

What is your maintenance data **not telling you?**

An assessment to see how well your maintenance data supports risk and capital decisions

SIEMENS



Is your hospital ready for asset lifecycle management?

As healthcare facilities face an ever-growing list of challenges, how operations and finance leaders leverage the wealth of asset and maintenance data that informs their day to day has become more crucial.

This invaluable information — everything from asset age to recorded downtime, work order histories to repair costs — not only gives detailed insight into the health and resilience of hospital infrastructure, but, if properly harnessed, also presents facilities teams with the game-changing opportunity to level up from basic maintenance tracking to better data-driven lifecycle strategies.

To make this important operational transition, we have developed this facilities assessment to help you and your team understand where you are today and identify opportunities to connect maintenance, asset health, risk and capital planning.

As you work through the assessment, answer each question based on current practices rather than future goals. This will provide a more practical picture of organizational strengths, gaps and opportunities.

Asset lifecycle management helps healthcare organizations connect asset data, maintenance history and capital planning to make smarter investment decisions.

Your maintenance data can tell you more

Computerized Maintenance Management Systems (CMMS) are indispensable tools that provide a 360-degree view into work orders, preventive maintenance, asset history and operational workflows.

The real opportunity for healthcare organizations, however, is to strategically transform this captured and collated raw data into actionable insights that help teams better understand asset health, identify risk, optimize resource allocation and inform capital planning — effectively elevating your CMMS from a simple tracking tool into a robust asset lifecycle engine.

To determine if you are currently fully leveraging your CMMS data to gain a complete picture of your asset ecosystem, consider the following questions:

- Do you know which assets are creating the greatest operational risk?
- Can you identify assets with increasing maintenance costs?
- Can you connect maintenance history to replacement decisions?
- Can you quantify the impact of deferred maintenance?
- Can you use asset data to support capital requests?

Work orders tell you what happened. Asset lifecycle management helps determine what happens next.



The asset lifecycle management assessment

The assessment is organized around key asset lifecycle management capabilities. Consider each question based on current practices and select the response that best reflects your organization today.

1 How well do you understand your assets?

Use the checklist below to assess whether your organization has a strong operational foundation and if your maintenance data is being used beyond day-to-day work management.

Rate your organization

Question	Yes	Partially	No
We have centralized asset information			
We can easily access asset maintenance history			
We track preventive maintenance performance			
We can identify recurring asset failures			
We can identify assets generating the greatest maintenance costs			
We have visibility into asset condition			

If you are unable to easily answer these questions, your organization may have an asset visibility gap.

2 Can you identify your highest-risk assets?

Asset age and maintenance history provide important context, but they do not tell the whole story.

Two assets of the same age may present very different levels of operational risk depending on condition, performance, maintenance requirements and the critical role they play in patient care and facility operations.

Understanding which assets pose the greatest risk can help your team prioritize limited resources, address emerging issues before they escalate and make more informed decisions about maintenance, repair and replacement investments.

Consider the following questions to evaluate how effectively your maintenance team identifies and manages asset risk.

- Can you identify your highest-risk assets?
- Do you factor asset criticality into prioritization?
- Do you know which assets are approaching the end of their useful life?
- Can you identify assets with increasing repair frequency?
- Do you have visibility into deferred maintenance?
- Can you quantify the impact of delaying maintenance, replacement or an asset failure?

Deferred maintenance isn't simply a maintenance issue. It can become a capital planning issue.



How McLaren Health Care prioritized risk

Understanding asset risk requires more than knowing an asset's age. By gaining greater visibility into asset condition, performance and capital needs, McLaren Health Care was able to better prioritize investments and support capital planning decisions with data-backed recommendations.

With a clearer understanding of infrastructure needs and associated risk, the organization strengthened its case for facilities investment, contributing to a **25% increase in annual facilities funding.**

3 Can you defend your capital priorities with data?

Most healthcare organizations have greater capital needs than available funding.

Identifying assets that require attention is not the problem. Determining which investments should take priority and why is the real challenge.

Rarely does delaying an investment eliminate the cost. In fact, in many cases, it can lead to higher maintenance expenses, more frequent repairs, increased operational risk and larger capital requirements in the future.

