

DESIGN-BUILD INSTITUTE OF AMERICA (DBIA) EXAM 2 PRACTICE (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

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THE FULL VERSION STUDY GUIDE**

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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.

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!

Questions

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- 1. Which type of incentive do ALL contracts have?**
 - A. Explicit Incentives
 - B. Implicit Incentives
 - C. Performance Incentives
 - D. Punitive Incentives
- 2. Clearly understand, define, and agree on the ____ role.**
 - A. Owner's
 - B. Designer's
 - C. Contractor's
 - D. Manager's
- 3. Which is the third stage of the five main stages of DB Leadership?**
 - A. Project pursuit and procurement
 - B. Closeout and Commissioning
 - C. Project team formation and alignment
 - D. Design integration and advancement
- 4. ____ ____ assures quality will be provided satisfactorily.**
 - A. Quality Control
 - B. Substantiation
 - C. Design Commitment
 - D. Quality Assurance
- 5. Who is primarily responsible for ensuring there are no gaps between the Owner's RFP and the final accepted proposal?**
 - A. Owner
 - B. Architect
 - C. Counsel
 - D. Design-Builder
- 6. ____ Management typically focuses on building the project.**
 - A. Project
 - B. Quality
 - C. Construction
 - D. Facilities

- 7. What are the three commitments owners have gained?**
- A. Time Commitment; Quality Commitment; Budget Commitment
 - B. Price Commitment; Design Commitment; Schedule Commitment
 - C. Cost Commitment; Time Commitment; Design Commitment
 - D. Price; Schedule; Quality
- 8. Contingencies and allowances are known as what?**
- A. Contingencies
 - B. Allowances
 - C. Buffers
 - D. Risks
- 9. Owners and Design-Builders should collaboratively and jointly define the _____ that best meet Owner's goals for each project.**
- A. Budget and Schedule
 - B. Design Value
 - C. Project Scope
 - D. Quality and Risk
- 10. Performance Evaluation, Audit, and Warranty Period involves _____ and _____ of project goals.**
- A. Incentives and Oversight
 - B. Alignment and Verification
 - C. Budget and Scheduling
 - D. Incentives and Alignment

Answers

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

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Explanations

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1. Which type of incentive do ALL contracts have?

- A. Explicit Incentives
- B. Implicit Incentives**
- C. Performance Incentives
- D. Punitive Incentives

The main idea is that every contract creates incentives that aren't written as bonuses or penalties—implicit incentives. The way a contract is structured, including how risk is allocated, how payments are made, how changes are managed, and what each party stands to gain or lose, naturally nudges people to act in certain ways. Even without explicit bonus or penalty clauses, teams are motivated to cooperate, avoid disputes, meet milestones, keep cash flow smooth, and protect reputations for future work. Explicit incentives are specific monetary or procedural rewards or penalties spelled out in the contract, and they aren't present in every contract. Performance incentives are a type of explicit incentive tied to achieving targets. Punitive incentives are penalties for non-performance, which also aren't universal. So the universal type—present in all contracts—is the implicit incentive created by the contract's structure and the parties' interests.

2. Clearly understand, define, and agree on the ____ role.

- A. Owner's**
- B. Designer's
- C. Contractor's
- D. Manager's

In design-build, clear ownership of governance starts with defining who leads and makes cross-disciplinary decisions. The owner is the client who funds the project and owns the program, budget, and acceptance criteria. Clearly understanding, defining, and agreeing on the owner's role ensures they have the authority for key decisions, access to necessary information, and timely approvals that keep the project aligned with performance goals. When the owner explicitly outlines responsibilities—such as appointing an owner's representative, setting program requirements, approving changes, and guiding risk allocation—the integrated team can collaborate effectively rather than chase ambiguous governance. This clarity enables efficient decision-making, accountability, and project success.

3. Which is the third stage of the five main stages of DB Leadership?

- A. Project pursuit and procurement
- B. Closeout and Commissioning
- C. Project team formation and alignment
- D. Design integration and advancement**

In DB leadership, the stages trace how a project matures from concept to closeout, and the third stage is where design comes together as a coordinated, ready-to-build package. This is the point where all design disciplines are aligned, conflicts between systems are resolved, and the design is checked against the owner's performance requirements, budget, and schedule. It also includes advancing the design from high-level concepts toward more detailed, constructible solutions and preparing design packages that can move toward procurement and construction. In short, design integration and advancement is the turning point where disparate design efforts are synchronized into a cohesive whole and pushed forward toward implementation. Pursuit and procurement happens earlier, focusing on securing the project. Team formation and alignment is the immediate precursor, getting the right players and responsibilities in place. Closeout and commissioning occurs much later, wrapping up the project with turnover and handover.

4. _____ assures quality will be provided satisfactorily.

