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NCARB ARE 5.0 Project Development and Documentation Exam Sample Questions (Q44-Q49):

NEW QUESTION # 44

Before construction documents are complete, the owner requests a review of the timeline allowed for ASIs, RFIs, RFPs, and change orders as defined in the project manual.

Which section of the project manual is relevant to this request?

- A. Supplementary Conditions
- **B. Section 01 26 00 Contract Modification Procedures**
- C. Section 01 35 16 Alteration Project Procedures
- D. AIA Document A201

Answer: B

Explanation:

The owner's request for review of ASIs (Architect's Supplemental Instructions), RFIs (Requests for Information), RFPs (Requests for Proposals), and change orders relates to contract modifications.

Section 01 26 00 in the project manual typically covers Contract Modification Procedures, including timelines and processes for handling these changes.

AIA Document A201 is the general conditions but does not detail specific timelines.

Supplementary Conditions modify A201 but usually don't detail these timelines.

Section 01 35 16 is specific to alteration projects, not general contract mod procedures.

Reference:

NCARB ARE 5.0 Review Manual, Project Management chapter

CSI MasterFormat and project manual organization guides

NEW QUESTION # 45

Which elevator type is the most appropriate choice for a 15-story high-rise residential condominium where speed and noise are considerations?

- A. Hole-less hydraulic
- B. Geared traction
- **C. Gearless traction**
- D. Holed hydraulic

Answer: C

Explanation:

For a 15-story high-rise where speed and noise matter, gearless traction elevators are the standard choice:

highest speeds, smoother/quiet operation, and efficiency for taller buildings. Hydraulic (holed or hole-less) are limited to low-rise (#2-6 stories) and are slower/noisier; geared traction is mid-rise with lower speeds and more noise than gearless.

PDD references: Vertical transportation selection criteria-rise vs. technology; ARE 5.0 PDD "Building Systems-Elevators."

NEW QUESTION # 46

A project located in a rural area without municipal sewer access will most likely require:

- A. Ejector pump
- B. Oil-water separator
- **C. Septic tank and leach field**
- D. Grease interceptor

Answer: C

Explanation:

Where no public sewer is available, on-site wastewater treatment (septic tank + leach field) is required. This supports Objective 3.2, considering utility systems and site limitations.

NEW QUESTION # 47

A family-owned apple farm in the Upper Midwest is taking advantage of a change in the local zoning code that added a new Agri-Tourism class in the existing farm zone. This allows the Owner to build a new facility on their existing site. The building will be open to the public and include a brewery, distillery, tap room, and market. The architect is ready to submit the drawings to the Owner for the 50% construction documents review.

To accommodate a compressed construction schedule, the Owner will be utilizing a design-build process. The Contractor has submitted the Pre-Engineered Metal Building (PEMB) shop drawings to the Architect for review, due to the lead time on this critical path item. Once construction begins, farming operations must be able to continue uninterrupted.

Key project information includes:

- * Brewing and distilling will operate year-round.
- * Brewery will initially include four fermenting tanks. Owner has requested space for at least two additional tanks. Potential expansion will be based on future sales.
- * Distillery will produce 16% alcohol, which is classified as a flammable liquid. Fire separations are required.
- * Tap Room is designed with seating for 300 people, not including exterior patio seating. It will have views to the working orchards and the historic buildings on site.
- * Tap Room is scheduled to be open from August through November. Owner would like options to extend operating dates based on popularity.
- * The Market area will feature local farm products and is not conditioned.
- * Entire building will be fully sprinklered.
- * Selected building materials are low-maintenance, as requested by the Owner, for durability and to reflect the nature of a working farm.
- * Mechanical and electrical systems will be hung from the building structure. These loads are included in PEMB shop drawings.
- * Public water and sewer is not available at the Project Site.
- * Occupancy sensors are included to reduce utility costs and achieve energy conservation requirements.

The following resources are available for your reference:

- * Architectural Drawings, including plans, elevations, sections, and schedules
- * Consultant Drawings, including structural, HVAC, power distribution, and plumbing
- * PEMB Shop Drawings
- * Design and Construction Schedule
- * Specification Excerpts, showing relevant spec sections
- * IBC and ADA Excerpts, showing relevant code and accessibility sections
- * After reviewing the documents, the architect discovers a coordination issue in the corridor.

The owner wants to add a small storage closet with dimensions of 4'-0" L x 4'-0" W in the Laundry Room along column line 1. The closet will have access from the corridor only.

