APEAS

THE ARCHITECTS' PROFESSIONAL EXAMINATION AUTHORITY IN SCOTLAND Ltd.

SCENARIO to the 2026/27 PRACTICE PAPER

Day 1: Monday, 16 November 2026

Questions 1 to 4

Day 2: Wednesday, 18 November 2026

Questions 5 to 8

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

All 8 questions must be attempted

All characters, locations and incidents contained in this Scenario are fictitious.

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SCENARIO

The following information describes the hypothetical architectural practice for which you, the candidate, work as an architectural assistant with two and a quarter years of professional experience. It sets out the structure of the practice and something of its philosophy, the people involved and the financial framework within which the practice operates. It includes relevant scenario information on various projects, which will be the subject of questions in the Practice Paper.

THE PRACTICE

GFY Architects

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CITYBURGH

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United Kingdom

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www.gfyarchitects.co.uk

Background:

The Practice has now been in business for 37 years and was reconstituted as a Limited Liability Partnership in 2003.

John Young is the Chairperson with Peter Sikorsky and Rhea Donaldson as Partners.

Partners:

The Practice has decided still to use the term ‘Partner’ though, under the provisions of the LLP legislation, they are formally described as Members of the LLP.

John Young BArch, FRIAS, LLM, FaPS

John trained at the Westcoasts University School of Architecture and is an examiner on the Westcoast’s Part 3 Examination. John has also assumed the position of Practice Health & Safety Officer given he has undertaken training with the Association for Project Safety (APS). John’s accreditation with APS enables him to usefully advise others in the Practice when they undertake Principal Designer roles, in addition to acting as PD on the projects he leads.

Peter Sikorsky Dip Arch, RIBA

Peter trained at the Berlin School of Architecture and subsequently moved to GFY Architects from a very large commercial practice.

Rhea Donaldson Bsc Arch, RIAS/RIBA

Rhea trained at The Bartlett School of Architecture and previously operated as an experienced and successful sole practitioner, dealing solely in high end Passivhaus projects. She joined GFY in 2024 as a Partner, to enable the practice to offer this specialism going forward.

Personnel - The full list of staff currently working at GFY Architects is shown below:

Staff	Annual salary	Position	Cost to the office per hour
John Young BArch, FRIAS, LLM	£65,000	Partner	£82
Peter Sikorsky Dip Arch, RIBA	£54,000	Partner	£68
Rhea Donaldson	£54,000	Partner	£68
Zainab Rashid BArch, Dip Arch, ARIAS	£38,500	Associate	£48
Hazel Jones BArch, Dip Arch	£37,500	Associate	£47
Kakay Lim Dip Arch, ARIAS	£32,800	Architect	£41
Jane Cunningham BA Arch, ARIAS	£32,350	Architect	£41
Cormac McCarthy	£28,000	Technologist	£35
Helen Goldie	£27,500	Technologist	£34
Scott Muir	£27,500	Technologist	£34
Steven Sharpe	£22,000	Technologist	£27
Patricia O'Connell BArch, Dip Arch	£27,500	Architectural Assistant	£34
Candidate BArch, Dip Arch	£27,500	Architectural Assistant	£34
Samantha Smith BArch, Dip Arch	£24,000	Graduate	£30
Roberta Smith BA	£24,750	PA Secretary to Partners	
Melanie McKean	£20,000	Secretary	
Hubert Reed	£6,000	Part time book-keeper	

Practice Profile:

The Practice has a diverse workload across both private and public sectors, with wide ranging experience in commercial, education and industrial developments. The Practice also has particular experience in residential projects; both large and small.

The Practice is an RIBA Chartered Practice and is also a member of the local chapter Practice Information Service.

The Practice operates a quality management system under the ISO 9001:2026 standard. The Practice also has accreditation for ISO 14000 Environmental Management.

The Practice uses current standard appointment documents whenever possible and works with the most recent RIBA plan of work. Many of the Practice's appointments, especially from developer and education clients, are bespoke client appointments.

The Practice holds professional indemnity insurance to £10M (ten million pounds) for each and every claim since clients frequently require cover at this level.

