



H2HC NON-ACUTE SITE SELECTION BUSINESS RULES CHECKLIST (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)

Business Rule	What does this mean?	Mission Impact	Schedule Impact	Impact if not provided?	Meets Rqmnt? (Y/N)	
Mandatory Requirements	Sprinkler System	Bldg must have complete operational sprinkler system compliant with local fire codes	H	H	COVID-19 (Basic 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 (Basic 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 (Basic 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 (Basic Care)* - Nonnegotiable - must be asbestos/mold/lead free - Mold mitigation required/potential significant impact to schedule - Asbestos mitigation likely required/significant impact to schedule - Lead mitigation may be required/impact to schedule	
	Air Conditioning	Rooms must be heated and air conditioned	H	H	COVID-19 (Basic Care)* - Non-negotiable/potential significant impact to schedule	
	General Site	Site must comply with the Architectural Barriers Act (ABA) and Americans with Disabilities ACT (ADA)	H	H	Non COVID-19 (Basic 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	Non COVID-19 (Basic Care)* - Nonnegotiable - building must be structurally sound	
One Room/One Bathroom	Each room must have one bathroom	H	H	COVID-19 (Basic Care)* - No isolation would be provided		
Available Space	Ideal Hotel Capable of 250 patient rooms.	M	L	COVID-19 (Basic 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 (Basic Care)* - minimal cost/schedule impact if not provided		

Business Rule	What does this mean?	Mission Impact	Schedule Impact	Impact if not provided?	Meets Rqmnt? (Y/N)
Power - Capacity and Flexibility	Floor panel capacity to supply one 20 ampere normal power circuit per bedroom. Service panel and transformer flexibility to connect roll-up generator.	M	M	COVID-19 (Basic 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	
Proximity to Existing, Permanent Hospital (<30 minutes)	Needed for logistics and support, materials, dirty/clean utilities, nutrition care.	M	M	COVID-19 (Basic 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 (Basic Care)* – Temp facilities must be constructed or contracted by state/potential impact to schedule	
Elevator	Access to at least one elevator	L	L	COVID-19 (Basic Care)* Patients are all ambulatory.	
Hotel Room Size	Minimum bedroom size 140 SF / bathroom 60 SF	L	L	COVID-19 (Basic Care)* Two room configuration is ideal (bedroom with king or two queen beds and bathroom). Can have suite rooms with multiple rooms (bedroom, living room, kitchen, bathroom).	
General Site	Site should not be located within a Special Flood Hazard Area (SFHA)	L	L	COVID-19 (Basic 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 (Basic Care)* - This may not be realizable for all sites	
Supply Air Handling Unit	Need sufficient space to upgrade/replace the supply air handling unit to incorporate HEPA filtration	M	M	COVID-19 (Basic Care)* - This may not be realizable for all sites - Lack of space to upgrade/replace the supply AHU would cause impact to schedule when the return air from the patient floors cannot be isolated from ground floor (clean).	
General Site	The age of the site should be less than 20 years old and built under more contemporary codes	M	M	COVID-19 (Basic 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 (Basic Care)* - This may not be realizable for all sites	
Hotel WIFI	All spaces must have WIFI connectivity.	M	M	COVID-19 (Basic Care)* - Comms infrastructure upgrade required/significant impact to schedule	

Preferred Features

*COVID-19 (Basic Care) refers to NFPA 99 Category 3 Spaces without negative pressure isolation.