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The Asset Standards Link

Connecting the dots to link alternative maintenance strategies in Health Care Facility and Equipment Management

SURVIVAL
For **FITTEST**

The Asset Standards Link

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The Asset Link

- Complexity of requirements and documentation
- Need for a systems approach
- Standards and methods that can be considered
- Comprehensive asset management framework

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The Universe of Standards

- A big library, and it may be in need of a new wing
- Most complex organizational environment
- Growth continues: number & application variation
- Systems approach to the management of requirements for assets is needed

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Navigating The Universe of Standards

- The First Principle analogy
- Simplicity enables both reliability and low cost
- Reduce / refocus using a structured approach
- Asset Management – Best Practice

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Information Assimilation

- Traditional processes are inherently slow
- Processes are expensive to change
- Time lags are common but the marketplace is changing rapidly
- Reticence to make change due to continual pace of change

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Management and Control -1

- Esoteric knowledge sets
 - Medical Equipment
 - Engineering
 - Maintenance
 - Support Services
- Integrator of knowledge sets:
Facilities Engineer

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Management and Control-2

- Esoteric knowledge sets:
- Integrator of knowledge sets: Facilities Engineer
- Focus of integration is subject to financial pressures
 - limited resources
 - give and take of daily operational necessity
- Systematic asset management checks-
essential

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NAVIGATING THE ASSET WEB

- Each path of knowledge becomes a set of information essential to supporting itself
- First Principle concept applies
 - whole life cycle planning
 - risk management
 - cost/benefit
 - customer focus
 - sustainability
- Systemic Integration required

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'Joined-up' Planning and Delivery

- Systematic integrated management required
 - acquisition/creation
 - operation and maintenance
 - disposal/renewal
- Generic 'enablers'
 - customer focus
 - whole life cycle planning
 - risk management
 - cost/benefit
 - Sustainability

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EMERGING TRENDS

- Emerging trends and opportunities arise in the face of the increasing rise of requirements
 - global harmonization of domestic standards
 - export of US accreditation and standards
- Standards development outside US overlooked
- Information available in:
 - international standards
 - standards not related to health care

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GLOBAL HARMONIZATION - EXAMPLES

- System of classification and labeling of chemicals
- Quality Management System Standard (9001:2008)
- OHSAS 18000 -international occupational health and safety management system
- Other public access/ISO standards

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EXPORT OF US SYSTEMS - EXAMPLES

- US Standards, ANSI, NFPA etc, are shared, mutually compared and integrated within numerous facility and asset related requirements.
- ISO 50001:2011 specifies requirements for establishing, implementing, maintaining and improving an energy management system.

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STANDARDS BEING DEPLOYED OUTSIDE US

- PAS 55 is the British Standards Institution's (BSI) Publicly Available Specification for the optimized management of physical assets
- PAS 55-2:2008 puts PAS 55-1 investment management theory into practice
 - monitor performance and risk
 - save time and money
 - achieve sustainable development
 - improve audit trails
 - increase customer satisfaction

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SYSTEMS INTEGRATION NEEDS

- Four issues drive the need for a comprehensive asset management framework
 - financial factors as opposed to technical factors
 - short-term as opposed to long-term planning
 - a network as opposed to individual projects
 - allocation of resources across asset types

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ISO 55000 STANDARD

- Opportunity to achieve growth and development
- Implementation of these standards by distributing them into a progressive framework
- Permits any maintenance organization to:
 - determine their current level of competencies
 - address the gaps
 - align the structure
 - develop the most needed procedures
 - fill the gaps in maintenance programming

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OPPORTUNITY- GROWTH AND DEVELOPMENT

- Alignment into a functional framework
 - processes
 - resources
 - functional contributions
- Systematic approach to asset management
- Aligns ambitions Vs requirements of the standard
- Alignment Guide
 - 28 elements of asset management development
 - 4 Levels of supporting documents

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TRACEABILITY

- Change and implementation become transparent
- Installation and implantation a natural cultural process
- Strategic change consistent with corporate culture
- Higher probability of implementation success

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SUCCESSFUL COMPLETION CRITERIA

- Monitor effectiveness of current maintenance strategy
- Identification of asset related performance issues
- Identification of current performance / condition of assets
- Predict future performance supporting asset management strategy and plans
- Identification of opportunities for improvement
- Foundation of future strategies in maintaining / prolonging the life cycle of the assets

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ATTRIBUTES

- Improved planning
- Future \$pending forecast +/-
- Planning interaction
- Personnel requirements and training

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REGULATORY IMPLICATIONS

- Equipment maintenance requirements
- Identify external documents and standards relevant to equipment maintenance and reliability
- Review alternative strategies
- Incorporate risk management considerations
- Consider implications of evolving technologies

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THINK SYSTEMS APPROACH

- Search across boundaries of disciplines
- View challenges to current boundaries
- Discipline boundaries should not be barriers to the advancement of transformative ideas
- Understand complexity in built systems and comprising multiple interacting elements

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CONCLUSIONS

- Asset ROI
 - Cost of Regulatory Compliance = A requirement
 - Compliance Vs. Risk Management Vs. Operations
 - Sustainability Drives Future Requirements
- Systematic asset management addresses all requirements

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SUMMARY

- Expand your view of available information
- Manage complexity of requirements and documentation
- Systems management approach is required
- Use a comprehensive asset management framework

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SYSTEMS MANAGEMENT - REMINDER

*"You've got to be very careful
if you don't know where
you're going, because you
might not get there."*

Yogi Bera

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