



GUIDE

The Complete Buyer's Guide for Healthcare Facilities & Asset Lifecycle Management

Overseeing the upkeep of facilities and equipment in a healthcare environment comes with many unique challenges. From maintaining patient rooms to ensuring that a wide variety of critical systems – like HVAC, medical equipment, power supply, etc. – are all functioning correctly, every aspect plays a crucial role in ensuring patients receive high-quality care.

While reacting to breakdowns can keep facilities running day-to-day, managing assets proactively enable hospitals to extend the life of their equipment and facilities, reduce unplanned downtime, minimize costs, and ensure safer, more compliant environments for patients and staff.

A comprehensive asset lifecycle management (ALM) strategy makes this possible by empowering organizations to simplify resource allocation, create more data-driven capital plans, and create more resilient assets that operate at peak performance.

In this guide, we'll dive deep into the Siemens suite of world-class asset lifecycle management solutions and show you how we enable healthcare organizations to enhance patient and staff experiences by ensuring vital facilities can run smoothly and cost-effectively every day.

A standard computerized maintenance management system (CMMS) is essential for tracking work orders and managing maintenance in healthcare facilities. However, modern healthcare organizations require solutions that go beyond basic maintenance. Complete asset lifecycle management solutions provide a holistic view of facility operations.

What is **asset lifecycle management**?

Asset lifecycle management is a strategic approach to the planning, acquisition, operation, and maintenance of physical assets to maximize their performance and useful life while minimizing total cost of ownership.

A complete ALM strategy combines data-driven decision-making with tools for preventive maintenance, capital planning, and sustainability – all to ensure resources are used efficiently and effectively. While solutions like CMMS and asset investment planning software can support these outcomes individually, a full ALM platform unifies both into a smarter, more holistic system.

Siemens offers world-class ALM solutions designed to help healthcare facilities teams improve compliance, secure funding, and meet sustainability targets across every stage of the asset lifecycle.

Ensure compliance

ALM solutions simplify compliance by automating inspection schedules and preventive maintenance tied to regulatory standards. Our healthcare CMMS, TheWorxHub includes modules specifically designed to enhance compliance by digitizing the permitting process, organizing documentation into digital compliance binders, and correlating maintenance tasks to related compliance codes for The Joint Commission, CMS, DNV, and others (see [page 7](#) for more on Compliance Pro).

Support capital planning

To secure funding for critical infrastructure upgrades, facilities teams need data they can trust. ALM solutions like Origin provide centralized visibility into asset condition, risk, and lifecycle stage, helping leaders prioritize projects and build stronger investment cases. That's how teams like McLaren Health in Michigan increased their annual funding by 25% by providing data-driven insights to their C-suite to justify capital investment needs (see [page 11](#) for the full story).

Advance sustainability

ENERGY STAR reports that hospitals and healthcare facilities account for **9% of all energy consumption** by commercial buildings in the U.S., despite occupying just 4% of total commercial floorspace. With the right sustainability solutions, these facilities reduce energy costs by as much as 30%. ALM helps track energy and utility usage across systems, identify waste, and pinpoint where inefficient assets can be replaced. It also supports ESG and net-zero goals by providing the data and reporting needed to measure progress and demonstrate impact.

The Best of Siemens for healthcare

Siemens offers a comprehensive suite of solutions designed to address the full asset lifecycle for healthcare facilities. From daily maintenance management to longterm capital planning, our products empower your team to work smarter, not harder.

TheWorxHub.....	6
TheWorxHub Modules.....	7
Origin.....	10
Stream + Energy Manager.....	12



Client Story

Foundation Health Partners

Foundation Health Partners upgraded their maintenance strategy with TheWorxHub to shift from reactive repairs to a proactive maintenance approach. By simplifying work order management and providing clear, data-driven reports, they were able to secure \$3.5 million in funding for deferred maintenance projects and enhance risk management by gaining insights into long-term infrastructure needs.

