

3.30 Libertà Clinic

3.30.1 Description

Libertà is housed on the ground floor of a two storey building. The top floor is presently a public library. The roof is a corrugated galvanised steel sheeting on T & G close boarded ceiling on exposed rafters. The first floor is a concrete floor with vinyl tiles. The windows are aluminium awning windows. To the rear of the building is a timber staircase.

3.30.2 Hurricane Damage

Approximately one quarter of the roof sheet was blown off from the north western corner of the roof. A section of the roof guttering was also missing. A number of windows suffered impact damage. The room under where the sheets were missing was flooded. The straw-board top to a built-in closet was water damaged. The close-boarded ceiling had begun to warp.

3.30.3 Inspection

In addition to the above, the timber staircase had numerous wet-rotted treads. Two of the timber stringer beams had exhibited wet rot. There was a water tank on an elevated metal platform. One of the 2" pipe supports was detached from its base plate.

3.30.4 Recommended Repairs

1. Replace warped ceiling boards.
2. Replace roof sheeting and gutters.
3. Repair built-in cupboard.
4. Fix damaged windows.
5. Repair fascia board.
6. Re-fix water tank support leg.
7. Re-build timber stairs.
8. Redecorate affected rooms.

A summary of the estimated cost of repairs is shown on the following page.

Health Services Facilities - Antigua

Liberta Clinic

Estimated Cost of Repairs

Summary

Item No	Description		
1	Timber repairs		\$3,200
2	Sheeting and rain water goods		\$4,700
3	Timber stairs		\$5,000
4	Welding		\$430
5	Redecorate		\$2,200
			\$15,530
	Preliminaries & overheads (33%)		\$5,120
			\$20,650
	Contingency (10%)		\$2,070
			\$22,720
	Consultancy fees (20%)		\$4,500
	Total estimated cost (EC\$)		\$27,200
	Total estimated cost (US\$)		\$10,100

3.31 Swetes Clinic

3.31.1 Description

The clinic is housed in one section of a building. The other section of the building was the home of the health nurse. the house is a well built masonry structure. The roof is a hipped roof covered originally with very thick (approximately 1.2 mm) corrugated galvanized sheets. These sheets showed no signs of rusting. Over the years some of these sheets were replaced with standard thin (approximately 0.5 mm thick) corrugated sheets. The structure is an A-frame timber truss with Ex 8"x 11/4" tongue and groove board tray ceiling. The floor of the area used for the clinic has a solid floor cover with vinyl tiles, the remainder of the floor was tongue and groove timber flooring. The windows of the house were provided with 5/8" diameter mild steel rods, bent and threaded and bolted through the window frames onto the inside of the windows to receive hurricane shutters.

3.31.2 Hurricane Damage

During the hurricane, the house was flooded. A section of the roof over the clinic lost its sheeting in two locations. A section of the roof over the home lost its sheeting but this area was resheeted before our inspection. One section of the roof over the clinic was covered with tarpaulin after the hurricane (Photos S-1, S-2). Some of the steel rods which had lost their nuts on the inside of the window had pulled out (Photos S-3, S-4).

3.31.3 Inspections

Close inspection revealed that the roof structure was still in fair condition. A section of the fascia board was termite infected but there was no live activity. The steel bars at the windows were rusting and a number of them had lost their nuts and washers on the inside of the window (Photo S-3). The heads of drive screws that fastened the replaced thin sheets were rusting.

3.31.4 Repairs

The repairs recommended are:-

1. Replace the missing sheets and ridge caps.
2. Replace the rusting nail heads.
3. Replace the missing lengths of gutter.
4. Repair the defective eaves soffit and fascia board.
5. Replace the defective taps to the sinks.
6. Re-tile the defective counters.
7. Replace the steel bars at the windows.
7. Replace the vinyl tiles.
8. Re-paint the house internally.

The estimated cost of repairs is **US\$ 37,200.00**. A summary of the cost is shown on the following page.

