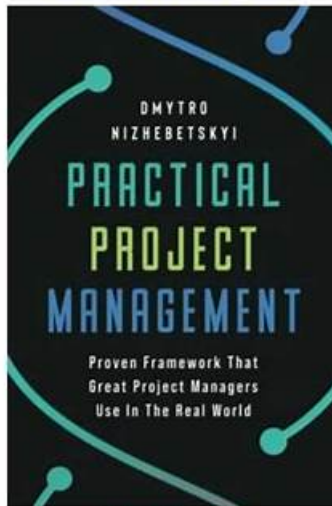


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## **NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q29-Q34):**

### **NEW QUESTION # 29**

What type of contract involves payment based on actual costs plus a fee?

- A. Lump Sum Contract
- **B. Cost-Plus Contract**
- C. Unit Price Contract
- D. Time and Materials Contract

**Answer: B**

Explanation:

Cost-Plus Contracts reimburse the contractor for actual costs plus an agreed fee or percentage. This contract type shifts some risk to the owner but allows flexibility for uncertain scopes. Lump sum contracts are fixed price; unit price contracts pay per unit; time and materials pay based on labor and material costs but usually with a cap. ARE 5.0 PjM covers contract types and their implications.

### **NEW QUESTION # 30**

What is the architect's responsibility regarding code compliance during design?

- **A. Preparing design documents in accordance with applicable codes**
- B. Issuing building permits
- C. Designing structural systems for code compliance
- D. Inspecting construction for code compliance

**Answer: A**

Explanation:

The architect is responsible for preparing design documents that comply with applicable codes and regulations. Structural design is typically performed by engineers. Permitting and inspections are government responsibilities. Ensuring documents meet code requirements reduces the risk of delays or rework. ARE 5.0 PjM tests understanding of code compliance roles.

### **NEW QUESTION # 31**

Which of the following best describes the architect's role in cost estimating during schematic design?

- A. Verifying contractor bids and change order pricing
- B. Developing a detailed quantity takeoff and vendor pricing
- **C. Providing a preliminary opinion of probable construction cost**
- D. Approving final project budget with the owner

**Answer: C**

Explanation:

During schematic design, the architect provides a preliminary opinion of probable construction cost (OPCC) based on conceptual design. This estimate is less detailed but important for budgeting and feasibility analysis.

It helps the owner make informed decisions about project scope and design direction early in the process.

Detailed quantity takeoffs and vendor pricing occur later in the design development or construction documents phases. Verifying bids and approving final budgets are responsibilities tied to later stages. The ARE 5.0 PjM exam highlights early-stage cost estimating as a critical tool for scope control and project feasibility.

### NEW QUESTION # 32

The construction documents for a new multi-tenant office building are 90% complete. The owner requests that the bid documents include the rough-in of security camera locations and access control points for the building. Which changes should the architect consider? Check the three that apply.

- A. Lengthening the scheduled bidding time frame due to additional work
- **B. Adjusting the Project schedule for delivery of documents and bidding**
- **C. Revising the Design Fee agreement for additional services**
- D. Documenting the security system on the building permit application
- E. Revising the Construction Manager services for the expanded scope
- **F. Revising the consultant services agreement for a change in scope**

**Answer: B,C,F**

Explanation:

Comprehensive Detailed Explanation:

Since the documents are nearly complete, integrating new scope such as security systems can affect both the schedule and the fee. The architect should adjust the delivery timeline to accommodate new coordination, drawings, or revisions (A). Additional services require revising the design agreement (C). If a security consultant or electrical engineer is involved, their scope must also be amended (D).

Option E (building permit application) is premature unless security is a life safety requirement. Option F (revising CM services) is outside the architect's direct responsibility.

References:

NCARB ARE 5.0 Handbook - Contract modifications and consultant coordination AIA B101 - Additional Services AIA C401 - Consultant Agreement

### NEW QUESTION # 33

An architectural firm is developing construction documents (CDs) for a multi-story manufacturing facility. The project requirements include high-volume ventilation and filtration air distribution systems and heavy floor load design to accommodate the manufacturing equipment and processes. The project manager (PM) is planning for coordination and constructability review of the project documents at 80% CDs.

What actions should the PM take to ensure an effective quality control review? Check the three that apply.

- A. request that the owner provide a constructability review of the documents
- **B. arrange for a peer review of the mechanical design and distribution drawings**
- **C. exchange consultant documents among the disciplines for coordination comments**
- D. submit the document package to the local code official for a preliminary review
- **E. request that the mechanical engineer flag potential conflicts on the structural drawings**
- F. send the structural drawings to a construction management firm for review

**Answer: B,C,E**

Explanation:

At 80% CD, the primary QC goals are coordination and constructability. Key actions include:

Peer reviews (B) by another qualified professional to verify technical adequacy.

Coordination among disciplines (F) to catch conflicts-especially in high-impact systems like HVAC and structural.

Consultant collaboration (C) helps preempt site clashes (e.g., ducts passing through beams).

Incorrect options:

A). Third-party CM reviews may help later, but internal coordination is more urgent at 80%.

D). Owner reviews are typically not technical.

E). Code officials generally review permit sets, not draft CDs.

References:

AHPP, Chapter 9 - Quality Management

NCARB ARE 5.0 Handbook - Coordination & QC Strategies

AIA Best Practices: "80% CD Coordination Checklist"

### NEW QUESTION # 34

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