



Co-funded by the  
Erasmus+ Programme  
of the European Union

National Report  
**Switzerland**



# FM goes DIGI

## Digitalization of Service Processes in Facility Management

With the collaboration of



## The project

The project aims to cover three main objectives: the first one is to study the real situation of the FM market in terms of digitalization and analyse its impact on the future qualifications or skills that professionals in the sector should have.

The second one is to obtain a list of recommendations for the use of emerging technologies that have an impact on FM and apply them to the educational sector and to the market practice itself.

Finally, we want to develop more modern teaching and learning techniques that can be incorporated into undergraduate or higher education programs in Facility Management or similar careers.

The works have 5 different phases or milestones:

1. Study of trends in digitalization in FM
2. Creating a new digitalization agenda
3. Development of training workshops for teachers
4. Hackathons for students
5. Final report

The project calendar has been extended due to the market situation, estimating its completion at the end of 2022. Until that date, partial deliverables or sectorial studies will be produced.

“ FMgoesDIGI is the largest study made at international level on the maturity of the FM market on digitalization issues ”



FMgoesDIGI project is co-funded by the Erasmus+ Programme of the European Union





**DHBW** the Baden-Württemberg Cooperative University is a German institution of higher education. It offers dual-education bachelor's degree programs in cooperation with industry and non-profit institutions in the areas of social services, business administration and engineering.



**Metropolia** University of Applied Sciences is the largest University of Applied Sciences in Finland situated in Helsinki. The university has four fields of study: culture, business, health care and social services, and technology. Teaching is also provided in English.



**FMHOUSE** is a privately owned company working in the field of Facility Management. Acting as an independent body, provides specialised consultancy, training and research services for all kind of clients, end users and service providers at the international level.



**UPM** Polytechnic University of Madrid is a public university, located in Madrid, Spain. It was founded in 1971 as the result of merging different Technical Schools of Engineering and Architecture, with over 35,000 students attending classes every year.

## Partners

The working group of the **FMgoesDIGI** project is made up of teams from four organizations representing 3 different countries:

- DHBW (Germany)
- FMHOUSE (Spain)
- Metropolia (Finland)
- UPM (Spain)

The development is done jointly, although each one is responsible for specific tasks and the organization of periodic workshops. The administration and coordination is the responsibility of the DHBW.

In addition to these four organizations, there are collaborators who contribute at different times, carrying out different tasks depending on the needs.



## About IFMA Switzerland

*“We position FM on a strategic level and link up decision-makers nationally and internationally.”*

*IFMA is the topic leader on integral FM with its eleven areas of competence*

*IFMA is the preferred platform for FM managers and FM decision-makers*

*IFMA stands for international exchange in the FM industry*

*With the publication of FM guidelines IFMA Switzerland promotes the development of the national industry in an international environment.*

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The IFMA Switzerland is a professional association in facility management with an international orientation. Our members can deal with future developments in the industry early on and actively use the worldwide network. The objective of IFMA Switzerland is to reflect facility management in its entire spectrum and to give the diverse cross-section tasks the necessary importance within an individual company.

The IFMA Switzerland is actively dedicated to the area of education. We certify technical college courses and maintain a current overview of all training and education possibilities. With the Certified Facility Manager exams, IFMA also certifies facility managers who have established their knowledge on the job through years of experience.



## Tasks and Activities by IFMA Switzerland



### Objectives of the Association

- Establish and promote the occupational field of facility management as a recognized occupation
- Improve state of education, career chances and professional behavior of facility managers
- Create facility management standards and promote a cooperative exchange between members, execute and coordinate investigations and research projects
- Provide a platform for cooperation with companies, occupational groups, associations, universities and the public
- Update and convey information about facility management

### Standards

- IFMA glossary
- Process and Performance Model (ProLeMo 2021)
- Cost model
- Life Cycle Costs (LCC) Determination for Real Estate
- Practical Guideline for Facility Management Planning and Construction
- Catalog for Facility Management (NPK FM)

### With paper

- Building Information Modeling (BIM)
- Sustainability



## About fmpro

With approximately 900 members, fmpro is the largest national association in the FM industry in Switzerland and, in the case of maintenance, the only one.

The board of fmpro below reflects both the coverage of regional aspects and professional skill sets and the wide scope of topics discussed.



fmpro is aimed at specialists and executives who hold an FM and / or maintenance role within their company. Our members and interested parties also include service providers, consultants and suppliers of products and services for the FM and Maintenance industry.





## Tasks and Activities of fmpro

Education, network and services are the three pillars of our commitment for the FM industry in Switzerland.

Those pillars are highly interrelated.

### Tasks and Activities → 3 pillars

<p style="text-align: center;"><b>Education</b></p> <p>In the field of education, the focus is on further education via federal professional examinations as well as higher professional examinations and higher technical schools, for which fmpro is part of the sponsorship. We offer day courses on current topics via our fmpro Academy.</p>	<p style="text-align: center;"><b>Networking</b></p> <p>The regional and professional networks of fmpro make an important contribution to the personal networking of fm specialists and executives through a wide range of events. With the fmpro webcast, our association also offers virtual formats to encourage the transfer of know-how.</p>	<p style="text-align: center;"><b>Services</b></p> <p>Fmpro's services include the print magazine fmpro service, specialist books as well as the recurrent FM salary study</p>
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## The Questionnaire

As the first exercise of the FMgoesDIGI project, it was necessary to know the market's perception of the different technologies, especially the most incipient or disruptive ones. In the analysis, all the possible ones were listed and then an evaluation was made to choose the most appropriate ones. It was necessary that they were fully applicable, that they be accessible and that there were at least two real examples implemented. After this exercise, the 25 that are part of the questionnaire remained.

