



Construction in Occupied & Operational Healthcare Environments

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Christine Bassett, President of Radius, credited Nauset Construction for its high level of professional service and expertise in managing construction in sensitive healthcare environments. "We are pleased to have partnered with Nauset Construction. Brookside at Regency is well underway and we are very pleased with the value Nauset has provided. Nauset has the experience, knowledge and construction planning processes in place to effectively and efficiently build assisted living communities.

We have worked with Nauset successfully in the past and are confident we made the right choice for our premier assisted living facility."

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Challenges in Healthcare Construction

As the wave of aging baby boomers mature, hospitals, outpatient facilities and senior living communities are feeling tremendous pressure to respond to new market dynamics



and trends. Forced to meet the growing demands of our aging population and compete with modern and more technologically advanced facilities, aging buildings are undergoing major renovations and additions. In 2008, healthcare construction marked record-breaking numbers as an overwhelming number of dated facilities moved forward with improvements. Significant trends have emerged as healthcare communities undergo major upgrades, additions and new ground-up construction projects. No matter what type of project, all healthcare entities share a major concern: Ensuring that the facility implements proven best practices and a forward thinking approach to successfully undergo construction while remaining fully occupied and operational.

The challenges of maintaining high-level care during construction in occupied and operational hospital, outpatient healthcare, and senior living communities are numerous. However, the experience and expertise of a construction manager who has a proven track record in sensitive environments, allows owners and operators to maintain control and feel confident that the project will be executed with precision, safety and professionalism.

Considerations Before Starting a Construction Project in an Occupied and Operational Healthcare Environment



Patient and Staff Safety -

Maintaining patient and staff safety is a top priority, which is achieved by minimizing disruption to base building mechanical and electrical systems, emergency support, fire alarm and resident/staff access and egress.

Emergency Access -

Ensuring the most optimal emergency vehicle access possible at all times is critical based on the nature of the business.

Operations -

Comprehensive pre-planning, persistent, ongoing, clear communication, and constant attention to detail must be in place before beginning any project. Minimal disruption to patient routine and their comfort is of utmost importance. Hiring a construction manager who has expertise and experience

working in sensitive medical environments is a major advantage. An experienced contractor will proactively work with the owner and facility administrators to ensure that all precautions have been taken to prevent costly errors. Mitigating dust, vibration and noise to the highest degree possibly is critical.

New Design Trends Emerging in the Healthcare Industry



Privacy -

Today's healthcare environments are designed to meet the higher standards and expectations of patients. Private/resident rooms and luxury amenities are customary in most upgraded hospitals and senior living communities.

Open/Flexible Spaces -

Facilities are incorporating larger corridors and more open and flexible spaces into their designs in order to support clinical efficiency, patient safety, and deployment of emerging clinical technologies. The Flexibility to easily reconfigure space for multi-purpose use is also common in today's healthcare

communities.

Infection Control -

Incorporating new technology and materials designed to reduce hospital-acquired infection is more prevalent in today's designs. Wireless communications, RFID tracking, anti-microbial surfaces, negative pressure isolation rooms, single patient rooms, and emergency department entrance alternatives are commonly used to reduce infections.

Green Building -

Evidence suggests that the utilization of sustainable materials in construction helps to reduce infection, promote healing, and reduces operational costs. Strong trends in green building are quickly gaining popularity with developers, owners, and private healthcare facilities. Hiring a contractor with LEED certification is an important consideration.

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