Which of the following documents require revision due to this addition? Check the three that apply.

- A. Specification Excerpts
- B. Building Systems Narrative
- C. A102
- D. A101
- E. A103
- F. Initial Cost Estimate

Answer: C,D,E

Explanation:

Understanding the Context

The addition of a 4'-0" x 4'-0" storage closet accessible from the corridor is a design scope modification. Even though this might appear minor, in the context of a Design-Build project delivery method, any change in the scope or spatial layout directly impacts the contract documents. Since the delivery model combines design and construction responsibilities under a single entity, accuracy and clarity in the Owner-Contractor Agreements (AIA A101, A102, or A103) is critical.

Why A101, A102, and A103 Require Revisions

* A101 - Standard Form of Agreement Between Owner and Contractor (Stipulated Sum): This document defines the scope, cost, and responsibilities of the contractor. Adding a storage closet may alter construction cost, schedule, or scope, which must be formally revised and incorporated via an amendment or change order.

* A102 - Standard Form of Agreement Between Owner and Contractor (Cost of the Work Plus a Fee with GMP): Similar to A101, but applies to projects with a Guaranteed Maximum Price (GMP).

The addition of new work, even small, may affect the GMP or contingency usage. Therefore, it also requires formal documentation of the scope change.

* A103 - Standard Form of Agreement Between Owner and Contractor (Cost of the Work Plus a Fee without a GMP): Again, even though no GMP is involved, changes to project scope must be documented for cost tracking and accountability.

According to NCARB ARE 5.0 PDD Handbook - Section: Project Manual and Contract Documents:

"The architect must evaluate how any proposed revisions to the work affect the project's scope, schedule, and budget. These revisions must be incorporated into the contract documents and may require issuing an amendment or modification to the contract." Furthermore, under Objective 4.2 - Evaluate and address changes in scope of work and scope creep, ARE candidates are expected to know when and how revisions impact contract documents.

In design-build delivery, all these contract forms must reflect any changes, even minor ones, because the contractor holds responsibility for both design and construction execution. Failure to reflect the change may lead to contractual disputes or unaccounted costs.

Why Other Options Do Not Apply

* D. Building Systems Narrative: This narrative typically outlines the design intent and basis for HVAC, electrical, and plumbing systems. A minor storage closet accessed from a corridor would not alter system layout or equipment sizing, and thus doesn't necessitate a revision to this document.

* E. Initial Cost Estimate: While the estimate may eventually need updating during cost reconciliation, the question specifically asks which documents require revision. The initial estimate is a schematic-level document that doesn't necessarily need to be revised for such a minor addition.

* F. Specification Excerpts: Unless the closet introduces new materials (e.g., special finishes, fire-resistant construction, unique fixtures), the specifications remain unchanged. The closet is likely using standard finishes already defined elsewhere in the spec.

Key PDD Content Areas Referenced

* Section: Construction Documentation - Identifying how changes affect working drawings and specifications.

* Section: Contracts and Project Manual - Understanding the impact of scope changes on contract documents.

* Objective 4.2 - Evaluate and address changes in scope of work and scope creep.

* Objective 1.2 - Interpret contract documents to determine if revisions affect project scope, schedule, or budget.

NEW QUESTION # 48

Fire and smoke control requirements for air ducts include which of the following? Check the three that apply.

- A. Smoke barrier
- B. Variable-volume smoke controls
- C. Fire damper
- D. Air-handler shut-down sensors
- E. Balancing damper
- F. Smoke damper

Answer: C,D,F

Explanation:

HVAC duct penetrations through fire/smoke rated assemblies require listed dampers and control/sensing to limit spread of flame and smoke.

Fire dampers (D) close on heat to maintain the fire-resistance rating of penetrated assemblies.

Smoke dampers (A) limit smoke migration in smoke partitions/barriers and in smoke control systems.

Air-handler shut-down sensors (F) (e.g., duct smoke detectors interfaced with the FA system) stop fans to prevent smoke distribution.

Not required: Balancing dampers (B) (for airflow only); Smoke barrier (C) (a wall/assembly requirement, not a duct device);

Variable-volume smoke controls (E) (project-specific engineering, not a base requirement).

PDD refs: IBC Ch. 7 & 9; IMC §§607 (dampers) & 606 (smoke detection in ducts); ARE 5.0 PDD-MEP/fire protection integration.

NEW QUESTION # 49

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