Following questions were asked:

- Country from where you answer
- Type of profile (client company, service provider or academy)
- Sub-group of each profile
- Evaluation of each technology, according to the following scale:

- I am using it
- Sporadic use
- Exploring to use it
- Heard but not applicable
- Would like to know
- Never heard

### List of selected technologies

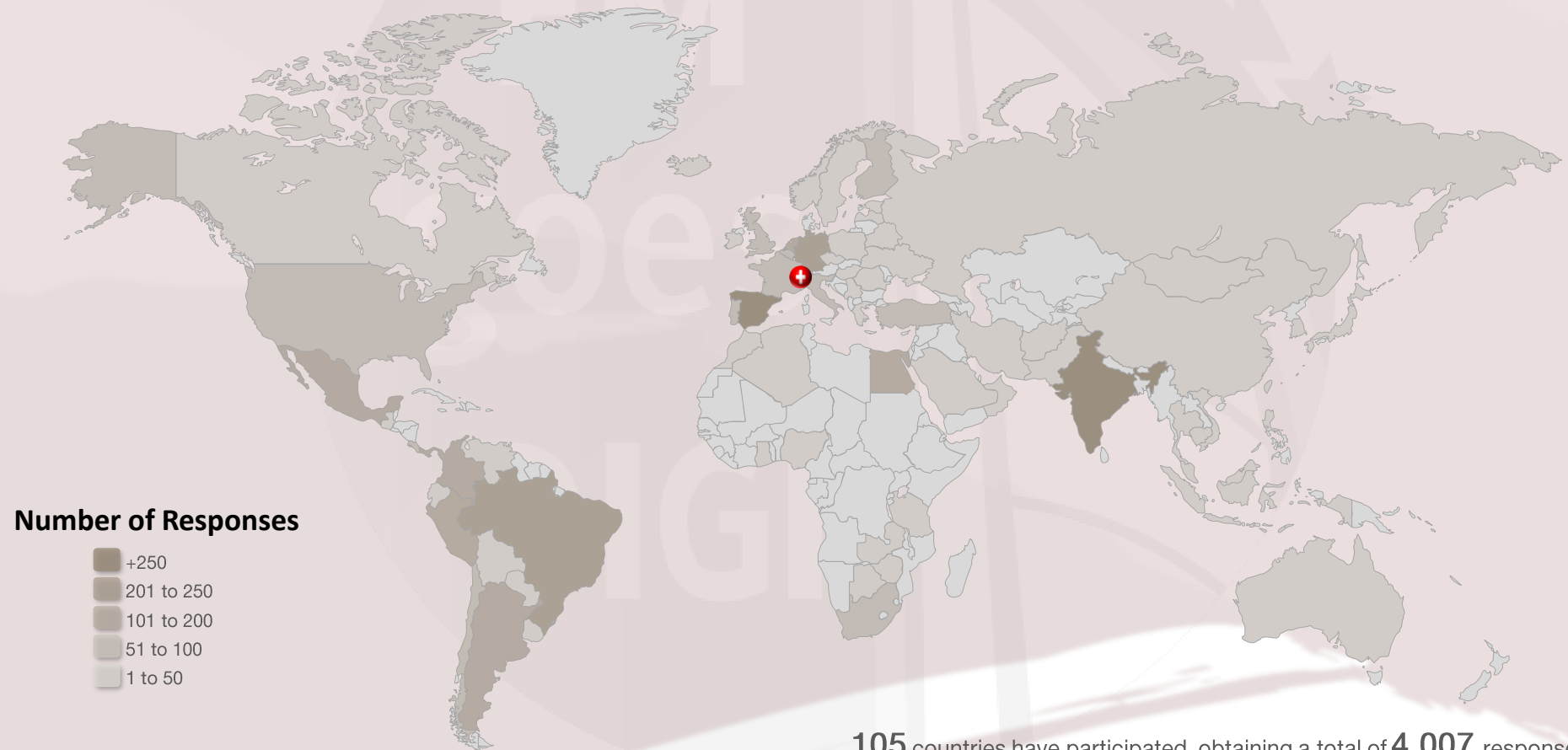
1. 3D Scanning
2. 3D Printing
3. 5G network
4. AMI - Advance Metering Infrastructure
5. AR - Artificial Reality (augmented, virtual and mixed reality)
6. BIM - Building Information Modelling
7. Biometrics Systems
8. Blockchain based tools
9. BAS - Building Automatization Systems
10. BMS - Building Management Systems
11. Business Intelligence tools
12. CAFM - Computer Assisted tools
13. Digital Twins models
14. Drones & Microdrones
15. GD - Generative Design
16. GIS - Geographic Information Systems
17. Holograms
18. Human Augmentation
19. INS - Indoor Navigation Systems
20. LIDAR - Laser Imaging Detection and Ranging
21. Applications for Mobile Devices
22. Remote Maintenance Services - Tele maintenance
23. RFID - Radio Frequency Identification
24. Robots
25. VA - Virtual Assistants





## Responses by country

The questionnaire was distributed openly, online, through social networks and contacts of the partners.

