REIMAGINING HEALTHCARE FACILITIES WITH DIGITAL TWIN TECHNOLOGY

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TABLE OF CONTENTS

TABLE OF CONTENTS

INTRODUCTION

Healthcare facilities aren't just buildings – they're ecosystems where uptime saves lives. Traditionally, facilities have operated in silos, with critical systems—HVAC, lighting, energy, security, and clinical infrastructure—functioning independently, lacking integration and real-time visibility. This has led to costly blind spots in operations, energy waste, delayed maintenance responses, and missed opportunities for strategic planning.

Digital twins are changing that. By creating a virtual replica of a physical facility, integrating data from sensors, systems, and equipment, they provide a dynamic, centralized view of building performance. More than a 3D model, the digital twin becomes a live operational layer that enhances diagnostics, planning, and decision-making. For facilities managers, owners, and stakeholders, digital twins offer a pathway to streamline operations, reduce costs, and improve the occupant experience.

Nowhere is this transformation more impactful than in the healthcare industry, where the stakes are high and facility performance directly affects patient care. Digital twins in healthcare can connect disparate systems, support compliance, improve maintenance response times, reduce risk exposure, and enable data-driven capital planning, all while ensuring environments remain safe, efficient, and adaptable.

This white paper explores how digital twins are revolutionizing the way facilities are managed, with a focus on their growing role in healthcare environments.

DIGITAL TWIN LIFECYCLE

In healthcare, buildings are more than infrastructure—they are critical environments that support patient care, clinical workflows, and life-saving equipment. A digital twin that supports the entire lifecycle of a healthcare facility—from design and construction to operations and maintenance—can drastically improve how hospitals, clinics, and medical campuses are built, operated, and adapted over time.

DESIGN & CONSTRUCTION PHASE

During design and construction, a digital twin helps healthcare stakeholders visualize and plan spaces that must meet strict regulatory, clinical, and operational standards.

System coordination - Digitally model critical systems (medical gases, HVAC, power, infection control) to reduce conflicts and change orders.

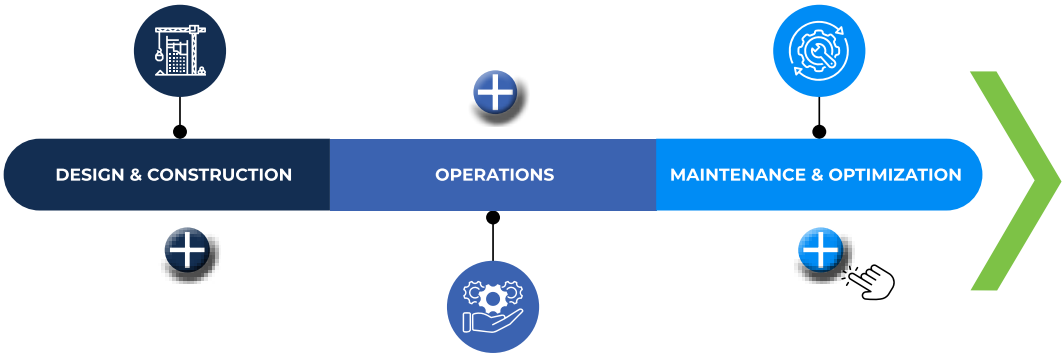
Turnover documentation capture - We embed equipment specs from day one, ensuring nothing is lost during handover to operations.

OPERATIONS PHASE

Once live, the digital twin becomes a dynamic operational platform, integrating real-time data from building systems, clinical spaces, and critical infrastructure.

Environmental monitoring - Track temperature, humidity, and air pressure in surgical suites and clean rooms for continuous compliance.

SELECT THE PLUS ICONS BELOW TO LEARN MORE ABOUT THE DIGITAL TWIN LIFECYCLE



Asset tracking and space utilization- Integration with space management systems allows staff to locate mobile medical equipment or assess underutilized spaces, improving workflow and ROI.

Centralized visibility for facilities and clinical engineering- Facilities and bio-med teams access system health, alarms, and critical data from one shared interface.

MAINTENANCE & OPTIMIZATION

In healthcare, uptime is non-negotiable. A mature digital twin supports proactive, data-driven maintenance that extends equipment life and minimizes risk.

DIGITAL TWIN LIFECYCLE

Predictive maintenance for critical systems - Monitoring HVAC units serving isolation rooms, backup generators, or sterilization equipment helps prevent costly—and potentially dangerous—failures.