The cost to the Practice hourly rate is shown in the table above and is calculated as the share of salary and overhead costs for the Practice as a whole attributable to each technical member (including Partners). It excludes any provision for profit.

The Practice uses the rate of 18 pence (eighteen pence) per £100 (one hundred pounds) of salary when charging clients on a time basis.

CONSULTANTS

Quantity Surveyor:

MANNARS SURVEYORS,	14 Chambers Court, CITYBURGH, CB1 XA.
Contact:	Mr Rod Mannars LLB, ARICS
	Mannars are an old firm with a good reputation and some bright younger staff.

Structural Engineer:

TREVOR MAILLOT,	14 Brade Street, CITYBURGH, CB4 7TS.
Contact:	Mr Trevor Maillot BEng (Hons) Civil and Structural Engineering, MEng Structural Engineering, MIStructE
	A medium sized firm established in 1990.

Environmental Engineer:

GREEN & GREEN,	127 Brade Place, CB4 BTZ.
Contact:	Mr George Green BSc (Hons) Mechanical Engineering, CEng, MIET
	An experienced firm with a keen awareness of building sustainability.

PRACTICE PAPER: DAY 1 (QUESTIONS 1 TO 4)

QUESTION 1

Project: Residential conversion of Category A Listed warehouse.

Client / Contractor: Development Company that also has a contracting division, i.e. client is also the contractor.

Architect: GFY (John Young and candidate)

Architect's Appointment: GFY appointed from RIBA Stage 4 onwards.

(Stages 1 to 3 completed by a previous architect).

Scope of Service: Provision of construction information for external fabric repair works with construction phase input limited to 1 site visit per month.

Building Contract: No building contract.

QUESTION 2

Project: Rowan Tree Place, New Ashton, England.

Client: City Developments

Design Team:

Lead Consultant and Architect: GFY

Principal Designer: Cityburgh PD

Structural Engineer: Trevor Maillot & Partners

Services Engineer: Hardley Scarce Ltd

Quantity Surveyor: Cradock Surveying Solutions LLP

Facade Consultant: Fenster Facades

Facade Sub-Consultant: Summit Facades Ltd

Fire Engineer: Redwood Fire Consultants

Contractor: Marillion

Project Value: £65 million

Architect's Appointment: Bespoke Client Appointment

Building Contract: Unknown (Design & Build Contract)

QUESTION 3

Project: Extension and Renovation of 55 Main Street, Cityburgh.

Client / Employer: Mr. and Mrs. Smith

Design Team:

Architect and Principal Designer: GFY

Structural Engineer: Trevor Maillot

Contractor: Integrity Works

Project Value: £625,000

Architect's Appointment: RIAS Scottish Conditions of Appointment of an Architect (SCA/2023).

Building Contract: SBCC Standard Building Contract without Quantities and with Contractor's Designed Portion (SBC/XQ/Scot 2016) with unamended conditions.

Mr. and Mrs. Smith purchased a two-storey terraced house in Cityburgh's Old Town Conservation Area with the intention of replacing an ageing rear PVC conservatory with a new larch-clad, zinc-roofed single-storey extension encompassing an open-plan kitchen, dining and family living space. GFY Architects were appointed under SCA/2023 to provide full architectural services including contract administration.

Once strip-out commenced, the clients decided to undertake a wider programme of upgrades to the existing house, including:

- full rewire
- new heating system
- new ensuite and shared bathrooms
- replacement and strengthening of previously defective floorboards
- reinstatement of decorative cornicing to three first-floor bedrooms

The value of these additional works was broadly equivalent to the cost of the new extension.

QUESTION 4

Project: New build cargo handling facility.

Client / Employer: Cityburgh Airport Limited (CAL) / Swift Logistics as tenant.

Design Team:

Architect, Project Lead and Principal Designer: GFY

(Peter Sikorsky, Hazel Jones & candidate)

Structural Engineer: Trevor Maillot & Partners

Services Engineer: Green & Green

Employer's Agent ('EA'): Vantagepoint Ltd

Contractor: NextGen Construction ('NGC').

