

Week 6. Practice Questions (20)
Project Management and Environmental Issues
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. random

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. Voluntary mitigation programs rely upon individuals, organizations, and communities to recognize the dangers posed by hazards and to reduce their exposure to the risk.
A. True
B. False

6. Studies of floodplain/wetland management generally find that people will not limit development on the floodplains without strict regulations and the threat of punishment, e.g., withdrawal of eligibility for low cost-flood insurance or eligibility for disaster assistance.
A. True
B. False

7. 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

8. Which building code is used in the Southeast?

- A. National Building Code
- B. Seamount Building Code
- C. Uniform Building Code
- D. Standard Building Code

9. The Project Manager is the key to success in a construction project.

- A. True
- B. False

10. The Project Manager acts as :

- A. Owners Agent
- B. Contractors Agent
- C. The Parish Inspector Agent

11. 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

12. To get to the finish line in a construction project you will need a good road map to get to the finish line.

- A. True
- B. False

13. The Design Feasibility consists of Site and Bank Loan.

- A. True
- B. False

14. 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

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

- A. Location

- B. The building
- C. Heavy Construction

16. 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

17. The "fortune is always in the follow-up."

- A. True
- B. False

18. The name of Deborah Branch, former CSND graduate project is called "Legacy 185."

- A. True
- B. False

19. Deborah Branch has an inheritance of 80 acres and 7 houses. In what parish are they?

- A. East Baton Rouge
- B. Lafayette Parish
- C. Ouachita Parish
- D. Orleans Parish

20. Project development has utilities, which is not a utility in project development processes:

- A. Electric
- B. Water
- C. Gas
- D. Cable
- E. All of the above