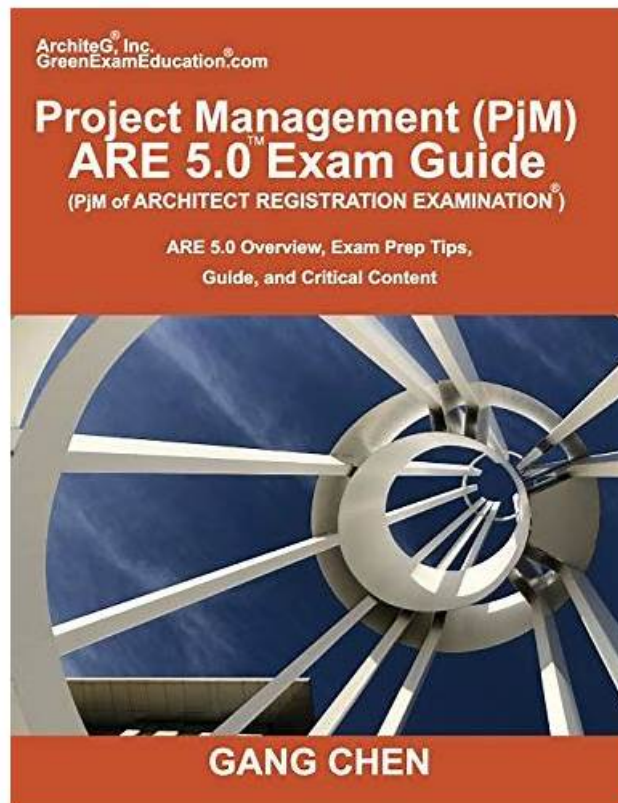


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NCARB Project-Management Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none">• Project Work Planning: This section of the exam measures the skills of architectural associates and covers the development and communication of an effective project work plan. It emphasizes maintaining schedules, setting clear criteria for work planning, and ensuring consistent communication with stakeholders, including owners, contractors, consultants, and internal staff.
Topic 2	<ul style="list-style-type: none">• Project Execution: This section of the exam measures skills of architectural associates and covers the management of project execution through administrative procedures rather than design decisions. It addresses evaluating budgets, managing scope changes, preparing project documentation in line with delivery methods, and securing necessary approvals from relevant authorities.

Topic 3	<ul style="list-style-type: none"> • Contracts: This section of the exam measures the skills of project managers and covers the analysis of contracts that govern the relationships between architects, owners, contractors, and consultants. It highlights verifying adherence to agreements, interpreting key contractual elements, and ensuring consultant work is properly integrated into the project.
Topic 4	<ul style="list-style-type: none"> • Resource Management: This section of the exam measures the skills of project managers and covers how to determine the right team composition and manage time allocation for successful project delivery. It focuses on evaluating criteria for assembling teams and ensuring resources are properly managed to execute the project within agreed terms.
Topic 5	<ul style="list-style-type: none"> • Project Quality Control: This section of the exam measures skills of project managers and covers procedures for ensuring quality and maintaining the Standard of Care throughout the project. It focuses on applying regulatory requirements, reviewing documentation for quality, reducing risks and liabilities, and managing the design process to preserve its objectives

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NCARB ARE 5.0 Project Management (PjM) Exam Sample Questions (Q74-Q79):

NEW QUESTION # 74

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

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

Answer: C

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 # 75

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

- F. arrange for a peer review of the mechanical design and distribution drawings

Answer: A,B,F

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 # 76

A new multifamily apartment building is constructed using a construction manager at-risk delivery method.

The owner is eager to begin leasing units in the building and requests that the architect sign the certificate of substantial completion without listing any work to be completed.

Which party is required to sign the certificate of substantial completion?

- A. Architect
- B. Tenant
- C. Building Inspector
- D. Owner

Answer: A

Explanation:

The AIA A201 and B101 clearly state that the architect is the one who certifies substantial completion. The architect must inspect the work and include a list of incomplete or corrective work (a "punch list") as part of the Certificate of Substantial Completion.

The building inspector may issue a certificate of occupancy, but the architect is responsible for certifying substantial completion.

References:

AIA A201-2017 § 9.8.4

AIA G704 Certificate of Substantial Completion

NCARB ARE 5.0 Handbook - Construction & Closeout Tasks

NEW QUESTION # 77

Which of the following best describes a construction manager (CM) at risk?

- A. The CM is responsible for meeting a fixed or maximum cost of construction.
- B. The CM provides early consultation during the design phase and assembles trade contractors.
- C. The CM advises the owner on constructability and cost management issues.
- D. The CM is paid a fixed fee and acts as the owner's agent during construction.

Answer: A

Explanation:

A CM at risk (CMc) is both an advisor during design and the constructor during the construction phase. A defining characteristic is the Guaranteed Maximum Price (GMP), placing financial risk on the CM for cost overruns beyond the GMP.

Incorrect options:

B and D describe CM as Advisor (CMa), not CMc.

C is too vague and lacks the critical GMP element.

References:

AIA CMc Contracts: A133 and A134

AHPP, 15th ed., Chapter 10: Project Delivery Methods

NEW QUESTION # 78

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

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 # 79

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