

**THE ARCHITECTS' PROFESSIONAL
EXAMINATION AUTHORITY IN SCOTLAND Ltd.**

2022/23 PRACTICE PAPER

Day 1: Monday, 21 November 2022

Questions 1 to 4

(Questions are numbered 1 to 8 across both parts of the Practice Paper.)

All 4 questions must be attempted

**Answers must be submitted by 7.30 pm on
Monday, 21 November 2022 as per separately issued instructions.**

**All characters, locations and incidents contained in this Practice Paper are
fictitious.**

**© This paper is the copyright of APEAS (the Architects' Professional Examination Authority in
Scotland Ltd.) and the contents may not be reproduced in any form without written approval.**

Question 1

Answers to questions 1.1 and 1.2 should be brief – indicatively, around 300 words for each.

- 1.1 List and discuss management approaches an architectural practice should take in seeking to minimise its negative impact upon the environment.
- 1.2 As a series of bullet points, identify different ways in which fees for a project may be proposed to a client. Include brief notes on each, giving advantages and disadvantages and the type of information that would be needed to calculate each way identified.

In answering questions 1.1 and 1.2, candidates should not simply copy and paste information from the internet. Answers should be given in your own words – copy and paste may be considered by examiners as plagiarism.

Question 2

Email from Jill Kahn (Partner, GFY Architects) to Candidate

Subject: Client: John and Jill Smith
Date: 21. 11. 2022
From: jkahn@gfy-arch.co.uk
To: candidate@gfy-arch.co.uk

Dear Candidate

I took a call from John Smith this morning. As you know he had been extremely irritated that we had only managed to get one tender for the work on their house. This morning, however, he was delighted to tell me that they have been approached by a 'competent and well experienced' builder who has priced the job 'favourably' on the understanding that the Smiths can give him a 'modest' sum up front to get him going. The builder has persuaded them, amongst other things, that considerable savings can be made by simply upgrading the existing gas boiler and not going down the 'expensive' route, which we proposed, of an air source heat pump. The builder has also told the Smiths that he 'knows all about dealing with building standards' and so he will happily work without an architect. They have decided to appoint him and do not require our services any further.

To be honest, I was taken aback and my initial reaction was 'fair enough' and that was how the call ended. I see though that we still have a decent fee to earn for the contract stage and then, of course, other things occurred to me. Kakay goes off on maternity leave tomorrow, so won't be around to deal with this going forward so I need your assistance/input.

I'd like to go back to John Smith asap and ask him and Jill to come in for a meeting so that I can try and persuade them to re-consider their decision to dispense with our services. To prepare for that meeting, please give me a list of the points that we should make to the Smiths and, if they finally decide to proceed without us, what needs to happen. I would need this by close of business today.

Thank you.

Jill Kahn
Partner
GFY Architects

Question 3

Email from John Young (Partner, GFY Architects) to Candidate

Subject: Client: Alex Lifeson - Innerview Bed + Breakfast, Isle of Rush

Date: 21. 11. 2022

From: jyoung@gfy-arch.co.uk

To: candidate@gfy-arch.co.uk

Dear Candidate

I have received the attached letters from the client and the contractor simultaneously.

Relations between them have soured over the number of snagging issues that have arisen since completion. To be fair, the contractor did complete a fairly comprehensive list at completion and the remote location of the site is not helping.

Please draft me letters of response to both parties for my review this evening.

You should cover the issues raised in both letters and also set out clearly to both parties what their respective responsibilities are during the rectification period.

Thank you.

John Young
Partner
GFY Architects

Alex Lifeson
Innerview Croft Bed + Breakfast
Isle Of Rush
Argyll + Bute
IR42 6TR

19th November 2022

John Young
GFY Architects
Cityburgh
C32 5XY

Dear John.

Innerview Croft Development

I am most unhappy at the amount of defect issues arising on this development and Steel Builders are very hard to get hold of and I must insist that you throw the book at them as I have paying guests and these issues are not only affecting my Tripadvisor ratings but will affect the success of the business in the longer term.

The German made folding sliding screens are constantly sticking - I have to attend to these every few days for guests. Steel Builders must have been out 3 times already and every time they come the sliding screens work for a couple of weeks and then fail again.

I sent pictures of the green "sedum" roof to the specialist sub-contractor and he tells me that the weeds and wild grasses that are beginning to become evident will destroy the roof, which will need replaced if it is not weeded immediately. It seems to me that this roof is not fit for purpose, given the location next to the sand dunes. I recall you were very keen on this specification and persuaded me to go with it despite my misgivings. I need this work carried out urgently as I am told that a replacement sedum roof would cost in excess of £50k.

