maintenance operations. Which of the following is MOST important when choosing between competing proposals?

- A. Consider prior work relationship.
- B. Retain current contractor if prices remain flat.
- C. Select lowest cost option.
- **D. Develop a spreadsheet to compare proposals.**

Answer: D

Explanation:

Analysis:

- * A. Considering past work relationships may introduce bias and overlook better options.
- * B. #Creating a comparison spreadsheet ensures an objective, side-by-side analysis of cost, scope, quality, and contractor qualifications - helping to make an informed decision.
- * C. Retaining a contractor based solely on stable pricing may not consider service quality or value.
- * D. Lowest cost doesn't always mean best value; quality, scope, and service must also be factored in.

NEW QUESTION # 51

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