



## Warwick Hospital Projects

### Contract Details - Health Sector

Tender Value: £1.2 m  
Client: N.H.S.  
Quantity Surveyor: Hollbrow Brookes

*Observation Unit, Warwick Hospital*

#### Breast Unit

Architect: Robothams

#### Contract Description

- This involved the conversion of existing offices and new accommodation in a courtyard.
- The project was £325,000 with completion in 15 weeks.
- Access was through a double door and along a 1200 wide footpath.
- A large amount of spoil fill had to be removed in the courtyard and hardcore laid before the raft foundations could be concreted

#### Key Features

- Working adjacent to occupied wards
- Very restricted access. Alternative more restricted access had to be used for later stages in the project.
- Noise, dust and other Health & Safety issues were paramount
- The felt roofing specification was amended to avoid obnoxious smells.
- Very restricted working.
- Very close liaison with the Estates Manager.

#### Observation Unit

Architect: Brown Matthews

#### Contract Description

- Demolition of existing bedrooms adjacent to entrance to A&E and ambulance offloading area.
- Brick & block construction. With steel beams, metal deck with roof felt.
- Glass folding doors to observation bays with en-suite to all rooms.
- Value £325,000 negotiated on Observation Unit rates for completion in 16 weeks for 14 December, which was critical.
- The contract was completed on time and in budget and resulted in a very complimentary letter from Jayne Blackley Director of Developments.

#### Key Features

- Maintaining ambulance access and access to A&E department.
- Very restricted site needed constant and careful co-ordination of subcontractors.

#### Malin & CCU

Architect: N.H.S.

#### Contract Description

- Refurbishment of existing ward to form a 29 bed unit.
- Contract value £530,000 with completion in 15 weeks.
- Scheme was split into two and revised programme of 17 weeks agreed.

#### Key Features

- By altering sequence proposed by client we were able to save 20 bed weeks.
- Working closely with Estates Department as no consultants were employed except the QS.
- Major electrical changes caused a 3 week delay, but we were able to reduce this to 1 week.