



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

2023/24 PRACTICE PAPER

Day 1: Monday, 20 November 2023

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, 20 November 2023 as per separately issued
instructions.**

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

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Question 1

Answers to questions 1.1 and 1.2 should be brief – indicatively, around 450 words for each.

- 1.1 Define the means by which issues relating to equality, diversity and inclusion have a direct impact upon building designs produced in practice.

- 1.2 In what ways will NPF4 impact on local authority decision making in Scotland in the following broad areas?
 - 1) Out-of-town retail development

 - 2) Developments involving historic buildings

 - 3) Re-use of brownfield sites

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

Project: As per relevant Scenario to the Practice Paper.

Dear Candidate,

In the absence of a Clerk of Works, how would standards and quality be monitored on site by an architect on a typical flatted residential project? Responses should also cover aspects such as processes, management systems and contract administration mechanisms that could be employed to ensure quality.

Question 3

Project: As per relevant Scenario to the Practice Paper.

Email

To: Candidate

From: John

Date: 20.11.23 9.01am

Subject: Maximilian Retail Developments

Dear Candidate,

As I think you are aware, we have been appointed by Maximilian Retail Developments, not as a member of the design team for the new retail scheme, but as their client adviser on the redevelopment in the historical quarter of the town.

This is being designed by another architect firm (the international practice HYT) who won the limited competition that we were not invited to participate in.

We do not have a proper appointment for the client advisor commission other than an email from ourselves confirming the fee and our scope of service which stated GFY would:

- Check the designs produced by the commissioned architect (HYT) for compliance with building regulations.
- Ensure that all necessary steps have been taken to maximise the retail rental revenue potential of the scheme design.
- Contribute to the development of the project programme and risk/benefit identification.

I have been active in this role for some months now and it is clear to me that the commissioned architect has not really demonstrated the ability to develop the design or technical flair for this type of project. It is obvious we can do a better job on this as we have a much better understanding of the local area and procurement, so I have already prepared an alternative design approach and issued this to the client suggesting this is the way the project should proceed.

Mr Maximilian himself liked my sketches very much and would like us to continue with this project as lead designer instead. I am very keen to do this, after all why should HYT benefit from my ideas?

I thought as you are sitting your Part 3 exam this month this would be an opportunity for you to check that there are not any niggles to catch us out.

- 1 Could you prepare a brief memo outlining the issues regarding taking on the work?
- 2 Is there any action that would avoid potential legal recourse from HYT?
- 3 It seems the Client Adviser role could lead to a steady stream of work. Let me know if there is a way to formalise this kind of appointment and work?

Regards

John

Question 4

Project: As per relevant Scenario to the Practice Paper.

Dear Candidate,

I know you were involved in the scheme design for the Taylor Enterprises project. As you know, the client thought they could proceed without our help once we had gotten them planning permission. Well, you can imagine my surprise when I just had a phone call from them.

They have gone out to tender on our approved planning scheme and they have had tender returns from three contractors. From our telephone discussion it is clear they did not seek any help from a Project Manager or any other professional in collating the tender information or setting out their preferred procurement route or contract. As has been the way with this project Mr Taylor continues to cut corners by not appointing the right professionals in the hope of saving some money and getting a cheap deal!

The three contractors that have provided tender returns have all proposed a different procurement route and contract for the delivery of the project.

Normally I wouldn't want us to get involved in this, especially as they ended our appointment after planning, however they have said they will now re-appoint us to the project to advise them. Also, Mr Taylor was in a bit of a panic as the works were meant to have started on site already and be completed by June 2023!

I've noted below the three contractors and their proposed procurement method/form of contract, please could you look at the options from each of the contractors and set out briefly in bullet-points the pros and cons of each procurement method/contract in relation to these works.

Please can you also set out what your recommendation would be and why.

Also, I know the options below are only a few available options in terms of procurement, therefore, please could you also set other options for the procurement of the project that you think may also be suitable than those proposed by the three Contractors.

Contractor 1:

Design and build procurement route with Design and Build Contract for use in Scotland 2016 (DB/Scot)

Contractor 2:

Traditional procurement route with Standard Building Contract without Quantities for use in Scotland 2016 (SBC/XQ/Scot)

Contractor 3:

NEC 4 Engineering and Construction Contract

END OF PAPER (DAY 1)