

THE NAMIBIA COUNCIL FOR ARCHITECTS & QUANTITY SURVEYORS

**THE ASSESSMENT OF PROFESSIONAL COMPETENCE
PAPER 1**

**THIS EXAMINATION PAPER IS FOR
ARCHITECT CANDIDATES ONLY**

04 JULY 2016

NOTE:

- This Examination comprises Paper 1, Paper 2 and an Oral Examination. The overall pass mark required is 80%.
- Paper 1 and Paper 2 comprises 45 marks each. The Oral Examination comprises 10 marks with a combined total of 100 marks.
- This is an open book examination and candidates may take into the examination room and use whatever books and reference material they wish. **(No electronic devices permitted such as Ipads, cellphones, e-books, PDA's, etc.)**
- Handwritten notes of whatsoever nature are however not permitted.
- **All questions must be answered.**
- All answers must be numbered correctly.
- Give full reasons for your answers with reference to relevant contract clauses where applicable.
- Time Allowed: 3,5 hours
- This paper consists of 4 (four) pages including the cover page.

PLEASE READ ALL QUESTIONS CAREFULLY

SCHEDULE OF INFORMATION

The following information relates to **ALL** questions and candidates must use this information where applicable.

CONTRACT NAME	:	Alterations & Additions to The Farm Lodge at Okahandja
CLIENT	:	Resort Developers P O Box 2000 Windhoek
ARCHITECT	:	Jones Architects P O Box 3000 Windhoek
ARCHITECT'S REGISTRATION NO.	:	NIA 570 NCAQS 350
QUANTITY SURVEYOR	:	Adams Quantity Surveyors P O Box 2500 Windhoek
CONTRACTOR	:	Quality Construction cc P O Box 3199 Windhoek
QS COST ESTIMATE	:	N\$ 37,030,000.00, (including: N\$ 2,750,000.00 for Contingencies N\$ 1,950,000.00 for Escalation and 15% VAT)
CONTRACT AMOUNT Comprising	:	
- Builders work		N\$ 20,550,500.00
- Mechanical		N\$ 3,600,000.00 (including 350,000.00 Contingencies)
- (Subcontract amount) Electrical installation		N\$ 2,700,000.00 (including 225,000.00 Contingencies)
- (Subcontract amount) Total Contingencies		N\$ 1,750,000.00
- Escalation		N\$ 1,550,000.00
- VAT		N\$ 4,522,575.00
- TOTAL		N\$ 34,673,075.00
CONTRACT FORM	:	AGREEMENT & SCHEDULE OF CONDITIONS OF BUILDING CONTRACT (WITH QUANTITIES) (White Form) Edition 2009
TENDER CLOSING DATE	:	01 March 2015
CONTRACT DATE (Signing of the contract)	:	10 April 2015
SITE HANDOVER	:	15 April 2015
PRACTICAL COMPLETION	:	15 August 2017
PENALTIES	:	N\$ 15,000 PER CALENDER DAY

1- Scope of the project:

- 1.1- Farm house to be altered and renovated to function as admin block.
- 1.2- 8 x times new identical bungalows
- 1.3- Restaurant and tuck shop
- 1.4- Kitchen, storerooms & cold room
- 1.5- Laundry
- 1.6- Swimming pool, change rooms, showers & toilet facilities
- 1.7- External works and landscaping.

2- The breakdown of the cost of the project as estimated by the Quantity Surveyor is as follows:

2.1-	Alterations & Renovations to the Farm House	N\$ 3,500,000.00
2.2	New Work including:	
2.2.1	8 x times new identical bungalows	8 x N\$ 1,550,000.00 = N\$ 12,400,000.00
2.2.2	Restaurant and tuck shop	N\$ 2,500,000.00
2.2.3	Kitchen, storerooms & cold Room	N\$ 3,300,000.00
2.2.4	Laundry	N\$ 1,550,000.00
2.2.5	Swimming pool, change rooms, showers & toilet facilities	N\$ 1,750,000.00
2.2.6	External works and landscaping.	N\$ 2,500,000.00
2.3	Escalation	N\$ 1,950,000.00
2.4	Contingencies	N\$ 2,750,000.00
2.5	VAT	N\$ 4,830,000.00
	Total Cost Estimate	N\$ 37,030,000.00

QUESTION 1: Calculation of Professional Fees

1. 1- Jones Architects claimed their total professional fees, for all 4 stages of design and documentation after they completed stage 4 of documentation, all at once, based on the Quantity Surveyor estimate and were paid by the Client, Resort Developers.
Included in their fee account was the sum of N\$ 22,300.00 for disbursements excluding VAT.

Calculate the professional fee account Green Architects were paid by Resort Developers.

(12 Marks)

1. 2- Calculate Jones Architects' inspection fees based on the payment certificate No 14, with following assumptions:
- Jones Architects did not claim any inspection fees prior to issue of payment certificate No 14 (After practical completion of the project was certified.)
 - The same proportions (percentages) of the costs of alterations & renovations, repetitions and the new work as per the cost estimate are also applicable to the contract sum.
 - Information in table under question 2
- (10 Marks)**

QUESTION 2: Calculation of Payment Certificate

2. 1- Calculate the maximum retention amount based on the contract sum. **(4 Marks)**
2. 2- Calculate payment certificate No 14 based on the following information indicated on the quantity surveyors' valuation No 14.

Note: Jones Architects certified practical completion of the project prior to preparation of valuation No 14. There is no retention fund.

Below the information for valuations No 13 & 14 prepared by the QS.

	Valuation No 13	Valuation No 14
Valuation	23 May 2016 .	28 June 2016 .
Work done	N\$ 20,550,330.00	N\$ 24,260,500.00
Material on Site	N\$ 650,520.00	N\$ 0.00
Electrical Work	N\$ 2,050,000.00	N\$ 2,375,000.00
Mechanical Work	N\$ 2,950,000.00	N\$ 3,350,000.00
VAT	N\$ 3,930,127.50	N\$ 4,497,825.00
Total	N\$ 30,130,977.50	N\$ 34,483,325.00

(9 Marks)

2. 3- Prepare payment certificate No 14 dated today. **(10 Marks)**

TOTAL 45 MARKS