

NCARB Project-Management 시험대비 덤프 최신 데모 - Project-Management 시험대비 최신 버전 덤프 자료



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NCARB Project-Management 시험요강:

주제	소개
주제 1	<ul style="list-style-type: none"> 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.
주제 2	<ul style="list-style-type: none"> 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.
주제 3	<ul style="list-style-type: none"> 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.
주제 4	<ul style="list-style-type: none"> 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.
주제 5	<ul style="list-style-type: none"> 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

>> NCARB Project-Management 시험대비 덤프 최신 데모 <<

Project-Management 시험대비 최신 버전 덤프 자료, Project-Management 완

벽한 덤프

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최신 Architect Registration Examination Project-Management 무료샘플문제 (Q16-Q21):

질문 # 16

Subsequent to the preparation of construction documents, prior to permitting, the enactment of codes or laws requires changes to the project.

Which of the following should occur?

- A. The architect should seek compensation from the governing body.
- **B. The architect should be compensated for the changes as an additional service.**
- C. The owner should seek compensation from the governing body.
- D. The architect should seek no compensation.

정답: B

설명:

According to AIA B101, Section 4.2 (Additional Services), changes required by the enactment or revision of codes, laws, or regulations after the preparation of construction documents are considered Additional Services. The architect is entitled to additional compensation for the time and work required to revise the documents accordingly.

References:

AIA B101 - Article 4.2.3

NCARB ARE 5.0 Handbook - Architect's services and contractual responsibilities

질문 # 17

An architecture firm is negotiating a contract with an owner for a \$2,000,000 project. The proposed architectural-only fee is 5% of the cost of construction through the end of the Construction Document Phase.

During the negotiations, the owner wants to apply for a building permit in 7 weeks without exceeding the original budget constraints.

The project staff currently consists of 2 people who have an hourly rate of \$100.

What is the minimum project staff required to meet the owner's new schedule?

- A. 0
- B. 1
- C. 2
- **D. 3**

정답: D

설명:

Comprehensive Detailed Explanation:

Step 1: Fee available through CD phase:

$$\$2,000,000 \times 5\% = \$100,000$$

Step 2: Time constraint: 7 weeks

Hourly rate: \$100/person

$$\text{Max hours affordable: } \$100,000 \div \$100 = 1,000 \text{ hours}$$

Step 3: Hours per person over 7 weeks:

Assume 40 hours/week # 1 person = 280 hours

X = number of people

$$280 \times X = 1,000 \text{ hours} \# X = \sim 3.57 \# \text{ round up} \# 4 \text{ people}$$

References:

NCARB ARE 5.0 Handbook - Fee calculation, budgeting, and scheduling
Ballast ARE 5 Review Manual - Staff planning exercises

질문 # 18

The Integrated Project Delivery (IPD) method is used for a new football stadium project in an urban downtown area. After completing 60% implementation documents, the owner requests a digital scoreboard that is 20% larger than previously specified. The architect is concerned that the larger scoreboard will exceed the height limitations dictated by the city. The IPD team will conduct a constructability review and evaluate the modification of the scoreboard. Including the architect, which members of the IPD team are required to participate in the constructability review?

- A. City planning committee (AHJ), contractor, electrical engineer
- **B. General contractor, structural engineer, owner**
- C. Construction manager, owner, scoreboard supplier

정답: B

설명:

In an IPD model, constructability reviews involve key decision-makers from the core project team. The architect, general contractor (or CM-at-risk), structural engineer, and the owner collaborate to assess how the change affects structural loading, coordination, permitting, and scheduling. The city planning committee (AHJ) may be consulted later, but not during constructability review.

References:

NCARB ARE 5.0 PjM Handbook - IPD team roles
AIA C191 - Standard Form of Multi-Party Agreement for IPD

질문 # 19

An architecture firm has a C401 agreement with their consultants for a new design-bid-build residential tower.

The architect has approved a schedule provided by the mechanical engineer that includes a two-week quality control review after each delivery milestone.

During the design development phase, the owner requests that the architect change the 8,000-square-foot business center amenity for tenants to a private restaurant. The mechanical engineer informs the architect that their schedule must be extended by four weeks to meet the owner's request.

What should the architecture firm do first to maintain the start of construction?

- **A. Request that compensation be adjusted by the owner to reflect the change in scope.**
- B. Approve the design loads of the new mechanical system following the next quality control review.
- C. Change the C401 agreement to reflect the additional four-week extension.
- D. Receive the owner's approval of the schedule change in writing from the consultant.

정답: A

설명:

When an owner requests a significant change during the design development phase-such as changing an amenity space from a business center to a private restaurant-this constitutes a change in scope. Such changes often require additional design work, engineering effort, and potentially extended schedules.

The mechanical engineer has indicated the schedule must be extended by four weeks due to this scope change.

To maintain project momentum and avoid delays, the architecture firm should first address the issue of compensation for this added scope and extended time. This ensures that the consultants are compensated fairly before additional work proceeds.

* Option A is the correct first step: The architect should request the owner to approve an adjustment to compensation reflecting the additional scope and time required.

* Option B (approving design loads) is premature before addressing scope and compensation changes.

* Option C (receiving owner's written approval of the schedule change) is important but generally follows agreement on compensation and scope adjustment.

* Option D (changing the C401 agreement to reflect schedule extension) might be required eventually but the initial and most critical step is securing compensation approval from the owner before contract modifications.

This aligns with standard project management practices and AIA contract guidelines that emphasize properly managing changes in scope, compensation, and schedule to avoid disputes and maintain project control.

References from ARE 5.0 Project Management (PjM) division:

* AIA Document C401 (Architect-Consultant Agreement) - managing scope changes, compensation adjustments, and schedule

modifications

- * Project Management best practices for scope, schedule, and compensation control
- * NCARB ARE 5.0 PjM study materials on change management during design phases
- * Contract administration guidance on coordinating owner-consultant agreements when scope changes occur

질문 # 20

The construction documents for a new multi-tenant office building are 90% complete. The owner requests that the bid documents include the rough-in of security camera locations and access control points for the building. Which changes should the architect consider? Check the three that apply.

- A. Documenting the security system on the building permit application
- B. Revising the Construction Manager services for the expanded scope
- C. Revising the Design Fee agreement for additional services
- D. Lengthening the scheduled bidding time frame due to additional work
- E. Adjusting the Project schedule for delivery of documents and bidding
- F. Revising the consultant services agreement for a change in scope

정답: C,E,F

설명:

Comprehensive Detailed Explanation:

Since the documents are nearly complete, integrating new scope such as security systems can affect both the schedule and the fee. The architect should adjust the delivery timeline to accommodate new coordination, drawings, or revisions (A). Additional services require revising the design agreement (C). If a security consultant or electrical engineer is involved, their scope must also be amended (D).

Option E (building permit application) is premature unless security is a life safety requirement. Option F (revising CM services) is outside the architect's direct responsibility.

References:

NCARB ARE 5.0 Handbook - Contract modifications and consultant coordination AIA B101 - Additional Services AIA C401 - Consultant Agreement

질문 # 21

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