



H2HC ACUTE SITE SELECTION BUSINESS RULES (Hotel/Dorm/Compartmentalized Space to Health Care)



Facility Name:
Facility Address:
Facility Description:
Supporting Hospital:

Evaluator Name:
Evaluation Date:
Does Facility Meet All Mandatory Requirements? (Y/N)

Mandatory Requirements

Business Rule	What does this mean?	Mission Impact	Schedule Impact	Impact if not provided?	Meets Rqmnt? (Y/N)
Sprinkler System	Bldg must have complete operational sprinkler system compliant with local fire codes	H	H	COVID-19 (General Care)* -Nonnegotiable - must be fully sprinklered	
Fire Alarm System	Bldg must have a complete operational interior fire alarm system compliant with local fire codes. The fire alarm system must include manual stations at exit locations and smoke detection within the sleeping rooms. The fire alarm system must be arranged to transmit alarm automatically to notify the fire department.	H	H	COVID-19 (General Care)* - Nonnegotiable - must have a complete fire alarm system	
Exits	Not less than two exits must be provided for each story and compliant with local fire codes	H	H	COVID-19 (General Care)* -Nonnegotiable - must have not less than two exits per story	
Asbestos/Mold/Lead Free	Bldg must be asbestos/mold/lead free. Rough assessment for asbestos/lead base on bldg age	H	H	COVID-19 (General Care)* - Nonnegotiable - must be asbestos/mold/lead free	
One Room/One Bathroom	Each room must have one bathroom	H	H	COVID-19 (General Care)* - Multiple rooms per bathroom requires additional engineering & medical controls/significant impact to schedule	
Air Conditioning	Rooms must be heated and air conditioned	H	H	COVID-19 (General Care)* - Non-negotiable/potential significant impact to schedule	
Elevator Size	If multiple story, an elevator car/cab clear inside minimum size: 1. Ambulance Stretcher (Wide Car Configuration) i. 6'-8" wide x 5'-3" depth with 3'-6" side opening door ii. 7'-8" wide x 5'-4" depth with 4'-0" center opening door 2. Hospital Bed/Gurney (Deep Car Configuration) i. 5'-8" wide x 8'-5" depth with 4'-6" side opening door	H	H	COVID-19 (General Care)* Would not be capable of getting non-ambulatory patients to upper floor levels, large equipment, and ambulance stretcher at a minimum.	
Elevator	Access to at least one elevator	H	H	COVID-19 (General Care)* - Nonnegotiable - needed for non-ambulatory patients	

	Business Rule	What does this mean?	Mission Impact	Schedule Impact	Impact if not provided?	Meets Rqmnt? (Y/N)
	General Site	Site must comply with the Architectural Barriers Act (ABA) and Americans with Disabilities ACT (ADA)	H	H	COVID-19 (General Care)* - Civil rights laws cannot be waived during emergencies	
	General Site	Bldg should not have structural issues or be in a state of unsafe disrepair	H	H	COVID-19 (General Care)* - Nonnegotiable - building must be structurally sound	
	Robust IP Infastructure	Rooms must have WAP connectivity able to stream videos. Each room must have RJ-45 outlets connected to existing telecommunication space	H	H	COVID-19 (General Care)* - Comms infastructure upgrade required/significant impact to schedule	
Preferred Features	Available Space	Ideal Hotel Capable of 250 patient rooms.	M	L	COVID-19 (General Care)* -No impact to construction schedule/potential impact to bed requirement mission-expectations	
	Fire Extinguishers	Fire extinguishers must be provided and compliant with local fire codes	H	L	COVID-19 (General Care)* - minimal cost/schedule impact if not provided	
	Bathroom Exhaust	Bathroom exhaust must be centralized so that it can be augmented for negative pressure. Need sufficient space to upgrade/replace the exhaust AHU to incorporate a HEPA filter pulling ~200cfm per room. Rooftop arrangement preferred.	H	H	COVID-19 (General Care)* - Lack of centralized exhaust would make augmenting exhaust difficult. It would then be necessary to add additional exhaust system which serves every room - significant impact to schedule - Lack of space to upgrade/replace the exhaust AHU would cause significant impact to schedule	
	Supply Air Handling Unit	Need sufficient space to upgrade/replace the supply air handling unit to provide the additional makeup air. Rooftop mounted equipment would likely provide the most flexibility. Anticipate an increase of supply air of 100cfm per room.	H	H	COVID-19 (General Care)* - Lack of centralized exhaust would make augmenting exhaust difficult. It would then be necessary to add additional exhaust system which serves every room - significant impact to schedule - Lack of space to upgrade/replace the exhaust AHU would cause significant impact to schedule	
	Power - Capacity and Flexibility	Floor panel capacity to supply one 20 ampere normal power circuit per bedroom. Flexibility and capacity in service panel and transformer flexibility to connect roll-up generator.	M	M	COVID-19 (General Care)* - Additional time and cost for Contractor to 1) re-circuit normal power for bedrooms, 2) install new temporary service equipment and connect roll-up generator, 3) route essential power into bedrooms, and 4) for utility to upgrade transformer and service to add capacity	

Preferred Features

Business Rule	What does this mean?	Mission Impact	Schedule Impact	Impact if not provided?	Meets Rqmnt? (Y/N)
Life Safety Circuits	Emergency lighting, alarm and alerting systems; are on life safety generator or can be easily transferred to roll up generator.	L	L	COVID-19 (General Care)* - Rewiring may be required to intercept circuits and connect to generator life safety branch	
Proximity to Existing, Permanent Hospital (<30 minutes)	Needed for logistics and support, materials, dirty/clean utilities, nutrition care.	M	M	COVID-19 (General Care)* - Additional higher-level care must be provided/significant impact to schedule - State/FEMA must understand risk associated with State/FEMA provided medical equipment	
Access to Hazardous Disposal	Access to permanent/temporary facilities for med waste, sanitary, soiled linen	M	M	COVID-19 (General Care)* - Temp facilities must be constructed or contracted by state/potential impact to schedule	
Hotel Room Size	Minimum bedroom size 140 SF / bathroom 60 SF	L	H	COVID-19 (General Care)* Two room configuration is ideal (bedroom with king or two queen beds and bathroom). Cannot have suite rooms with multiple rooms (bedroom, living room, kitchen, bathroom as it would require more demolition, restricted access and possibly less patient care space.	
General Site	Site should not be located within a Special Flood Hazard Area (SFHA)	L	L	COVID-19 (General Care)* - This will be difficult to realize in some areas	
General Site	Must walk site with building manager and engineer to understand key systems and emergency procedures for water, power, phone, internet and fire suppression systems	M	M	COVID-19 (General Care)* - This may not be realizable for all sites	
General Site	The age of the site should be less than 20 years old and built under more contemporary codes	M	M	COVID-19 (General Care)* - This may not be realizable for all sites	
General Site	Water Supply: Has municipal water supply that has adequate quality and pressure to support safe clinic/treatment operations	M	M	COVID-19 (General Care)* - This may not be realizable for all sites	
Hotel WIFI	All spaces must have WIFI connectivity.	L	L	COVID-19 (General Care)* - Comms infrastructure upgrade required/significant impact to schedule	

*COVID-19 (General Care) refers to NFPA 99 Category 2 Spaces with negative pressure isolation.