

3.2 Rehabilitation Building

3.2.1 Description

This is a single storey blockwork building with a large open patio on two sides. The roof is a low pitch galvanised steel sheeting roof with exposed rafters and T1-11 ceiling.

3.2.2 Hurricane Damage

The roof structure and sheeting to the open patio was blown off. The sheets were full length sheets and the adjoining area of the main building was exposed. There were a number of broken louvre blades. The straw board top of a desk that got wet has begun delaminating. At the time of inspection the vinyl tiles had not begun to lift.

3.2.3 Inspection

The rafters of the roof that was lost were toe nailed onto the perimeter beam and the other end of the rafters were simply built into the wall ring beam. No attempt to hold them down was observed. A number of hairline cracks were seen in the wall near the main entrance door.

3.2.4 Repairs

1. Re-build patio roof.
2. Replace roof sheeting.
3. Install hurricane anchors.
4. Make good cracks.
5. Service windows.
6. Redecorate.
7. Re-lay vinyl tiles.

Summary of repair cost is shown on the following page.

Health Services Facilities - Antigua

Holberton General Hospital - Rehabilitation Building

Estimated Cost of Repairs

Summary

Item No	Description		
1	Rebuild roof		\$17,500
2	Office desk		\$1,500
3	Make good cracks		\$400
4	Electric to verhandah		\$1,500
5	Vinyl tiles		\$6,300
6	Painting		\$18,710
7	Service windows		\$6,200
			\$52,110
	Preliminaries & overheads (33%)		\$17,200
			\$69,310
	Contingency (10%)		\$6,930
			\$76,240
	Consultancy fees (20%)		\$15,200
	Total estimated cost (EC\$)		\$91,400
	Total estimated cost (US\$)		\$33,900

3.3 Laundry

3.3.1 Description

The building is a single storey masonry building approximately 73ft x 16ft. Attached at south is a 12' x 10' sewing room and on the northern end forming an 'L' is a 12' x 30' boiler room (photo H-L-1). In the corner enclosed by the boiler room and the laundry was an unfinished covered clothes air-drying area.

3.3.2 Hurricane Damage

A section of the main roof sheeting was blown off and the ceiling under collapsed (photo H.L-2). The roof to the drying area was blown off.

3.3.3 Inspection

There was movement between the boiler room and the laundry building, resulting in detaching the lintol across the passageway and cracking at the corner of the boiler room (photo H.L-3). There was an 18ft area of the drying area slab not concreted. The 4 x 4 timber post to the drying area was attached to the 12" blockwork plinth by a slender post anchor. These anchors were reinforced on every other post by 2" angles. There was no evidence that the plinths had any footing for resistance to uplift (photo H.L-4). The general condition of the roof was in a state of disrepair. The floor was pitted and uneven. The boiler was out of order.

3.3.4 Repairs

1. Construct new roof.
2. Screed existing floor.
3. Repair wall to boiler room.
4. Rebuild and complete drying area.
5. Paint internally.
6. Replace windows and doors.

The estimated cost of repairs is US\$96,000.00. A summary of estimated cost of repairs is attached.

Health Services Facilities - Antigua

Holberton General Hospital - Laundry

Estimated Cost of Repairs

Summary

Item No	Description		
1	Rebuild roof including drying area		\$86,830
2	Screed floor		\$5,750
3	Repair cracks in wall		\$3,000
4	Concrete work to drying area		\$12,880
5	Windows and doors		\$15,000
6	Painting		\$18,230
7	Electrics		\$6,000
			\$147,690
	Preliminaries & overheads (33%)		\$48,740
			\$196,430
	Contingency (10%)		\$19,640
			\$216,070
	Consultancy fees (20%)		\$43,200
	Total estimated cost (EC\$)		\$259,300
	Total estimated cost (US\$)		\$96,000

