

Committee on Facilities Staffing Requirements for Veterans Health Administration



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Introduction

- Jackson Health System
 - 4 campuses, 7MM square feet, 8 hospitals, 12,000 employees. \$1BB capital plan
- Disney Imagineering
 - 4 “lands”, 65,000 employees, \$4BB capital plan
- Universal Health System
 - 220 hospital campuses, 68,000 employees annual capital plan of \$500MM
- Tenet Health System
 - 25 campuses eastern US.

Overview

Operations, Maintenance and Repair

Planning and Controls

Capital Planning

Leadership

Operations, Maintenance, and Repair

OPERATIONS

- Patient care safety and comfort
- Building life safety
- Infection control systems
- Emergency preparedness
- Energy consumption
- Aesthetics
- Staff support needs
- Maintenance ticket work
- Committee participation
- Records management

MAINTENANCE

- Preventive maintenance
- Filters, lights
- Periodic testing
- Dampers and fire system
- Doors & Hardware
- Paint
- Millwork
- Plumbing
- Audio/visual
- Nurse call
- Prime movers

REPAIR

- Motors
- Air handlers
- Chillers
- Boilers
- Cooling towers
- Generators
- Windows, doors, cabinets
- Electrical systems, transfer switches
- Roofing
- Sanitary plant
- Utility distribution pipe

Staffing

Make or buy?

Patient day?

Square footage

In house- contract services

Available skill sets

Available contractors



Planning and Controls

- Computerized maintenance system
- Document retrieval manipulation
- Building automation
- Time keeping
- Human Resource
- Repair & testing record management
- Utility management
- Utility purchase
- Manpower deployment
- Contract management

Procurement

Standard order material

Services

Rapid repair materials

Inventory

Bidding

Small Business utilization

Proprietary systems

Capital Planning

SHOULD DO

- 5 year capital maintenance plan
- Small projects (aesthetics, minor relocations)
- Extensive repair/maintenance projects
- Code upgrades
- Small construction projects, \$1MM +/-
- Major Medical equipment upgrades

SPECIAL SKILLS REQUIRED

- Renovations
- Major change of use
- Additions
- New buildings
- Tennant fit out
- Major restorations
- Master planning
- Design & Construction procurement

Leadership

- Excellent planning skills
- Great people skills
- Strong technical skills
- Great problem solving skills
- Motivational skills
- Perseverance: lots of negative little positive feedback
- Great prioritization skills
- Must empower people
- Strong business skills
- Understanding of hospital business
- Compassion for people



Miracles made daily.

Questions?