[Read the full story →](#)

// This is the first time I've worked with a work order software company in which our work together is really a partnership. **I've told several industry peers if they're not using TheWorxHub, they should consider it.**

Keith Fehr,
Director of Facility Operations

TheWorxHub

TheWorxHub is a powerful, mobile-optimized CMMS built specifically for healthcare facilities. Designed to replace outdated, paper-based processes, it empowers maintenance teams to accelerate their operations, improve productivity, and reduce the average time to complete work orders – all with a focus on improving compliance and ensuring every task is tracked and completed efficiently.

Compliance is at the heart of TheWorxHub. With built-in tools to simplify the permitting process and centralize documentation to improve audit-readiness, the platform helps hospitals stay survey-ready year-round.

In addition to simplifying day-to-day tasks like work order management, inventory control, and preventive maintenance scheduling, TheWorxHub also delivers

robust reporting and analytics tools that turn operational data into actionable insights. This includes industry-wide benchmarking, allowing healthcare organizations to compare their performance against anonymized data from peers across the country.

This unmatched level of insight helps teams spot inefficiencies, set realistic goals, and continuously improve based on reliable, real-world data. With TheWorxHub, leaders gain full visibility into asset conditions, maintenance histories, and performance trends so they can make smarter, more strategic decisions that protect their assets, facilities, and budgets long term.

By the numbers:

Trusted
by **2,000+**
healthcare organizations

70,000+
monthly users

175,000+
work orders
completed per week

TheWorxHub modules

TheWorxHub is an interconnected suite of modules that collectively help facilities leaders manage everything that their operational team encounters, including work orders, assets, compliance tasks, preventive maintenance, inventory, EOC rounds, and more. The platform's powerful modules include:

Compliance Pro

Arguably one of the most important aspects of TheWorxHub is Compliance Pro – an all-in-one compliance-focused module that helps facility teams address deficiencies proactively, ensuring they have everything needed for an inspection at a moment's notice.

Compliance Pro enables healthcare leaders to centralize and standardize critical compliance documentation – via Digital Compliance Binders – protecting hospitals from outdated or missing data and ensuring smooth audits. By integrating compliance activities directly into work orders, it reduces

inspection risks and enhances maintenance response times, allowing teams to prioritize repairs and expedite permit approvals.

What sets Compliance Pro apart is its built-in permitting suite, including ICRA, PCRA, and ILSM, which is directly integrated into every work order. With “smart documentation” features like dashboards and reports, Compliance Pro helps teams identify and resolve missing audit documentation early, ensuring minimal downtime and a seamless user experience.

Maintenance

TheWorxHub not only accelerates maintenance operations, but simplifies them by centralizing work orders, asset data, planned events, inspections, and preventive maintenance (PM) scheduling into a single platform. With features like mobile access, automated task prioritization, and real-time alerts, maintenance teams can address issues faster and ensure critical assets remain operational.

TheWorxHub also includes customizable risk-based asset classification frameworks ensuring that classifying high risk and non high-risk assets is straight forward and simple, while also providing tools for AEM (Alternative Equipment

Maintenance) documentation enabling hospitals to optimize resource allocation.

Additionally, it provides detailed reporting and analytics, enabling healthcare facilities to track the performance of their equipment and facilities, optimize available resources, and stay compliant with regulatory standards. By supporting the shift from reactive to proactive maintenance, TheWorxHub's maintenance enhancements help extend asset lifecycles, reduce downtime, and improve overall operational efficiency.

Environmental Services Management

The ESM module in TheWorxHub enables healthcare facilities teams to efficiently track tasks, time requirements, staff schedules, and supplies from one centralized platform. With an intuitive drag-and-drop calendar for easy scheduling and customizable templates, the module ensures consistent cleanliness standards and better staff coordination.

EOC/Rounding

The EOC/Rounding module in TheWorxHub streamlines environmental care inspections by providing pre-built templates for rounding inspections and corrective actions, ensuring nothing is missed and ensures healthcare communities maintain high standards of care while improving efficiency in daily rounds and reporting.

