DESIGN-BUILD INSTITUTE OF AMERICA (DBIA) EXAM 1 PRACTICE (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

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How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

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Questions

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1. ____ identifies project budget.

A. RFP

B. RFQ

C. LPTA

D. Sole Sourcing

2. Which issue is NOT listed as something to research when planning DB programs?

A. procurement actions that could limit or expand competition

B. availability of labor, material, and equipment

C. lessons learned from similar projects

D. site safety compliance regulations

3. In procurement, everything discussed with the RFQ applies to which document?

A. SOW

B. Bid Package

C. RFP

D. Contract

4. In CMAR, the Owner procures and manages designers and contractors under how many contracts?

A. One

B. Two separate

C. Three separate

D. A single contract with CMAR

5. Which term best describes a sentence that explains why an organization exists, as in the given example?

A. Purpose statement

B. Fact

C. Opinion

D. Definition

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6. In the context of the material, the abbreviation 'DB' stands for what?

A. Integrated Build

B. Build-Design

C. Design-Base

D. Design-Build

7. In _____ DB, the Owner defines the project requirements and scope of prescriptive work.

A. Design-Build

B. Traditional

C. Construction Management

D. Design-Bid

8. Performance requirements are often involved with interior construction. Which area best describes this involvement?

A. Exterior envelope

B. Structural framework

C. Interiors

D. Site work

9. The basis of design defines which of the following?

A. It defines the budget only

B. It defines the project schedule only

C. It defines the project's overall concept and design intent

D. It defines the procurement method

10. Who provides the pre-construction services for CMAR?

A. Owner

B. Architect

C. Contractor

D. Construction Manager

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Answers

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1. A
2. D
3. C
4. B
5. A
6. D
7. B
8. C
9. C
10. C

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Explanations

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1. ____ identifies project budget.

A. RFP

B. RFQ

C. LPTA

D. Sole Sourcing

The main idea here is how the project budget is communicated to bidders during procurement. A request for proposal is the document that outlines the project's scope, requirements, and the budget constraints or target cost. By presenting a budget range, it guides respondents to tailor their proposals to fit that financial framework, enabling the owner to compare approaches not just on technical merit but on cost and value within the available funds. The other options serve different purposes: a request for qualifications focuses on a vendor's capabilities rather than price, the lowest-price technically acceptable method is about how a winner is chosen rather than how the budget is disclosed, and sole sourcing bypasses competition and doesn't establish the project budget in a documented competitive process.

2. Which issue is NOT listed as something to research when planning DB programs?

A. procurement actions that could limit or expand competition

B. availability of labor, material, and equipment

C. lessons learned from similar projects

D. site safety compliance regulations

In planning design-build programs, you look for factors that shape how the project will be procured, built, and funded. Researching procurement actions that could limit or expand competition helps you choose a procurement approach that encourages broad participation and fair pricing. Understanding the availability of labor, material, and equipment is crucial for realistic scheduling, budgeting, and risk planning. Examining lessons learned from similar projects gives you proven practices and warning signs to avoid repeating mistakes. Site safety compliance regulations, while essential to the project's execution and ongoing safety, are not typically part of the initial research set used to shape the DB program itself. They are addressed through safety planning and regulatory compliance activities once the project moves into development and execution.

3. In procurement, everything discussed with the RFQ applies to which document?

A. SOW

B. Bid Package

C. RFP

D. Contract

In procurement, the RFQ identifies who qualifies to do the work and how they will be evaluated. The information gathered and the criteria established in the RFQ are carried forward into the RFP, which is the document that invites formal proposals and asks responders to address the project with a proposed approach, schedule, and price while meeting the same evaluation standards. The RFP consolidates what was discussed in the RFQ and expands it into a request for concrete proposals. The SOW describes the work to be done and is typically refined or generated later as the project moves toward execution. The contract is the final legally binding agreement, created after a selection is made. The Bid Package is part of the bidding process but is produced from the RFP stage, not the RFQ content itself.

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4. In CMAR, the Owner procures and manages designers and contractors under how many contracts?

