

3.32 Cedar Grove Clinic and Day-Care Centre

3.32.1 Description

The clinic was housed in a L-shaped masonry building with a hipped roof with a blockwork extension with a lean-to roof to the rear. At the front of the building was an open verandah. The roofs had close boarded timber ceilings with exposed roof structure. The floor was a solid painted floor. One section of the Day-care section had sheet linoleum covering. The windows to the masonry section had solid timber shutters on the outside with timber wire screen frames on the inside.

3.32.2 Hurricane Damage

The building lost its verandah and a portion of its roof sheeting. At the rear of the roof, a section of the sheeting suffered impact damage (photo C-1).

3.32.3 Inspection

The doors were swollen from the water, they drooped and a number of them had wet rot at the bottom. The aluminium louvres in the doors were damaged. The rear door had a wrought iron door with the top hinge detached from the wall (Photo C-2). Some of the glass louvre windows at the rear had louvres missing. The wire screen frames to the windows were defective. The walls had numerous cracks inside and outside the building. The mortar infill at the base of the rafters was broken. The roof structure can be strengthened against future hurricanes. The sectionalized galvanized metal water tank had a number of its screws missing. The waste to the kitchen sink was broken and no soakaway pit was obvious. The precast covers to the sewage well/tank were broken. The chain link fence was broken down.

3.32.4 Recommended repairs

1. Strengthen roof structure.
2. Replace roof sheeting and gutters.
3. Re-build verandah.
4. Repair windows and doors.
5. Repair cracks.
6. Repair plumbing and water tank.
7. Build new soak-away and well cover.
8. Re-place floor finishes and paint.
9. Replace fence wire.

The estimated cost of repairs is US\$ 31,300.00. A summary of the cost is shown on the following page.

Health Services Facilities - Antigua

Cedar Grove Clinic and Daycare

Estimated Cost of Repairs

Summary

Item No	Description		
1	Repair roof sheeting and gutters		\$5,000
2	New verandah		\$7,000
3	Repair masonry		\$2,000
4	Repairs to doors and windows		\$3,100
5	Wall and floor finishes		\$21,600
6	Plumbing		\$900
7	Well cover and soakaway		\$2,000
8	Fencing		\$6,500
			\$48,100
	Preliminaries & overheads (33%)		\$15,870
			\$63,970
	Contingency (10%)		\$6,400
			\$70,370
	Consultancy fees (20%)		\$14,100
			\$84,500
	Total estimated cost (EC\$)		\$84,500
	Total estimated cost (US\$)		\$31,300



Photo C-1: Verandah roof and section of the main roof sheeting lost.

