

**The University of Melbourne
Semester 1 Assessment 2006**

Faculty of Architecture Planning and Building

Student Number: The student is to write the student's number and name in the examination answer booklet.

Subject number: 702-348

Subject title: Architectural Practice A

Reading Time : 15 Minutes

Writing Time: 2 hours

This paper has : 4 pages

Authorized Materials:

No lecture notes, advisory notes or other materials are authorized.

Calculators:

Calculators are permitted.

Instructions to Invigilators:

Students may take the examination paper from the examination room.

Instructions to Students:

Students should answer all questions.

Students should allocate their time in proportion to the marks given against each question.

Lodging of Paper with Baillieu Library:

This examination paper can be archived in the Baillieu Library for future student reference.

Q1. You are the director of an architectural company and have been approached by an overseas developer to design a \$12M 30 story residential tower in Melbourne's Lonsdale street. The developer asks your firm for a 'few ideas' as well as an initial fee proposal for full services. Your firm has not completed a commission of this size before.

Whilst you were on holidays your partner independently prepares the firm's fee proposal as follows:

Phase	\$ Fee
Sketch Design	\$35,000
Design Development	\$25,000
Documentation	\$20,000
Contract Admin.	\$15,000

At the time of the fee proposal your office is utilized to its capacity completing three large residences in Hawthorn. The office consists of two directors and two part time contract staff who work full time as required. Your firm pays its staff above average salary rates.

After receiving the fee letter the developer tells you that 'whilst he thinks your design is fantastic' he is talking to another architect 'whose fee is much lower than yours'. In addition, the developer says he will get a project manager to construct and manage the building's construction. Consequently, he would like you to prepare another second fee letter for 'sketch design and documentation only'.

1a. As director of the practice, would you accept this commission on the basis of these conditions? Outline the reasons behind your decision. (10 marks)

1b. If you accepted the commission describe the main points and issues you would include in your second fee letter? (20 marks)

1c. Outline the types of negotiation skills and tactics you might be required to use in this situation? (10 marks)

Q2. Your office conducts a tender for a school in Prahran. The budget for the project is \$1,100,000 including a ten percent contingency sum. The following tenders are received:

Tenderer	\$ Price excluding allowances	Allowances.
Bob The Builder	\$940,500	Verandahs: \$50,000 Landscaping: \$45,000 Playground equipment: Included in the tender price.
Fantastic Renovations	\$1,065,500	Verandahs: \$45,000 Landscaping: Included in the tender price. Playground equipment: \$35,000
Fastbuild	\$1,075,050	Verandahs: Included in the tender price. Landscaping: \$45,000 Playground equipment: \$30,000
Widget Builders	\$1,025,050	All included in the tender.
Megafast Contractors	\$1,130,050	Verandahs: \$40,000 Landscaping: Included in the tender price. Playground equipment: \$35,000
Quantity Surveyors Pre Tender Estimate or OPC	In the range of: \$1,140,550- \$1,150,550	Includes all allowances.

2a. Which builder would you recommend to your client the school council and why? What further information might you require? (20 marks)

A builder is appointed and during the construction the local council receives a complaint from the school's neighbor, who has children at the school, that the paint finishes and colours on the school building do not conform with the approved planning permit drawings.

Subsequently, your architectural office receives a letter from the local councils planning officer who informs you that the school building as constructed does not comply with the original approved planning drawings.

You check your drawings and paint schedules and discover that due to a clerical error by a part-time architectural student in your office the wrong paint color was scheduled. However, the builder has already painted half of the building in this color. In your initial discussion with the builder about this issue he informs you that 'he was just following the drawings' and it will be 'very expensive' to change the color at this 'late stage' of construction.

Moreover, during your check of your documentation drawings you discover that the building is being built 900mm higher than what has been approved and described in the planning permit drawing.

2b. Outline what initial steps and negotiations you would undertake to remedy the situation. (20 marks)

Q3. Your architectural firm is approached by an advertising agency who asks you to include an image of your RAIA award winning house design on a billboard at St Kilda Junction. Explain how you would respond to this situation with reference to the definitions of intellectual property, moral rights, licenses and copyright. (10 marks).

Q4. How would you define an architects 'standard of care', give two concrete examples of ways in which architects might breach their standard of care. (10 marks)

End of Questions