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## BOMI International RPA Capstone Experience Sample Questions (Q80-Q85):

### NEW QUESTION # 80

An incoming tenant wants to lease an existing vacant building and construct a new building that is virtually identical in size, interior layout, and exterior design to the existing structure. What is the BEST method for expedited project delivery of this new building?

- A. Construction management-at-risk
- **B. Design-build**
- C. Multiple prime contracts
- D. Design-bid-build

**Answer: B**

Explanation:

The design-build method is the best option for expedited project delivery because it combines both design and construction responsibilities under one contract. This streamlines the process and can lead to faster completion, especially when the new building is designed to mirror an existing structure.

### NEW QUESTION # 81

If the property manager fails to regularly maintain and review water treatment reports and there is an increase in mineral saturation combined with high pH, what potential water use problem can occur?

- A. Micro-bacterial growth
- B. Corrosion
- **C. Scale**
- D. Dissolved solids

**Answer: C**

Explanation:

Analysis:

- \* High mineral saturation + high pH typically leads to precipitation of minerals.
- \* This causes deposits (such as calcium or magnesium) to build up in water systems, pipes, or equipment - commonly referred to as scale.
- \* Corrosion is usually linked to low pH or acidic conditions.
- \* Micro-bacterial growth is influenced more by temperature and disinfection levels.
- \* Dissolved solids are a condition, not a problem - scale is the problem caused by them under these conditions.

### NEW QUESTION # 82

Which of the following is the BEST way to ensure tenant improvement project negotiations remain within a feasible budget and schedule for the landlord and tenant?

- A. Facility assessment
- B. Operational checklist
- **C. Space planning**
- D. Due diligence

**Answer: C**

### NEW QUESTION # 83

Which of the requested renovations is categorized as tenant improvements?

- A. Windows
- B. Restrooms
- C. Lobby
- **D. Access control system**

**Answer: D**

Explanation:

From the Scenario:

The scenario mentions:

"The potential occupant will require secured access to their space at all times."

"The potential occupant would like to have the windows restored and two sets of public restrooms totaling 2,000 square feet."

Now let's evaluate:

\* A. Access control system- Requested by the tenant for their exclusive use. This is a typical tenant improvement.

Scenario 2

A real estate partnership recently purchased a new property for its portfolio. The property was developed in the 1980s and has not since had a major renovation. It is a 200,000 square foot, three-story office building.

When built, it was a Class A suburban office building in a strong market in one of the nicer business parks in the city.

The partnership typically purchases buildings that are in need of repairs and upgrades. The partnership is focused on sustainability and energy savings. The partnership staff, including asset management, accounting, and finance, are located 1,000 miles away. This is the partnership's first purchase in this marketplace.

During due diligence, the partnership found records were not as complete as expected. There are a variety of lease types, although they all have strong terms and conditions for lease renewals, including exceptions for tenant default. It is the new owner's preference to transition the building to a triple-net (NNN) lease structure. All leases and addenda, past rent rolls, financials, and operating reports are available for inspection and review.

The property is 70% occupied, and 25% of the building is up for renewal during the next two years. An appraisal report shows the capitalization rate for the market for this type of property is 6.5%. The property manager has been asked to prepare an income projection for the coming budget year.

The building has many needs in order to return to its former position in the marketplace, which includes energy and sustainability upgrades using modern technology.

#### NEW QUESTION # 84

A property manager needs to select a new vendor for landscaping services for a high-rise office building.

Which of the following should be the property manager's primary criteria when evaluating the vendor?

- A. The vendor's history of providing landscaping services to similar buildings.
- B. The vendor's willingness to offer discounts for long-term contracts.
- C. The vendor's ability to provide the lowest cost estimate.
- D. The vendor's compliance with the building's sustainability goals.

**Answer: A**

#### NEW QUESTION # 85

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