

Preface of the publisher

24. Journal für Facility Management: Science meets Practice

In the last weeks I had the honour to visit a lot of great workplaces like the Google Campus in Bayview as well as meeting up with a several top managers of well-established companies. The common topic was: How can we bring people back to office? Employees learned that there are several advantages while working from home: less time to commute, the capability to concentrate more when working on complex topics are only two examples. But they also stated that it is less easy to find the right work-life-balance: We recognise a higher burnout rate when only working from home.

This leads to another hot topic: The Environment, Social and Governance (ESG) regulation of the EU. Especially the Social aspect is asking for more responsibility regarding the people and their well-being. When implementing our ESG strategy we have to consider not only energy and resource savings. We must ensure the well-being of our employees, partners and customers. Balancing this trade-off is one of the most important tasks of facility and workplace management these days. This task is also a great value proposition for the core business, as it not only enables that people can do their work. If facility management is successful it empowers our employees, keeps their productivity high and their binding to the team and the company as a whole. This is the key factor for employer branding in these challenging times.

Therefore, this issue of the Journal für Facility Management provides you with hands-on insights of the safety issues regarding facility management and shows a best practise example on how hybrid working and coworking can be successfully implemented:

- *Facility Management and its potential new role in active infection control*
- *COWORK 15' - A Hybrid Work Research and a Coworking Pilot Concept*

The first paper sets focus on health of indoor workers. There, researchers experienced challenging times during Covid-19: aerosol particles were recognized as important infection carriers. While current indoor safety measures (e.g.: distancing, masks, filters) provided only limited protection, the first paper investigated a novel air-disinfection concept for populated facilities. The analysis depicts, that aerosolized bacterial microbes were surrogates for a viral contamination, particularly for the enveloped coronavirus. For the facility air purification tests, the researchers used aerosolized bacterial suspensions in a controlled office space. Following the results, the suggested air-disinfection technology added to the existing building ventilation

systems could be a valuable contribution for future infection prevention and control. Solutions like these may take facility management to a new level of providing environmental safety.

The second paper focuses on environmentally sustainable solutions. This paper aims to identify healthier lifestyles and sustainable amenities that protect residents from economic, social, and environmental impacts. The presented initiative focuses both on promoting hybrid work, developed as a relationship between organizational workspaces, residential spaces, and neighbourhood indoor and outdoor coworking spaces, and the (re)connection with the sustainable mobility solutions of the concept of '15-minute city'. The article gives an insight into the results of interviews with office workers in a centralized office and coworking space to show the workers mobility behaviour with alternative healthier and greener ways of working and mobility. That way the paper reports how employees report on differences in their well-being when working in a new work environment: an interior public coworking space and urban community gardens with dedicated outdoor co-working spaces. The paper gives a scientifically proved basis for decisions on locations and workplace design.

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%. 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 highly scientifically qualified, but also that practitioners can put them into practice easily.

I also want to thank my team, especially Barbara Gurdet and Lisa Thrainer. 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 16th IFM Congress from 23rd to 24th of November 2023.

Yours,
Alexander Redlein

Head of Editorial Board

To my family Barbara, Caroline Sidonie und Alexander David