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BOMI International RPA Capstone Experience Sample Questions (Q109-Q114):

NEW QUESTION # 109

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

Answer: A

Explanation:

Analysis:

Construction management approach-#This approach is flexible and well-suited when the project 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 # 110

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

Answer: A

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 # 111

In semi gross and net leases, a landlord implements an additional rent clause to recapture the increased cost of operating the building. What may be another reason for additional rent clause?

- A. Allow landlord to collect late fees.
- B. Maintain the equity value of the base rent dollar.
- C. Ensure the property is well-maintained.
- **D. Hedge against inflation.**

Answer: D

NEW QUESTION # 112

A high credit tenant desires to give back several thousand feet of space due to corporate downsizing. The tenant's lease is still in effect for six additional years, and the property manager has no contractual obligation to take back the space. What is the landlord's BEST outcome?

- A. Condemnation
- B. Assignment
- C. Subordination
- **D. Sublease**

Answer: D

Explanation:

Asubleaseallows the tenant to find another party to occupy and pay rent for the unused space while the original tenant remains responsible for the lease. This maintains the landlord's cash flow and lease terms without requiring a new agreement or legal action, making it thebestoutcome for the landlord.

NEW QUESTION # 113

Which of the following is required before a vendor invoice can be paid?

- A. Purchase order
- B. Tenant satisfaction
- **C. Property manager approval**
- D. Sufficient funds

Answer: C

Explanation:

Before a vendor invoice can be paid,property manager approvalis typically required to verify that the goods or services were delivered satisfactorily and that the invoice is accurate. This step ensures financial control and accountability in property management operations.

NEW QUESTION # 114

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