Health Services Facilities - Antigua

Swetes Clinic

Estimated Repairs Cost

Summary

Item No	Description		
1	Repair roof sheeting and gutters	EC\$	\$9,020
2	Repair Fascia and soffit		\$690
3	Replace steel bars to windows		\$1,850
4	Painting		\$38,430
5	Vinyl tiling		\$6,250
6	Remedial work to counters		\$950
			\$57,190
	Preliminaries & overheads (33%)		\$18,870
			\$76,060
	Contingency (10%)		\$7,610
			\$83,670
	Consultancy fees (20%)		\$16,700
	Total estimated cost	EC\$	\$100,400
	Total estimated cost	US\$	\$37,200

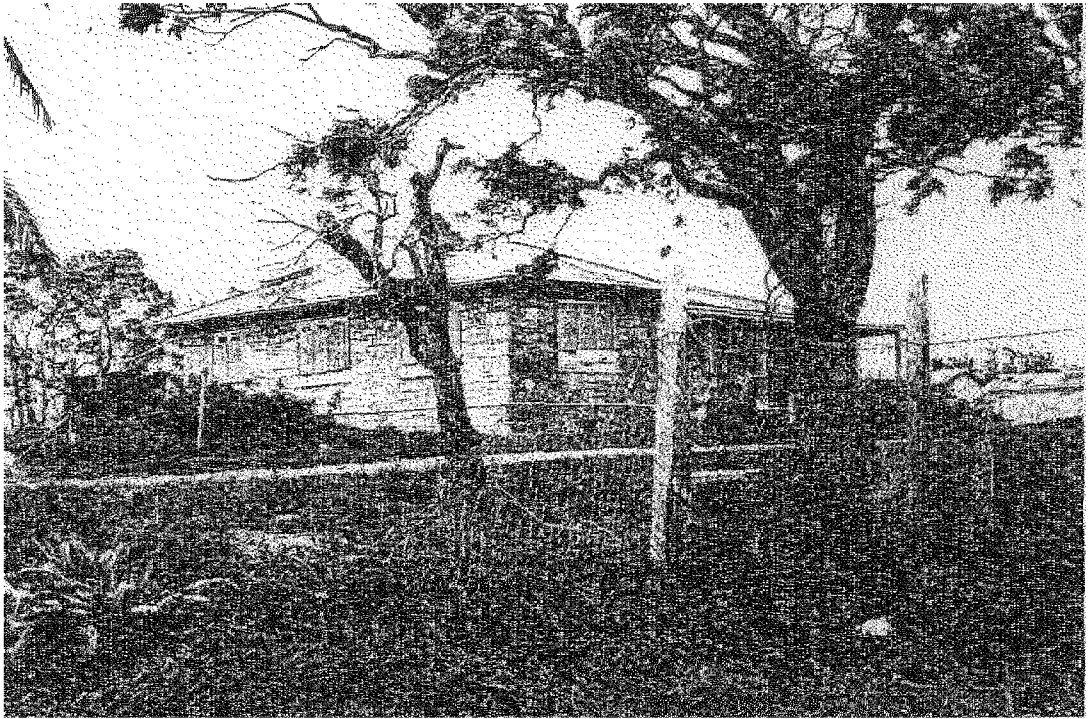


Photo S-1: Clinic with tarpaulin on roof and plywood shutters at windows.

