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## NCARB ARE 5.0 Project Development and Documentation Exam Sample Questions (Q17-Q22):

### NEW QUESTION # 17

The architect has completed 60% of the construction documents. The owner wants to establish the guaranteed maximum price (GMP) at this point before 100% of the construction documents are complete. Several flooring finish items are still undetermined. What should be included in the project manual to make sure the contractor has a cost to cover all finishes?

- A. Alternate to change broadloom carpet to carpet tile
- B. Contingency of 10% added to the overall construction cost
- C. Allowance of \$30/sq. yd. for floor finishes
- D. Schedule of flooring unit prices to be completed by the contractor

**Answer: C**

Explanation:

When a GMP (Guaranteed Maximum Price) is established before the design is 100% complete and specific materials are not yet chosen, the correct approach is to specify allowances in the project manual.

An allowance is a fixed monetary amount for a specific scope item (e.g., flooring finishes) that allows the contractor to carry a cost in the bid/GMP until the actual product is selected. This ensures the GMP covers the item without delaying pricing.

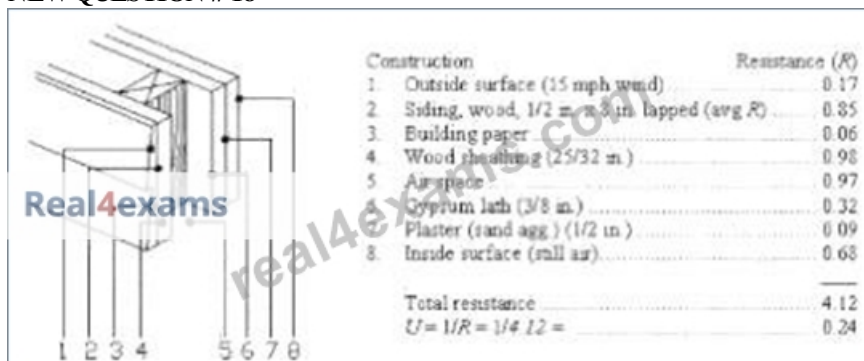
A). Contingency - Is for unforeseen conditions, not specific unselected finishes.

B). Schedule of unit prices - Typically used for variable-quantity work, not for unknown product selection.

D). Alternate - Provides an option for substitution, but does not guarantee a base cost in the GMP.

PDD Reference: ARE 5.0 PDD "Project Manual and Specifications-Allowances, Alternates, and Unit Prices," AIA A201 §3.8, CSI Division 01-General Requirements.

### NEW QUESTION # 18



Refer to the exhibit.

What will the overall coefficient of Heat Transmission (U-value) of the building assembly illustrated in the attached figure become if unfaced R-19 batt insulation is added in the stud spaces in the wall cavity?

- A. 0.240
- B. 0.052
- C. 0.043
- D. 0.024

**Answer: C**

Explanation:

From the exhibit, the existing wall has a total thermal resistance  $R = 4.12$ .

Overall heat transmission (U-value) is  $U = 1/R = 1/4.12 \approx 0.24$ , which matches the figure.

If unfaced R#19 batt insulation is added in the stud cavity, the total resistance increases by 19:

A math equations and numbers AI-generated content may be incorrect.

$$R_{\text{new}} = 4.12 + 19 = 23.12$$

$$U_{\text{new}} = \frac{1}{R_{\text{new}}} = \frac{1}{23.12} \approx 0.043$$

Thus, the overall U-value  $\approx 0.043$ .

(Note: This simplified calculation assumes full, continuous R-19 in the cavity and ignores thermal bridging through studs—consistent with typical exam problems unless otherwise noted.)

References (ARE PDD Study):

- \* Architectural Graphic Standards- Thermal properties of envelope assemblies; R and U relationships.
- \* Building Construction Illustrated (Ching)- Heat flow through walls and calculating U-values.
- \* NCARB ARE 5.0 Handbook-PDD: Building Envelope performance and energy calculations.

#### NEW QUESTION # 19

Specifications and details for repointing deteriorated masonry joints in historic soft-brick buildings should result in which one of the following?

- A. A bond between the existing masonry and the new mortar that is stronger than the brick
- B. Deeper joint profiles
- **C. The duplication of original mortar strength**
- D. An increased mortar strength over the original mortar

**Answer: C**

Explanation:

Understanding the Problem

This question is about historic masonry restoration - specifically, repointing deteriorated mortar joints in soft-brick buildings. Historic bricks, especially those made before the early 20th century, are often much softer and more porous than modern high-fired bricks. The mortar originally used was also softer, usually lime-based, which allowed for thermal movement, moisture permeability, and protection of the brick units.

