

NCARB.Project-Management.v2026-04-28.q27

Exam Code:	Project-Management
Exam Name:	ARE 5.0 Project Management (PjM) Exam
Certification Provider:	NCARB
Free Question Number:	27
Version:	v2026-04-28
# of views:	114
# of Questions views:	270
https://www.exam-tests.com/Project-Management-exam/NCARB.Project-Management.v2026-04-28.q27.html	

NEW QUESTION: 1

<table><tr><th colspan="2">Firm ABC (available staff)</th></tr><tr><td>(1) Lead Architect</td><td>50% available</td></tr><tr><td>(1) Designer</td><td>100% available</td></tr><tr><td>(3) Drafters</td><td>100% available</td></tr></table> <table><tr><th colspan="2">Augmenting firm (available staff)</th></tr><tr><td>(1) Lead Architect</td><td>75% available</td></tr><tr><td>(2) Designers</td><td>100% available</td></tr><tr><td>(2) Drafters</td><td>100% available</td></tr></table>	Firm ABC (available staff)		(1) Lead Architect	50% available	(1) Designer	100% available	(3) Drafters	100% available	Augmenting firm (available staff)		(1) Lead Architect	75% available	(2) Designers	100% available	(2) Drafters	100% available	<table><tr><th colspan="2">Project A - Greenfield Gas Station</th></tr><tr><td colspan="2">Project labor requirements</td></tr><tr><td>Lead Architect</td><td>16 hrs/week</td></tr><tr><td>Designer</td><td>24 hrs/week</td></tr><tr><td>Drafter</td><td>80 hrs/week</td></tr></table> <table><tr><th colspan="2">Project B - Existing building interior renovation</th></tr><tr><td colspan="2">Project labor requirements</td></tr><tr><td>Lead Architect</td><td>24 hrs/week</td></tr><tr><td>Designer</td><td>16 hrs/week</td></tr><tr><td>Drafter</td><td>80 hrs/week</td></tr></table>	Project A - Greenfield Gas Station		Project labor requirements		Lead Architect	16 hrs/week	Designer	24 hrs/week	Drafter	80 hrs/week	Project B - Existing building interior renovation		Project labor requirements		Lead Architect	24 hrs/week	Designer	16 hrs/week	Drafter	80 hrs/week
Firm ABC (available staff)																																					
(1) Lead Architect	50% available																																				
(1) Designer	100% available																																				
(3) Drafters	100% available																																				
Augmenting firm (available staff)																																					
(1) Lead Architect	75% available																																				
(2) Designers	100% available																																				
(2) Drafters	100% available																																				
Project A - Greenfield Gas Station																																					
Project labor requirements																																					
Lead Architect	16 hrs/week																																				
Designer	24 hrs/week																																				
Drafter	80 hrs/week																																				
Project B - Existing building interior renovation																																					
Project labor requirements																																					
Lead Architect	24 hrs/week																																				
Designer	16 hrs/week																																				
Drafter	80 hrs/week																																				

Design Firm ABC is awarded two projects, but they do not have enough staff to support the execution of both projects due to unexpected staffing issues. ABC is deciding if they need to hire staff from an outside firm to execute the projects.

Which one of the following sets of staff members would adequately support ABC's staffing needs?

- A. 1 Lead Architect, 1 Drafter
- B. 2 Designers
- C. 1 Designer, 1 Drafter
- D. 2 Drafters

Answer: ([SHOW ANSWER](#))

Comprehensive Detailed Explanation:

From the schedule:

Total lead architect hours needed = 16 + 24 = 40 hrs/week

Firm ABC only has 50% of 1 Lead Architect = 20 hrs/week # Needs 20 hrs more Total drafter

hours needed = 80 + 80 = 160 hrs/week Firm ABC has 3 Drafters at 100% = 3 × 40 = 120

hrs/week # Needs 40 hrs more Thus, the firm needs 1 Lead Architect (for 20 hrs) and 1 Drafter (for 40 hrs) from the augmenting firm to meet the requirement.