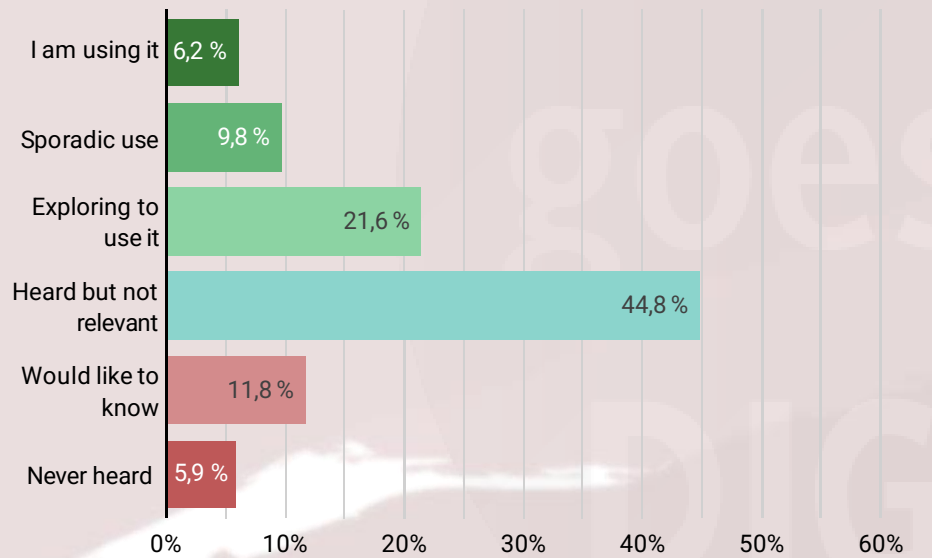


**105** countries have participated, obtaining a total of **4.007** responses.

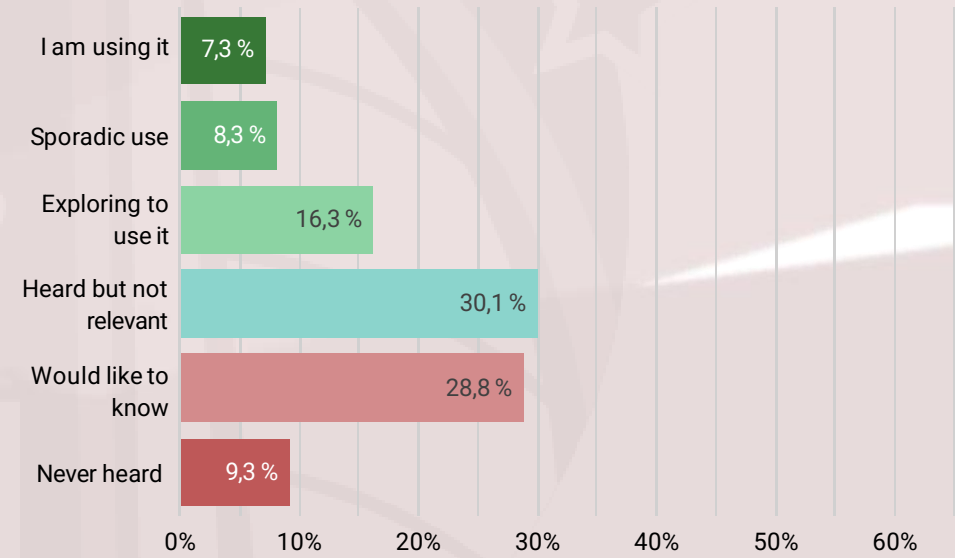
**112** responses have been collected from Switzerland

# 1 3D Scanning

It is the process of analyzing a real object to recreate its shape and appearance digitally in a three-dimensional model. In FM it is used to improve building security processes and maintain accurate records for maintenance and renovations.



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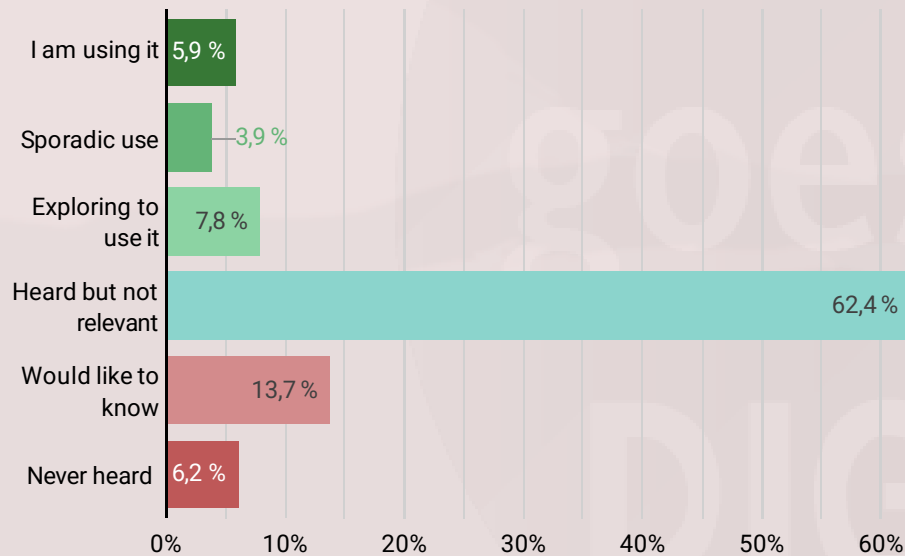
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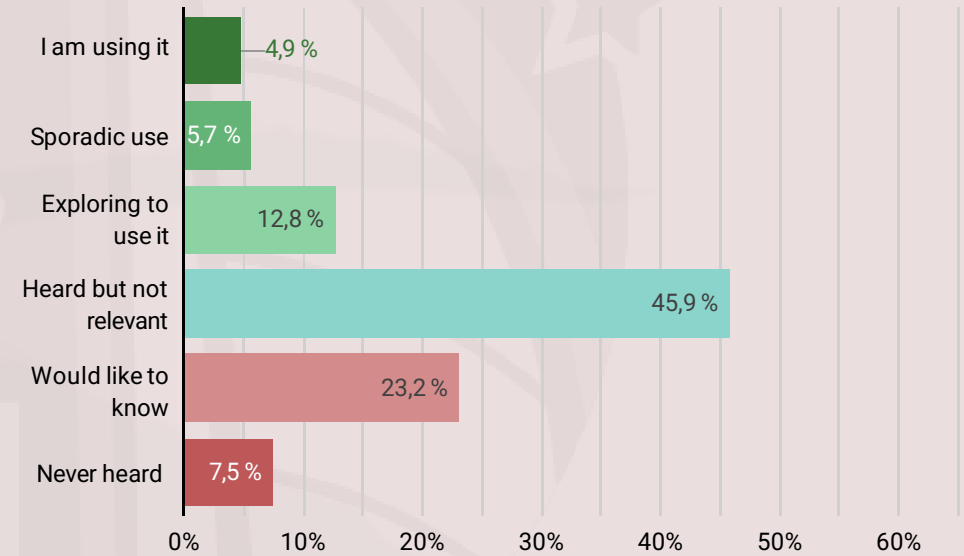
# 2