Regulatory readiness - Facilities must meet standards from The Joint Commission, NFPA, ASHE, and local health authorities. A digital twin maintains a central repository of documentation and performance logs, streamlining audits and inspections.

Post-occupancy learning and adaptability - Adapt to evolving patient needs or tech upgrades using real data—no guesswork required.

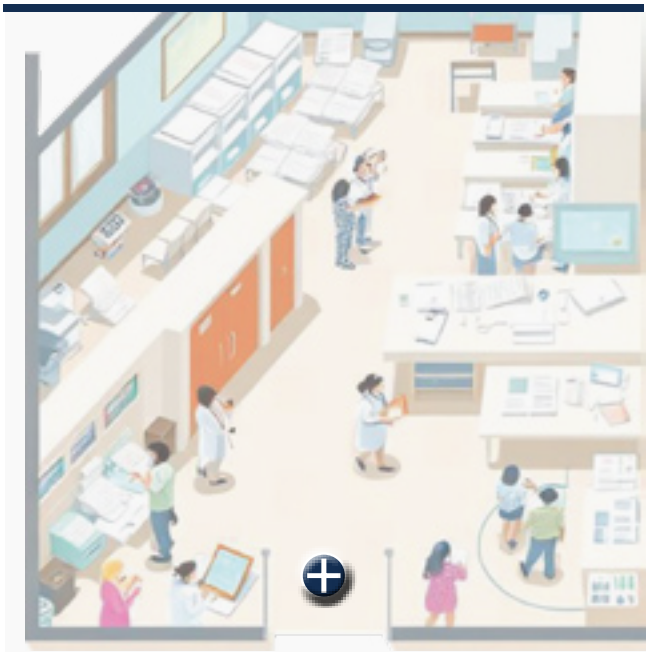
CREATING A LEARNING HEALTH FACILITY

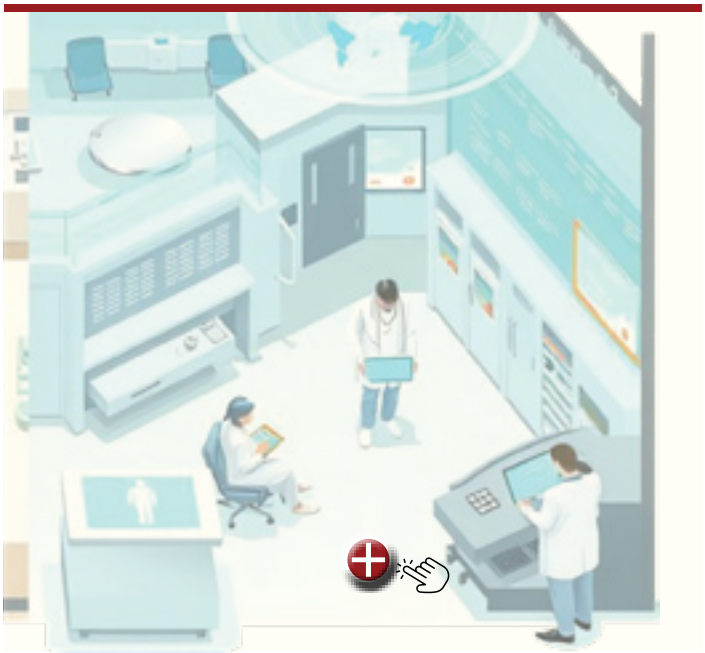
A digital twin in healthcare is more than a static 3D model—it is a learning platform that improves with every data point. Over time, it evolves to support smarter decisions, faster responses, and more resilient operations. From planning new ICU wings to identifying under performing assets, the digital twin provides actionable intelligence that keeps the environment safe, compliant, and patient-focused.

A SINGLE SOURCE OF TRUTH FOR HEALTHCARE STAKEHOLDERS

Healthcare operations involve a diverse set of stakeholders—facility managers, clinicians, infection prevention teams, IT, and executive leadership. The digital twin serves as a single source of truth, bringing transparency and coordination to everyone working to support the mission of care delivery.

SELECT THE PLUS ICONS BELOW TO LEARN MORE ABOUT DIGITAL TWIN ENABLED FACILITIES





DIGITAL TWIN TOOLKIT

To support the seamless adoption and long-term success of digital twins, we offer a comprehensive suite of tools that address every aspect of facility data, from capture and visualization to analysis and performance tracking. Our Digital Twin Toolkit is built to ensure accuracy, usability, and longevity, with a strong emphasis on empowering both Facilities Management (FM) and Field Agent (FA) teams.

