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

NEW QUESTION # 38

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

- D. Immediately instruct construction workers on which safety precautions need to be taken.

Answer: C

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 # 39

During the bidding phase, what is the architect's role regarding addenda?

- A. Issuing clarifications or changes to the bidding documents to all bidders
- B. Approving subcontractor selections
- C. Negotiating contract terms with the contractor
- D. Selecting the winning bidder based on cost

Answer: A

Explanation:

Addenda are formal clarifications or modifications to the bidding documents issued during the bidding phase.

The architect prepares and issues addenda to all prospective bidders to clarify, correct, or change the documents. This ensures all bidders have the same information for fair and accurate proposals. Selecting bidders, negotiating contracts, and approving subcontractors are typically owner or contractor responsibilities.

ARE 5.0 PjM stresses the importance of managing bidding documents and communications during this phase.

NEW QUESTION # 40

Construction of a gymnasium is scheduled to be complete 365 days from the date of the notice to proceed. On Friday, day 355 of the schedule, the contractor submits a punch list to the architect for substantial completion.

The architect agrees to review the punch list on-site after the weekend.

On Monday, the architect discovers that a subcontractor left open a skylight over the weekend, allowing heavy rain to fall into the courtyard area and damage the gymnasium floor. It was determined the flooring must be replaced. The lead time for new flooring is 8-10 weeks, and installation will take 14 days. The architect's agreement with the owner is contracted to end 30 days after substantial completion.

Which of the following documents must the architect prepare immediately? Check the two that apply.

- A. A punch list for areas not damaged for contractor approval
- B. A change order to purchase new flooring
- C. A request for liquidated damages for contractor review
- D. An invoice for additional services for owner payment
- E. A revised schedule for owner approval
- F. A notice to the contractor for withholding final payment

Answer: A,B

Explanation:

The punch list is valid only for work deemed substantially complete. Since the floor is damaged, substantial completion cannot yet be certified, but the architect can and should prepare a punch list for other non-affected areas. Meanwhile, the replacement flooring constitutes a change in scope, requiring a change order. The contractor, being responsible for the damage, will need to correct the work per the General Conditions (A201).

Incorrect choices:

- The contractor revises the schedule, not the architect.
- The owner assesses liquidated damages, not the architect directly.
- No additional services have been performed yet.
- Final payment withholding applies after project closeout, not now.

References:
AIA A201-2017 §§ 9.8-9.10
AIA B101-2017 §§ 3.6.2 & 4.2.3
NCARB ARE 5.0 Handbook - Construction Phase Services

NEW QUESTION # 41

What is the best method for an architect to reduce liability related to unknown site conditions?

- A. Clearly define the scope of services and responsibilities in contracts
- B. Use the same geotechnical report for multiple projects
- C. Assume full responsibility for site conditions
- D. Ignore unforeseen conditions unless notified by the contractor

Answer: A

Explanation:

The architect reduces liability by clearly defining scope, responsibilities, and exclusions in contracts, particularly regarding site conditions. Site investigations and geotechnical reports are typically the owner's responsibility. The architect should not assume unknown conditions or ignore notifications. Using outdated or non-specific reports is risky. ARE 5.0 PjM addresses risk management, scope clarity, and contract administration to mitigate liability.

NEW QUESTION # 42

Which insurance policy protects the architect against claims of negligence?

- A. Workers' Compensation Insurance
- B. General Liability Insurance
- C. Builder's Risk Insurance
- D. Professional Liability Insurance

Answer: D

Explanation:

Professional Liability Insurance (Errors and Omissions Insurance) covers architects against claims of negligence, errors, or omissions in their professional services. General Liability covers bodily injury/property damage; builder's risk covers construction site damage; workers' compensation covers employee injuries.

ARE 5.0 PjM includes knowledge of professional risk management.

NEW QUESTION # 43

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