## 3D Printing

Creation of three-dimensional solid objects from a digital file. It is mainly used in the manufacture of spare parts or customized parts, increasing efficiency and improving the maintenance and useful life of equipment.



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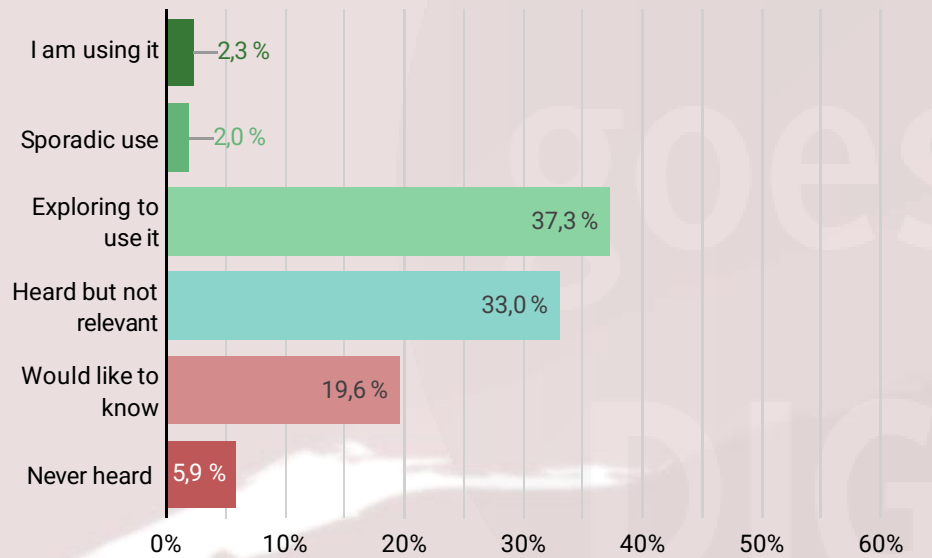


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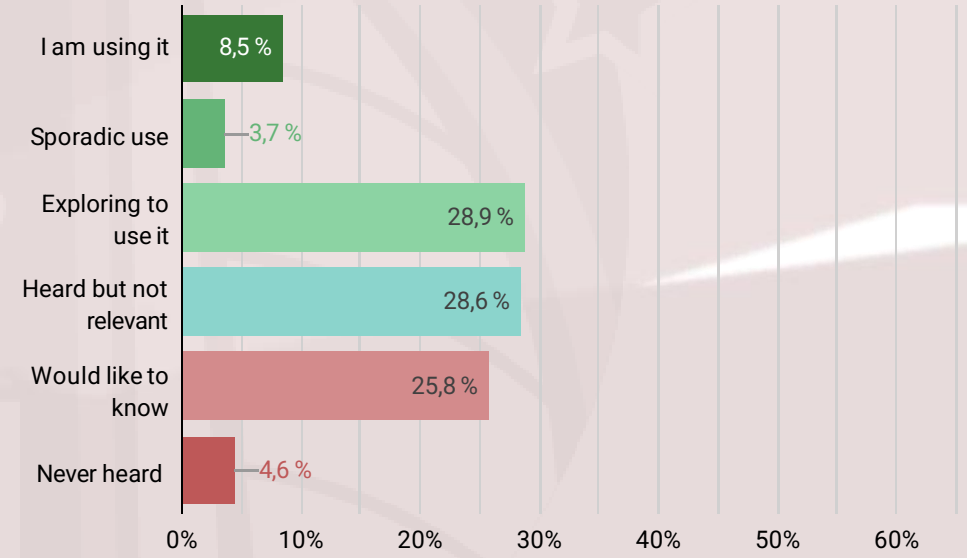
# 3

## 5G network

It is the fifth generation of mobile networks. It is a new global wireless standard, with which maximum data speeds of several Gbps can be achieved. With the improvement in connectivity, remote maintenance processes and more effective connections between systems are enabled.