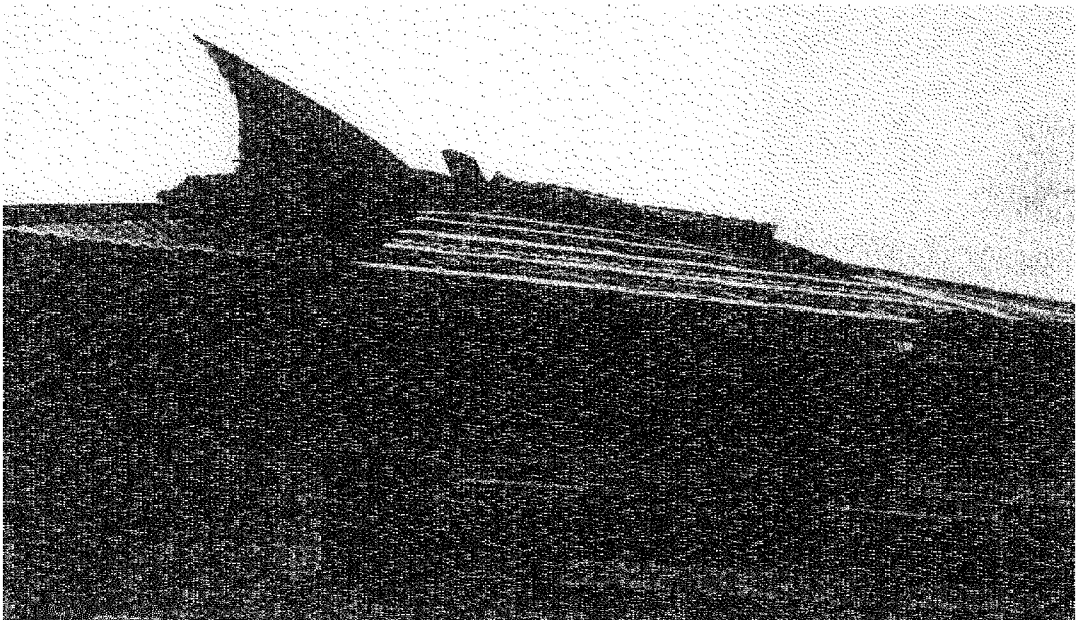


Photo S-2: Rear of clinic side of building with sheets missing.



Photo S-3: Missing nut.

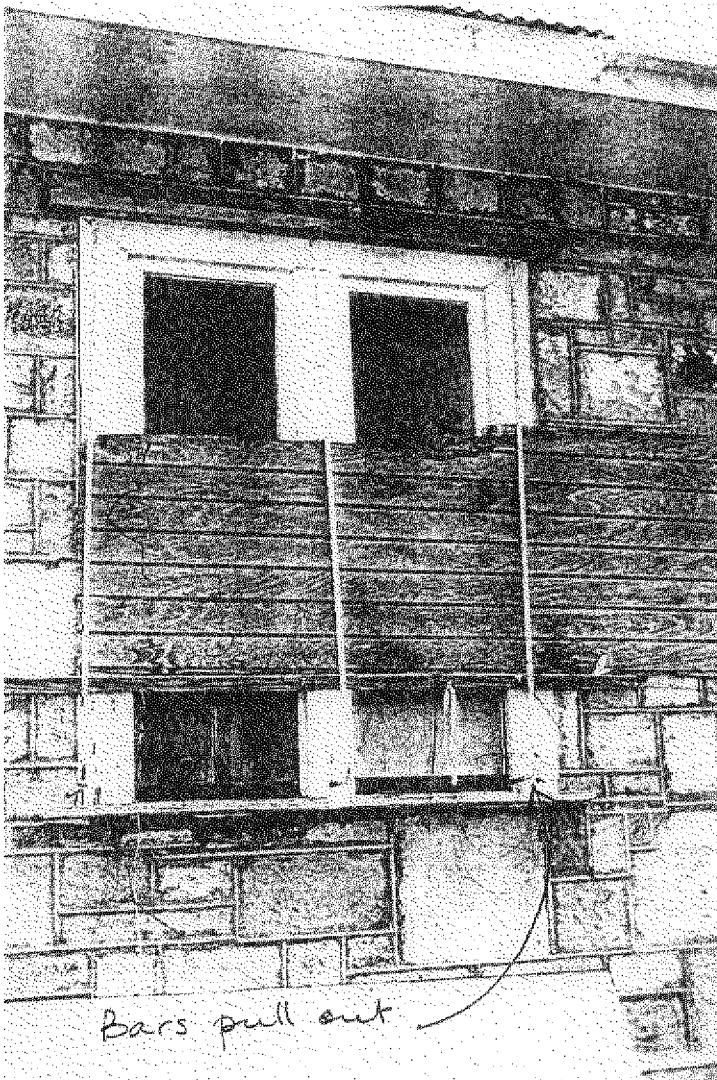


Photo S-4: Bars pulled out.