

Week 6. Practice Questions (20)

Project Management, Environmental Issues and Sale in Real Estate

Choose the best answer.

1. General mitigation includes tax incentives/disincentives, and building standards and codes.

- (A) True
- (B) False

2. All are mitigation measures *except one*:

- (A) land-use regulations,
- (B) preventive health care programs, and
- (C) public education to reduce risk
- (D) energy reduction

3. What is most major hazard that can develop from a flooded home:

- (A) mold
- (B) slip/ fall
- (C) fire
- (D) radon

4. Mitigation programs are designed to promote disasters and their effects by encouraging behaviors that may put people and property at risk, such as building homes and businesses in hazardous areas.

- (A) True
- (B) False

5. Incentive approach —refusing to provide disaster assistance to individuals, families, and businesses that do not use disaster mitigation strategies to reduce the risk of property losses, injury, or death.

- (A) True
- (B) False

6. Which building code is used in the Southeast?

- (A) National Building Code
- (B) Seamount Building Code
- (C) Uniform Building Code
- (D) Standard Building Code

7. Building standards specify what materials can be used in the construction of homes, businesses, and institutional structures based upon criteria such as strength, durability, flammability, resistance to water and wind, et(C), and appropriate designs for the environment

- (A) True
- (B) False

8. The Project Manager act as :

- (A) Owners Agent
- (B) Contractors Agent
- (C) The Parish Inspector Agent

9. Which is incorrect about the characteristics of a Project Manager:

- (A) Define goals and objectives
- (B) Define beginnings to end
- (C) Refuse to work for the owner

10. The Design Feasibility consist of Site and Bank Loan.

- (A) True
- (B) False

11. Financial Feasibility includes:

- (A) Property, equity, debt, construction period and permanent bank loan
- (B) The Application Process from the lender
- (C) A Hefty Down Payment

12. With a Market Analysis, which is the most important?

- (A) Location
- (B) The building
- (C) Heavy Construction

13. Project management is the process of leading the work of a team to achieve goals and meet success criteria at a specified time. Numerous studies also document that some projects can be destined for failure. Which of the following correctly lists the five characteristics of a failing project?

- (A) Lack of resources - lack of planning - lack of connections - lack of education - lack of knowledge
- (B) Lack of planning - lack of clear roles & responsibilities - lack of change management - poor budgeting - poor scheduling
- (C) Lack of visions - lack of goals - lack of objectives - lack of strategies - lack of outcomes

14. A good project management plan involves scheduling. Which of the following statements properly describe the reasons for scheduling?

- (A) Demonstration of resource requirements
- (B) Proper billing statements

(C) Quality control

15. Successful project managers:

- (A) Manage the proposal effort
- (B) Control the budget and schedules
- (C) Set the project vision statement
- (D) Manage the proposal effort and Control the budget and schedules
- (E) A Manage the proposal effort and Set the project vision statement

16. How do Principals work with strong Project Managers?

- (A) In fee proposals, the project manager prepares the fee proposal and the principal approves the fee.
- (B) In team selection, the project manager requests the team and the principal assigns the team.
- (C) In removing non-performers the project manager approves the removal of the non-performers and the principal recommends removal of the non-performers.
- (D) In fee proposals, the project manager prepares the fee proposal and the principal approves the fee; In team selection, the project manager requests the team and the principal assigns the team; and in removing non-performers the project manager approves the removal of the non-performers
- (E) In fee proposals, the project manager prepares the fee proposal and the principal approves the fee; and in team selection, the project manager requests the team and the principal assigns the team.

17. In the financial roles of project manager, they earn the profit, bill the client and secure payment.

- (A) True
- (B) False

18. In accounts receivables plan-contracting, the project manager should *not*:

- (A) Ask the client for permission to check their credit.
- (B) Push hard for a net 30-day clause in contracts with the client
- (C) Avoid complicated billing and reporting procedures
- (D) Make sure that special billing requirements must be fully explained to accounting

19. The construction project manager should be able to provide periodic update to his/her client. The update should include:

- (A) Construction crew status and expense reports
- (B) Pictures and written inspection reports on progress
- (C) Budget plan and project estimates

20. Characteristics of a good schedule:

(A) Easily communicated

(B) Flexible - Easy to update and change.

(C) Forces early deadlines

(D) Does not allow for slippage

(E) Easily communicated, Flexible - Easy to update and change; and Forces early deadlines