References:

NEW QUESTION: 2

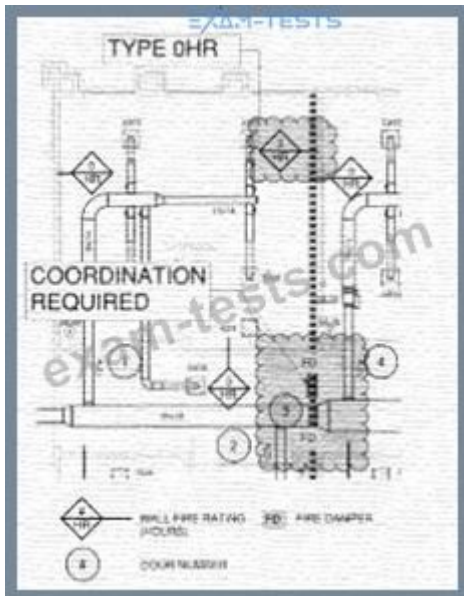
Which of the following is a key advantage of using Building Information Modeling (BIM)?

- A. Eliminates the need for construction documents
- B. Allows integrated coordination of architectural, structural, and MEP systems
- C. Guarantees cost savings
- D. Replaces the contractor's role in construction

Answer: B (LEAVE A REPLY)

BIM facilitates integrated coordination of multiple disciplines by enabling a shared digital model, reducing conflicts, improving visualization, and enhancing collaboration. It supports clash detection and improves efficiency but does not eliminate construction documents or replace contractors. ARE 5.0 PjM emphasizes technology's role in project delivery.

NEW QUESTION: 3



Refer to the exhibit.

Construction documents are 75% complete for a design-bid-build project. As part of an architecture firm's quality control plan, the senior architect reviews the drawings and specifications for coordination. Following the review, the project architect distributes the senior architect's markups to the consultants.

What should the mechanical engineer do next to maintain quality control?

- A. Request a fire rating review with the senior architect
- B. Request a constructability review of the ductwork with the project team
- C. Request a redline work session with the project architect to discuss the floor plan

Answer: C (LEAVE A REPLY)

The mechanical engineer is responsible for responding to coordination markups-such as conflicts between ductwork and fire-rated walls, dampers, or structural components. By requesting a redline work session, the mechanical engineer can collaborate directly with the project architect to

resolve spatial, code, and fire protection conflicts, ensuring the integrity of both mechanical systems and building code compliance.

This action aligns with best practices in Quality Control/Assurance (QA/QC) procedures, where inter-disciplinary coordination during the Construction Documents (CD) phase is essential to reduce RFIs and change orders later.

ARE 5.0 PjM References:

NCARB ARE 5.0 Handbook - PjM: "Coordination of drawings and consultant input during documentation" AIA Best Practices: Consultant collaboration and redline review during CD phase AHPP (Architect's Handbook of Professional Practice), 15th ed., Chapter 9: Quality Management

NEW QUESTION: 4

According to AIA Document A201, who is responsible for obtaining permits and licenses required for the project?

- A.** Owner
- B.** Architect
- C.** Contractor
- D.** Construction Manager

Answer: A ([LEAVE A REPLY](#))

Per AIA A201 General Conditions, the owner is responsible for obtaining and paying for permits and licenses necessary for the project unless otherwise stated. The contractor typically assists by providing necessary information and submitting documents required by local authorities but the ultimate responsibility lies with the owner. The architect facilitates compliance by producing code-compliant documents but does not directly secure permits. This responsibility division is a key concept in ARE 5.0 PjM relating to roles and obligations defined in contract documents.

NEW QUESTION: 5

Which of the following best describes the architect's role in cost estimating during schematic design?

- A.** Developing a detailed quantity takeoff and vendor pricing
- B.** Providing a preliminary opinion of probable construction cost
- C.** Verifying contractor bids and change order pricing
- D.** Approving final project budget with the owner

Answer: B ([LEAVE A REPLY](#))

During schematic design, the architect provides a preliminary opinion of probable construction cost (OPCC) based on conceptual design. This estimate is less detailed but important for budgeting and feasibility analysis.

It helps the owner make informed decisions about project scope and design direction early in the process.

Detailed quantity takeoffs and vendor pricing occur later in the design development or construction documents phases. Verifying bids and approving final budgets are responsibilities

tied to later stages. The ARE 5.0 PJM exam highlights early-stage cost estimating as a critical tool for scope control and project feasibility.

NEW QUESTION: 6

An architect is working on a large renovation project with an AIA B101 contract. The owner decides to contract separately with an electrical engineer and a security firm. The security firm asks the engineer and architect to coordinate the details for a new card reader access control system.

