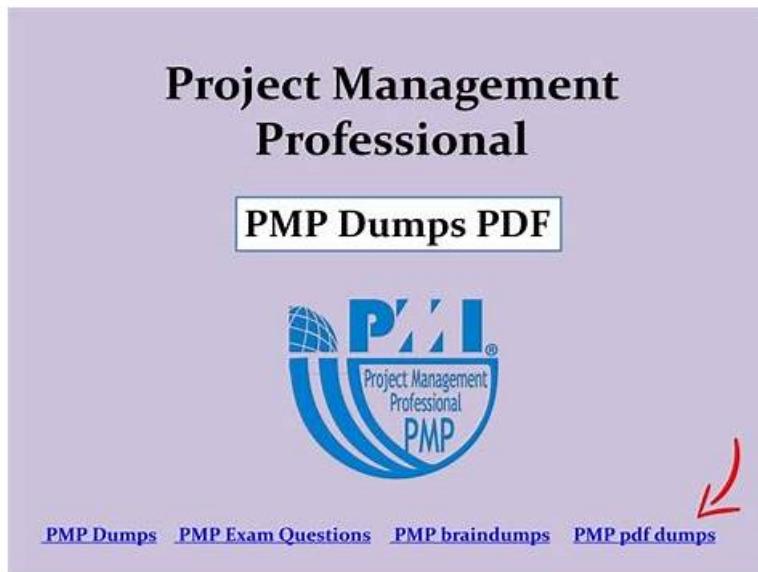


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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q50-Q55):

NEW QUESTION # 50

Prior to the project kick-off, the architect requests to add an additional week of review time to the schedule for each design submission for coordination with their consultants. Based on the schedule provided, what is the earliest start date for construction with the additional review periods?

- A. October 4

- B. October 11
- **C. October 25**
- D. November 1

Answer: C

Explanation:

There are three phases with design submissions:

SD 30%

DD 60%

CD 90%

Adding 1 extra week for review to each of those phases results in 3 additional weeks total.

Original end of Bidding/Negotiation = October 4 # Add 3 weeks = October 25 Coordinating review time with consultants is a best practice and should be reflected in planning deliverables.

Reference: NCARB ARE 5.0 Handbook - PjM Content Area 3: Project Work Planning AIA Best Practices on project scheduling

NEW QUESTION # 51

An architect is performing a schematic design quality control review for a new mid-rise office tower.

Which drawings will be included in the architect's review?

- **A. Elevation drawings**
- B. Finish floor plans
- C. Exterior wall sections

Answer: A

Explanation:

During schematic design (SD), drawings are focused on spatial relationships, massing, and early systems.

Elevations are appropriate at this stage because they show the external appearance and height relationships.

Finish floor plans (detailed room finishes) and wall sections (more technical and detailed) are developed later during design development (DD) or construction documents (CD).

References:

NCARB ARE 5.0 Handbook - Project Phases

CSI MasterFormat - Understanding phase-appropriate documents

AIA B101 - Section on architect's deliverables by phase

NEW QUESTION # 52

A principal architect is working with a school district on designing an 18,000-square-foot athletics training facility. During the DD phase, the principal notices that the firm's younger staff has produced equipment plans that do not coordinate with the electrical engineer's sheets.

How should the principal architect respond to the lack of coordination? Check the three that apply.

- **A. Review checklists with the staff**
- **B. Conduct a desk critique**
- C. Extend the design schedule
- **D. Schedule an immediate coordination meeting**
- E. Coordinate drawings in submittal review
- F. Hold a design charrette

Answer: A,B,D

Explanation:

These three actions represent proactive and constructive responses to coordination issues during the Design Development (DD) phase.

A). Review checklists with the staff: Using coordination checklists reinforces quality control standards and helps less-experienced staff identify typical coordination pitfalls.

D). Conduct a desk critique: This one-on-one review allows the principal to mentor younger staff, identify specific problems, and ensure corrections are made early.

E). Schedule an immediate coordination meeting: Critical to resolving discrepancies quickly with the electrical consultant and design

team to realign the design set.

Incorrect options:

B). Design charrettes are typically used for creative brainstorming in schematic design, not resolving coordination issues in DD.

C). Extending the schedule is a last resort and not an efficient first step.

F). Submittal review happens during construction and is too late for addressing design-phase coordination issues.

ARE 5.0 PjM References:

NCARB ARE 5.0 Handbook - PjM: "Consultant Coordination & Document Quality Control" AHPP, 15th ed., Chapter 11: Design Phases and Staff Management Quality Management Plan strategies during DD and CD phases Let me know if you'd like follow-up questions or explanations from other divisions like CE, PPD, or PA.

NEW QUESTION # 53

According to AIA Document B201, the architect must perform which of the following services during Construction Contract Administration?

Check the three that apply.

- A. Prepare bid evaluation report
- B. Be a representative of and give advice to the owner
- C. Visit the site during appropriate stages of construction
- D. Review the program furnished by the owner
- E. Make decisions related to aesthetic effect
- F. Prepare construction contracts

Answer: B,C,E

Explanation:

Per AIA B201, during Construction Contract Administration, the architect shall:

C). Make decisions on aesthetic matters when consistent with the contract documents.

E). Visit the site at appropriate intervals to observe the work and determine conformance.

F). Act as the owner's representative and advise on matters related to construction performance.

Incorrect options:

A). The contractor prepares the construction contract using standard AIA forms (A101, A201); not the architect.

B). Bid evaluation is typically performed prior to the Construction Contract Administration phase.

D). Reviewing the program is part of early design phases, not CCA.

References:

AIA B201 - Standard Form of Architect's Services: Construction Contract Administration NCARB ARE 5.0 Handbook - Services during construction

NEW QUESTION # 54

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. Coordinate the curtain wall detailing with the envelope
- B. Ask consultants to review information and provide input
- C. Prepare building permit application
- D. Identify FF&E vendors
- E. Send consultants project constraints
- F. Create a project schedule

Answer: B,E,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 # 55

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