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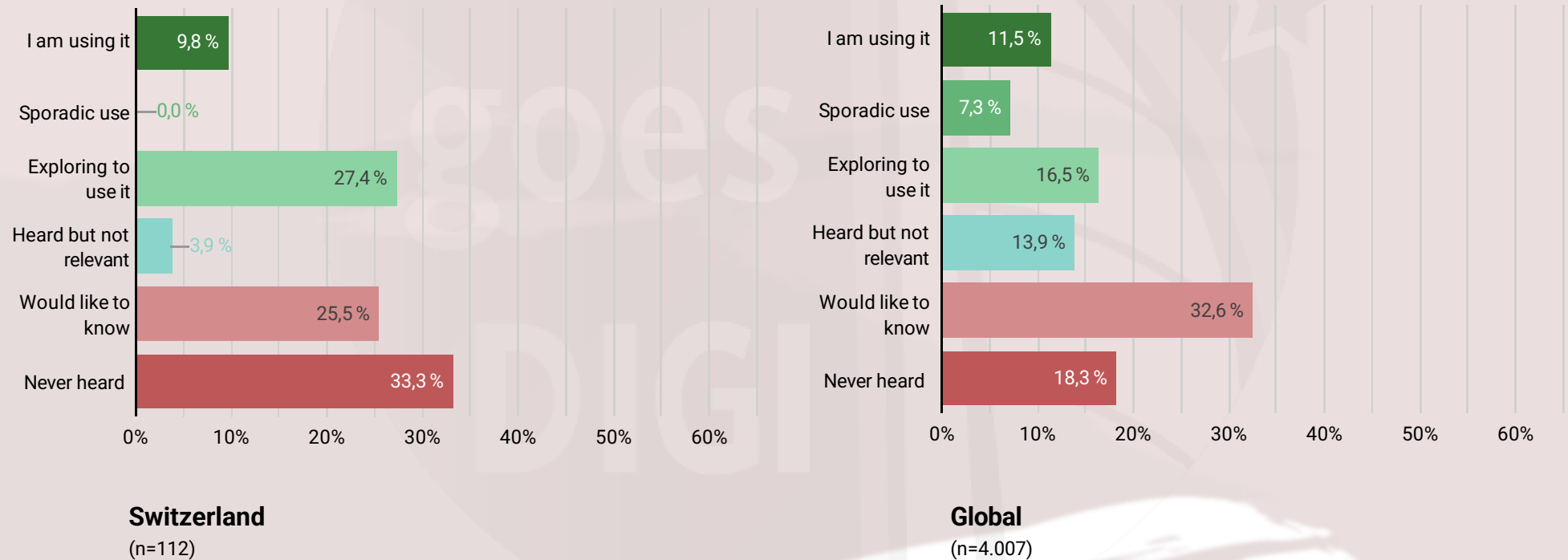
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# 4

## AMI - Advance Metering Infrastructure

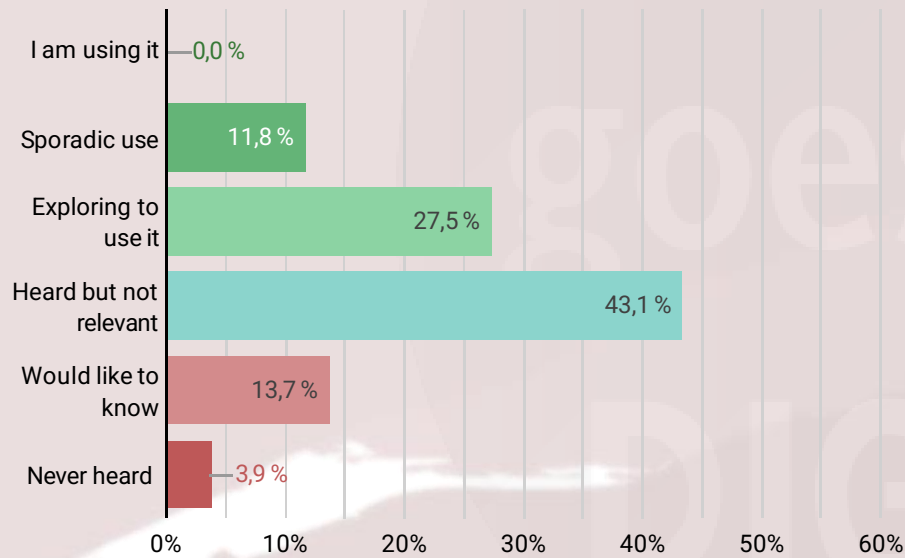
It is an integrated system of smart meters, communication networks and data management elements, which allows bidirectional communication between services and users. The integration allows the generation of automated and highly accurate information, which translates into operational savings.



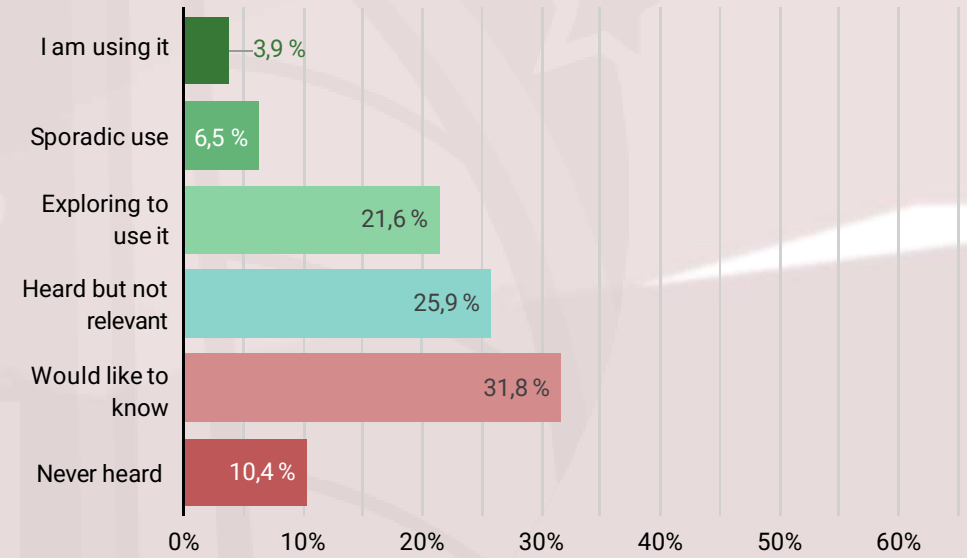
# 5

## AR - Artificial Reality (augmented, virtual and mixed reality)

It consists of creating interactive immersive environments, based on video recognition technologies, that put the user in total contact and without limitations with the digital world. With these technologies, errors can be detected in the construction process or remote guided maintenance tasks can be carried out, among many other things.