Asset condition, performance, criticality and lifecycle information can help facilities and finance teams evaluate competing needs, prioritize investments and support capital requests with objective data.

Consider the following questions to assess how effectively your organization prioritizes capital investments.

- Are capital priorities based on objective asset data?
- Do capital requests include asset condition and risk?
- Can you compare competing capital projects?
- Can you evaluate repair vs. replace?
- Can you forecast future asset investment needs?
- Can you model the impact of delaying an investment?
- Can Facilities provide Finance with data-backed justification?

Capital priorities should be driven by risk, condition and operational impact, not asset age alone.

How Children's Health Dallas made the case for $20M in funding

Planning for future capital needs requires a clear understanding of asset condition, remaining useful life and long-term infrastructure requirements. By leveraging asset condition and lifecycle data, Children's Health Dallas was able to build a more comprehensive picture of future investment needs and develop a long-range capital plan grounded in objective data.

With greater confidence in its capital forecasts and funding priorities, the organization strengthened its case for investment and secured **$20 million in capital funding.**



4 Are facilities and finance speaking the same language?

Facilities and finance teams often share the same goal: making informed decisions about where and when to invest.

However, they frequently approach those decisions from different perspectives. Facilities teams are focused on asset condition, maintenance requirements and operational risk, while finance leaders must balance budgets, funding priorities and long-term financial performance.

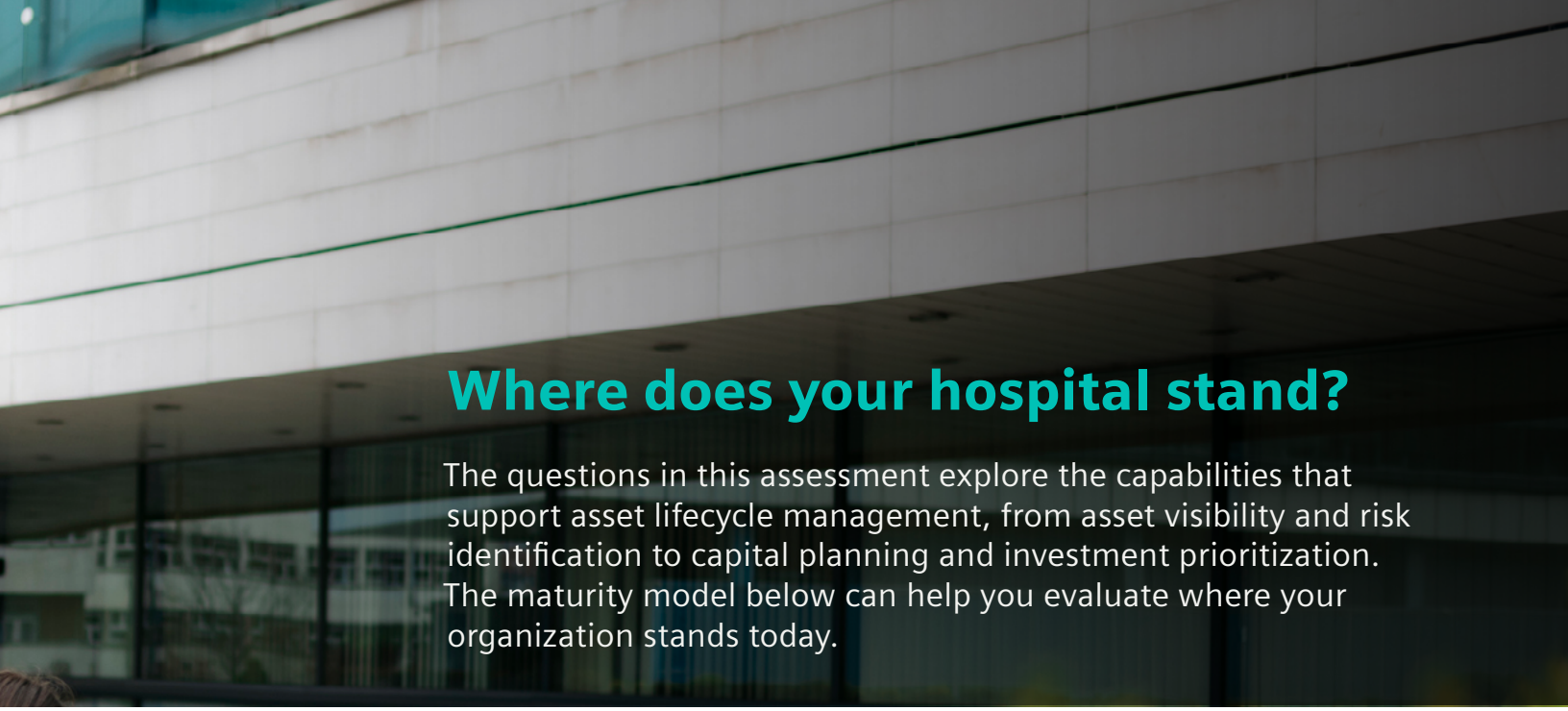
Facilities teams often think in terms of	Finance teams often think in terms of
Asset condition	Budget
Maintenance	ROI
Risk	Risk
Reliability	Funding
	Timing

