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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q61-Q66):

NEW QUESTION # 61

On a private project, which of the following actions by a subcontractor who had not been paid by the contractor is most likely to be an effective collection measure?

- A. Hiring a collection agency
- B. Demanding payment from the surety
- C. Demanding payment from the owner
- D. **Placing a mechanic's lien on the owner's property**

Answer: D

Explanation:

Verified Answer

On private projects, if a subcontractor is not paid, they may file a mechanic's lien against the owner's property. This legal tool can delay or block sale or refinancing until the debt is settled. It is often the most effective method for securing payment on private projects.

- * A mechanic's lien attaches to the property, putting legal and financial pressure on the owner to resolve the issue.
- * This is more effective than a collection agency or contacting the surety (which applies only if there is a payment bond, usually on public projects).
- * Reference: AIA A201 §9.6.5
- * NCARB ARE 5.0 Handbook - PjM Content Area 5: Construction Phase Responsibilities

NEW QUESTION # 62

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

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

Answer: C,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 # 63

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. Construction manager, owner, scoreboard supplier
- C. General contractor, structural engineer, owner

Answer: C

Explanation:

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

NEW QUESTION # 64

Construction of a gymnasium is scheduled to be complete 365 days from the date of the notice to proceed. On Friday, day 355 of the schedule, the contractor submits a punch list to the architect for substantial completion.

The architect agrees to review the punch list on-site after the weekend.

On Monday, the architect discovers that a subcontractor left open a skylight over the weekend, allowing heavy rain to fall into the courtyard area and damage the gymnasium floor. It was determined the flooring must be replaced. The lead time for new flooring is 8-10 weeks, and installation will take 14 days. The architect's agreement with the owner is contracted to end 30 days after substantial completion.

Which of the following documents must the architect prepare immediately? Check the two that apply.

- A. A change order to purchase new flooring
- B. A request for liquidated damages for contractor review
- C. A punch list for areas not damaged for contractor approval
- D. A notice to the contractor for withholding final payment
- E. A revised schedule for owner approval
- F. An invoice for additional services for owner payment

Answer: A,C

Explanation:

The punch list is valid only for work deemed substantially complete. Since the floor is damaged, substantial completion cannot yet be certified, but the architect can and should prepare a punch list for other non-affected areas. Meanwhile, the replacement flooring constitutes a change in scope, requiring a change order. The contractor, being responsible for the damage, will need to correct the work per the General Conditions (A201).

Incorrect choices:

- A). The contractor revises the schedule, not the architect.
- B). The owner assesses liquidated damages, not the architect directly.
- C). No additional services have been performed yet.
- E). Final payment withholding applies after project closeout, not now.

References:

AIA A201-2017 §§ 9.8-9.10

AIA B101-2017 §§ 3.6.2 & 4.2.3

NCARB ARE 5.0 Handbook - Construction Phase Services

NEW QUESTION # 65

According to ATA owner-architect agreements, who is responsible for the cost of evaluating significant substitutions proposed by the contractor, subcontractors, or suppliers and the cost of making subsequent revisions to drawings, specifications, and other documentation?

- A. Owner
- B. Contractor
- C. Originator

- D. Architect

Answer: A

Explanation:

Comprehensive Detailed Explanation:

According to AIA B101 (or ATA equivalent) Section 3.6.4.2, if the contractor proposes a substitution that is not part of the base contract, the cost to evaluate it and revise any documents (if accepted) is considered an Additional Service by the architect.

Therefore, the owner bears that cost if they authorize the architect to proceed with the evaluation.

References:

AIA B101 - Section 4.2: Additional Services

NCARB ARE 5.0 Handbook - Contract interpretation and substitution evaluations CSI MasterFormat - Coordination of construction specifications and product submittals

NEW QUESTION # 66

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