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BOMI International RPA Capstone Experience Sample Questions (Q58-Q63):

NEW QUESTION # 58
According to the new Building Owners and Managers Association (BOMA) system of space measurement, which of the following items on the vacant floor are considered building common and prorated to all tenants?
Options:

- A. 21,000 square feet of secured data room
- B. 2,000 square feet of restrooms
- C. 30,000 square feet of vacant space
- D. 20,000 square feet of raised flooring

Answer: B

Explanation:
Under theBOMA standard,"building common areas"are spaces that:
* Serve all tenants (e.g., lobbies, public corridors, restrooms),
* Arenotusable solely by one tenant, and
* Areprorated across all tenantsbased on rentable square footage.
Let's analyze each option:
* A. 2,000 square feet of restrooms#Correct.Restrooms arebuilding common areasand shared by all tenants. BOMA defines such areas as common and therefore prorated.

NEW QUESTION # 59
A property manager is working with the building's owner to develop, execute, and complete a project.
The owner's vision of the exact project scope or budget is unclear. What project delivery method is BEST for the property manager to suggest to complete the project?

- A. Design-build approach
- B. Design-bid-build approach
- C. Construction management approach
- D. Multiple projects approach

Answer: C

Explanation:
Analysis:
Construction management approach-#This approach isflexibleand well-suited when theproject scope or budget is not clearly defined. It allows the construction manager to assist the owner during planning, design, and construction, providing guidance throughout the entire process.

NEW QUESTION # 60
A property manager is working on constructing a new building that has a proposed height of one hundred feet.
Which of the following codes should the managerFIRSTaddress to get the building built?

- A. Structural
- B. Engineering
- C. Building
- D. Zoning

Answer: D

Explanation:
Zoning codesmust be addressedfirstbecause they determine whether the proposed use, height, and location of a building are legally permitted on a particular parcel of land. If the building doesn't comply with zoning regulations, other code considerations like structural or engineering won't matter until zoning is resolved.

NEW QUESTION # 61
In reviewing the due diligence information, the property manager notices that tenants are on a variety of lease types. Which is the MOST effective approach for the property manager with respect to the current leases?

- A. Hire an attorney to write a special lease rider to make leases uniform.
- B. Require each tenant to sign a new lease from the new owner to create conformity.
- C. Review leases with each tenant and explain that the property now has a triple-net (NNN) lease structure.
- D. Adhere to the terms in the current leases.

Answer: D

Explanation:
Analysis:

FromScenario 2, we know:
* The building was recently acquired.
* There area variety of lease typesin place.
* The new ownerprefersto move toward atriple-net (NNN) lease structure.
However, leases arelegally binding contracts, and:
* Youcannot unilaterally changeexisting lease terms.
* Tenantsare not obligatedto sign a new lease or agree to changes unless the lease allows it.
Best (and most legally sound) approach:
A: Adhere to the terms in the current leases-This respects existing agreements and avoids legal issues. Any changes must happen atrenewal timeor throughmutual agreement.

NEW QUESTION # 62

Which of the following is LEAST likely to be an asset manager's responsibility?

- A. Overseeing property managers
- B. Developing an asset plan
- C. Making property financing recommendations
- D. Drafting preventative maintenance schedules

Answer: D

NEW QUESTION # 63

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