- A. Quality Control
- B. Substantiation
- C. Design Commitment
- D. Quality Assurance**

Quality Assurance is about planning and managing the overall process to deliver what the client requires, so it inherently assures that quality will be provided satisfactorily. It includes establishing standards, procedures, training, and a quality plan that guides the project from design through construction, preventing defects before they occur and ensuring the work meets performance goals. In design-build, this proactive, process-oriented approach is what keeps quality from being left to chance. Quality Control, by contrast, focuses on inspecting and testing the work to identify defects after it's created, which is a necessary step but does not by itself guarantee the ongoing quality of the entire process. Substantiation involves providing evidence or justification for claims, not ensuring quality throughout the project. Design Commitment relates to the intent or decision to pursue a particular design path, not the systematic quality process.

5. Who is primarily responsible for ensuring there are no gaps between the Owner's RFP and the final accepted proposal?

- A. Owner
- B. Architect
- C. Counsel
- D. Design-Builder**

In design-build procurement, the party delivering the proposal is the one responsible for turning the Owner's RFP into a complete, executable plan. The Design-Builder interprets the requirements, defines the project scope, and develops a cohesive design and construction approach that includes a price, schedule, and risk allocation. This integrated response must directly address all RFP requirements, leaving no gaps between what the Owner asked for and what the proposal promises. The Owner sets the goals and constraints, but the Design-Builder provides the single, accountable solution that links design and construction in one package, ensuring completeness and constructibility. Counsel and the Architect have important roles, but the bridging of gaps between the RFP and the final proposal rests primarily with the Design-Builder.

6. _____ Management typically focuses on building the project.

- A. Project
- B. Quality
- C. Construction**
- D. Facilities

Construction management focuses on the on-site execution of the project. It oversees the actual building process, coordinating crews and subcontractors, sequencing work, managing safety, controlling costs, and ensuring the constructed facility matches the design. This is the phase where the physical erection happens, so the management discipline that centers on "building" the project is construction management. Project management covers the broader project lifecycle, from conception through completion, not just the on-site build. Quality management concentrates on meeting specifications and quality standards, rather than the act of constructing. Facilities management deals with operating and maintaining the completed project, after turnover.

7. What are the three commitments owners have gained?

- A. Time Commitment; Quality Commitment; Budget Commitment
- B. Price Commitment; Design Commitment; Schedule Commitment**
- C. Cost Commitment; Time Commitment; Design Commitment
- D. Price; Schedule; Quality

In a design-build project, the owner gains three key commitments that guide the entire delivery: price, schedule, and design. The price commitment means the project's cost is defined and controlled through the contract, giving the owner a clear understanding of what the project will cost and reducing cost risk. The schedule commitment establishes a defined completion timeline with milestones, aligning design and construction activities so the project is delivered on or near the planned date. The design commitment ensures the project's design requirements, performance needs, and functional objectives are set early and maintained, enabling the design-builder to propose solutions that meet the owner's goals within the agreed cost and time frames. Together, these three commitments—price, schedule, and design—create a balanced framework that DBIA projects emphasize. Other options mix or substitute terms (like time vs schedule, cost vs price, or quality vs design) and miss one of the essential dimensions, making them less accurate in capturing what the owner gains in this delivery approach.

8. Contingencies and allowances are known as what?

- A. Contingencies
- B. Allowances
- C. Buffers
- D. Risks**

Contingencies and allowances are funds set aside in a project budget to absorb cost uncertainty and potential changes. They represent the financial response to risk in the estimate: contingencies cover unforeseen conditions or events that could raise costs, while allowances cover price uncertainty for defined items where the exact amount isn't known yet. Because both are used to manage cost risk on a project, they're collectively known as risks. Other terms like buffers describe similar ideas in a broader sense, but the DBIA context treats contingencies and allowances as elements of risk.

9. Owners and Design-Builders should collaboratively and jointly define the _____ that best meet Owner's goals for each project.

- A. Budget and Schedule
- B. Design Value**
- C. Project Scope
- D. Quality and Risk

Design Value is the result of owners and the design-builder jointly defining the outcomes the project must achieve to meet the owner's goals. By framing the project around value, the team focuses on the performance, lifecycle costs, quality, risk, and schedule that truly matter to the owner, rather than just hitting a fixed scope or budget. This collaborative alignment gives the design-builder clear targets to optimize against and supports value-based trade-offs throughout the design-build process. While budget, schedule, scope, and quality/risk are important inputs and constraints, they serve to meet the defined Design Value, not replace it as the guiding aim.

10. Performance Evaluation, Audit, and Warranty Period involves ____ and ____ of project goals.

- A. Incentives and Oversight
- B. Alignment and Verification
- C. Budget and Scheduling
- D. Incentives and Alignment**

Performance Evaluation, Audit, and Warranty Period center on ensuring the project achieves its aims by motivating the team and keeping everyone pulling in the same direction. Incentives tie rewards or penalties to meeting performance targets, which motivates the contractor and the project team to deliver the desired outcomes. Alignment ensures that owner, designer, and contractor share a common understanding of goals, success criteria, and acceptance standards, so evaluations and audits measure the right things and the warranty period reinforces sustained performance. Together, incentives and alignment describe how these activities drive the right behavior and keep goals consistent throughout design, construction, and post construction.

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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://dbia2.examzify.com>

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

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