Why the Correct Answer is "Duplication of Original Mortar Strength"

\* Best practice in preservation (as outlined in the Secretary of the Interior's Standards for the Treatment of Historic Properties) is to match the original mortar in strength, composition, permeability, and appearance.

\* A mortar stronger than the original can cause the softer brick to crack or spall under thermal or moisture stresses, because the brick will end up being the weaker link and take the damage.

\* Duplication ensures that the new mortar works compatibly with the old masonry system - allowing for similar vapor transmission and structural flexibility.

Why the Other Options Are Incorrect:

\* B. Increased mortar strength over the original mortar - This is harmful in historic soft-brick construction. Stronger cement-based mortars can trap moisture in the brick, leading to freeze-thaw damage and spalling.

\* C. A bond stronger than the brick - This would cause the brick to fail first when stress occurs, which is undesirable in preservation work.

\* D. Deeper joint profiles - Deeply raking out joints unnecessarily can damage surrounding brick edges and change the visual proportions; repointing depth should only be enough to remove deteriorated mortar (typically 2-2.5 times the joint width).

NCARB ARE 5.0 PDD Study Guide References:

\* Content Area: Integration of Building Materials & Systems - Historic Preservation Techniques

\* Key Resources:

\* The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings

\* National Park Service Preservation Brief 2: "Repointing Mortar Joints in Historic Masonry Buildings"

\* Building Construction Illustrated - Masonry Restoration

\* Key Preservation Principle: "New mortar should match the historic mortar in composition, strength, and vapor permeability."

### NEW QUESTION # 20

Which species of wood is often used as a substitute for more costly species because of its hardness, grain pattern, and ability to take paint and stain well?

- A. Cypress
- B. Red oak
- **C. Poplar**
- D. Redwood

**Answer: C**

Explanation:

Poplar is a hardwood that is relatively inexpensive compared to species like maple, cherry, or oak. It has:

Good hardness and uniform grain

Takes paint and stain well (although stain may require pre-treatment for even color) Often used as a cost-effective substitute for higher-priced hardwoods in furniture, millwork, and trim.

Why not others:

Red oak: Hard and attractive but more costly.

Cypress: Softwood valued for decay resistance, not typically a hardwood substitute.

Redwood: Softwood, expensive, used for exterior decay resistance.

PDD Reference: ARE 5.0 PDD "Materials-Wood species characteristics," CSI Div. 06 Wood & Plastics, Architectural Woodwork Institute (AWI) standards.

### NEW QUESTION # 21

Which of the following must be considered in the proper selection of thermal insulation and moisture control assemblies for a building? (Check all that apply)

- A. Type of HVAC system to be used
- **B. Thermal resistance properties of the materials**
- **C. Exterior climate of the building location**
- **D. Compatibility of the materials with adjacent materials**
- **E. Interior climate of the space**
- **F. Orientation of the building**

**Answer: B,C,D,E,F**

Explanation:

(Interior climate of the space, Exterior climate of the building location, Thermal resistance properties of the materials, Orientation of the building, Compatibility of the materials with adjacent materials) Comprehensive Detailed Explanation with all NCARB ARE 5.0 Project Development and Documentation (PDD) Study Guide References:

Selecting thermal insulation and moisture control assemblies requires a holistic approach considering multiple factors:

A). Interior climate of the space: Critical to determine required insulation levels and vapor barrier placement.

B). Exterior climate: Determines heating or cooling loads, moisture conditions, freeze-thaw cycles.

D). Thermal resistance properties: R-value of materials is fundamental in controlling heat flow.

E). Orientation of the building: Affects solar heat gain, exposure to wind-driven rain, and thus moisture control strategy.

F). Compatibility of materials: Important to avoid chemical or physical degradation, ensure proper adhesion, and maintain performance over time.

C). Type of HVAC system is important for overall building performance but not a primary factor in selecting insulation and moisture control assemblies themselves, which are more dependent on physical and climatic factors.

Supporting References:

NCARB ARE 5.0 Review Manual, Environmental Systems and Materials chapters ASHRAE Fundamentals Handbook (thermal insulation design) Building Science Corporation's guides on moisture control and thermal envelopes

### NEW QUESTION # 22

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