What is the first step the architect should take?

- A.** Request authorization from the owner to provide additional services
- B.** Provide coordination drawings to the engineer
- C.** Ask the engineer to provide details to the security firm

Answer: ([SHOW ANSWER](#))

Since the security firm is a direct contractor of the owner, coordination falls outside the architect's basic scope as defined in AIA B101. Coordination with third parties not under the architect's consultant team typically constitutes additional services. Therefore, before taking on that responsibility, the architect must request written authorization from the owner.

References:

AIA B101-2017 § 4.2.1 and § 3.1.3

AHPP, 15th ed., Chapter 10 - Project Delivery and Consultant Coordination

NEW QUESTION: 7

An architecture firm is negotiating a contract with an owner for a \$2,000,000 project. The proposed architectural-only fee is 5% of the cost of construction through the end of the Construction Document Phase.

During the negotiations, the owner wants to apply for a building permit in 7 weeks without exceeding the original budget constraints. The project staff currently consists of 2 people who have an hourly rate of \$100.

What is the minimum project staff required to meet the owner's new schedule?

- A.** 2
- B.** 3
- C.** 4
- D.** 5

Answer: **C** ([LEAVE A REPLY](#))

Comprehensive Detailed Explanation:

Step 1: Fee available through CD phase:

$$\$2,000,000 \times 5\% = \$100,000$$

Step 2: Time constraint: 7 weeks

Hourly rate: \$100/person

Max hours affordable: $\$100,000 \div \$100 = 1,000$ hours

Step 3: Hours per person over 7 weeks:

Assume 40 hours/week # 1 person = 280 hours

X = number of people

$280 \times X = 1,000$ hours # $X = \sim 3.57$ # round up # 4 people

References:

NCARB ARE 5.0 Handbook - Fee calculation, budgeting, and scheduling

Ballast ARE 5 Review Manual - Staff planning exercises

NEW QUESTION: 8

What is the architect's responsibility regarding code compliance during design?

- A. Designing structural systems for code compliance
- B. Preparing design documents in accordance with applicable codes
- C. Issuing building permits
- D. Inspecting construction for code compliance

Answer: B ([LEAVE A REPLY](#))

The architect is responsible for preparing design documents that comply with applicable codes and regulations. Structural design is typically performed by engineers. Permitting and inspections are government responsibilities. Ensuring documents meet code requirements reduces the risk of delays or rework. ARE 5.0 PJM tests understanding of code compliance roles.

NEW QUESTION: 9

Which scheduling method shows the longest path of dependent activities?

- A. Gantt chart
- B. Critical Path Method (CPM)
- C. Bar chart
- D. Flowchart

Answer: B ([LEAVE A REPLY](#))

The Critical Path Method (CPM) identifies the longest sequence of dependent tasks that determine the minimum project duration. It highlights critical activities where delays affect the overall schedule. Gantt charts and bar charts are visual scheduling tools but do not calculate critical paths. Flowcharts map processes.

CPM is essential in ARE 5.0 PJM for schedule analysis.

NEW QUESTION: 10

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. Architect
- C. Surveyor

D. Civil Engineer

Answer: (SHOW ANSWER)

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: 11

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. Gantt Chart

B. Critical Path Method (CPM) Chart

C. Milestone Charts

Answer: C (LEAVE A REPLY)

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:

NCARB ARE 5.0 PjM Handbook - Scheduling tools

AIA Best Practices - Communication and scheduling

NEW QUESTION: 12

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. Request that compensation be adjusted by the owner to reflect the change in scope.

B. Approve the design loads of the new mechanical system following the next quality control review.

C. Receive the owner's approval of the schedule change in writing from the consultant.

D. Change the C401 agreement to reflect the additional four-week extension.

Answer: ([SHOW ANSWER](#))

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: 13

A geotechnical report for a public project reveals a previously unknown condition and indicates that there is rock directly beneath the existing grade. The proposed building will now require a shallow foundation. The chosen location was the result of a three-year process evaluating multiple potential sites.

Which actions should the architect take next as a result of the geotechnical report results? Check the three that apply.

A. Determine what type of rock is beneath the existing grade.

B. Update the detailed cost estimate.

- C. Evaluate alternate project sites for the proposed building.
- D. Update the current project schedule.
- E. Request an additional services agreement for the unknown condition.
- F. Consult with an excavation company for rock removal.

