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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q38-Q43):

NEW QUESTION # 38

On a private project, which of the following actions by a subcontractor who had not been paid by the contractor is most likely to be an effective collection measure?

- A. Hiring a collection agency
- B. Demanding payment from the surety
- C. Demanding payment from the owner
- **D. Placing a mechanic's lien on the owner's property**

Answer: D

Explanation:

Verified Answer

On private projects, if a subcontractor is not paid, they may file a mechanic's lien against the owner's property. This legal tool can delay or block sale or refinancing until the debt is settled. It is often the most effective method for securing payment on private projects.

* A mechanic's lien attaches to the property, putting legal and financial pressure on the owner to resolve the issue.

* This is more effective than a collection agency or contacting the surety (which applies only if there is a payment bond, usually on public projects).

* Reference: AIA A201 §9.6.5

* NCARB ARE 5.0 Handbook - PjM Content Area 5: Construction Phase Responsibilities

NEW QUESTION # 39

A key Project Manager leaves an architectural firm halfway through a project. Several days of lost productivity pass while the new Project Manager determines the customized organization that the previous Project Manager used. The new Project Manager recommends implementing new office policies to create standards and quality control methods for the entire office.

Which methods should be implemented? Check the four that apply.

- A. review current processes
- B. standardize work flow
- C. measure performance
- D. customize work flow
- E. change the project delivery sequence
- F. improve quality continuously

Answer: A,B,C,F

Explanation:

Comprehensive Detailed Explanation:

Best practices in quality management include:

A). Reviewing existing methods to identify inefficiencies

B). Standardizing workflow to prevent variability and loss of knowledge D). Measuring performance to track productivity and outcomes E). Continuous improvement ensures the office adapts and grows C is incorrect as customization contradicts standardization and is the root of the issue. F is a drastic step not warranted by the situation.

References:

NCARB ARE 5.0 PjM Handbook - Quality management and office standards

Ballast ARE 5 Review Manual - Project Management tools and quality assurance AIA Best Practices - Office workflow documentation and training

NEW QUESTION # 40

Near the end of a routine job site visit, the architect begins to assemble notes. The owner's representative then arrives on site unexpectedly. The architect, owner's representative, and contractor discuss and resolve several outstanding project issues. The architect begins writing correspondence to distribute to the project team when the architect returns to the office.

In addition to a Meeting Record, which of the following documents should the architect create?

- A. Email Message
- B. Field Observation Report
- C. Action Item List

Answer: C

Explanation:

In this scenario, after a job site visit and an impromptu discussion among the architect, owner's representative, and contractor resolving outstanding issues, the architect prepares to document these outcomes.

* Meeting Record: This is the formal documentation of what was discussed during the meeting or site visit, capturing key points, decisions, and general observations.

* Action Item List: This is a crucial document following such meetings, especially when specific tasks, responsibilities, or follow-up actions are assigned to project team members. It lists these action items clearly with responsible parties and deadlines, helping track

progress and ensuring accountability.

* Field Observation Report: This report is primarily used to document the architect's observations related to construction quality, progress, and conformance with contract documents during site visits. It focuses on conditions observed, deficiencies, or clarifications needed, not on meeting discussions or issue resolutions.

* Email Message: While emails are often used for communication, they are less formal and do not replace structured project documentation like meeting records or action item lists.

Hence, alongside the Meeting Record, the architect should produce an Action Item List to clearly define and communicate the next steps agreed upon during the discussion.

References from ARE 5.0 Project Management (PjM) division:

* Project communication protocols and documentation practices

* Documentation of site visits and meeting outcomes (field reports vs. meeting records vs. action items)

* Contract administration and project management guidelines emphasizing clarity in task delegation

* NCARB ARE 5.0 exam prep materials covering communication and documentation during construction administration

NEW QUESTION # 41

Evaluation and mitigation of indoor air quality in an existing facility assessment would include participation by which of the following?

Check the three that apply.

- A. Industrial engineer
- B. Industrial hygienist
- C. Mechanical engineer
- D. Electrical engineer
- E. Architect
- F. Structural engineer

Answer: B,C,E

Explanation:

Comprehensive Detailed Explanation:

Indoor air quality (IAQ) assessments require:

A). Architect - for identifying spatial and operational sources of contamination and coordinating remediation.

B). Industrial hygienist - for monitoring pollutants (e.g., mold, VOCs, CO₂) and recommending mitigation strategies.

F). Mechanical engineer - for assessing HVAC system functionality, filtration, and ventilation strategies.

References:

NCARB ARE 5.0 Handbook - Existing building evaluations

CSI Division 01 (General Requirements) and 23 (HVAC)

EPA IAQ Tools for Schools Guidelines

NEW QUESTION # 42

What is the architect's responsibility regarding code compliance during design?

- A. Inspecting construction for code compliance
- B. Preparing design documents in accordance with applicable codes
- C. Issuing building permits
- D. Designing structural systems for code compliance

Answer: B

Explanation:

The architect is responsible for preparing design documents that comply with applicable codes and regulations. Structural design is typically performed by engineers. Permitting and inspections are government responsibilities. Ensuring documents meet code requirements reduces the risk of delays or rework. ARE 5.0 PjM tests understanding of code compliance roles.

NEW QUESTION # 43

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