QA & Surveys

The QA & Survey module in TheWorxHub delivers real team feedback through both direct staff satisfaction surveys and manager lead quality assurance follow up inspections. Hospitals utilize this data to identify potential issues and concerns with service levels and create in-service training programs to address identified gaps. All ensuring exceptional quality in the work being performed and continuously upleveling staff.

WorxIQ

WorxIQ transforms data into actionable insights, allowing you to compare your facilities' performance against national performance benchmarks. This provides healthcare facilities teams with an unparalleled analytics tool for visualizing and tracking key performance indicators (KPIs). With customizable dashboards and automated reporting, WorxIQ ensures that decision-makers have real-time access to critical data for improved operational efficiency and long-term strategic planning.

Security

The Security module in TheWorxHub empowers teams with mobile tools to efficiently document security rounds and incidents in real time. With features like key checkpoints, location-based check-ins, and voice-to-text notes, the module streamlines security operations, improves incident management, and helps facilities leader track daily activities, ensuring a higher level of safety and accountability.

Space Management

Space Management in TheWorxHub enhances operational efficiency by utilizing visual interior mapping and cloud-based technology to streamline facility management. It allows healthcare facilities teams to upload life safety and asset drawings in multiple formats, helping teams easily identify work locations, preventive maintenance tasks, and assets.

Client Story

Children's Health Dallas

Children's Health Dallas revolutionized its facilities management and capital planning using Origin software, improving strategic decisions and long-term capital planning. With detailed asset analytics, they were able to secure \$20 million in funding from their finance department, develop a 10-year financial plan, and save millions in potential repair costs by optimizing infrastructure investments.

[Read the full story →](#)

// Every month, someone has a new assessment, new plan or new idea. And the reality is we can quickly change our minds because we've used Origin to build 10-year forecasts for all of our buildings. So **it's been a really helpful tool for us to plan strategically.**

Brooke Bohme
Director of Engineering

Origin

Origin is an advanced capital planning and maintenance optimization tool designed to help organizations strategically prioritize projects, inform capital plans, and manage long-term asset health.

By centralizing project management, finance and operations leaders can improve collaboration across departments, track costs to assess the full impact of deferred maintenance and ensure a more comprehensive approach to capital planning. But the benefits don't stop there.

Origin also includes a Project module that builds on its budgeting and forecasting capabilities by letting you add

customized project costs like construction management, architecture, commissioning, and permits. The module enables users to right-size labor and materials to fit real use cases, manage funding sources and project statuses, and account for inflation or special conditions like ICRA requirements and occupied space construction.

With Origin, healthcare facilities leaders can move beyond standard CMMS capabilities to build a proactive, data-driven approach to maintenance optimization and capital planning.

Know your assets inside and out

Origin offers the industry's largest operations database to benchmark your maintenance data against and predict long-term asset health—so you always know the status of your entire portfolio.

Prevent failures before they occur

Stay ahead of asset deterioration with built-in risk ranking tools that highlight aging assets and guide smarter repair-versus-replace decision

Turn your CMMS data into action

Seamlessly integrate work order and preventive maintenance data from any CMMS to keep asset life expectancy accurate and up to date.

Make every dollar count

Ensure approval for necessary funding with compelling visuals and metrics that project budget needs up to 30 years ahead, while addressing deferred maintenance risks.

Plan with confidence

Simplify capital investment and maintenance strategy decisions using Origin's powerful built-in tools that calculate total costs and provide a collaborative, full-picture approach to long-term planning.

Gain data-driven insights

Use detailed reports, KPIs, and benchmarking to assess performance, mitigate risk, and optimize labor and asset management strategies.



Client Story

McLaren Health Care

McLaren Health Care has leveraged Origin software to transform its capital planning process, securing a 25% increase in annual facilities funding and empowering data-driven decision-making. By providing detailed analytics for capital requests, Origin has helped McLaren earn the trust of leadership, increase capital improvements, and meet annual cost reduction goals.

