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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q70-Q75):

NEW QUESTION # 70

During which project phase is the architect primarily responsible for preparing detailed construction drawings and specifications?

- A. Construction Documents
- B. Bidding and Negotiation
- C. Design Development
- D. Schematic Design

Answer: A

Explanation:

The Construction Documents phase is when the architect develops comprehensive and detailed drawings and specifications that define the final design for bidding, permitting, and construction. This phase translates the design intent from schematic and design development drawings into precise documents that guide the contractor's work. Construction documents include plans, elevations, sections, details, schedules, and written specifications. These documents must be coordinated and thoroughly checked to reduce errors and omissions.

This phase also sets the basis for cost estimating and bidding. The architect's role is critical in ensuring these documents conform to all applicable codes, standards, and client requirements. This content aligns with the ARE 5.0 PjM division focus on project phases and deliverables, as outlined in NCARB's ARE 5.0 Handbook and Project Delivery guidelines.

NEW QUESTION # 71

An architecture firm has a C401 agreement with their consultants for a new design-bid-build residential tower.

The architect has approved a schedule provided by the mechanical engineer that includes a two-week quality control review after each delivery milestone.

During the design development phase, the owner requests that the architect change the 8,000-square-foot business center amenity for tenants to a private restaurant. The mechanical engineer informs the architect that their schedule must be extended by four weeks to meet the owner's request.

What should the architecture firm do first to maintain the start of construction?

- A. Receive the owner's approval of the schedule change in writing from the consultant.
- B. Approve the design loads of the new mechanical system following the next quality control review.
- C. Request that compensation be adjusted by the owner to reflect the change in scope.
- D. Change the C401 agreement to reflect the additional four-week extension.

Answer: C

Explanation:

When an owner requests a significant change during the design development phase-such as changing an amenity space from a business center to a private restaurant-this constitutes a change in scope. Such changes often require additional design work, engineering effort, and potentially extended schedules.

The mechanical engineer has indicated the schedule must be extended by four weeks due to this scope change.

To maintain project momentum and avoid delays, the architecture firm should first address the issue of compensation for this added scope and extended time. This ensures that the consultants are compensated fairly before additional work proceeds.

* Option A is the correct first step: The architect should request the owner to approve an adjustment to compensation reflecting the additional scope and time required.

* Option B (approving design loads) is premature before addressing scope and compensation changes.

* Option C (receiving owner's written approval of the schedule change) is important but generally follows agreement on compensation and scope adjustment.

* Option D (changing the C401 agreement to reflect schedule extension) might be required eventually but the initial and most critical step is securing compensation approval from the owner before contract modifications.

This aligns with standard project management practices and AIA contract guidelines that emphasize properly managing changes in scope, compensation, and schedule to avoid disputes and maintain project control.

References from ARE 5.0 Project Management (PjM) division:

* AIA Document C401 (Architect-Consultant Agreement) - managing scope changes, compensation adjustments, and schedule modifications

* Project Management best practices for scope, schedule, and compensation control

* NCARB ARE 5.0 PjM study materials on change management during design phases

* Contract administration guidance on coordinating owner-consultant agreements when scope changes occur

NEW QUESTION # 72

An architect is working on a very large and complex project consisting of multiple buildings with overlapping phases.

Which tool should be used to communicate important deadlines to the team?

- A. Milestone Charts
- B. Gantt Chart
- C. Critical Path Method (CPM) Chart

Answer: A

Explanation:

Milestone charts are ideal for communicating high-level, key deadlines for different buildings and phases.

They provide quick reference points for project phases, deliverables, or deadlines. While Gantt and CPM charts are valuable for tracking detailed tasks and dependencies, milestone charts best serve communication of key dates across a large and complex project to a broad audience.

References:

NEW QUESTION # 73

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. Architect
- **B. Owner**
- C. Contractor
- 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 # 74

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 contractor copying the owner.**
- C. Immediately instruct construction workers on which safety precautions need to be taken.
- D. Document the unsafe working conditions and send a memo to the owner copying the contractor.

Answer: B

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 # 75

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