Asset lifecycle management connects maintenance, asset condition, risk and capital needs within a single body of information. This makes it easier for facilities and finance teams to evaluate priorities, discuss trade-offs and make investment decisions using the same data.

Consider the following questions to evaluate whether facilities and finance teams are working from a shared understanding of asset needs and investment priorities.

- Does Finance have access to the same asset information as Facilities?
- Can Facilities quantify the financial impact of asset risk?
- Can Finance see the consequences of delaying capital investment?
- Are capital decisions based on a shared set of data?
- Can you demonstrate the long-term value of an investment?

The strongest capital decisions are built on information facilities and finance can evaluate together.



Where does your hospital stand?

The questions in this assessment explore the capabilities that support asset lifecycle management, from asset visibility and risk identification to capital planning and investment prioritization. The maturity model below can help you evaluate where your organization stands today.

The goal isn't to move from reactive to preventive maintenance. It's to connect operational data to strategic investment decisions.

LEVEL 1
Reactive

"We fix it when it breaks"

Limited asset visibility, heavy reliance on emergency repairs.

LEVEL 2
Preventive

"We have a maintenance schedule"

Establish PM processes, but limited connection to long-term asset strategy.

LEVEL 3
Data-driven

"We understand asset performance"

Maintenance and asset data are being used to identify trends, conditions and risk.

LEVEL 4
Strategic

"We use asset intelligence to plan investment."

Asset health, lifecycle and risk directly inform capital planning and investment decisions.

From asset to action

The assessment questions in this guide are designed to highlight opportunities to strengthen asset lifecycle management capabilities across your organization. Whether you identified gaps in asset visibility, risk management, capital planning or stakeholder alignment, the next step is turning those insights into action.

Siemens helps healthcare organizations connect asset condition, risk and capital planning information to support more informed decision-making. The framework below highlights five steps that can help strengthen asset lifecycle management capabilities and guide future investment strategies.

Five steps to a more strategic asset lifecycle

Use asset intelligence to connect maintenance decisions with long-term, data-driven capital strategy.

1 Connect
Centralize maintenance, asset and operational data.

2 Understand
Analyze asset health, condition and maintenance history

3 Assess
Identify assets with the greatest risk and lifecycle needs.

4 Plan
Connect asset needs to capital requirements and funding scenarios.

5 Invest
Make data-driven decisions about where and when to invest.

Ready to move beyond the CMMS?

Work orders, preventive maintenance records, repair histories and asset data can reveal far more than what maintenance was completed. The next step is using that information to better understand asset condition, prioritize risk and support capital planning decisions.

See how Siemens helps healthcare organizations unlock more value from their CMMS and asset data. Explore asset management, capital planning and lifecycle management solutions for healthcare.

Siemens asset management solutions can help

Asset management
Connect maintenance, assets, preventive maintenance, compliance and operational workflows.

Asset lifecycle management
Use asset information and maintenance history to better understand asset health, risk and lifecycle needs.

Capital planning
Connect asset intelligence to investment prioritization and long-term planning.

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