

Will NCARB Project-Management Practice Questions help You to Pass the certification exam?

NCARB PRACTICE EXAM QUESTIONS AND ANSWERS

A developer hires an architecture firm to design a new apartment building. The firm completes construction documents and a building permit is issued. The firm will provide CA services at a rate of \$200 per hour for the principal and \$150 per hour for the project manager. As the firm starts CA, the owner asks for a not-to-exceed fee based on the following:

-Twenty shop drawings, which the project manager will handle at an average of three hours per review.

-Three site visits, which the principal will handle at an average of four hours per site visit.

The firm includes a 10% allowance for unknowns.

What should the not-to-exceed fee be?

A. \$11,400

B. \$12,540

C. \$13,800

D. \$15,240 - Answers :CORRECT RESPONSE

\$12,540

CALCULATIONS

1. Shop drawing review: \$150 per hour (project manager) x 3 hours per review x 20 shop drawings = \$9,000

2. Site visits: \$200 per hour (principal) x 4 hours per visit x 3 visits = \$2,400

3. \$9,000 (shop drawing review) + \$2,400 (site visits) = \$11,400

4. \$11,400 + 10% (allowance for unknowns) = \$12,540

An architecture firm is updating their rules for the proper dimensioning of their architectural drawings. They want to provide their construction personnel with clear and unambiguous aspects of general dimensioning.

Which of the following rules should the firm use? Check the four that apply.

A. Avoid notes on plans when dimensional control of an element is unnecessary so that the lack of information isn't viewed as an error or omission.

B. Provide actual dimension strings even when there is an opportunity to describe an element with a note such as "align."

C. Provide critical dimensions for things that are important in location or that must have a controlled placement.

D. Dimension corridor partitions from the corridor side of the partition with a clear egress width.

E. Dimension toilet room drywall partitions from the toilet room side of the partition.

F. Avoid the use of fractions smaller than "1/8" anywhere on floor - Answers :B. Provide critical dimensions for things that are important in location or that must have a controlled placement.

This is a general basis for all dimensioning in architectural documentation.

C. Dimension corridor partitions from the corridor side of the partition with a clear egress width.

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NCARB Project-Management Exam Syllabus Topics:

Topic	Details
Topic 1	<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 2	<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.

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"> • 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 5	<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

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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q65-Q70):

NEW QUESTION # 65

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

Answer: D,E

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 # 66

The construction documents for a new multi-tenant office building are 90% complete. The owner requests that the bid documents include the rough-in of security camera locations and access control points for the building.

Which changes should the architect consider? Check the three that apply.

- A. Revising the Construction Manager services for the expanded scope
- B. Lengthening the scheduled bidding time frame due to additional work
- C. Adjusting the Project schedule for delivery of documents and bidding
- D. Revising the Design Fee agreement for additional services
- E. Revising the consultant services agreement for a change in scope
- F. Documenting the security system on the building permit application

Answer: C,D,E

Explanation:

Comprehensive Detailed Explanation:

Since the documents are nearly complete, integrating new scope such as security systems can affect both the schedule and the fee. The architect should adjust the delivery timeline to accommodate new coordination, drawings, or revisions (A). Additional services require revising the design agreement (C). If a security consultant or electrical engineer is involved, their scope must also be amended (D).

Option E (building permit application) is premature unless security is a life safety requirement. Option F (revising CM services) is outside the architect's direct responsibility.

References:

NCARB ARE 5.0 Handbook - Contract modifications and consultant coordination AIA B101 - Additional Services AIA C401 - Consultant Agreement

NEW QUESTION # 67

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

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

Answer: D

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 # 68

What is the architect's primary responsibility when responding to a contractor's Request for Information (RFI) during construction?

- A. Revising the contract to include additional services
- B. Issuing a change order immediately
- C. Providing a clear and timely clarification to avoid delays
- D. Inspecting the contractor's work for quality

Answer: C

Explanation:

An RFI is a formal request from the contractor for clarification regarding the contract documents during construction. The architect's primary responsibility is to respond clearly and promptly to avoid project delays and confusion. The architect reviews the question, interprets the design intent, and provides necessary clarifications or directs the contractor accordingly. While an RFI can lead to change orders, issuing them is a separate process involving owner approval. The architect's role focuses on maintaining project momentum and communication flow. This aligns with the ARE 5.0 PjM emphasis on construction phase communication, contractor coordination, and proper documentation of clarifications as part of contract administration.

NEW QUESTION # 69

An architect is working on a design-build project for a large skyscraper. The architect has completed a conceptual design, finalized the contracts, and hired consultants. The schematic design phase is set to begin in one week.

Which items or tasks are important for the architect to complete during this time? Check the three that apply.

- A. Identify FF&E vendors
- B. Prepare building permit application
- C. Ask consultants to review information and provide input
- D. Coordinate the curtain wall detailing with the envelope
- E. Create a project schedule
- F. Send consultants project constraints

Answer: C,E,F

Explanation:

Verified Answer

At the outset of schematic design, the architect must coordinate with consultants and communicate constraints and expectations to keep the project aligned with goals. Building permits are typically addressed in the construction documents phase. FF&E coordination and curtain wall detailing occur later in design development and construction documents.

Coordination and planning at schematic design are crucial to project integration.

Reference: AIA B101 §3.2 - Schematic Design Phase

NCARB ARE 5.0 Handbook - PjM Content Area 1 and 4

NEW QUESTION # 70

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