

THE NAMIBIA COUNCIL FOR ARCHITECTS & QUANTITY SURVEYORS

ASSESSMENT OF PROFESSIONAL COMPETENCY PAPER 1

THIS PAPER IS FOR ARCHITECTURAL CANDIDATES ONLY

AUGUST 2020

NOTE:

- This Assessment comprises Paper 1 and Paper 2. Paper 1 comprises 50 marks and Paper 2 comprises 50 marks with a combined total of 100 marks. The overall pass mark required is 75%.
- This is an open book Assessment and candidates may take into the examination room and use whatever Government Gazettes, Contracts, books and other printed public reference material they wish. If in any doubt, all materials brought into the examination room must be declared prior to the commencement of the Assessment.
- Only mathematical calculators are allowed to be brought into the examination room. Under NO circumstances whatsoever may any other electronic devices such as Ipads, cell phones, e-books, PDA's, and the like be brought into the examination room or be allowed to be used.
- **All questions must be answered.**
- All answers must be numbered correctly.
- Give full reasons for your answers with reference to relevant contract clauses if applicable.
- The marks for each question are indicative of the points / items that need to be addressed in answering the questions.
- Do NOT quote directly from the contracts or other printed documents. It is essential that you answer in your own words to show your understanding.
- Time Allowed: 4 hours

PLEASE READ ALL QUESTIONS CAREFULLY

The following will be supplied to Architectural Candidates

- ❖ **Relevant Scale of Fees tables to be used**
- ❖ **Payment Certificate Form to be used**

QUESTION 1

20 Marks

You are appointed by your client as the Architect and Principal Agent for additions, alterations and renovations to his house. You have had a briefing meeting with your client and the consultant Quantity Surveyor. The client has given you and the Quantity Surveyor his written brief and has requested you to provide him with an estimate of your total professional fees for his information. You must use the Tariff of Fees provided. He has also requested the consultant Quantity Surveyor to provide him with a Preliminary Cost Estimate.

The Preliminary Cost Estimate and the later Final Contract Amount on completion is as follows:

	<u>Preliminary Cost Estimate</u>	<u>Final Contract Amount</u>
Alterations to the Existing House	N\$ 750,950.00	N\$ 795,000.00
New Additional Out-Building	N\$ 455,000.00	N\$ 463,000.00
External Works	N\$ 120,000.00	N\$ 135,000.00
Escalation	N\$ 175,000.00	N\$ 195,000.00
Contingencies	N\$ 200,000.00	N\$ nil
Total Cost of the project	<u>N\$ 1,700,950.00</u>	<u>N\$ 1,588,000.00</u>

The above costs exclude any VAT.

- 1.1 Calculate the VAT on the total cost of the works, if applicable (2 Marks)
- 1.2 You must specify the correct column on which you are calculating your fee and give your reasons. (2 marks)
- 1.3 Calculate your full Documentation Fees from Appraisal to Working Drawings inclusive, based on the Preliminary Cost Estimate you have received from the Quantity Surveyor. (8 Marks)
- 1.4 Calculate your full and final Inspection Fees only based on the Final Contract Amount above. (8 Marks)

QUESTION 2

15 Marks

Mr D Richman of P O Box 5555, Windhoek has appointed you, Fantastic Architects of P O Box 7777, Windhoek as the architects and principal agents for a project known as 'The Private Clinic' in Windhoek. The Project Architect's Membership Number with the Namibia Institute of Architects is 222 and the Registration Number with the Namibia Council for Architects & Quantity Surveyors is 333. The contract is awarded to Quick Construction of PO Box 9999, Windhoek and the 'White' form of contract is signed on 09 August 2019.

The Contract Sum comprises the following:

Contract Sum including VAT	N\$ 23,058,246.35
Comprising:	
Builders work and preliminary costs	N\$ 14,750,649.00
Provisional sum for electrical installation excluding VAT	N\$ 2,200,000.00
Provisional Sum for mechanical work installation excluding VAT	N\$ 2,600,000.00
Contingencies excluding VAT	N\$ 500,000.00
VAT @ 15%	N\$ 3,007,597.35

During the course of the construction, the contractor appoints the following domestic mechanical and electrical subcontracts.

Electrical Sub-Contract Amount excluding VAT but including contingencies of N\$ 210 000.00	N\$ 2,100,000.00
Mechanical Works Sub-Contract amount excluding VAT but including contingencies of N\$ 250 000.00	N\$ 2,500,000.00

Calculate and prepare Payment Certificate No 6 based on the quantity surveyors valuation using the form provided.

	Valuation No 5		Valuation No 6	
	Date	12 February 2020	Date	16 March 2020
Work done to date	N\$	4,765,000.00	N\$	8,110,000.00
Material on Site	N\$	525,000.00	N\$	1,250,000.00
Materials on Extended Site	N\$	0.00	N\$	375,000.00
Electrical Work	N\$	100,000.00	N\$	1,165,500.00
Mechanical Work	N\$	0.00	N\$	1,970,000.00
VAT	N\$	808,500.00	N\$	1,930,575.00
Total	N\$	6,198,500.00	N\$	14,801,075.00

NOTE :

On a separate sheet in your Answer Book calculate Valuation No 5 as well.

QUESTION 3

5 Marks

Considering and using the information given in Question 2 above, state clearly the contractual requirements necessary for materials on extended site to be included in a payment certificate.

QUESTION 4**5 Marks**

Again considering and using the information given in Question 2 above, describe clearly how the payment certificate would be different in the event that the Namibian GCC is applicable to the project. You may assume the same retention conditions as for the 'White' form of contract.

In addition, provide the basic calculation for the certificate in order to illustrate your answer.

(Hint : there are 2 aspects that need to be identified)

QUESTION 5**5 Marks**

During an inspection of the work, the architect observes that all the doors are hollow core doors, whereas the Door Schedule specifies semi-solid doors. He instructs the contractor to replace the doors with semi-solid doors. The contractor said that he ordered the doors in accordance with the bills of quantities wherein hollow core doors are specified. The quantity surveyor agrees that the bills of quantities specifies hollow core doors but says that at the time he produced the bills of quantities, this was what was stated on the Door Schedule. The Door Schedule was revised after the project had gone out to tender, but before the contract was signed.

Who pays for the replacement of the doors and why? Motivate your answer.

TOTAL 50 MARKS