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## 100% Pass 2026 NCARB Project-Management: ARE 5.0 Project Management (PjM) Exam Authoritative Latest Test Question

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### NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q53-Q58):

#### NEW QUESTION # 53

During the preparation of the construction documents, it was noted that the survey inaccurately located the property line. Consequently, the parking layout had to be redesigned to fit within the corrected property boundary. The architect's additional costs and associated delay are the responsibility of which one of the following parties?

- A. Owner
- B. Civil Engineer
- C. Architect
- D. Surveyor

**Answer: A**

**Explanation:**

According to AIA B101 §5.1, the owner is responsible for providing the site survey and other site-related documentation. If the survey is inaccurate and causes delays or extra services, the owner is responsible for costs incurred. The architect should submit a claim for additional services.

\* Surveyors are contracted by the owner (not by the architect unless explicitly stated).

- \* The architect is not liable for incorrect information furnished by the owner.
  - \* Reference: AIA B101 §5.1 and §3.6
  - \* NCARB ARE 5.0 Handbook - PjM Content Area 2: Budget and Contracts
- 

#### NEW QUESTION # 54

Subsequent to the preparation of construction documents, prior to permitting, the enactment of codes or laws requires changes to the project.

Which of the following should occur?

- A. The architect should seek no compensation.
- B. The owner should seek compensation from the governing body.
- C. The architect should be compensated for the changes as an additional service.
- D. The architect should seek compensation from the governing body.

**Answer: C**

Explanation:

According to AIA B101, Section 4.2 (Additional Services), changes required by the enactment or revision of codes, laws, or regulations after the preparation of construction documents are considered Additional Services. The architect is entitled to additional compensation for the time and work required to revise the documents accordingly.

References:

AIA B101 - Article 4.2.3

NCARB ARE 5.0 Handbook - Architect's services and contractual responsibilities

#### NEW QUESTION # 55

Evaluation and mitigation of indoor air quality in an existing facility assessment would include participation by which of the following?

Check the three that apply.

- A. Structural engineer
- B. Architect
- C. Industrial hygienist
- D. Electrical engineer
- E. Industrial engineer
- F. Mechanical engineer

**Answer: B,C,F**

Explanation:

Comprehensive Detailed Explanation:

Indoor air quality (IAQ) assessments require:

A). Architect - for identifying spatial and operational sources of contamination and coordinating remediation.

B). Industrial hygienist - for monitoring pollutants (e.g., mold, VOCs, CO2) and recommending mitigation strategies.

F). Mechanical engineer - for assessing HVAC system functionality, filtration, and ventilation strategies.

References:

NCARB ARE 5.0 Handbook - Existing building evaluations

CSI Division 01 (General Requirements) and 23 (HVAC)

EPA IAQ Tools for Schools Guidelines

#### NEW QUESTION # 56

What is the architect's role in project closeout?

- A. Conduct all warranty repairs
- B. Approve contractor payroll records
- C. Manage post-occupancy maintenance
- D. Conduct final inspections and issue certificates of substantial completion

**Answer: D**

Explanation:

During project closeout, the architect conducts final inspections, prepares punch lists, and issues certificates of substantial completion to mark the transition of responsibility. Payroll and maintenance are owner or contractor roles. Warranty repairs may involve the architect as a liaison but are typically contractor responsibilities. ARE 5.0 PjM includes closeout procedures in the construction administration phase.

#### **NEW QUESTION # 57**

According to ATA owner-architect agreements, who is responsible for the cost of evaluating significant substitutions proposed by the contractor, subcontractors, or suppliers and the cost of making subsequent revisions to drawings, specifications, and other documentation?

- A. Contractor
- **B. Owner**
- C. Architect
- D. Originator

**Answer: B**

Explanation:

Comprehensive Detailed Explanation:

According to AIA B101 (or ATA equivalent) Section 3.6.4.2, if the contractor proposes a substitution that is not part of the base contract, the cost to evaluate it and revise any documents (if accepted) is considered an Additional Service by the architect. Therefore, the owner bears that cost if they authorize the architect to proceed with the evaluation.

References:

AIA B101 - Section 4.2: Additional Services

NCARB ARE 5.0 Handbook - Contract interpretation and substitution evaluations CSI MasterFormat - Coordination of construction specifications and product submittals

#### **NEW QUESTION # 58**

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