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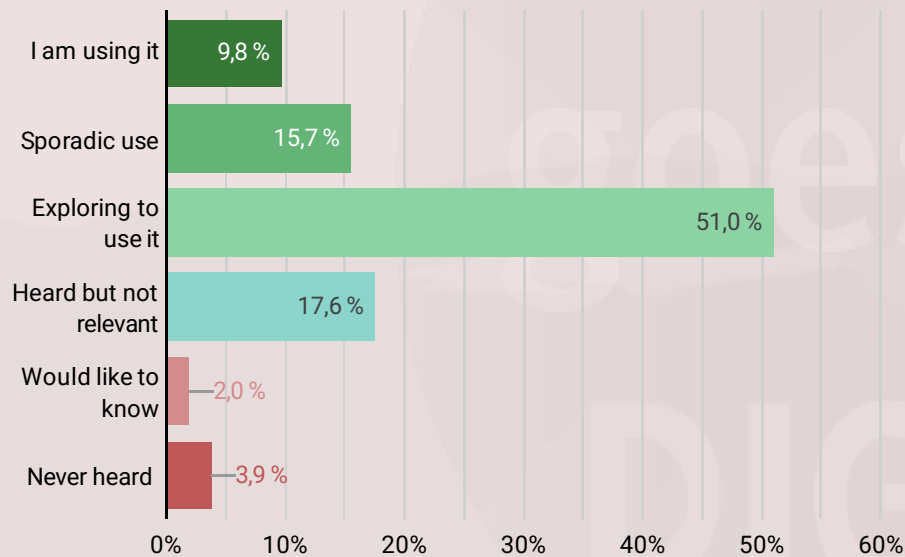




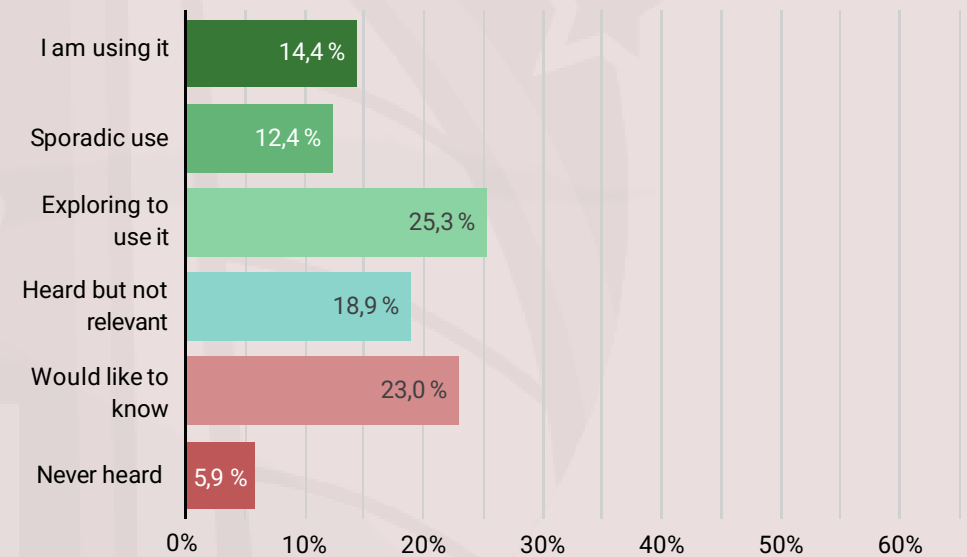
# 6

## BIM - Building Information Modelling

Comprehensive process of creating and managing information related to a physical asset, where its digital representation is produced throughout its life cycle. With this you can improve decision making in real time, and streamline processes such as construction, documentation and maintenance.



