

Preface of the publisher

22. Journal for Facility Management: Science meets Practice

At our congress in November last year Andrej Grieb told us that the COVID-19 pandemic will not go away but become common to us. This spring the next challenge arose: The Ukrainian War, not far from us, changing our perspectives on the future of Europe, economic development and relations, energy supply and resilience totally. All these developments change the demand of the users and the requirements of the company to be successful also in the future. The traditional office is old fashioned, working from home and hybrid offices seem to be the future. Activity-based offices are booming to engage the employees, to increase the binding to the company and win the war for talents. This asks FM to concentrate on the “final” product “the workplace” to perfectly support the human being to be productive and engaged. That a workplace is clean, safe and has the optimal climate conditions are deficiency needs according to Maslow’s motivation model. But FM must leave the boiler room and go for the growth needs that are covered by the proper workplace design.

Of course, also basic problems have to be focused on. Energy was cheap the last years. Facility Managers in some cases just had to sit and wait and their costs dropped because energy cost was decreasing. Now prices are skyrocketing and ESG asks for actions. FM is looking for investment in technology e.g. for monitoring and optimisation, but beside the increased prices for the devices the delivery time is now several months. If FM now orders ESG monitoring devices, they might get the products as a Christmas present. But they need the data from the 1st of January to fulfil the reporting demand. So, we see a lot of challenges but also possibilities showing up and a lot of new management tasks that FM has to undertake.

This issue of Journal für Facility Management provides you with solutions to optimise district planning to boost up your work environment and insight how to get the basic data by optimised use of BIM:

- A Collaborative Research on Hybrid Work and 15-Minute Cities
- On the Applicability of Open Standard Exchange Formats for Demand-Oriented Facility Management (FM) Service Delivery
- Barriers for Efficient Facility Management: Perspectives of BIM-users and non-BIM-users

The goal of the first paper is to identify healthier lifestyles and sustainable facilities that support residents from the economic, social, and environmental impact. The initiative focuses both on promoting hybrid work developed as a relationship between organizational

workspaces, living spaces, and neighborhood co-working spaces, and the sustainable mobility solutions from the concept of '15-minute city'.

Data is a decisive success criterion for efficient provision of services in Facility Management (FM). The second paper presents a possibility for integrating dynamic data into BIM-based, open data exchange formats. For this purpose, the data and IT systems relevant to FM are analyzed and the open data exchange format IFC is evaluated concerning the integration of dynamic FM data. Based on this, approaches for the integration and use of dynamic data in IFC are developed.

The third paper amplifies the previous findings on the current BIM awareness and utilization within the FM industry in Turkey. This study analyses the problem areas of the FM profession from the perspectives of BIM-user and non-BIM-user facility managers and identifies the usage areas of BIM in FM. Even though BIM enables the involvement of FM teams for introducing operational requirements in the early phases, the absence of up-to-date facility information seems to be the major problem area for BIM-enabled FM practices.

At this point, I want to thank all international researchers who sent us numerous abstracts and papers for the double-blind review. The decline rate was kept high with more than 50%. This high-quality research enabled us to increase the quality of the IFM journal over the last years. I also want to thank the members of the editorial and the scientific board for their terrific work. They supported me in reviewing first the abstracts and then the full papers and gave a lot of input to the authors.

The high decline rate, the high reputed members of the editorial and the scientific board and the supporting universities ensure that the articles are not only having a high scientifically quality, but also that practitioners can put them into practice easily.

I also want to thank my team, especially Barbara Gurdet, Antonia Heil, Christian Lau and Lisa Thraier. Without their personal engagement, the journal would not be available in this high quality.

I wish you all the best from Vienna, an enjoyable read, a lot of input for your research and/or for your daily work. I look forward to new striking research in the next IFM Journal and a refreshing exchange at the 15th IFM Congress from 17th to 18th of November 2022.

Yours,
Alexander Redlein

Head of Editorial Board

To my family Barbara, Caroline Sidonie und Alexander David