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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q10-Q15):

NEW QUESTION # 10

The architect is on site to evaluate the completed work by the contractor. During the evaluation, the architect notices a structural connection that deviates from the contract documents.

According to AIA B101, to which party should the architect report this observed deviation?

- A. Structural engineer
- B. Owner
- C. Contractor
- D. Building inspector

Answer: B

Explanation:

Per AIA B101 § 3.6.2.1, the architect is required to notify the owner of any deviations from the contract documents observed during site visits. While the architect may also discuss it with the contractor and engineer, the formal obligation is to report it to the owner. The contractor is ultimately responsible for conformance with contract documents, and further action (like issuing a notice of nonconformance or requiring correction) may follow.

References:

AIA B101-2017 § 3.6.2.1

AIA A201-2017 §§ 3.3 and 4.2

NCARB ARE 5.0 Handbook - Construction Administration Task Overview

NEW QUESTION # 11

The architect's contract with the owner has a budget of construction cost, and the architect has established a budget of cost in the mechanical engineer's contract. The mechanical bid package is 36% over the budget.

What is the engineer required to do?

- A. Obtain additional bidders for this part of the project
- B. Negotiate cost savings with the subcontractor
- **C. Modify the documents to reduce the cost**

Answer: C

Explanation:

When bids exceed the established budget for construction costs, the architect and their consultants are typically obligated under AIA B101 and C401 to modify the design or documentation at no additional cost to bring the project back within budget. This clause protects the owner and ensures adherence to cost constraints established in the agreements.

References:

AIA B101 Section 6.7 - Budget overruns and architect's responsibility

AIA C401 - Flow-down of responsibility to consultants

NCARB ARE 5.0 PjM Handbook - Budget conformance procedures

NEW QUESTION # 12

A project achieves refinement and coordination in which of the following phases?

- **A. Design Development**
- B. Construction Documents
- C. Schematic Design

Answer: A

Explanation:

Design Development (DD) is the phase where schematic concepts are refined and systems are coordinated across disciplines. This includes structure, MEP, and materials. While Schematic Design focuses on high-level form and layout, and Construction Documents focus on detailed drawings/specifications, DD ensures integration and alignment before detailing.

References:

NCARB ARE 5.0 Handbook - Design phases

AIA B101 - Design Development phase scope

NEW QUESTION # 13

According to AIA Document A201, who is responsible for obtaining permits and licenses required for the project?

- A. Architect
- B. Construction Manager
- **C. Owner**
- D. Contractor

Answer: C

Explanation:

Per AIA A201 General Conditions, the owner is responsible for obtaining and paying for permits and licenses necessary for the project unless otherwise stated. The contractor typically assists by providing necessary information and submitting documents required by local authorities but the ultimate responsibility lies with the owner. The architect facilitates compliance by producing code-compliant documents but does not directly secure permits. This responsibility division is a key concept in ARE 5.0 PjM relating to roles and obligations defined in contract documents.

NEW QUESTION # 14

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. Architect
- **B. Owner**
- C. Contractor
- D. Originator

Answer: B

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 # 15

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