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The Complete Buyer's Guide to Asset Lifecycle Management for Senior Living



Overseeing the upkeep of facilities and equipment in a senior living environment comes with many unique challenges. From maintaining resident accommodations to ensuring that a wide variety of critical systems – like HVAC, transportation services, power supply, etc. – are all functioning correctly, every aspect plays a crucial role in ensuring residents receive the highest quality of care and comfort.

While reacting to breakdowns can keep facilities running day-to-day, managing assets proactively can help senior living communities truly extend the life of their equipment and facilities, significantly reducing unplanned interruptions, minimizing costs, and creating a safer, more compliant environment for both residents and staff.

A comprehensive asset lifecycle management (ALM) strategy makes this possible and empowers organizations to simplify resource allocation, create more data-driven capital plans, and ensure assets remain resilient while operating at peak performance.

In this guide, we'll dive deep into Brightly Software's world-class suite of asset lifecycle management solutions and show you how we enable senior living communities to streamline maintenance workflows, improve budget forecasting, and enhance resident and staff experiences so these essential communities can continue to run smoothly and cost-effectively every day.



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 asset lifecycle management platform unifies both into a smarter, more holistic system.

Brightly Software offers world-class ALM solutions designed to help senior living facilities teams improve compliance, secure funding, and improve resident satisfaction by making data-backed decisions across every stage of the asset lifecycle.

Ensure compliance

Brightly's ALM solutions simplify compliance by automating inspection schedules and preventive maintenance tied to regulatory standards. TheWorxHub, our CMMS designed exclusively for healthcare and senior living, ensures work orders are on track for inspection with a centralized compliance dashboard and can help gather resident feedback through custom surveys. With these tools, you can be confident as your next compliance inspection approaches.

Support capital planning

To secure funding for critical infrastructure upgrades, facilities teams need data they can trust. ALM solutions provide centralized visibility into asset condition, risk, and lifecycle stage, helping leaders prioritize projects and build stronger investment cases. That's how teams like Immanuel Communities can gain buy-in from their CFO, using data to justify funding requests, asset replacements, and staffing decisions.

Improve resident satisfaction

By streamlining preventive maintenance and work order management, operations teams can use ALM software to quickly resolve issues and maintain high standards of care across every area. So it's no surprise that more than 50% of the top 250 continuing care retirement communities in the U.S. leverage Brightly's ALM solutions to ensure their residents expectations are continually exceeded.

The Best of Brightly Software for senior living

Brightly offers a comprehensive suite of solutions designed to address the full asset lifecycle for senior living communities. From daily maintenance management to long-term capital planning, our products empower your team to work smarter, not harder.

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Client Story

Royal Oaks

Royal Oaks faced challenges managing its growing facilities, maintenance, and inventory. Without a centralized system, staff struggled with resource management and tracking, leading to inefficiencies. After implementing TheWorxHub, they gained real-time visibility into operations, streamlined inventory management, improved transportation, and increased maintenance productivity that helped reduce costs and improve budgeting.

[Read the full story →](#)

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We can easily see trends such as we're now paying three times as much for this item than we were paying last year... we've been able to get our inventory down to a manageable size and system that we never could have done before.

Royal Oaks Warehouse Supervisor and CMMS Administrator

TheWorxHub

TheWorxHub is a powerful, mobile-optimized CMMS built specifically for senior living communities. 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.

Adding TheWorxHub makes sure your team is prepared for inspections and can help gather resident feedback and help address them in real time. Feel confident the next time you have to deal with compliance inspections and don't be caught by surprise.

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 senior living organizations to compare their performance against anonymized data from peers across the country.

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 and senior living organizations
- **70,000+** monthly users
- Over **9 million** work orders completed



TheWorxHub modules

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

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 detailed reporting and analytics, enabling senior living leaders 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.

Housekeeping

The Housekeeping module in TheWorxHub streamlines task management by allowing teams to easily track and assign tasks, time requirements, staff, and supplies in one centralized platform. With a drag-and-drop calendar for efficient scheduling and customizable templates based on best practices, it ensures consistent service and improved staff coordination. This helps senior living facilities maintain high cleanliness standards while minimizing scheduling complexities.

Room Bookings

With the Room Bookings module, teams can more easily track bookings of event spaces and guest suites, manage setup and teardown tasks, reserve equipment, and coordinate catering requests. The module ensures smooth scheduling and efficient space utilization, enhancing both staff productivity and resident experience.

