

WASHINGTON ADVENTIST HOSPITAL - OPTION 2

Phased Replacement at Takoma Park

IMPACT OF RENOVATION/EXPANSION PROGRAM ON EXISTING HOSPITAL OPERATIONS

Item	Primary Sources	Zone of Impact	Disruption / Risk	Mitigation Measures
Noise	* Construction Equipment & Vehicles	Hundreds of feet and multiple floors. Varies by source.	Variable - from mild distraction to serious interference with communications.	Restricted work hours and work areas.
Vibration	* Heavy Demolition * Excavation / Blasting * Pile Driving	Entire project site.	Interference with sensitive medical equipment including imaging, surgical lighting, etc.	Restricted work hours. Emergency shut-down procedures.
Air-borne Contaminants (Dust)	* Heavy Demolition * Excavation / Blasting * Material Delivery	Entire project site.	Contamination of interior air including fresh air intakes. Compromise of infection control measures.	Construction site procedures. Equipment washdown. Site and existing equipment monitoring. Additional / enhanced filtration.
Surface-borne Contaminants (Mud & Dirt)	* Grading * Landscaping * Paving	Areas on pedestrian and vehicular path of travel. Primarily building entrances.	Contamination of interior surfaces. Compromise of infection control measures.	Temporary vestibules. Equipment washdown. Walk-off mats. Controlled procedures for travel between site and existing facilities.
Physical Security - Accidental Injury	* Tie-in between existing and new security systems * Accidental breaches	Entire project site - staff, patients and visitors.	Higher risk of physical injury due to presence of construction personnel and equipment operating in or near occupied areas.	Construction safety measures (tool box talks, barriers). Staff training. Construction phase signage / wayfinding. Additional security staff and construction procedures.
Physical Security - Theft or Assault	* Tie-in between existing and new security systems * Intentional breaches	Entire project site - staff, patients and visitors.	Higher risk of theft or assault due to possible presence of un-screened personnel in or near occupied areas.	Screening and badging of workers. Staff training. Additional security staff and construction procedures.

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Data Security	<ul style="list-style-type: none"> * Tie-in between existing and new IT/data systems * Accidental breaches * Intentional breaches 	IT/data networks and electronic medical records systems.	Higher risk of compromised data due to possible presence of un-screened personnel and equipment.	Screening and badging of workers. Additional security staff and construction-specific network protocols.
Electrical Service Outages	<ul style="list-style-type: none"> * Tie-in to new service * Tie-in to new gensets * New ATS systems Hidden conditions 	Entire project site. *	Risk of electrical service outages during tie-in between existing and new services.	Temporary or permanent redundant feeders and back-up generators. Distributed battery back-up units. Dry runs for critical cut-overs.
Heating & Cooling Outages	<ul style="list-style-type: none"> * Tie-in to new boilers * Tie-in to new chillers * Tie to new controls 	Entire project site.	Risk of heating and cooling outages during tie-in between existing and new services.	Back-up boilers. Temporary portable chillers. Manual override procedures.
Support Staff Efficiency & Response Time	<ul style="list-style-type: none"> * Relocation of support service areas * Changes in path of travel from support services to units * Relocation of units 	Potential for all support services to be affected: dietary, EVS, imaging, pharmacy, lab, OT, etc.	Increased risk of errors and inefficiency due to temporary relocation of support services and/or serviced units and changes in path of travel due to construction phasing plans.	Temporary imaging equipment. Additional wayfinding, orientation, documentation and staffing. Dry runs for critical support functions, e.g. patient transfers between or into critical care units.
Reduced Patient Census	<ul style="list-style-type: none"> * Difficulty or perceived difficulty to access facility due to circulation and parking changes * Patient's desire to avoid inconvenience of dealing with a facility under construction 	Entire facility.	Patient census typically drops during major construction projects at existing hospitals for the reasons noted under "Primary Sources."	Alternate parking methods, e.g. valet service or off-site parking with shuttles. Additional construction phase wayfinding, education, outreach and public relations efforts.

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<p>Lowered Patient Satisfaction Ratings</p>	<ul style="list-style-type: none"> * Difficulty or perceived difficulty to access facility due to circulation and parking changes * Inconvenience of dealing with a facility under construction * Confusion over location of functions which have moved due to construction phasing 	<p>Entire facility.</p>	<p>Patient satisfaction ratings typically drop during major construction projects at existing hospitals for the reasons noted under "Primary Sources."</p>	<p>Alternate parking methods, e.g. valet service or off-site parking with shuttles. Additional construction phase wayfinding, education, outreach and public relations efforts.</p>