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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q67-Q72):

NEW QUESTION # 67

A project achieves refinement and coordination in which of the following phases?

- A. Design Development
- B. Construction Documents
- C. Schematic Design

Answer: A

Explanation:

Design Development (DD) is the phase where schematic concepts are refined and systems are coordinated across disciplines. This includes structure, MEP, and materials. While Schematic Design focuses on high-level form and layout, and Construction Documents focus on detailed drawings/specifications, DD ensures integration and alignment before detailing.

References:

NCARB ARE 5.0 Handbook - Design phases

AIA B101 - Design Development phase scope

NEW QUESTION # 68

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. Advise the owner to increase the budget.
- C. Inform the owner that the project as budgeted is not feasible.
- D. Recommend that the owner complete the project in two phases.

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 # 69

□ Refer to the exhibit.

An architecture office is working on a project with a fixed budget and a tight schedule using AIA B101 for the owner-architect agreement. The architect sends a statement for professional services for the completed portion of the work. Upon receipt of the statement, the owner instructs the firm to stop work for two weeks. A week later, the owner decides to abandon the project due to unexpected deteriorating market conditions. In order to maintain a good relationship with the owner, the firm decides to waive termination fees.

What is the architect's total compensation for the project?

- A. \$25,000.00
- B. \$30,400.00
- C. \$24,000.00

Answer: B

Explanation:

The total compensation includes the portion of work completed up to termination. From the chart:

Schematic Design: 80% of \$24,000 = \$19,200

Design Development: 20% of \$32,000 = \$6,400

Total earned to date = \$19,200 + \$6,400 = \$25,600

\$5,000 has already been paid

So the total compensation for the project (earned) is \$25,600

No additional work was completed after that, and termination fees were waived.

Therefore, total compensation = amount earned = \$25,600

Answer choice C (\$30,400) includes incorrect math.

The correct total compensation is:

Corrected answer: B. \$25,600.00

(However, if we assume the exam expects selection from available options closest to correct math and B was mistakenly labeled as \$25,000, then C would be selected.)

Final answer: B. \$25,600.00 (if allowed to correct); otherwise, select C as closest estimate per question format.

AIA B101 §9.6, §9.7 - Compensation and Termination

NCARB ARE 5.0 Handbook - PjM Content Area 1: Project Resource Management

NEW QUESTION # 70

An architectural firm is developing construction documents (CDs) for a multi-story manufacturing facility.

The project requirements include high-volume ventilation and filtration air distribution systems and heavy floor load design to accommodate the manufacturing equipment and processes. The project manager (PM) is planning for coordination and constructability review of the project documents at 80% CDs.

What actions should the PM take to ensure an effective quality control review? Check the three that apply.

- A. exchange consultant documents among the disciplines for coordination comments
- B. send the structural drawings to a construction management firm for review
- C. request that the owner provide a constructability review of the documents
- D. arrange for a peer review of the mechanical design and distribution drawings
- E. request that the mechanical engineer flag potential conflicts on the structural drawings
- F. submit the document package to the local code official for a preliminary review

Answer: A,D,E

Explanation:

At 80% CD, the primary QC goals are coordination and constructability. Key actions include:

Peer reviews (B) by another qualified professional to verify technical adequacy.

Coordination among disciplines (F) to catch conflicts-especially in high-impact systems like HVAC and structural.

Consultant collaboration (C) helps preempt site clashes (e.g., ducts passing through beams).

Incorrect options:

A). Third-party CM reviews may help later, but internal coordination is more urgent at 80%.

D). Owner reviews are typically not technical.

E). Code officials generally review permit sets, not draft CDs.

References:

AHPP, Chapter 9 - Quality Management

NCARB ARE 5.0 Handbook - Coordination & QC Strategies

AIA Best Practices: "80% CD Coordination Checklist"

NEW QUESTION # 71

While conducting a site visit for a residential tower delivered through the design-build method, an architect observes several construction workers without hard hats and other unsafe working conditions.

How should the architect proceed?

- A. Immediately instruct construction workers on which safety precautions need to be taken.
- B. Request that the contractor review safety precautions that need to be taken with construction workers.
- C. Document the unsafe working conditions and send a memo to the owner copying the contractor.
- D. Document the unsafe working conditions and send a memo to the contractor copying the owner.

Answer: D

Explanation:

Although safety is primarily the contractor's responsibility (per AIA A201), the architect has an ethical and limited contractual obligation to report unsafe site conditions observed during site visits. The correct action is to document the issue in writing and notify the contractor, while copying the owner. Directing the contractor's crew is outside the architect's authority.

References:

AIA A201 - Article 3.3 and 4.2.2

NCARB ARE 5.0 Handbook - Site observations and safety protocols

AIA Code of Ethics - Obligation to protect public health and safety

NEW QUESTION # 72

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