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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q61-Q66):

NEW QUESTION # 61

What type of contract involves payment based on actual costs plus a fee?

- A. Lump Sum Contract
- B. Unit Price Contract
- **C. Cost-Plus Contract**
- D. Time and Materials Contract

Answer: C

Explanation:

Cost-Plus Contracts reimburse the contractor for actual costs plus an agreed fee or percentage. This contract type shifts some risk to the owner but allows flexibility for uncertain scopes. Lump sum contracts are fixed price; unit price contracts pay per unit; time and materials pay based on labor and material costs but usually with a cap. ARE 5.0 PjM covers contract types and their implications.

NEW QUESTION # 62

Construction of a gymnasium is scheduled to be complete 365 days from the date of the notice to proceed. On Friday, day 355 of the schedule, the contractor submits a punch list to the architect for substantial completion.

The architect agrees to review the punch list on-site after the weekend.

On Monday, the architect discovers that a subcontractor left open a skylight over the weekend, allowing heavy rain to fall into the courtyard area and damage the gymnasium floor. It was determined the flooring must be replaced. The lead time for new flooring is 8-10 weeks, and installation will take 14 days. The architect's agreement with the owner is contracted to end 30 days after substantial completion.

Which of the following documents must the architect prepare immediately? Check the two that apply.

- A. A notice to the contractor for withholding final payment
- B. A request for liquidated damages for contractor review
- C. A punch list for areas not damaged for contractor approval
- D. A change order to purchase new flooring
- E. An invoice for additional services for owner payment
- F. A revised schedule for owner approval

Answer: C,D

Explanation:

The punch list is valid only for work deemed substantially complete. Since the floor is damaged, substantial completion cannot yet be certified, but the architect can and should prepare a punch list for other non-affected areas. Meanwhile, the replacement flooring constitutes a change in scope, requiring a change order. The contractor, being responsible for the damage, will need to correct the work per the General Conditions (A201).

Incorrect choices:

- A). The contractor revises the schedule, not the architect.
- B). The owner assesses liquidated damages, not the architect directly.
- C). No additional services have been performed yet.
- E). Final payment withholding applies after project closeout, not now.

References:

AIA A201-2017 §§ 9.8-9.10

AIA B101-2017 §§ 3.6.2 & 4.2.3

NCARB ARE 5.0 Handbook - Construction Phase Services

NEW QUESTION # 63

According to AIA Document B201, the architect must perform which of the following services during Construction Contract Administration?

Check the three that apply.

- A. Visit the site during appropriate stages of construction
- B. Make decisions related to aesthetic effect
- C. Prepare bid evaluation report
- D. Prepare construction contracts
- E. Be a representative of and give advice to the owner
- F. Review the program furnished by the owner

Answer: A,B,E

Explanation:

Per AIA B201, during Construction Contract Administration, the architect shall:

- C). Make decisions on aesthetic matters when consistent with the contract documents.
- E). Visit the site at appropriate intervals to observe the work and determine conformance.
- F). Act as the owner's representative and advise on matters related to construction performance.

Incorrect options:

- A). The contractor prepares the construction contract using standard AIA forms (A101, A201); not the architect.
- B). Bid evaluation is typically performed prior to the Construction Contract Administration phase.
- D). Reviewing the program is part of early design phases, not CCA.

References:

AIA B201 - Standard Form of Architect's Services: Construction Contract Administration NCARB ARE 5.0 Handbook - Services during construction

NEW QUESTION # 64

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

Answer: C

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 # 65

During the predesign phase of a project, the architect discovers that the owner's budget is insufficient to meet the program requirements.

Which of the following should the architect do?

- A. Scale down the program to meet the budget.
- B. Recommend that the owner complete the project in two phases.
- C. Inform the owner that the project as budgeted is not feasible.
- D. Advise the owner to increase the budget.

Answer: C

Explanation:

Comprehensive Detailed Explanation:

During the predesign or programming phase, it is the architect's responsibility to advise the owner when the scope and budget are misaligned. The correct professional approach is to notify the owner that the program cannot be met within the current budget. Solutions (phasing or budget increase) may be discussed after this acknowledgment. The architect should not unilaterally scale down the program without owner input.

References:

NCARB ARE 5.0 Handbook - Budget evaluation in Programming/Predesign

NEW QUESTION # 66

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