Answer: A,B,D (LEAVE A REPLY)

The architect should take technical and managerial steps to respond to the new geotechnical data:

- A). Identifying the type of rock informs excavation methods and potential foundation redesign.
- B). The cost estimate must be updated because excavation in rock is significantly more expensive.
- D). Schedule impacts are also probable due to extended excavation time.

C is incorrect because the site was already selected after a lengthy evaluation process. E may not apply unless the architect is being asked to provide significant redesign. F is not typically the architect's responsibility at this stage.

References:

NCARB ARE 5.0 Handbook - Geotechnical coordination and cost implications AIA B101 - Architect's Basic Services related to site analysis CSI MasterFormat - Division 31 (Earthwork), 03 (Concrete Foundations)

NEW QUESTION: 14

The architect is on site to evaluate the completed work by the contractor. During the evaluation, the architect notices a structural connection that deviates from the contract documents.

According to AIA B101, to which party should the architect report this observed deviation?

- A. Structural engineer
- B. Contractor
- C. Building inspector
- D. Owner

Answer: D (LEAVE A REPLY)

Per AIA B101 § 3.6.2.1, the architect is required to notify the owner of any deviations from the contract documents observed during site visits. While the architect may also discuss it with the contractor and engineer, the formal obligation is to report it to the owner. The contractor is ultimately responsible for conformance with contract documents, and further action (like issuing a notice of nonconformance or requiring correction) may follow.

References:

AIA B101-2017 § 3.6.2.1

AIA A201-2017 §§ 3.3 and 4.2

NCARB ARE 5.0 Handbook - Construction Administration Task Overview

NEW QUESTION: 15

Which four factors will most affect the choice of project delivery method? Check the four that apply.

- A. Project scope
- B. Size of architectural firm
- C. Owner capabilities
- D. Building code
- E. Owner risk tolerance
- F. Construction cost

Answer: (SHOW ANSWER)

- A). Project scope: Impacts complexity and integration needs.
- C). Owner capabilities: Determines whether the owner can manage multiple contracts (as in DBB or CM).
- E). Risk tolerance: Risk-averse owners may prefer DB or CM-at-risk with cost guarantees.
- F). Construction cost: Influences whether fast-tracking or GMP methods are needed.

Incorrect:

- B). The firm's size is rarely a determining factor.
- D). Code compliance is required in all methods but doesn't drive delivery choice.

References:

AHPP Chapter 10 - Choosing a Delivery Method

NCARB ARE 5.0 Handbook - Delivery Method Evaluation Criteria

NEW QUESTION: 16

Preparation of space standards, furniture assessment, and documentation of equipment requirements are most effectively done during which of the following project phases?

- A. Programming
- B. Schematic Design
- C. Design Development

Answer: A (LEAVE A REPLY)

Programming is the pre-design phase where user needs, space requirements, equipment, and furniture needs are assessed. This information is critical to developing an appropriate design later during schematic and design development phases.

References:

NCARB ARE 5.0 Handbook - Project Phases and Scope

AIA B101 - Programming and Owner-provided information

Ballast ARE 5 Review Manual - Programming and analysis

Valid Project-Management Dumps shared by BraindumpsPass.com for Helping Passing Project-Management Exam! BraindumpsPass.com now offer the **newest Project-Management exam dumps**, the BraindumpsPass.com Project-Management exam **questions have been updated** and **answers have been corrected** get the **newest** BraindumpsPass.com Project-Management dumps with Test Engine here:

NEW QUESTION: 17

What is the architect's primary responsibility when responding to a contractor's Request for Information (RFI) during construction?

- A. Revising the contract to include additional services
- B. Providing a clear and timely clarification to avoid delays
- C. Issuing a change order immediately
- D. Inspecting the contractor's work for quality

Answer: B (LEAVE A REPLY)

An RFI is a formal request from the contractor for clarification regarding the contract documents during construction. The architect's primary responsibility is to respond clearly and promptly to avoid project delays and confusion. The architect reviews the question, interprets the design intent, and provides necessary clarifications or directs the contractor accordingly. While an RFI can lead to change orders, issuing them is a separate process involving owner approval. The architect's role focuses on maintaining project momentum and communication flow. This aligns with the ARE 5.0 PjM emphasis on construction phase communication, contractor coordination, and proper documentation of clarifications as part of contract administration.

