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BOMI International RPA Capstone Experience Sample Questions (Q108-Q113):

NEW QUESTION # 108
A new tenant will be paying for 100% of its improvement costs. The property manager wants to recommend a project delivery method that combines the planning and construction phases and encourages collaboration. Which of the following project delivery methods BEST aligns with these objectives?

- A. Design-build
- B. Construction management-at-risk
- C. Multiple prime contracts
- D. Design-bid-build

Answer: A

Explanation:
Analysis:
* A. Construction management-at-risk- Offers some collaboration, but design and construction are still typically handled separately.
* B. Design-bid-build- A linear approach with separate design and construction phases. Not collaborative
.
* C. Design-build-#Combines design and construction under one contract, streamlining planning and execution, and fosters collaboration between parties. Ideal for tenant-funded projects.
* D. Multiple prime contracts- Adds complexity and coordination challenges, which is not ideal for tenant-funded improvements.

NEW QUESTION # 109
The owner of a building wants feedback from building occupants regarding building services. What is the MOST effective way for the property manager to collect this information?

- A. Conduct a facility condition assessment.
- B. Contact tenants on an ad hoc basis.
- C. Implement a tenant satisfaction program.
- D. Install a suggestion box in the lobby.

Answer: C

Explanation:
A tenant satisfaction program is structured, consistent, and measurable. It enables the property manager to collect reliable feedback over time, identify patterns, and make data-driven service improvements-unlike informal or one-time methods like a suggestion box or ad hoc contact.

NEW QUESTION # 110
A building owner and general contractor sign a contract to build an addition to a retail shopping center. Both parties agree to include a provision that specifies an amount of money to be paid by one party that is in material breach to the other party. This provision is often used when the sum of damages is difficult to predict in advance of contract execution. What is this provision called?

- A. Restitution
- B. Liquidated damages
- C. Expectation damages
- D. Consequential damages

Answer: B

Explanation:
Liquidated damagesare pre-determined amounts specified in a contract to be paid as compensation if one party breaches the agreement. They are commonly used when actual damages would be hard to quantify in advance, making them a proactive risk management tool in construction and service contracts.

NEW QUESTION # 111

A senior property manager wants to ensure members of the management team understand how a curtain wall system works. How can the senior property manager best describe thePRIMARYdistinguishing features of a curtain wall?

- A. Carries the structural load of the foundation and roof
- B. Keeps the weather out and carries no vertical structural loads
- C. Secures the leased premises of each commercial tenant
- D. Defines the elevator shafts and fire stair tower

Answer: B

Explanation:
Acurtain wallis a non-load-bearing exterior wall system that hangs (like a curtain) from the building structure. Itsprimary functionis to protect the interior from the elements, whilenot supporting any vertical structural loadsother than its own weight and wind loads.

NEW QUESTION # 112

A tenant has filed a claim against a property management company's architect, alleging financial loss suffered as a result of non-performance on a space design contract. Which of the following insurance policiesBEST protects the architect from this claim?

- A. Fiduciary liability insurance
- B. Employment practices liability insurance
- C. Professional liability insurance
- D. Employee benefits liability insurance

Answer: C

Explanation:
Professional liability insurance(also known as errors and omissions insurance) protects professionals like architects from claims of negligence, mistakes, or failure to perform services as promised in a contract. This makes it the best protection against claims related to professional work performance.

NEW QUESTION # 113

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