NEXHIVE – DATA CENTRALIZATION & PERFORMANCE INSIGHTS

NexHive is the backbone of our digital twin ecosystem—a secure, centralized platform that aggregates all your facility data into a single, actionable interface.

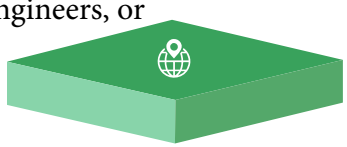
Single source of truth - Aggregate asset, space, and system data into one centralized source.

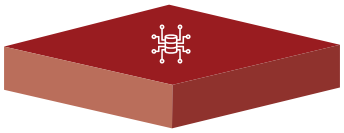
COBie compliant - Ensures standardized data formats, making it easy to exchange information across systems and meet handover requirements.

Asset performance monitoring - Track key performance indicators (KPIs) for assets in real-time, helping you catch problems early and reduce lifecycle costs.

Customizable dashboards - Tailor views for executives, engineers, or compliance staff.

Data Integrity - Version control and backup protection ensure nothing gets lost.





TwinWorX by e-Magic: Automation & Predictive Intelligence
- Fault detection across BMS, SCADA, IoT
- Predictive maintenance based on real-time trends
- One integrated view across all critical systems

NexOn: Field Data Capture & Mobility
- Mobile tool for real-time or offline data collection
- OCR + barcode scan for fast equipment logging
- Enables instant syncing with cloud-based systems

NexVision: Spatial Visualization & Navigation
- Converts BIM/Revit into navigable 3D model
- Locate assets by room, floor, or department
- Generate spatial heatmaps (usage, compliance, etc.)

NexHive: Centralized Data & Performance Insights
- Real-time asset KPIs across buildings
- COBie-compliant data standardization
- Role-based dashboards for execs, FMs, compliance

NEXVISION – SPATIAL INTELLIGENCE & VISUALIZATION

NexVision brings your building to life in 3D. By converting BIM and facilities data into an intuitive digital environment, this tool empowers users to understand, locate, and manage assets with visual clarity.

3D BIM conversion - Transform Revit models into fully navigable environments optimized for operations, not just design.

Easy asset and space location - Staff can visually identify exact asset locations or navigate by room, floor, or department—critical in fast-paced healthcare environments.

Heatmap generation - Visualize data like temperature, utilization, or maintenance frequency spatially to identify patterns, optimize performance, and make informed decisions.

NEXON – DATA CAPTURE & FIELD CONNECTIVITY

NexOn is our front line tool for on-the-ground data collection and connectivity. Designed for mobility, accuracy, and ease-of-use, NexOn bridges the gap between facility teams in the field and digital records in the cloud.

DIGITAL TWIN TOOLKIT

Offline capabilities - Work without internet in basements, remote wings, or secured zones.

Asset data collection - Scan and log equipment directly into the system with fields for make, model, serial number, bar code, and more.

OCR (Optical Character Recognition) - Capture asset tags, nameplates, and equipment labels with a snap, minimizing manual entry and improving speed and accuracy.

Improved FM–FA collaboration - NexOn streamlines communication between facilities managers and field agents, making it easier to resolve issues and maintain accurate records.

Our toolkit is designed to meet you where you are—whether you're just beginning your digital twin journey or looking to scale across an entire healthcare network. Each tool integrates seamlessly with the others, creating a scalable, interoperable, and future-ready digital twin ecosystem.

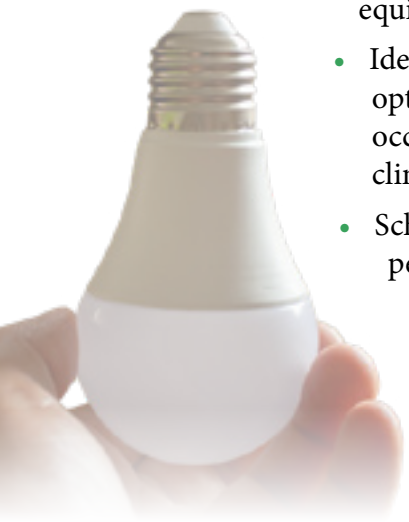
SUSTAINABILITY

In healthcare, sustainability isn't just about meeting regulatory goals—it's about protecting human health and ensuring resilience in a resource-constrained future. Hospitals are among the most energy- and material-intensive buildings, operating 24/7 with strict environmental and safety requirements. Digital twins give healthcare organizations a powerful tool to reduce environmental impact without compromising care delivery or compliance.

