

# NCARB Project-Management Übungsmaterialien - Project-Management Prüfungsinformationen

## 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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<https://drive.google.com/open?id=1O-B2Q5cZptJXe-W1b4JxzQCGhywP5FQ>

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>> NCARB Project-Management Übungsmaterialien <<

**NCARB Project-Management Prüfungsinformationen - Project-Management Exam**

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## NCARB ARE 5.0 Project Management (PjM) Exam Project-Management Prüfungsfragen mit Lösungen (Q74-Q79):

### 74. Frage

Who is responsible for verifying the accuracy of the contractor's payment application?

- A. Architect
- B. Owner
- C. Construction manager
- D. Contractor's accountant

**Antwort: A**

Begründung:

The architect reviews the contractor's payment applications to verify work progress aligns with the schedule of values and contract documents. The architect recommends payment amounts to the owner but does not release funds. This function protects owner interests and ensures proper contract administration, as emphasized in ARE 5.0 PjM.

### 75. Frage

A geotechnical report for a public project reveals a previously unknown condition and indicates that there is rock directly beneath the existing grade. The proposed building will now require a shallow foundation. The chosen location was the result of a three-year process evaluating multiple potential sites.

Which actions should the architect take next as a result of the geotechnical report results? Check the three that apply.

- A. Consult with an excavation company for rock removal.
- B. Update the detailed cost estimate.
- C. Request an additional services agreement for the unknown condition.
- D. Evaluate alternate project sites for the proposed building.
- E. Update the current project schedule.
- F. Determine what type of rock is beneath the existing grade.

**Antwort: B,E,F**

Begründung:

The architect should take technical and managerial steps to respond to the new geotechnical data:

A). Identifying the type of rock informs excavation methods and potential foundation redesign.

B). The cost estimate must be updated because excavation in rock is significantly more expensive.

D). Schedule impacts are also probable due to extended excavation time.

C is incorrect because the site was already selected after a lengthy evaluation process. E may not apply unless the architect is being asked to provide significant redesign. F is not typically the architect's responsibility at this stage.

References:

NCARB ARE 5.0 Handbook - Geotechnical coordination and cost implications AIA B101 - Architect's Basic Services related to site analysis CSI MasterFormat - Division 31 (Earthwork), 03 (Concrete Foundations)

### 76. Frage

Which of the following best describes "value engineering"?

- A. Eliminating structural components to reduce cost
- B. Increasing the project scope to add value
- C. Reducing the project schedule by adding labor

- **D. Reviewing project design and construction for cost-saving alternatives without compromising function**

**Antwort: D**

Begründung:

Value engineering is a systematic method to improve the value of a project by analyzing functions and identifying cost-saving alternatives without sacrificing performance or quality. It encourages collaboration between design and construction teams and is often conducted during design development or early construction documents phase. ARE 5.0 PjM highlights value engineering as a risk and cost management tool.

#### 77. Frage

Who is typically responsible for verifying the contractor's schedule of values?

- **A. Architect**
- B. Contractor's project manager
- C. Owner
- D. Construction manager

**Antwort: A**

Begründung:

The architect typically reviews and verifies the contractor's schedule of values, which breaks down contract costs by work category for payment applications. This review ensures the breakdown aligns with the contract scope and allows for proper evaluation of payment requests. While the contractor prepares it and the construction manager or owner may review, the architect plays a key role in contract administration and cost verification as per ARE 5.0 PjM contract administration topics.

#### 78. Frage

During the CD phase, it is discovered that the owner's food service consultant made a mistake that results in the owner asking the architect to revise the design.

How should the architect proceed?

- **A. Submit an additional services request**
- B. Issue a change order
- C. Proceed to bidding and make changes in construction

**Antwort: A**

Begründung:

Comprehensive Detailed Explanation:

If the owner's food service consultant made an error and the architect is asked to revise the design to address it, that request falls outside the architect's basic services and is considered an Additional Service. Per AIA B101, the architect should submit a formal request for additional services, outlining the scope and cost of the requested changes.

References:

AIA B101 Article 4 - Additional Services

NCARB ARE 5.0 Handbook - Scope changes and managing consultant errors

#### 79. Frage

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- [illegible]

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