[Read the full story →](#)

// In the past, it was really hard to get capital dollars. **Now that we have data and proof of what we need, people trust our data, give us the funding we need,** and allow us to do what we need for capital improvements.

Keith Miller

Corporate Director of Facilities and Energy

Stream + Energy Manager

Managing energy use and sustainability efforts is critical not only for cost control but also for maintaining a safe, healthy environment for patients and staff. By leveraging the TheWorxHub CMMS data with powerful, data-driven solutions like Stream and [Energy Manager](#), healthcare organizations can achieve their energy and sustainability goals while optimizing operational efficiency.

Stream makes it easier than ever to track utility usage, manage greenhouse gas emissions, and assess performance against industry benchmarks like ENERGY STAR. With real-time data collection and automated reporting, healthcare facilities teams can monitor their energy performance, identify inefficiencies, and ensure compliance with sustainability goals.

By integrating smart meters and building management systems (BMS), Stream can also help proactively identify areas for operational improvements, opportunities to reduce energy consumption, and steps to help facilities teams achieve their net-zero targets.

Meanwhile, Energy Manager consolidates all utility data into a single, centralized platform, giving facilities managers a comprehensive view of organization-wide energy usage. By offering detailed insights into consumption patterns, Energy Manager allows healthcare organizations to make informed, real-time decisions that drive energy savings, reduce operational waste, and improve sustainability efforts.

Healthcare facilities using Energy Manager have seen substantial financial and environmental benefits, including significant reductions in CO2 emissions, energy costs, and water consumption.

By providing clear, actionable insights in sustainability initiatives, these tools can empower healthcare teams to create more energy-conscious cultures that commit to sustainability.



3-step implementation

Our **structured approach** to implementing asset lifecycle management solutions is led by a team of experienced professionals, passionate about partnering with you to support your organization's financial and operational goals.

Step 1 Project kick-off (Day 1)

Orientation call

- Define roles and responsibilities
- Identify critical business goals
- Review prescriptive implementation plan to map out milestones and timeframes

Step 2 Onboarding

Implementation begins

- Configure your account (first 30 days)
- Attend interactive virtual classroom training sessions
- Attend 1:1 sessions with your implementation specialist
- Go-live support (final 30 days)

Step 3 You're live (Day 60)

Congratulations!

- You are using Asset Essentials and have achieved account enablement
- Review available on-going help resources

Tips for getting buy-in

Implementing new technology can be challenging – **58% of healthcare facilities leaders cite staff resistance** as one of the biggest obstacles in their attempt to better manage their physical assets. But having the right approach can make all the difference. Here are some key strategies to drive better adoption and long-term success in your organization

- 1. Have frequent check-ins:** Schedule weekly or daily touchpoints to gather feedback, address challenges, and encourage usage.
- 2. Provide hands-on training:** Offer both external and internal training, allowing employees to learn at their own pace with real-world practice.
- 3. Create cheat sheets:** Provide quick-reference guides for essential tasks to reinforce learning and boost confidence.
- 4. Listen to feedback:** Use whiteboards, emails, or suggestion boxes to collect and act on team input.
- 5. Utilize ongoing support:** With Siemens, you can leverage our help site, webinars, and world-class customer support for a seamless onboarding experience and continued success.

By focusing on strengthening communication, training, and accessibility, you can ensure a smoother transition and better maximize the value of your new technology.