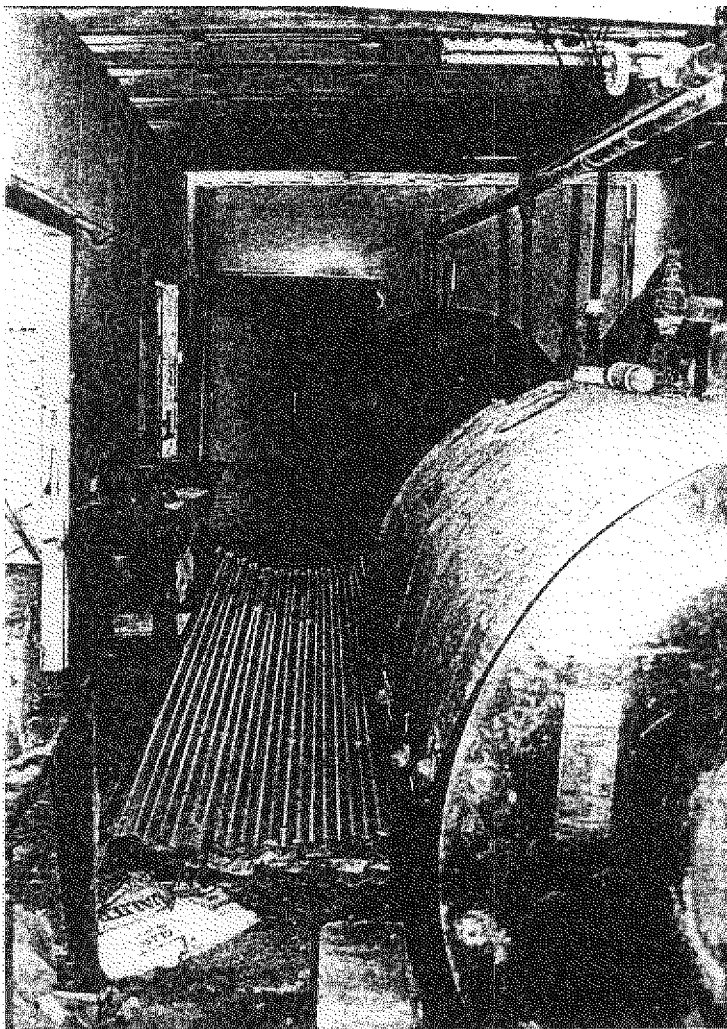


Photo HL-1: Boiler Room.

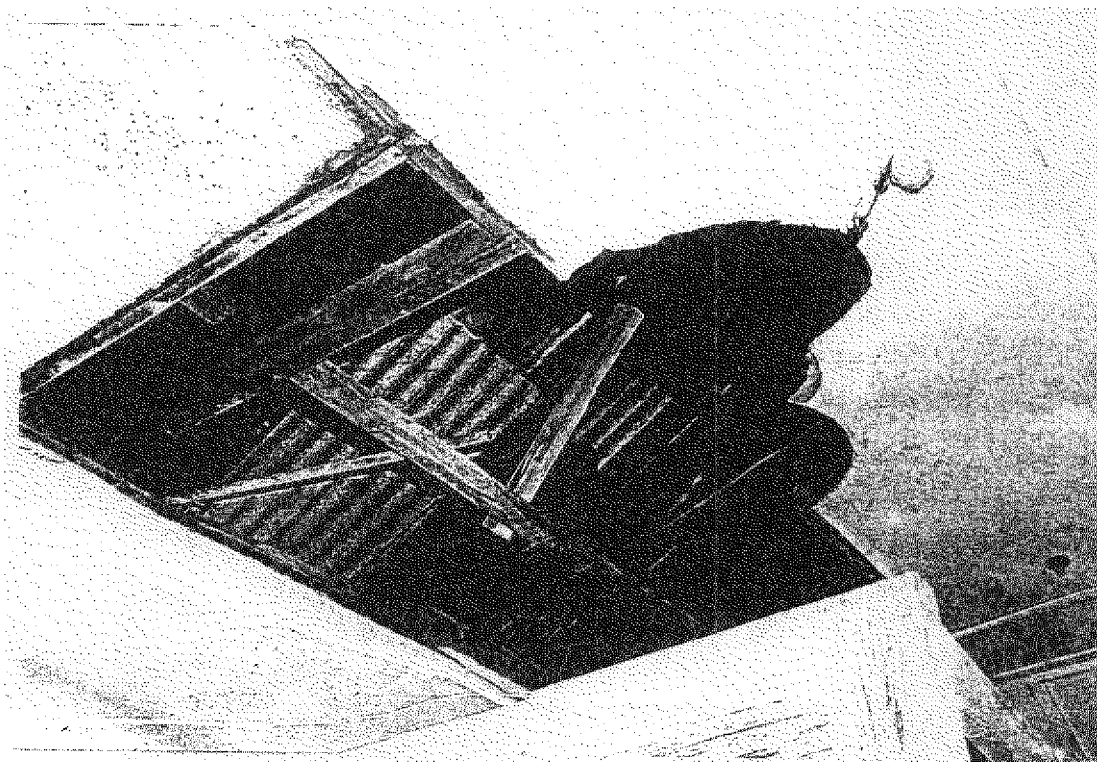


Photo HL-2: Collapsed ceiling board.