A. One

B. Two separate

C. Three separate

D. A single contract with CMAR

In CMAR the project delivery is split into two distinct owner contracts: one with the designer for the design services, and a second with the CMAR for construction management at risk. The CMAR contract covers the construction phase and includes the responsibility to procure and coordinate the actual construction work through its own network of subcontractors and trades. This separation lets the owner obtain design services under one agreement while leveraging the CMAR's expertise to manage cost, schedule, and constructability under a separate agreement, with the CMAR handling the subcontractor relationships. The result is two main contracts rather than a single contract or multiple direct owner contracts for every design and construction element.

5. Which term best describes a sentence that explains why an organization exists, as in the given example?

A. Purpose statement

B. Fact

C. Opinion

D. Definition

The main idea is to articulate why the organization exists. A purpose statement explicitly communicates the fundamental reason for the organization's being and the impact it aims to have. It helps guide decisions, align stakeholders, and shape strategy and messaging. This differs from a fact, which is a verifiable statement about something in the world; from an opinion, which expresses a belief or view; and from a definition, which explains what something is and its essential characteristics. A sentence that explains why the organization exists is best described as a purpose statement because its core function is to state the underlying reason for the organization's existence.

6. In the context of the material, the abbreviation 'DB' stands for what?

A. Integrated Build

B. Build-Design

C. Design-Base

D. Design-Build

DB stands for Design-Build, a project delivery method where design and construction services are provided under a single contract and by a single integrated team. This arrangement fosters collaboration, faster project delivery, and clear accountability because one organization is responsible for both design and construction rather than separating them into different contracts. The other terms aren't used in this context by DBIA and the industry, so they wouldn't be recognized as the standard abbreviation.

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7. In _____ DB, the Owner defines the project requirements and scope of prescriptive work.

A. Design-Build

B. Traditional

C. Construction Management

D. Design-Bid

The situation being tested is who controls the project requirements and the level of detail the owner sets for how the work is to be done. In the traditional delivery method, the owner defines the project requirements and the prescriptive scope up front, providing detailed specifications and a complete program before design or construction contracts are let. The designer translates those prescriptive requirements into drawings and specs, and the contractor bids to meet those exact requirements under separate contracts, with the owner maintaining scope control throughout. This contrasts with design-build, where the owner typically outlines performance outcomes and the design-build team develops the design and means to achieve them, and with construction management, where early involvement and coordination can influence scope but the core approach still centers on defined requirements set by the owner.

8. Performance requirements are often involved with interior construction. Which area best describes this involvement?

A. Exterior envelope

B. Structural framework

C. Interiors

D. Site work

Performance requirements describe how a space must perform for occupants and codes, so they most often apply to the interiors where people live and work. When those requirements are tied to interior spaces—how rooms relate, how finishes and partitions perform, and how interior systems meet comfort, safety, and usability standards—that area is the interiors. Exterior envelope and structural framework handle weatherproofing and load-bearing performance, while site work covers exterior grading, paving, and utilities. In interior construction, you see these performance criteria reflected in things like fire resistance of interior partitions, acoustic separation between rooms, finish durability and cleanability, indoor air quality, and accessibility.

9. The basis of design defines which of the following?

A. It defines the budget only

B. It defines the project schedule only

C. It defines the project's overall concept and design intent

D. It defines the procurement method

The basis of design establishes what the project is trying to achieve in its design—its overall concept and design intent. It translates the owner's program into concrete design direction, setting performance targets, design criteria, and the approach to meet them. It documents the rationale behind design decisions, outlines major systems and how they will work together, and references the codes, standards, assumptions, and constraints that guide development. This creates a clear framework for subsequent design development and helps ensure all parties share the same expectations for performance and form. Budget, schedule, and procurement method are governed by other project documents and plans, not by the basis of design.

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10. Who provides the pre-construction services for CMAR?

A. Owner

B. Architect

C. Contractor

D. Construction Manager

In CMAR, the party providing pre-construction services is the contractor acting as the Construction Manager. This entity collaborates with the owner and design team during the design phase to offer cost estimates, constructability reviews, scheduling input, risk assessment, and value engineering. Their construction experience helps shape the design to be more buildable and cost-predictable, which is essential before establishing a GMP. The owner maintains overall control and funding, while the architect focuses on the design, but the Construction Manager's early involvement is what delivers the pre-construction services. In this setup, the contractor (as CM) brings the practical construction perspective that informs decisions well before actual construction begins.

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Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

https://dbia1.examzify.com

We wish you the very best on your exam journey. You've got this!

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