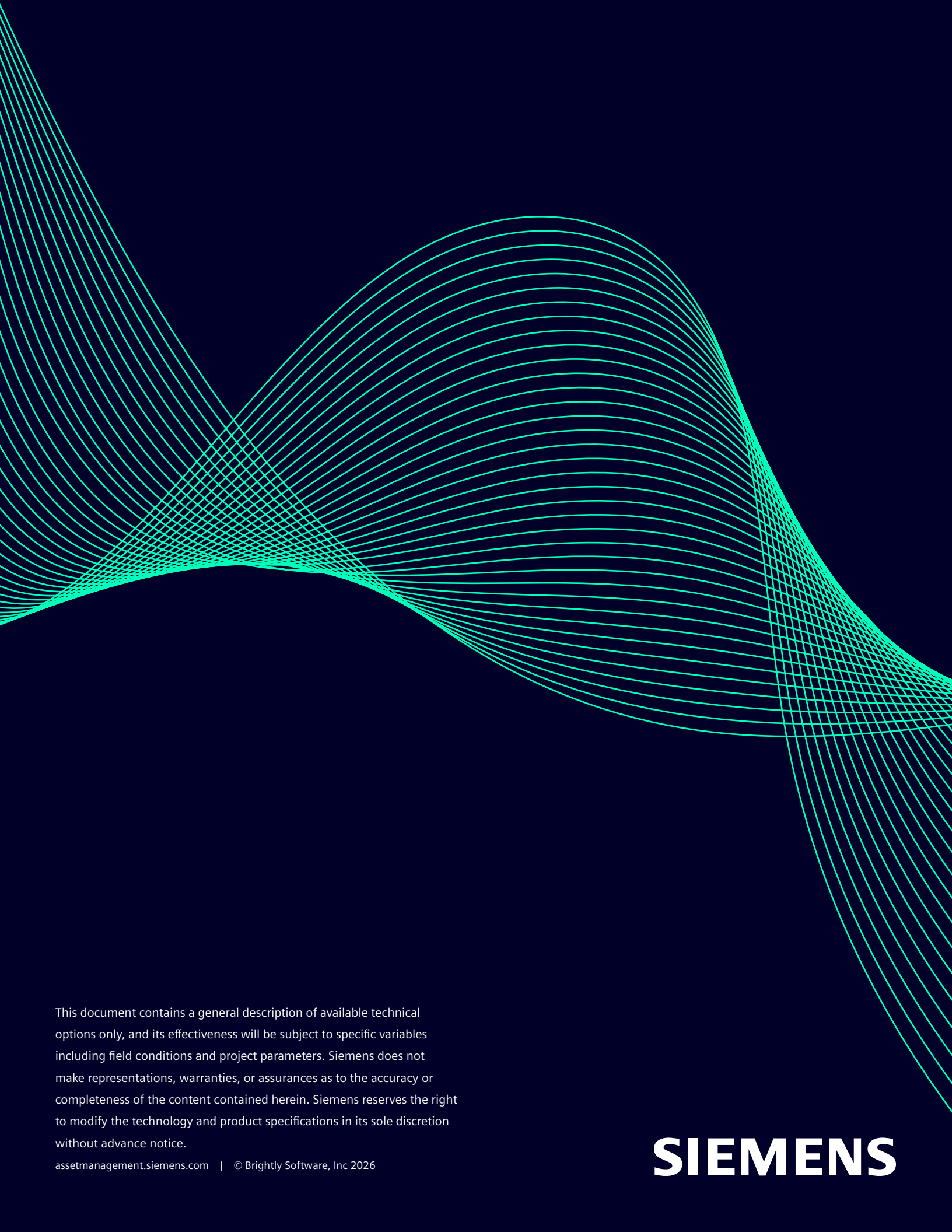
Experience the power of **smarter asset** **lifecycle management**

Adopting a comprehensive asset lifecycle management strategy is essential for higher ed institutions looking to enhance operational efficiency, reduce costs, and meet decarbonization goals.

By integrating advanced solutions like TheWorxHub, Origin, Stream, and Energy Manager, facilities leaders can move beyond traditional maintenance management systems and leverage data-driven insights to optimize their asset performance, extend asset life, and minimize unplanned downtime.

By embracing the power of ALM, healthcare organizations can not only meet their immediate operational needs but also position themselves for more sustainable growth, increased profitability, enhanced environmental performance, and better overall patient care and outcomes.

The future of asset management is data-driven, and Siemens is here to guide your organization every step of the way. Ready to transform how you manage your assets?



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