Our digital twin ecosystem, powered by Nexus Infinity, makes sustainability measurable, manageable, and actionable. From tracking carbon emissions to optimizing energy and water use, Nexus Infinity helps healthcare facilities meet sustainability goals across the building lifecycle.

ENERGY EFFICIENCY & OPERATIONAL OPTIMIZATION

With real-time visibility into energy consumption and system performance, Nexus Infinity enables hospitals to make smarter operational decisions that cut energy use and emissions.



- Monitor real-time energy consumption across HVAC, lighting, medical equipment, and plug loads.
- Identify inefficiencies and optimize operations based on occupancy, usage patterns, or climate conditions.
- Schedule and automate system performance to match demand and avoid unnecessary energy loads.
- Reduce energy waste and operational costs without compromising indoor air quality or patient comfort.

EMBODIED CARBON TRACKING & LIFECYCLE ASSESSMENT

Sustainability starts in the design and construction phase, where material selection has long-term environmental consequences. Nexus Infinity integrates tools to measure and reduce embodied carbon—the carbon footprint of building materials and construction processes.

- Embodied carbon tracking helps quantify the impact of materials used in renovations or new construction.
- EC3 (Embodied Carbon in Construction Calculator) integration allows teams to benchmark products and select lower-carbon alternatives.
- EPD (Environmental Product Declaration) management centralizes and stores product-specific environmental data, making it easier to meet sustainability goals and reporting standards.

Enables design and procurement teams to make informed decisions that support carbon reduction from day one.

WATER & RESOURCE CONSERVATION

With growing pressure to conserve water and reduce waste, Nexus Infinity helps track and optimize consumption across healthcare facilities.

- Monitor water use by department, fixture type, or system.
- Detect abnormal usage or leaks early with alerting and trend analysis.
- Model the impact of efficiency upgrades to justify investments in water-saving equipment or systems.

SUSTAINABILITY

WASTE REDUCTION & ASSET LIFECYCLE EXTENSION

Our digital twin platform extends asset life and reduces waste by enabling predictive maintenance, efficient utilization, and end-of-life planning.

- Use performance data to delay premature asset replacement.
- Track service history, condition, and utilization to inform reuse or resale.
- Reduce over-purchasing and material waste through better inventory and lifecycle forecasting.

CLIMATE RESILIENCE & FUTURE-PROOFING

As climate events become more severe and frequent, healthcare facilities must be designed and operated for resilience. Nexus Infinity supports scenario modeling and climate adaptation planning.

- Enable electrification strategies and integration of renewable energy sources with real-time system insight.
- Plan infrastructure upgrades or redundancies that mitigate environmental risk.

With Nexus Infinity and our integrated digital twin ecosystem, sustainability becomes a strategic advantage. Whether it's reducing embodied carbon during a new wing build-out, monitoring OR energy usage, or aligning operations with ESG targets, our platform turns data into action. For healthcare providers, this means safer environments, lower costs, and long-term resilience—without sacrificing performance or compliance.

STRATEGIC PARTNERSHIP: e-Magic

To deliver a true end-to-end digital twin solution, we've partnered with E-Magic, creators of the powerful TwinWorX platform. This strategic collaboration allows us to offer our clients a fully integrated lifecycle approach, combining rich data capture, visualization, and management with deep system intelligence and real-time performance monitoring.

ENHANCING THE FULL LIFECYCLE WITH SYSTEM INTELLIGENCE

While our core toolkit—NexOn, NexVision, and NexHive—provides robust support for design, visualization, and data centralization, e-Magic brings the next layer of intelligence to the digital twin: operational insight, automation, and control.

Through the TwinWorX platform, we enable:

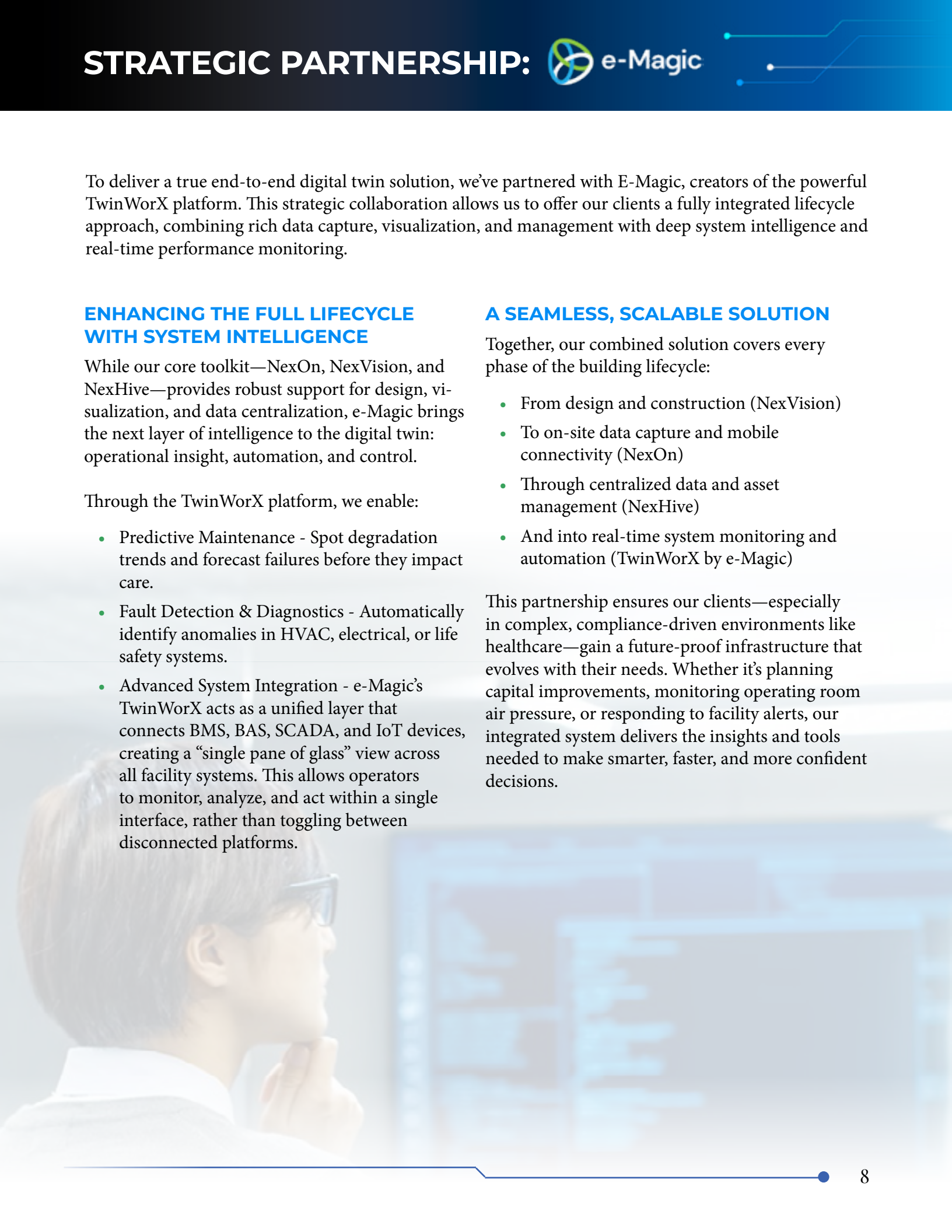
- Predictive Maintenance - Spot degradation trends and forecast failures before they impact care.
- Fault Detection & Diagnostics - Automatically identify anomalies in HVAC, electrical, or life safety systems.
- Advanced System Integration - e-Magic's TwinWorX acts as a unified layer that connects BMS, BAS, SCADA, and IoT devices, creating a "single pane of glass" view across all facility systems. This allows operators to monitor, analyze, and act within a single interface, rather than toggling between disconnected platforms.

A SEAMLESS, SCALABLE SOLUTION

Together, our combined solution covers every phase of the building lifecycle:

- From design and construction (NexVision)
- To on-site data capture and mobile connectivity (NexOn)
- Through centralized data and asset management (NexHive)
- And into real-time system monitoring and automation (TwinWorX by e-Magic)

This partnership ensures our clients—especially in complex, compliance-driven environments like healthcare—gain a future-proof infrastructure that evolves with their needs. Whether it's planning capital improvements, monitoring operating room air pressure, or responding to facility alerts, our integrated system delivers the insights and tools needed to make smarter, faster, and more confident decisions.



HEALTHCARE USE CASES

In the healthcare sector, where operational efficiency, safety, and adaptability are vital, digital twins are proving to be a transformative tool. By providing a living, data-driven replica of physical facilities and systems, digital twins enable healthcare organizations to make more informed decisions, optimize performance, and better support patient outcomes.

Below are key use cases where digital twins are delivering measurable impact in healthcare environments:

OPERATING ROOM & CRITICAL SPACE MONITORING

Maintaining the correct environmental conditions in sensitive spaces such as ORs, isolation rooms, and cleanrooms is essential for compliance and patient safety.

