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BOMI International RPA Capstone Experience Sample Questions (Q35-Q40):

NEW QUESTION # 35
A property manager is working with an architect who is designing a green building using the U.S.
Green Building Council's (USGBC) Sustainable Building Technical Manual. During which phase of the green design process would the cost be established?

- A. Occupancy
- B. Construction
- C. Design
- D. Bid

Answer: C

Explanation:
Analysis:
* A. Bid:Bidding is whencontractors estimatethe cost based on already established specs - not where the cost is originally determined.
* B. Construction:By this point, the cost has already been set and contracts awarded.
* C. Design:#This is whereproject specificationsare created, andinitial cost estimatesare established.
Decisions made here significantly impact overall cost.
* D. Occupancy:This is post-construction and not related to cost estimation.

NEW QUESTION # 36
To minimize the negative effect of building materials on an occupant's indoor environmental quality, the Environmental Protection Agency (EPA) recommends closely monitoring renovation projects. Which of the following is recommended by the EPA?
Options:

- A. Select low-cost products and materials.
- B. Educate tenants on renovation projects.
- C. Integrate work areas with heating, ventilating, and air-conditioning (HVAC) systems.
- D. Partner with indoor air quality (IAQ) consultants.

Answer: D

Explanation:
The EPA emphasizes improving indoor environmental quality (IEQ) during renovations, particularly by managing the selection and installation of materials that affect air quality.Partnering with IAQ consultants ensuresthat proper monitoring, testing, and material selection are in line with EPA recommendations, helping protect occupant health.

NEW QUESTION # 37
A tenant in a high-rise office building has submitted several service requests for trash pickup at the start of the work day. What should the property manager conduct to ensure the custodial vendor is addressing this issue?

- A. Quality control inspection
- B. Vendor performance review
- C. Tenant satisfaction survey
- D. Customer visit

Answer: A

Explanation:
Aquality control inspectionallows the property manager to directly verify whether the custodial vendor is fulfilling their service obligations, such as timely trash pickup. This proactive approach helps ensure service issues areidentified and corrected based on observed performance rather than relying solely on feedback.

NEW QUESTION # 38

An office building has closed following a hurricane. The building owner faces the risk of losing income until the building can reopen for normal operation. What type of loss exposure does this represent?

- A. Indirect property loss
- B. Tenant loss
- C. Liability loss
- D. Direct property loss

Answer: A

Explanation:
Indirect property lossrefers to financial losses resulting from an inability to use a property after a direct loss event (e.g., hurricane damage). In this case, theloss of incomedue to temporary closure represents an indirect loss, as the property itself may not be completely destroyed but its function is disrupted.

NEW QUESTION # 39

A real estate services company wants to obtain additional insurance coverage beyond the limits of its general commercial liability insurance. Which of the followingBESTdescribes the type of insurance that the company should purchase?

- A. Rental reimbursement insurance
- B. Umbrella liability insurance
- C. Combined single limit (CSL) of liability
- D. Incidental malpractice liability insurance

Answer: B

Explanation:
Umbrella liability insuranceprovides additional coverageabove and beyondthe limits of existing policies like general liability insurance. It is specifically designed to extend liability protection, making it the best choice for a company seeking extra coverage beyond standard policy limits.

NEW QUESTION # 40

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