

NCARB Project-Management Quiz & Project-Management study guide & Project-Management training materials

NCARB PROJECT MANAGEMENT 2024 QUESTIONS WITH 100% CORRECT ANSWERS!!

Agency Answer - Speak for-another party

Addendum Answer - A written or graphic document, issued by the architect during the bid period prior to the execution of the contract, that modifies or interprets the bidding documents by addition, deletion, clarification or correction

Design-Build Answer - The owner contracts with one entity (a person or firm) to provide both design and construction services, that entity then subcontracts portions of the work to others as needed

Construction Manager Answer - Supervise all or part of a building projects.

Multi-prime contract Answer - a project in which the owner has contracts with several prime contractors

Sole Proprietorship Answer - The simplest business type; is owned by an individual (total management control). Main disadvantage owner is personally liable for the company's debt's and losses.

General Partnership Answer - Two or more partners share in the management, profits, risks of the business. Income is shared among the general partners and is reported on personal tax forms. Each general partner is personally liable for business debts and liabilities.

Limited Partnership Answer - One general partner and at least one limited partner. General partner invest in the business, manage it, and are financially responsible for it. Limited partners are investor who receive a portion of the profits, but who have no say in the management of the company.

Disadvantage of Limited Partnership Answer - All partners are responsible and liable for the actions of the others. Personnel assets vulnerable to lawsuits and other claims. Income taxed at individual rates. If one partner wants to withdraw, the partnership is usually dissolved.

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It has a lot of advantages. Giving yourself more time to prepare for the NCARB Project-Management exam questions using it will allow you to obtain your Project-Management certification. It is one of the major reasons many people prefer buying ARE 5.0 Project Management (PjM) Exam Project-Management Exam Dumps preparation material. It was designed by the best NCARB Exam Questions who took the time to prepare it.

NCARB Project-Management Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none">• Contracts: This section of the exam measures the skills of project managers and covers the analysis of contracts that govern the relationships between architects, owners, contractors, and consultants. It highlights verifying adherence to agreements, interpreting key contractual elements, and ensuring consultant work is properly integrated into the project.
Topic 2	<ul style="list-style-type: none">• Project Work Planning: This section of the exam measures the skills of architectural associates and covers the development and communication of an effective project work plan. It emphasizes maintaining schedules, setting clear criteria for work planning, and ensuring consistent communication with stakeholders, including owners, contractors, consultants, and internal staff.
Topic 3	<ul style="list-style-type: none">• Project Execution: This section of the exam measures skills of architectural associates and covers the management of project execution through administrative procedures rather than design decisions. It addresses evaluating budgets, managing scope changes, preparing project documentation in line with delivery methods, and securing necessary approvals from relevant authorities.
Topic 4	<ul style="list-style-type: none">• Project Quality Control: This section of the exam measures skills of project managers and covers procedures for ensuring quality and maintaining the Standard of Care throughout the project. It focuses on applying regulatory requirements, reviewing documentation for quality, reducing risks and liabilities, and managing the design process to preserve its objectives
Topic 5	<ul style="list-style-type: none">• Resource Management: This section of the exam measures the skills of project managers and covers how to determine the right team composition and manage time allocation for successful project delivery. It focuses on evaluating criteria for assembling teams and ensuring resources are properly managed to execute the project within agreed terms.

NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q59-Q64):

NEW QUESTION # 59

Which document defines the architect's scope of services and responsibilities?

- A. General Conditions (A201)
- B. Construction Documents
- **C. Owner-Architect Agreement (B101)**
- D. Contractor's Bid Proposal

Answer: C

Explanation:

The Owner-Architect Agreement (AIA B101) is the primary contract outlining the architect's scope, deliverables, compensation, and responsibilities. It establishes the legal framework for services. General Conditions cover construction contract provisions; bid proposals are contractor documents; construction documents are design deliverables. ARE 5.0 PjM requires knowledge of these agreements to manage scope and responsibilities.

NEW QUESTION # 60

The owner and architect sign a Basic Services Agreement for the design of a museum.

Based on AIA Document B101-2017, Owner and Architect Agreement, which line items should be excluded from the architect's cost estimate? Check the two that apply.

- A. Furniture, furnishings, and equipment design
- B. Doors and windows
- C. Roofing material
- D. HVAC equipment
- E. Plumbing fixtures
- F. Landscape plants

Answer: A,F

Explanation:

Per AIA B101-2017 § 6.1, the "Cost of the Work" includes items designed or specified by the architect in the construction contract. FF&E and owner-provided landscape features (like plants, art, and loose furniture) are typically excluded, as these may be contracted separately by the owner or coordinated outside basic architectural services.

References:

AIA B101-2017 §§ 6.1-6.3

NCARB ARE 5.0 Handbook - PjM & PPD: Project Cost Estimating

AHPP, Chapter 11: Cost Estimating Procedures

NEW QUESTION # 61

An architecture firm has a C401 agreement with their consultants for a new design-bid-build residential tower.