Construction Budget: £5 million excl. VAT

Project Stage: RIBA Stage 5; 35-week contract period.

Architect's Appointment: Bespoke, tailored to meet the client's needs.

Building Contract: SBCC Design and Build Contract (DB/Scot 2016) with unamended conditions.

Notes: GFY's appointment requires weekly design team meetings/site progress meetings and attendance

PRACTICE PAPER: DAY 2 (QUESTIONS 5 TO 8)

QUESTION 5

Project: Construction of private new build primary school for 150 pupils, located on a large private costal country estate on outskirts of Newburgh.

Client: Cairn Academy

Design Team:

Architect, Project Lead, Contract Administrator and Principal Designer: GFY

Structural Engineer: Trevor Maillot & Partners

Services Engineer: Green & Green

Quantity Surveyor: Smith Partners

Contractor: Solid Builders Ltd

Project value: £7.3 million

Construction Period: 72 weeks

Practical completion achieved November 28th, 2025

Project Stage: Rectification Period (RIBA Stage 6)

Architect's Appointment: RIAS Standard Conditions of Appointment 2023 (SCA 2023).

Building Contract: SBCC Standard Building Contract with Quantities (SBC/Q/Scot 2016) (with Contractor's Designed Portions – Passenger Lift) with unamended conditions.

Notes: Project currently in final weeks of 12-month rectification period.

QUESTION 6

Project: Renovation project to a visitor centre

Client: 'Lighthouse'

Design Team:

Architect & Principal Designer: GFY (Peter Sikorsky with Hazel Jones and candidate)

Structural Engineer: Trevor Maillot & Partners

Services Engineer: Green & Green, only to Stage 4

Quantity Surveyor: Mannars Surveyors

Contractor: TBC

Construction Budget: £1.5 million excl. VAT

Project Stage: Having been on hold for several months, the project has recently been tendered on building warrant information

Architect's Appointment: Bespoke, tailored to meet the client's needs; Architect and CA

Building Contract: SBCC Standard Building Contract with Quantities (SBC/Q/Scot 2016) with unamended conditions.

QUESTION 7

Project: Construction of a luxury holiday home

Client: Mr. & Mrs. Smith

Design Team:

Architect, Project Lead and Contract Administrator: GFY

Structural Engineer: Trevor Maillot & Partners

Services Engineer: Green & Green, only to Stage 4

Quantity Surveyor: None appointed

Specialist Pool supplier: Splash

Stained glass designer and supplier/ Named Specialist: Glass Ideal

Kitchen supplier: Kitchens Direct

Contractor: ABC Builders Limited

Contract Sum: £1.5 million

Project Stage: RIBA Stage 5

Architect's Appointment: RIAS Scottish Conditions of Appointment of an Architect 2018 (SCA/2018)

Building Contract: Minor Works Building Contract 2024 (MW/Scot 2024) with unamended conditions. There are no Contractor Designed Portions.

Note: GFY has been appointed from RIBA Stages 1 through to 7 and GFY's appointment includes weekly design team meetings/site progress meetings and attendance and has been appointed.

QUESTION 8

Project: Santiago Family Dwelling House

Client / Employer: Mr. + Mrs. J Santiago

Design Team:

Architect, Contract Administrator, Principal Designer and Lead Consultant: GFY

Structural Engineer: Trevor Maillot & Partners

Services Engineer: Green & Green

Quantity Surveyor: Mannars Surveyors

Contractor: Doolittle Builders Ltd

Project Value: £2.5 million

Construction Period: 52 weeks

Architect's Appointment: RIAS Scottish Conditions of Appointment of an Architect (SCA/2018)

Building Contract: SBCC Standard Building Contract with Quantities (SBC/Q/Scot 2016) with unamended conditions.

A 3 storey, 7,000 sq ft new build detached dwelling house for private client.

Currently on site 15 months into a 12 Month contract. The project is running 5 months behind programme. An EOT claim has been submitted and rejected, and a non-completion certificate has been issued. Liquidated damages are set in the contract at £12,500.00 per week but have not yet been applied.

END OF SCENARIO