NEW QUESTION: 18

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

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

Answer: B (LEAVE A REPLY)

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: 19

An architect is working on a design-build project for a large skyscraper. The architect has completed a conceptual design, finalized the contracts, and hired consultants. The schematic design phase is set to begin in one week.

Which items or tasks are important for the architect to complete during this time? Check the three that apply.

- A. Send consultants project constraints
- B. Prepare building permit application

- C. Identify FF&E vendors
- D. Create a project schedule
- E. Ask consultants to review information and provide input
- F. Coordinate the curtain wall detailing with the envelope

Answer: ([SHOW ANSWER](#))

Verified Answer

At the outset of schematic design, the architect must coordinate with consultants and communicate constraints and expectations to keep the project aligned with goals. Building permits are typically addressed in the construction documents phase. FF&E coordination and curtain wall detailing occur later in design development and construction documents.

Coordination and planning at schematic design are crucial to project integration.

Reference: AIA B101 §3.2 - Schematic Design Phase

NCARB ARE 5.0 Handbook - PJM Content Area 1 and 4

NEW QUESTION: 20

The main goals on a large project are ease of communication and commitment from the project team.

Which scheduling technique should be used?

- A. Milestone chart
- B. Interactive bar chart
- C. Critical path method

Answer: B ([LEAVE A REPLY](#))

Interactive bar charts are ideal for large projects where team commitment and communication are priorities.

Unlike a simple milestone chart or the more complex Critical Path Method (CPM), interactive bar charts provide a visual, time-based representation of tasks that facilitates easy understanding across disciplines.

When developed in a collaborative setting (such as pull-planning or in-person planning sessions), these charts help the project team see their roles, identify dependencies, and commit to deliverables.

The ARE 5.0 Handbook (Project Management division) describes interactive bar charts as excellent tools for collaborative environments where schedule visibility and team accountability are essential.

These charts promote communication across team members and are easier for non-technical stakeholders to interpret.

Reference: NCARB ARE 5.0 Handbook - PJM Content Area 3: Project Work Planning

NEW QUESTION: 21

What is the best method for an architect to reduce liability related to unknown site conditions?

- A. Assume full responsibility for site conditions
- B. Clearly define the scope of services and responsibilities in contracts

- C. Ignore unforeseen conditions unless notified by the contractor
- D. Use the same geotechnical report for multiple projects

Answer: B (LEAVE A REPLY)

The architect reduces liability by clearly defining scope, responsibilities, and exclusions in contracts, particularly regarding site conditions. Site investigations and geotechnical reports are typically the owner's responsibility. The architect should not assume unknown conditions or ignore notifications. Using outdated or non-specific reports is risky. ARE 5.0 PjM addresses risk management, scope clarity, and contract administration to mitigate liability.

NEW QUESTION: 22

A principal architect is working with a school district on designing an 18,000-square-foot athletics training facility. During the DD phase, the principal notices that the firm's younger staff has produced equipment plans that do not coordinate with the electrical engineer's sheets. How should the principal architect respond to the lack of coordination? Check the three that apply.

- A. Review checklists with the staff
- B. Hold a design charrette
- C. Extend the design schedule
- D. Conduct a desk critique
- E. Schedule an immediate coordination meeting
- F. Coordinate drawings in submittal review

Answer: A,D,E (LEAVE A REPLY)

These three actions represent proactive and constructive responses to coordination issues during the Design Development (DD) phase.

- A). Review checklists with the staff: Using coordination checklists reinforces quality control standards and helps less-experienced staff identify typical coordination pitfalls.
- D). Conduct a desk critique: This one-on-one review allows the principal to mentor younger staff, identify specific problems, and ensure corrections are made early.
- E). Schedule an immediate coordination meeting: Critical to resolving discrepancies quickly with the electrical consultant and design team to realign the design set.

Incorrect options:

- B). Design charrettes are typically used for creative brainstorming in schematic design, not resolving coordination issues in DD.
- C). Extending the schedule is a last resort and not an efficient first step.
- F). Submittal review happens during construction and is too late for addressing design-phase coordination issues.

