

NCARB Project-Management キャリアパス & Project-Management 模擬試験 最新版



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トピック 4	<ul style="list-style-type: none"> プロジェクト遂行: この試験セクションでは、建築士のスキルを評価し、設計上の決定ではなく、管理手続きを通じたプロジェクト遂行の管理について扱います。予算の評価、スコープ変更の管理、納入方法に沿ったプロジェクト文書の作成、関係当局からの必要な承認の取得などが問われます。
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>> NCARB Project-Management キャリアパス <<

Project-Management 模擬試験最新版 & Project-Management テスト資料

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NCARB ARE 5.0 Project Management (PjM) Exam 認定 Project-Management 試験問題 (Q70-Q75):

質問 # 70

An architecture firm has a C401 agreement with their consultants for a new design-bid-build residential tower.

The architect has approved a schedule provided by the mechanical engineer that includes a two-week quality control review after each delivery milestone.

During the design development phase, the owner requests that the architect change the 8,000-square-foot business center amenity for tenants to a private restaurant. The mechanical engineer informs the architect that their schedule must be extended by four weeks to meet the owner's request.

What should the architecture firm do first to maintain the start of construction?

- A. Request that compensation be adjusted by the owner to reflect the change in scope.
- B. Receive the owner's approval of the schedule change in writing from the consultant.
- C. Change the C401 agreement to reflect the additional four-week extension.
- D. Approve the design loads of the new mechanical system following the next quality control review.

正解: A

解説:

When an owner requests a significant change during the design development phase—such as changing an amenity space from a business center to a private restaurant—this constitutes a change in scope. Such changes often require additional design work, engineering effort, and potentially extended schedules.

The mechanical engineer has indicated the schedule must be extended by four weeks due to this scope change.

To maintain project momentum and avoid delays, the architecture firm should first address the issue of compensation for this added scope and extended time. This ensures that the consultants are compensated fairly before additional work proceeds.

* Option A is the correct first step: The architect should request the owner to approve an adjustment to compensation reflecting the additional scope and time required.

* Option B (approving design loads) is premature before addressing scope and compensation changes.

* Option C (receiving owner's written approval of the schedule change) is important but generally follows agreement on compensation and scope adjustment.

* Option D (changing the C401 agreement to reflect schedule extension) might be required eventually but the initial and most critical step is securing compensation approval from the owner before contract modifications.

This aligns with standard project management practices and AIA contract guidelines that emphasize properly managing changes in scope, compensation, and schedule to avoid disputes and maintain project control.

References from ARE 5.0 Project Management (PjM) division:

- * AIA Document C401 (Architect-Consultant Agreement) - managing scope changes, compensation adjustments, and schedule modifications
- * Project Management best practices for scope, schedule, and compensation control
- * NCARB ARE 5.0 PjM study materials on change management during design phases
- * Contract administration guidance on coordinating owner-consultant agreements when scope changes occur

質問 # 71

The owner and architect sign a Basic Services Agreement for the design of a museum.

Based on AIA Document B101-2017, Owner and Architect Agreement, which line items should be excluded from the architect's cost estimate? Check the two that apply.

- A. Roofing material
- B. Doors and windows
- C. Furniture, furnishings, and equipment design
- D. HVAC equipment
- E. Landscape plants
- F. Plumbing fixtures

正解: C、E

解説:

Per AIA B101-2017 § 6.1, the "Cost of the Work" includes items designed or specified by the architect in the construction contract. FF&E and owner-provided landscape features (like plants, art, and loose furniture) are typically excluded, as these may be contracted separately by the owner or coordinated outside basic architectural services.

References:

AIA B101-2017 §§ 6.1-6.3

NCARB ARE 5.0 Handbook - PjM & PPD: Project Cost Estimating

AHPP, Chapter 11: Cost Estimating Procedures

質問 # 72

During the initial construction documents phase meeting, the owner states a strong desire to decrease the time required for the construction documents phase. The owner plans to submit the documents to the building department early for the building permit. Although the project is currently on schedule, the architect plans to comply with the owner's request.

Which action should the architect take?

- A. Review with the owner a reorganized layout for the construction drawing set to use fewer sheets and fewer details
- B. Discuss the current work plan with the owner and offer to expand staffing and reduce the schedule for additional services
- C. Agree with the owner's compressed schedule if the owner agrees to reduce significantly the time for the owner's review of the documents
- D. Recommend to defer any decision until the documents are 25% completed and more information is available

正解: B

解説:

Verified Answer

Comprehensive Detailed Explanation:

To responsibly reduce the time required for the Construction Documents (CD) phase, the architect should discuss the staffing strategy and the additional resources needed to compress the schedule. This constitutes an additional service, as compressing the schedule requires added effort and cost. Offering to expand staffing allows the firm to maintain quality while meeting the owner's request.

References:

質問 # 73

An architecture firm is negotiating a contract with an owner for a \$2,000,000 project. The proposed architectural-only fee is 5% of the cost of construction through the end of the Construction Document Phase.

During the negotiations, the owner wants to apply for a building permit in 7 weeks without exceeding the original budget constraints.

The project staff currently consists of 2 people who have an hourly rate of \$100.
What is the minimum project staff required to meet the owner's new schedule?

- A. 0
- **B. 1**
- C. 2
- D. 3

正解: B

解説:

Comprehensive Detailed Explanation:

Step 1: Fee available through CD phase:

$\$2,000,000 \times 5\% = \$100,000$

Step 2: Time constraint: 7 weeks

Hourly rate: \$100/person

Max hours affordable: $\$100,000 \div \$100 = 1,000$ hours

Step 3: Hours per person over 7 weeks:

Assume 40 hours/week # 1 person = 280 hours

X = number of people

$280 \times X = 1,000$ hours # $X = \sim 3.57$ # round up # 4 people

References:

NCARB ARE 5.0 Handbook - Fee calculation, budgeting, and scheduling

Ballast ARE 5 Review Manual - Staff planning exercises

質問 # 74

After redesigning an existing restaurant, the architect submits the plans to the county for building permit review. During the Zoning Review, the county requests the architect submit a site plan for review and approval. After researching the county's records, the architect discovers a 40-year-old approved site plan that is stamped, "Approval is based on the site plan and usage as indicated. Any interior partitioning of the original building will be subject to review and approval by the county." How should the architect proceed?

- A. Hire a consultant civil engineer to develop an updated site plan
- **B. Require the client to contract with a civil engineer to update the site plan**
- C. Submit the county's historical drawing that references the approved site plan

正解: B

解説:

It is the architect's responsibility to inform the client that an updated site plan is required for zoning compliance. However, preparing the site plan is typically the scope of a civil engineer. Therefore, the architect should require the client to hire a civil engineer to prepare and update the site plan.

Architects are responsible for coordination but not directly preparing civil site plans unless within their licensure and scope.

This aligns with standard architectural services and professional boundaries.

Reference: AIA B101 Owner-Architect Agreement - Article 3: Scope of Architect's Basic Services NCARB ARE 5.0 Handbook - PjM Content Area 1: Resource Management

質問 # 75

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