Also, I am very concerned about the timber and glass protective barriers on the terraces and their stability. Two of them have become very "wobbly" recently and I think it is a matter of time before someone falls through them after a few drinks. The drop to the ground level is around 2 meters, so it could cause a serious injury.

These are just the main issues. I have a list as long as my arm of problems that need addressed and I will start taking money off the retention for my own time in dealing with them if they are not back on site within a week. Please send them a contractual letter insisting that they attend.

Yours sincerely

Alex Lifeson

Steel Builders Ltd
Steel House
1 Caress Street
Cityburgh
C02 8SR

19th November 2022

John Young
GFY Architects
Cityburgh
C32 5XY

Dear John

Innerview Croft Development

We have worked together on many projects, but I am rueing the day you persuaded me to negotiate this job. Alex Lifeson is the most unreasonable man I have ever met. Since Practical Completion, I have had men out 10 times and more often than not the problems turn out to be maintenance issues. Mr Lifeson seems to think that the Rectification Period absolves him from doing anything about maintenance and you know how hard it is to get to the site.

Mr Lifeson comes directly to me - as you know any defects should be notified by yourself. My patience is frankly at an end and I have told my secretary since last week not to put through his calls.

A typical example was the "faulty toilet emergency". When Albert went out to look at that he found that a guest had inappropriately tried to flush wet wipes and other assorted rubbish and, as a result, had simply blocked the toilet. The costs alone for that visit cost me £400 in travel, subsistence and board costs.

Mr Lifeson keeps going on about the folding sliding screens. However, because of the coastal location, sand keeps getting blown into the base track and building up making it sticky. He just needs to clean them periodically! We are not doing it again.

The green roof is another one - he has let it get covered in weeds. The health and safety file information on the roof states "The sedum roof does not require any regular maintenance but if weeds form on the roof they should be removed". We are not his maintenance contractor - you should remind him of that.

It is not my intention to go back to site until the end of the Rectification Period and I trust that I have your support in this.

Yours sincerely

Ron Steel

Question 4

Email from Peter Sikorsky (Partner, GFY Architects) to Candidate

Subject: New house for P. Roach, Glenturbot Estates.

Date: 21. 11. 2022

From: psikorsky@gfy-arch.co.uk

To: candidate@gfy-arch.co.uk

Dear Candidate

2242: PETER ROACH, GLENTURBOT ESTATES: NEW HOUSE.

Further to my recent meetings with Mr Roach, and our production of some initial drawings for him, I have just received the attached letter from Viridi Architects Ltd.

Mr Roach hasn't mentioned any work being done on this by another architect.

Please consider the implications of this unexpected turn of events and give me your thoughts on the letter, including each of its points, where we stand and what action we should take.

I would need this by close of business today.

Thank you.

Peter Sikorsky
Partner
GFY Architects



Viridi Architects Ltd

20 Cityburgh Road, Eastport. EP3 8PW. info@val.com

Peter Sikorsky
GFY Architects
Geddes House
1 Union Street
Cityburgh. CB1 9RW.

19 November 2022

Dear Mr Sikorsky,

NEW HOUSE , GLENTURBOT ESTATES.

We understand from a mutual acquaintance that you have been doing some design work on the above, for Mr Roach. We must object in the strongest possible terms, as follows:

1. Our firm was appointed last May to provide architectural services on this project and, as instructed by Mr Roach, we have prepared scheme design drawings, ready for a Planning application.

It appears that you are attempting to supplant us on this project. Accordingly, you are in breach of the ARB Code, RIBA Code and RIAS Code and we have made formal complaint against you to all of them.

2. We understand from the Planning Officer, Abbie Scobie, that your drawings show a baronial-style house, with floor plans and style very similar to our own proposals. This is clearly in breach of our copyright and we will pursue this if you carry on with this project.
3. We issued our scheme design drawings to Mr Roach in August, for approval, but since then we have heard nothing from him. We issued a fee invoice at the end of August, but this remains unpaid, despite numerous emails and phone calls to his home in Monaco.

I think that the Codes of Conduct require that you cease work until any incumbent architect has been paid.

4. This matter may well result in our firm making a financial claim against you, so we suggest that you ensure your PII is in place.

Please now confirm to us in writing that you will withdraw from this project.

Yours faithfully,

John Viridi BSc, CIAT, Director.

Viridi Architects Ltd. Registered office 20 Cityburgh Road, Eastport. Company Number: SC987654
Directors: John Viridi, BSc, CIAT. Hamish McBeath, BSc, CIAT. Bill Wallace BSc, RICS.

END OF PAPER (DAY 1)