- Monitor temperature, humidity, and pressure differentials in real-time
- Automate alerts for deviations from set thresholds

FACILITY-WIDE PREDICTIVE MAINTENANCE

Healthcare facilities operate around the clock and cannot afford unplanned equipment failure.

- Identify equipment wear before it fails
- Extend the lifespan of critical systems such as HVAC, emergency power, or medical gas delivery

SPACE UTILIZATION & PLANNING

Hospitals frequently face space shortages or underutilized areas. A digital twin provides clarity to inform better space planning decisions.

- Visualize space occupancy and usage trends Support planning for expansion, renovation, or reallocation based on actual need

EMERGENCY RESPONSE & INCIDENT MANAGEMENT

In emergencies—such as power outages, fires, or code situations—quick access to accurate facility information is essential.

- Pinpoint emergency shutoffs and exits instantly
- Provide first responders with interactive, up-to-date building layouts
- Simulate evacuation scenarios or system failures in advance

ASSET LIFECYCLE & COMPLIANCE MANAGEMENT

Healthcare facilities manage thousands of assets that require tracking, servicing, and documentation for audits.

HEALTHCARE USE CASES

- Centralize and manage equipment manuals, warranties, and service history
- Support COBie compliance and digital O&M documentation
- Simplify inspections, audits, and reporting with real-time asset visibility

ENERGY EFFICIENCY & SUSTAINABILITY

Hospitals are among the highest energy consumers per square foot. Digital twins provide actionable insights to reduce consumption without compromising care.

- Analyze real-time energy use and system efficiency
- Identify and address wasteful patterns or equipment performance issues
- Meet green building goals and certifications through optimized operations

CAPITAL PLANNING & LIFECYCLE FORECASTING

With aging infrastructure and limited capital budgets, healthcare organizations need precise data to guide investment decisions.

- Visualize asset condition and performance over time
- Forecast replacement timelines and costs
- Prioritize upgrades based on impact to operations and risk

Digital twins are not a theoretical future—they are being actively deployed in hospitals and healthcare systems today. From enhancing infection control to improving the ROI of capital assets, digital twins support a more resilient, responsive, and data-driven healthcare environment.

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SELECT THE PLUS ICONS BELOW TO LEARN MORE

CONCLUSION

The healthcare industry is under increasing pressure to do more with less—optimize operations, meet strict compliance standards, manage aging infrastructure, and improve the quality of care. In this high-stakes environment, digital twins are no longer optional—they're a strategic asset.

By delivering real-time visibility, centralized data, predictive insights, and operational intelligence, digital twins help healthcare organizations transform how they design, operate, and evolve their facilities. From the planning and construction of new spaces to the proactive maintenance of critical systems, the digital twin provides a living, learning, and actionable representation of the healthcare environment.

Through our suite of tools—NexOn, NexVision, and NexHive—combined with strategic partnerships like E-Magic's TwinWorX platform, we offer a full-lifecycle solution that is scalable, reliable, and purpose-built for healthcare. Whether you're managing a single hospital or an entire health system, our digital twin solutions deliver the insights and tools needed to make smarter, faster, and safer decisions.

In healthcare, every second counts – and every insight matters. Digital twins aren't just about efficiency. They're about elevating care, reducing risk, and preparing facilities for a smarter, safer tomorrow.

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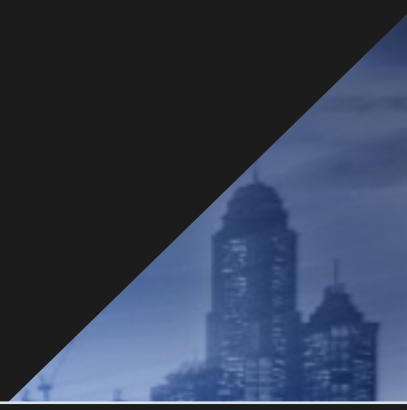

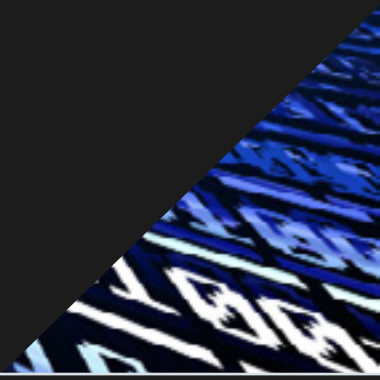

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