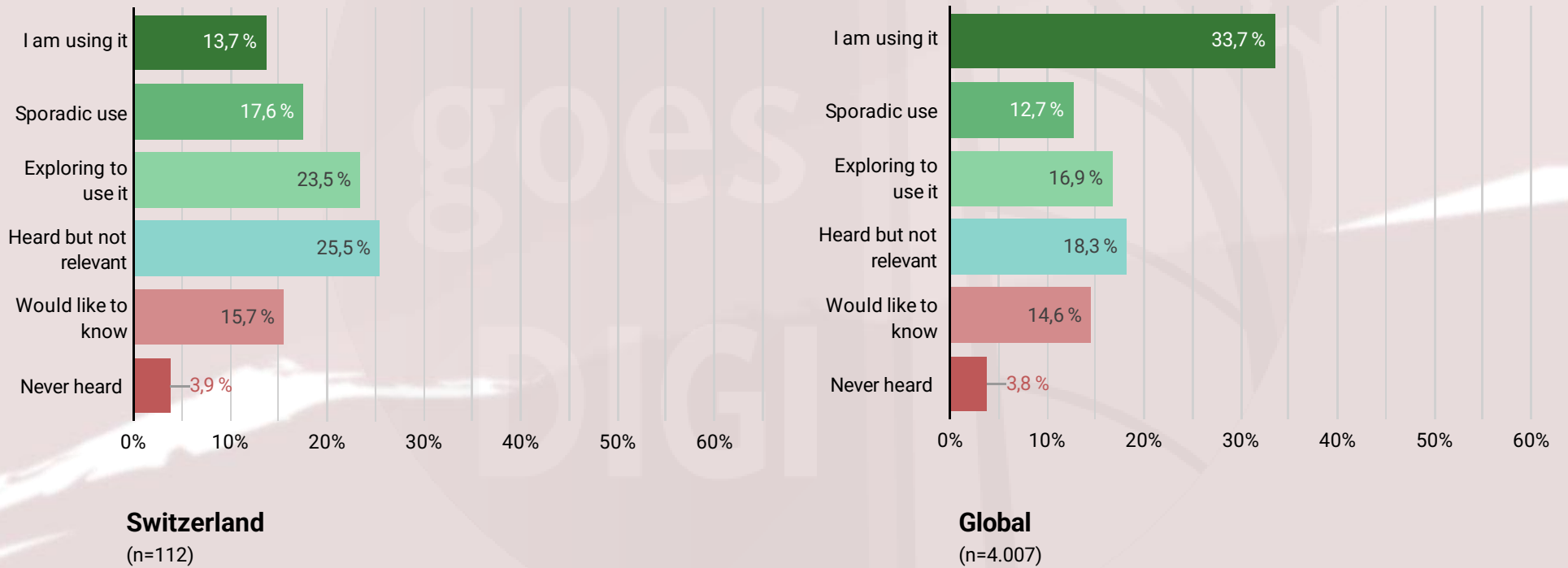
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# 7 Biometrics Systems

It is the use of specific data about unique biological traits of an individual, to generate information by which that individual can be effectively identified. With this technology it is possible to facilitate access control, the granting of permissions or the identification of features to analyze sensations or behaviors.

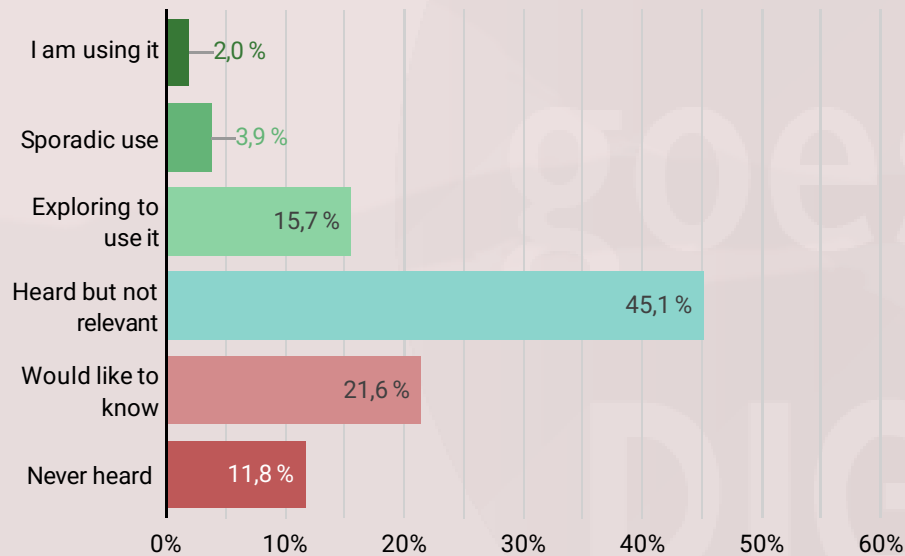




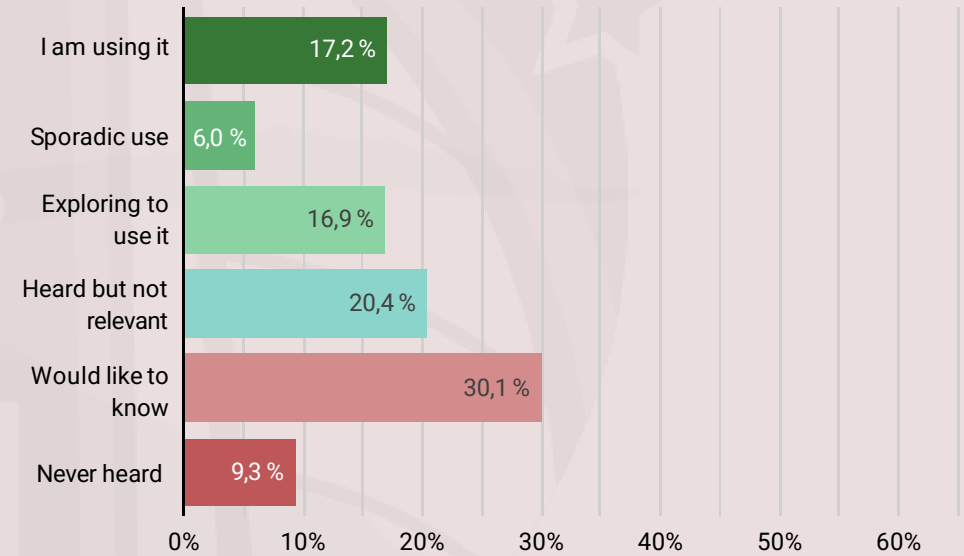
# 8

## Blockchain based tools

Decentralized database that maintains an ever-growing list of ordered records, called cryptographically protected blocks. With this, you can have a simplified way of storing and securing data and documents, creating unique traceability and coding.