Capital Planning

The Capital Planning module in TheWorxHub helps senior living facilities leaders create long-term asset replacement plans by setting expected lifespans and costs for assets and building components. It allows organizations to generate 10, 20, or even 30-year capital plans, offering a clear view of future replacement needs. This strategic tool helps prioritize projects, optimize budgeting, and identify cost-saving opportunities across multiple sites.

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 work orders, the module streamlines security operations, improves incident management, and helps facilities leader track daily activities, ensuring a higher level of safety and accountability.

Transportation

Help your residents travel safely with the Transportation module in TheWorxHub that enables senior living teams to manage all aspects of their facility's transportation needs. From easy trips spanning booking to completion, mobile access and email notifications keep everyone on the same page. Schedules can be made visible across the organization and approvals can be established for any new trip request. And this visibility makes determining driver and vehicle availability straightforward. Exceed your residents' expectations and ensure that they are able to attend doctors' appointments, go shopping, and attend community events.

WorxIQ

WorxIQ transforms data into actionable insights, providing senior living facilities with a powerful analytics tool to visualize and track key performance indicators (KPIs). The module enables facilities to benchmark operations, optimize workflows, and make data-driven decisions with ease.

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.

QA & Surveys

Quality assurance is a critical part of high-performing organizations. Data collection and analysis ensure that processes and services can be continually evaluated and improved. Within TheWorxHub, the QA & Surveys module allows senior living teams to collect data from residents and staff and turn it into highly relevant information on resident satisfaction, employee performance, risk management, and more. Armed with this, administrators can identify training needs, prioritize areas for improvement, and determine new trends over time.

Space Management

Space Management in TheWorxHub enhances operational efficiency by utilizing visual interior mapping and cloud-based technology to streamline facility management. It allows senior living facilities teams to upload life safety and asset drawings in multiple formats, helping teams easily identify work locations, preventive maintenance tasks, and assets. By leveraging square footage calculations, facilities can optimize space utilization, improve departmental chargebacks, and identify inefficiencies.

Client Story

Masonic Village

At Masonic Village, necessary communication between their 1,700 residents and their maintenance technicians to schedule repairs was causing a lot of inconvenience. With TheWorxHub, the community was able to transform how they schedule, track, and complete maintenance work, leading to a boost in productivity and the ability to make more informed, data-led decisions around purchasing and work order scheduling.

[Read the full story →](#)

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We've gotten very positive feedback from residents about using the calendar feature. They love that they can schedule a time for their repair, and they don't have to wait around. And the maintenance team also loves that they no longer have to track down the residents.

Monica Trimble
CMMS Manager

Origin

Brightly 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.

With Origin, senior living 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 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

Immanuel Communities

At Immanuel Communities, TheWorxHub provides valuable data to justify funding requests, asset replacements, and staffing decisions by tracking work orders and asset health. The software helps deliver excellent resident service by enabling quick responses to maintenance requests and tracking technician hours and productivity. Its mobile capabilities and data analytics tools improve operational efficiency and service quality across multiple locations.

[Read the full story →](#)

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It's very valuable to have hard numbers we can use to easily quantify the needs at 15 different locations. We can quickly access the data needed to show the CFO that we need funding for specific assets.

Don Johns
Corporate Operating Engineer

Energy Manager

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

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 senior living communities to make informed, real-time decisions that drive energy savings, reduce operational waste, and improve sustainability efforts.

Senior living 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 senior living teams to create more energy-conscious cultures that commit to sustainability and contribute to long-term operational



Brightly's 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 senior living 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 Brightly, 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 Brightly TheWorxHub, Origin, 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 interruptions.

By embracing the power of ALM, senior living organizations can not only meet their immediate operational needs but also position themselves for more sustainable growth, increased profitability, enhanced environmental performance, and greater resident satisfaction.

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

[Request a demo](#) or [schedule a call](#) with one of our ALM experts today.



About Brightly Software

Brightly Software, a Siemens company, enables organizations to manage the entire lifecycle of their assets, facilities and infrastructure. As the global leader in intelligent asset management solutions for more than 25 years, Brightly's sophisticated cloud-based platform is expertly designed to improve capital planning through smarter, data-driven decision making, empower technicians to predict, prioritize and manage preventative maintenance activities, and support organizations to achieve sustainability, compliance and efficiency goals. Combined with award-winning training, legendary support and managed services, more than 12,000 clients worldwide depend on Brightly to optimize their teams, operations and strategic planning initiatives. For more information, visit brightlysoftware.com

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