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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q32-Q37):

NEW QUESTION # 32

A project is being delivered by Integrated Project Delivery (IPD). The architect is developing the internal budget. Which of the following should require less staff time?

- A. Requests for Information
- B. Field Observations and Reports
- C. Applications for Payment
- D. Project Meeting Management

Answer: A

Explanation:

Verified Answer

In an IPD project, all major stakeholders (owner, architect, contractor, consultants) collaborate from early design phases, reducing fragmentation and miscommunication. This integrated process significantly reduces the volume of Requests for Information (RFIs), which are more prevalent in traditional delivery methods due to drawing gaps or coordination issues. RFIs arise when documents are unclear or uncoordinated. In IPD, high collaboration and early involvement of builders reduce such occurrences.

Reference: AIA Integrated Project Delivery Guide

NCARB ARE 5.0 Handbook - PjM Content Area 5: Construction Phase Responsibilities

NEW QUESTION # 33

Which four factors will most affect the choice of project delivery method? Check the four that apply.

- A. Project scope
- B. Owner capabilities
- C. Building code
- D. Size of architectural firm
- E. Construction cost
- F. Owner risk tolerance

Answer: A,B,E,F

Explanation:

A). Project scope: Impacts complexity and integration needs.

C). Owner capabilities: Determines whether the owner can manage multiple contracts (as in DBB or CM).

E). Risk tolerance: Risk-averse owners may prefer DB or CM-at-risk with cost guarantees.

F). Construction cost: Influences whether fast-tracking or GMP methods are needed.

Incorrect:

B). The firm's size is rarely a determining factor.

D). Code compliance is required in all methods but doesn't drive delivery choice.

References:

AHPP Chapter 10 - Choosing a Delivery Method

NCARB ARE 5.0 Handbook - Delivery Method Evaluation Criteria

NEW QUESTION # 34

Which of the following best describes "value engineering"?

- A. Increasing the project scope to add value
- B. Reducing the project schedule by adding labor
- C. Reviewing project design and construction for cost-saving alternatives without compromising function
- D. Eliminating structural components to reduce cost

Answer: C

Explanation:

Value engineering is a systematic method to improve the value of a project by analyzing functions and identifying cost-saving alternatives without sacrificing performance or quality. It encourages collaboration between design and construction teams and is often conducted during design development or early construction documents phase. ARE 5.0 PjM highlights value engineering as a risk and cost management tool.

NEW QUESTION # 35

Which document authorizes the contractor to proceed with work?

- A. Change Order
- B. Purchase Order
- C. Notice to Proceed
- D. Certificate of Substantial Completion

Answer: C

Explanation:

The Notice to Proceed is a formal document issued by the owner or architect authorizing the contractor to begin work on the project and establishing the contract start date. Purchase orders are for procurement; change orders modify contracts; certificates of substantial completion recognize project milestones. ARE 5.0 PjM tests knowledge of construction administration documents.

NEW QUESTION # 36

An architectural firm is developing construction documents (CDs) for a multi-story manufacturing facility.

The project requirements include high-volume ventilation and filtration air distribution systems and heavy floor load design to accommodate the manufacturing equipment and processes. The project manager (PM) is planning for coordination and constructability review of the project documents at 80% CDs.

What actions should the PM take to ensure an effective quality control review? Check the three that apply.

- A. exchange consultant documents among the disciplines for coordination comments
- B. request that the owner provide a constructability review of the documents
- C. arrange for a peer review of the mechanical design and distribution drawings
- D. submit the document package to the local code official for a preliminary review
- E. send the structural drawings to a construction management firm for review
- F. request that the mechanical engineer flag potential conflicts on the structural drawings

Answer: A,C,F

Explanation:

At 80% CD, the primary QC goals are coordination and constructability. Key actions include:

Peer reviews (B) by another qualified professional to verify technical adequacy.

Coordination among disciplines (F) to catch conflicts—especially in high-impact systems like HVAC and structural.

Consultant collaboration (C) helps preempt site clashes (e.g., ducts passing through beams).

Incorrect options:

A). Third-party CM reviews may help later, but internal coordination is more urgent at 80%.

D). Owner reviews are typically not technical.

E). Code officials generally review permit sets, not draft CDs.

References:

AHPP, Chapter 9 - Quality Management

NCARB ARE 5.0 Handbook - Coordination & QC Strategies

AIA Best Practices: "80% CD Coordination Checklist"

NEW QUESTION # 37

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