

Est 1946



# BROOKLEA HEALTH CENTRE

Refurbishment – Healthcare – Bristol



Est 1946

### **Description of works:**

Harris Bros & Collard Ltd were appointed in June 2018 to carry out the Landlords Backlog Maintenance Works at Brooklea Health Centre on behalf of NHS Property Services, with Capita Plc acting as Contract Administrator. The scope of works required general maintenance and repair of external rainwater goods together with fascias and soffits and localised repairs to external fabric. Specific assessment of the existing roof were required to determine the full extent of repair works required and provide cost options for improvements to the roof. This resulted in a full re-roofing programme, working in accordance with The Garland Co report and recommendations.

Internally works comprised upgrades to clinic rooms, sanitary ware and to replace flooring and undertake decorations to the specified areas. In addition Fire Safety Management Plan recommended improvement works are also included.

The majority of the works were of cosmetic in nature, however there was also M&E related works included within the scope.

In general the works consisted of

#### Externally

- Upgrade Guttering & Downpipes - Adjust Falls
- Repair and decorate / replace fascias and soffits
- Extend bin store cage
- Replace air conditioning split units (currently R22)
- Repairs to timber column
- External lighting upgrade to LED
- Full re-roofing programme in accordance with The Garland Co report and recommendations

#### Internal Work

- Areas of Replacement flooring
- Areas of Decorations
- Replace existing WHBs with HTM compliant clinical WHBs
- Replace non-compliant fire doors
- Supply & install new Kitchen Units/Base Units/Worktop/Sink Drainer/Splash back
- Various minor M&E works (Alterations and reconfigurations of services to facilitate works)
- Fire Safety Management Plan improvement works - under section 'Action Plan -

- Significant findings'
- Asbestos Re-inspection Report Improvement works - under section 'Summary'



<b>Client:</b>	NHS Property Services
<b>Architect:</b>	Capita Plc
<b>Contract Administrator:</b>	Capita Plc
<b>Form of Contract:</b>	JCT Minor Works Building Contract 2016
<b>Value:</b>	Undisclosed