

Healthcare Construction Overview (Pre-Bid Awareness)

Construction will occur within an active healthcare environment where patient care continues uninterrupted. Contractors should understand that healthcare construction differs from traditional construction and includes additional operational requirements.

The following topics are introduced for awareness. Detailed requirements are defined in the Contractor Handbook and will be developed during pre-construction planning.

Key Concepts (PCRA / ICRA / ILSM)

These processes are described in the Contractor Handbook and will be completed following award.

- **PCRA (Pre-Construction Risk Assessment)**
Used to identify potential impacts to patients, staff, and operations before work begins. May influence phasing, access, and work sequencing.
- **ICRA (Infection Control Risk Assessment)**
Defines required infection prevention controls such as containment, airflow, and cleaning protocols.
- **ILSM (Interim Life Safety Measures)**
Establishes temporary life safety measures when systems such as fire protection or egress are impacted.

Infection Control (ICRA)

Infection prevention considerations are outlined in the Contractor Handbook.

- Containment measures (barriers, sealed work areas) may be required
- Airflow control and pressure monitoring may be required
- Debris removal routes and cleaning protocols will be defined
- Controls will be based on the type of work and adjacent patient populations

Life Safety (ILSM)

Interim life safety concepts are addressed in the Contractor Handbook.

- Temporary measures may be required when fire alarm, suppression, or egress is impacted
- Fire watch or additional protections may be implemented
- Egress routes and life safety systems must be maintained throughout construction

Environment of Care (EOC)

Environment of Care impacts are addressed in the Contractor Handbook.

- Construction may affect noise, dust, vibration, and odors
- Access, patient flow, and operations may be impacted
- Work activities may require coordination with affected departments

Utility Shutdowns

Utility shutdown expectations are introduced in the Contractor Handbook.

- Shutdowns may require advance notice, planning, and approval
- Multiple departments and systems may be affected
- Project-specific shutdown procedures will be established during pre-construction

Safety, Security, and Conduct

Professional conduct and security requirements are outlined in the Contractor Handbook.

- Access controls and badging requirements apply
- Patient privacy requirements must be followed
- Work will occur in occupied areas requiring professional behavior at all times

Traffic and Site Logistics

Construction activities must be coordinated within an active campus environment.

- Pedestrian and emergency access must be maintained
- Contractor parking and staging areas will be designated
- Material delivery and site logistics will be coordinated

Coordination and Communication

Coordination expectations are introduced in the Contractor Handbook.

- Ongoing communication with the project team will be required
- Coordination meetings or project huddles may be implemented
- Work activities may need to adjust based on operational conditions

Project-Specific Requirements (To Be Developed Post-Award)

The following items will be defined during pre-construction:

- Utility shutdown procedures
- Affected departments and stakeholders
- Specialty clinical areas
- Inspection and permitting requirements
- Communication and escalation pathways

Contractor Responsibilities

Contractors are expected to perform work in accordance with the Contractor Handbook and project requirements.

- Protect existing systems and infrastructure
- Maintain safe and controlled work areas
- Coordinate activities to minimize impact to operations
- Comply with all established controls once implemented