ARE 5.0 PjM References:

NCARB ARE 5.0 Handbook - PjM: "Consultant Coordination & Document Quality Control" AHPP, 15th ed., Chapter 11: Design Phases and Staff Management Quality Management Plan strategies during DD and CD phases Let me know if you'd like follow-up questions or explanations from other divisions like CE, PPD, or PA.

NEW QUESTION: 23

During the initial construction documents phase meeting, the owner states a strong desire to decrease the time required for the construction documents phase. The owner plans to submit the documents to the building department early for the building permit. Although the project is currently on schedule, the architect plans to comply with the owner's request.

Which action should the architect take?

- A.** Review with the owner a reorganized layout for the construction drawing set to use fewer sheets and fewer details
- B.** Agree with the owner's compressed schedule if the owner agrees to reduce significantly the time for the owner's review of the documents
- C.** Recommend to defer any decision until the documents are 25% completed and more information is available
- D.** Discuss the current work plan with the owner and offer to expand staffing and reduce the schedule for additional services

Answer: D ([LEAVE A REPLY](#))

Verified Answer

Comprehensive Detailed Explanation:

To responsibly reduce the time required for the Construction Documents (CD) phase, the architect should discuss the staffing strategy and the additional resources needed to compress the schedule. This constitutes an additional service, as compressing the schedule requires added effort and cost. Offering to expand staffing allows the firm to maintain quality while meeting the owner's request.

References:

NEW QUESTION: 24

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.** send the structural drawings to a construction management firm for review
- B.** arrange for a peer review of the mechanical design and distribution drawings
- C.** request that the mechanical engineer flag potential conflicts on the structural drawings
- 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.** exchange consultant documents among the disciplines for coordination comments

Answer: B,C,F ([LEAVE A REPLY](#))

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: 25

An architect is evaluating a change order.

Where should the costs for the project superintendent or general foreman be included?

A. Direct field labor hours

B. Direct field labor costs

C. Field overheads

D. General and administrative overheads

Answer: C ([LEAVE A REPLY](#))

The costs associated with a project superintendent or general foreman are classified under field overheads.

These are not directly tied to a specific construction activity (like labor laying concrete) but are necessary for managing and supervising the site work.

Field overheads include site-specific expenses such as temporary facilities, safety equipment, and supervisory personnel costs.

General and administrative overheads, by contrast, are associated with the contractor's home office and not directly attributable to a specific project site.

Reference: NCARB ARE 5.0 Handbook - PJM Content Area 2: Project Costs & Budgeting

Reference: AIA Document G701 Commentary, AIA Best Practices

NEW QUESTION: 26

An architect is performing a schematic design quality control review for a new mid-rise office tower.

Which drawings will be included in the architect's review?

A. Finish floor plans

B. Exterior wall sections

C. Elevation drawings

Answer: C ([LEAVE A REPLY](#))

During schematic design (SD), drawings are focused on spatial relationships, massing, and early systems.

Elevations are appropriate at this stage because they show the external appearance and height relationships.

Finish floor plans (detailed room finishes) and wall sections (more technical and detailed) are developed later during design development (DD) or construction documents (CD).

References:

NCARB ARE 5.0 Handbook - Project Phases

CSI MasterFormat - Understanding phase-appropriate documents

AIA B101 - Section on architect's deliverables by phase

NEW QUESTION: 27

Which of the following is a primary responsibility of the architect during construction observation?

- A. Supervise contractor's workforce
- B. Inspect the work for conformity to the contract documents
- C. Manage contractor's payroll and payments
- D. Issue building permits

Answer: (SHOW ANSWER)

During construction observation, the architect inspects the work to confirm compliance with contract documents, identifies deficiencies, and documents progress. The architect does not supervise or manage contractor workforce or finances, nor issue permits. This observation helps verify quality and adherence to design intent. ARE 5.0 PjM covers the architect's limited but critical role in construction administration and quality control.

Valid Project-Management Dumps shared by BraindumpsPass.com for Helping Passing Project-Management Exam! BraindumpsPass.com now offer the **newest Project-Management exam dumps**, the BraindumpsPass.com Project-Management exam **questions have been updated** and **answers have been corrected** get the **newest** BraindumpsPass.com Project-Management dumps with Test Engine here:
<https://www.braindumpsPass.com/NCARB/Project-Management-practice-exam-dumps.html>
(78 Q&As Dumps, **40%OFF** Special Discount: **Exam-Tests**)