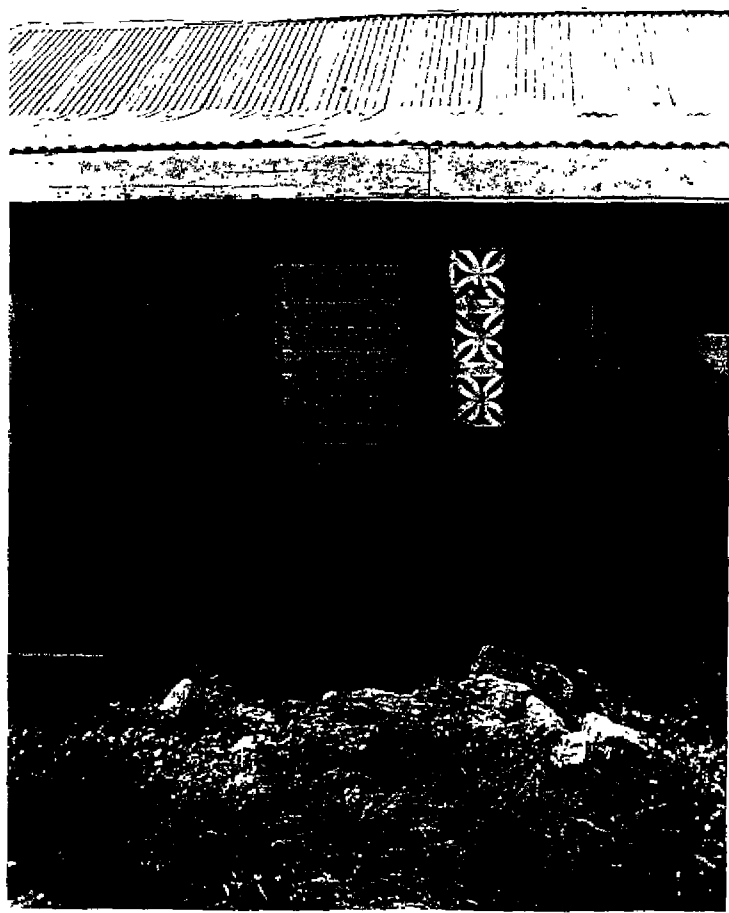


Photo C-2: Damaged rear door and grill

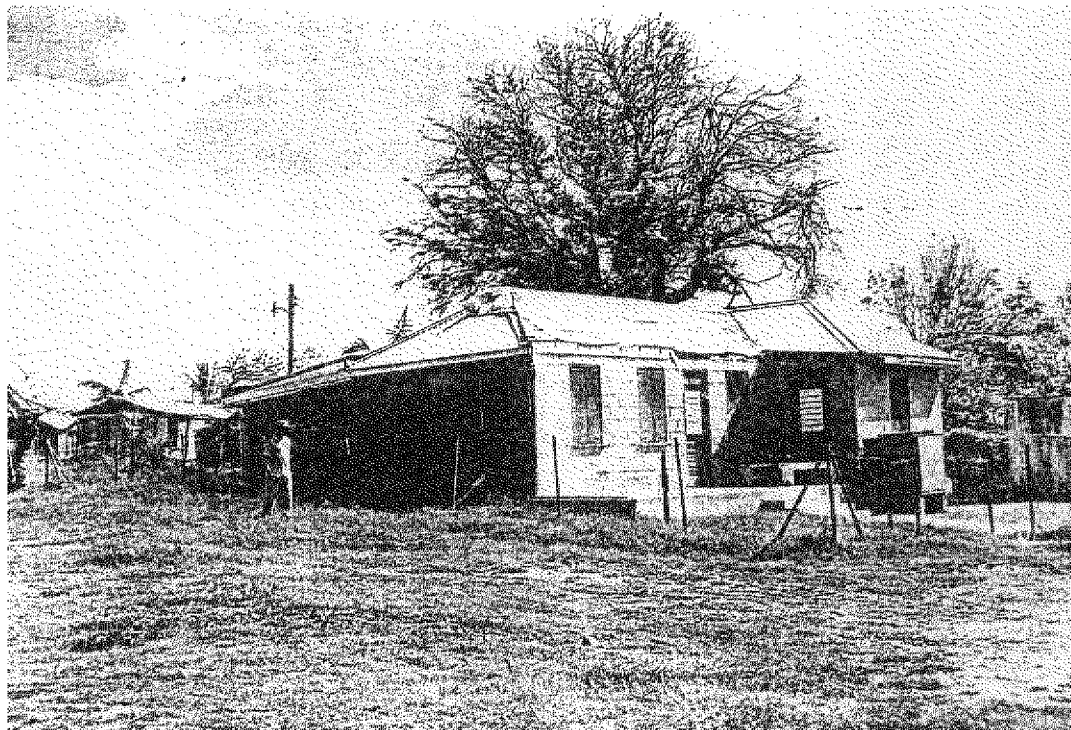


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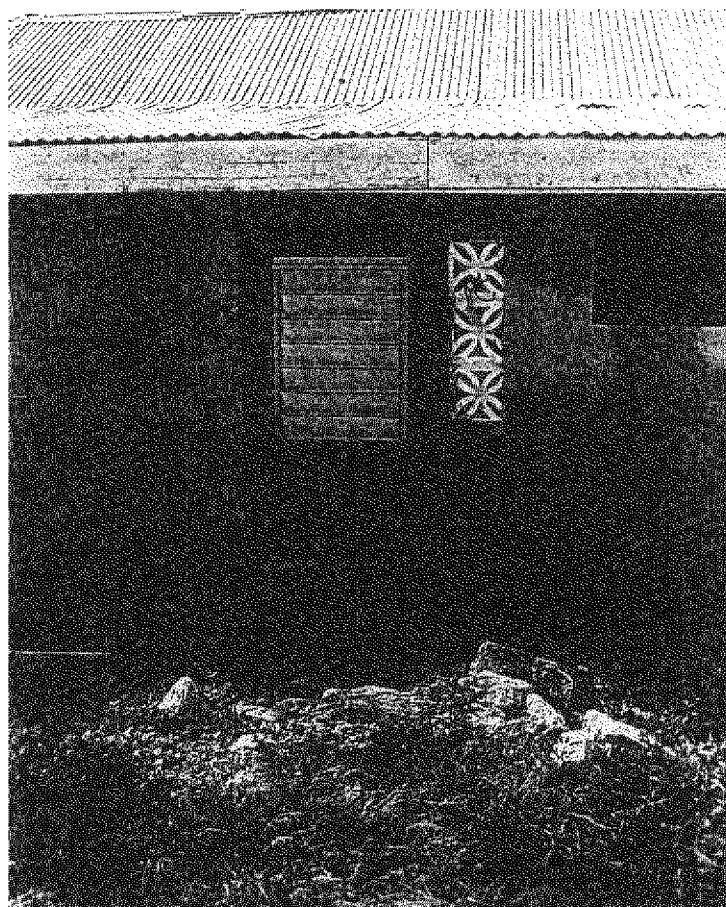


Photo C-2: Damaged rear door and grill