The architect has approved a schedule provided by the mechanical engineer that includes a two-week quality control review after each delivery milestone.

During the design development phase, the owner requests that the architect change the 8,000-square-foot business center amenity for tenants to a private restaurant. The mechanical engineer informs the architect that their schedule must be extended by four weeks to meet the owner's request.

What should the architecture firm do first to maintain the start of construction?

- A. Approve the design loads of the new mechanical system following the next quality control review.
- B. Request that compensation be adjusted by the owner to reflect the change in scope.
- C. Receive the owner's approval of the schedule change in writing from the consultant.
- D. Change the C401 agreement to reflect the additional four-week extension.

Answer: B

Explanation:

When an owner requests a significant change during the design development phase—such as changing an amenity space from a business center to a private restaurant—this constitutes a change in scope. Such changes often require additional design work, engineering effort, and potentially extended schedules.

The mechanical engineer has indicated the schedule must be extended by four weeks due to this scope change.

To maintain project momentum and avoid delays, the architecture firm should first address the issue of compensation for this added scope and extended time. This ensures that the consultants are compensated fairly before additional work proceeds.

* Option A is the correct first step: The architect should request the owner to approve an adjustment to compensation reflecting the additional scope and time required.

* Option B (approving design loads) is premature before addressing scope and compensation changes.

* Option C (receiving owner's written approval of the schedule change) is important but generally follows agreement on compensation and scope adjustment.

* Option D (changing the C401 agreement to reflect schedule extension) might be required eventually but the initial and most critical step is securing compensation approval from the owner before contract modifications.

This aligns with standard project management practices and AIA contract guidelines that emphasize properly managing changes in scope, compensation, and schedule to avoid disputes and maintain project control.

References from ARE 5.0 Project Management (PjM) division:

* AIA Document C401 (Architect-Consultant Agreement) - managing scope changes, compensation adjustments, and schedule modifications

* Project Management best practices for scope, schedule, and compensation control

* NCARB ARE 5.0 PjM study materials on change management during design phases

* Contract administration guidance on coordinating owner-consultant agreements when scope changes occur

NEW QUESTION # 62

A new site has been identified for a prototype fast food restaurant. The geotechnical report indicates fill materials were found in the subsurface conditions along the east side of the proposed building location.

What member of the project team should be involved in modifications to the prototype building design to address this issue?

- A. Excavation Contractor
- B. Landscape Architect
- **C. Structural Engineer**
- D. Environmental Engineer

Answer: C

Explanation:

Comprehensive Detailed Explanation:

When fill material is discovered in the geotechnical report, the structural engineer must assess the stability and bearing capacity of the soil to determine whether foundations need to be redesigned or modified. Fill can result in settlement or poor load-bearing conditions. The structural engineer will use the geotechnical report to modify foundation types, slab-on-grade design, or structural systems accordingly.

References:

NCARB ARE 5.0 Handbook - Project Management (PjM) division: Coordination with consultants CSI MasterFormat - Division 31 (Earthwork) and Division 03 (Concrete) AIA Document B101 - Architect's responsibility to coordinate structural implications with consultants

NEW QUESTION # 63

Firm ABC (available staff)		Project A - Greenfield Gas Station	
(1) Lead Architect	50% available	Project labor requirements	
(1) Designer	100% available	Lead Architect	16 hrs/week
(3) Drafters	100% available	Designer	24 hrs/week
		Drafter	80 hrs/week
Augmenting firm (available staff)		Project B - Existing building interior renovation	
(1) Lead Architect	75% available	Project labor requirements	
(2) Designers	100% available	Lead Architect	24 hrs/week
(2) Drafters	100% available	Designer	16 hrs/week
		Drafter	80 hrs/week

Design Firm ABC is awarded two projects, but they do not have enough staff to support the execution of both projects due to unexpected staffing issues. ABC is deciding if they need to hire staff from an outside firm to execute the projects.

Which one of the following sets of staff members would adequately support ABC's staffing needs?

- A. 2 Drafters
- B. 2 Designers
- C. 1 Designer, 1 Drafter
- **D. 1 Lead Architect, 1 Drafter**

Answer: D

Explanation:

Comprehensive Detailed Explanation:

From the schedule:

Total lead architect hours needed = 16 + 24 = 40 hrs/week

Firm ABC only has 50% of 1 Lead Architect = 20 hrs/week # Needs 20 hrs more Total drafter hours needed = 80 + 80 = 160

hrs/week Firm ABC has 3 Drafters at 100% = 3 × 40 = 120 hrs/week # Needs 40 hrs more Thus, the firm needs 1 Lead Architect (for 20 hrs) and 1 Drafter (for 40 hrs) from the augmenting firm to meet the requirement.

References:

NCARB ARE 5.0 PjM Handbook - Staffing plans and workload balancing

NEW QUESTION # 64

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