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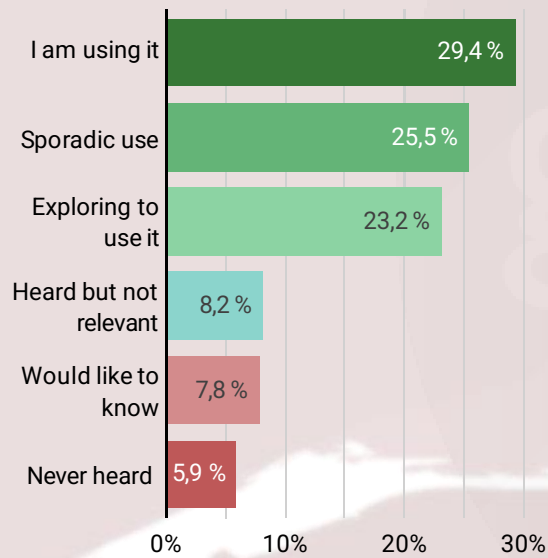


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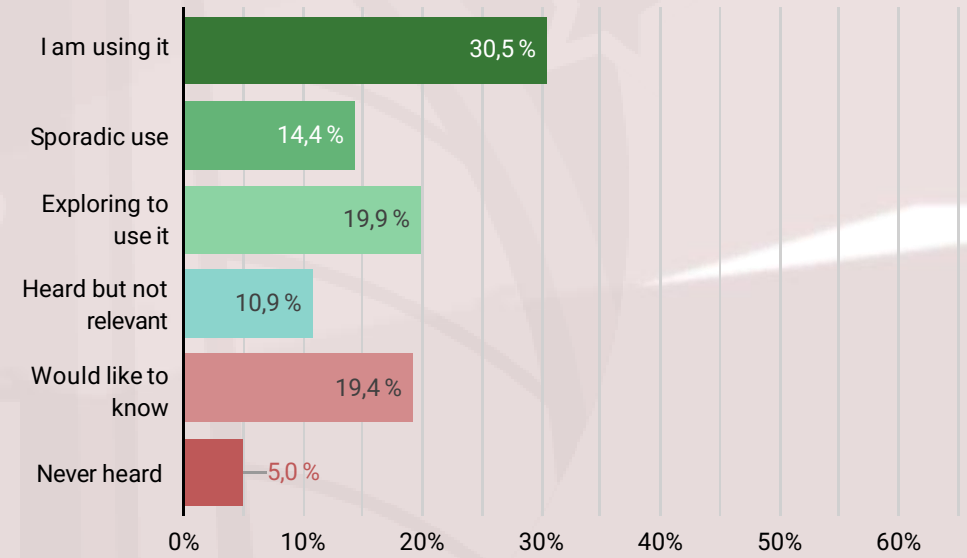
# 9

## BAS - Building Automatization Systems

Systems that provide automatic control and monitoring, but also allow equipment to be activated or deactivated remotely. Being centralized, actions can be viewed from a central point, which helps decision-making and speeds up response.



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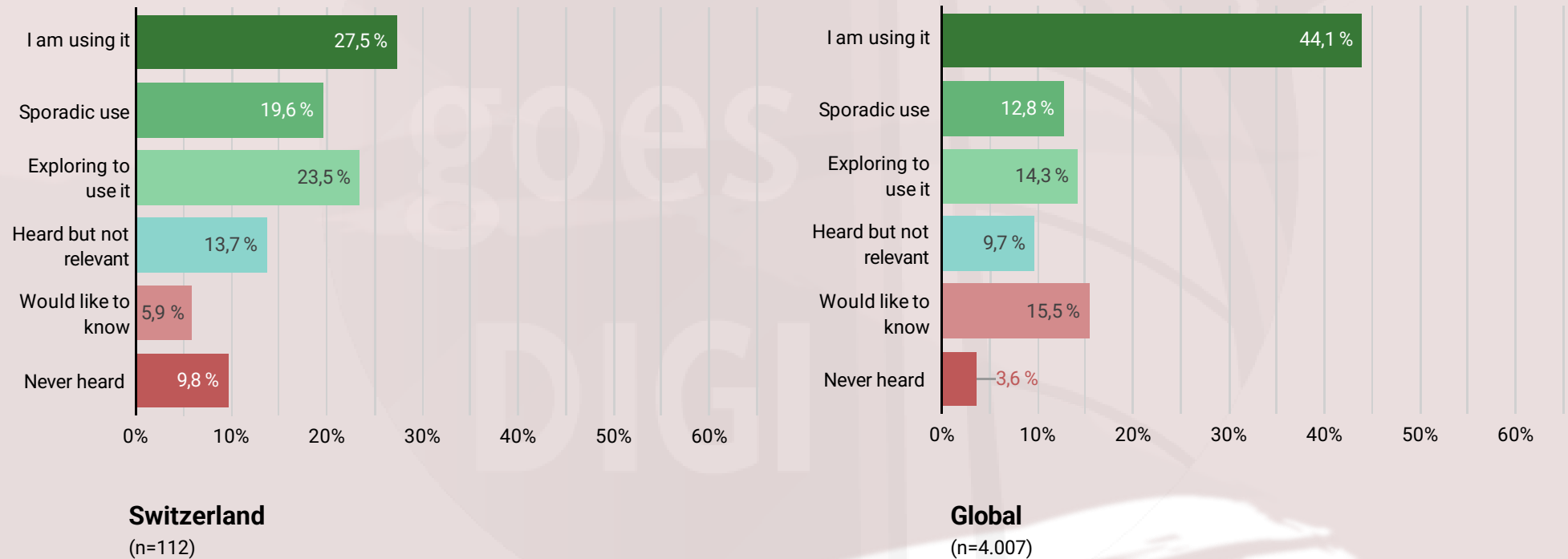


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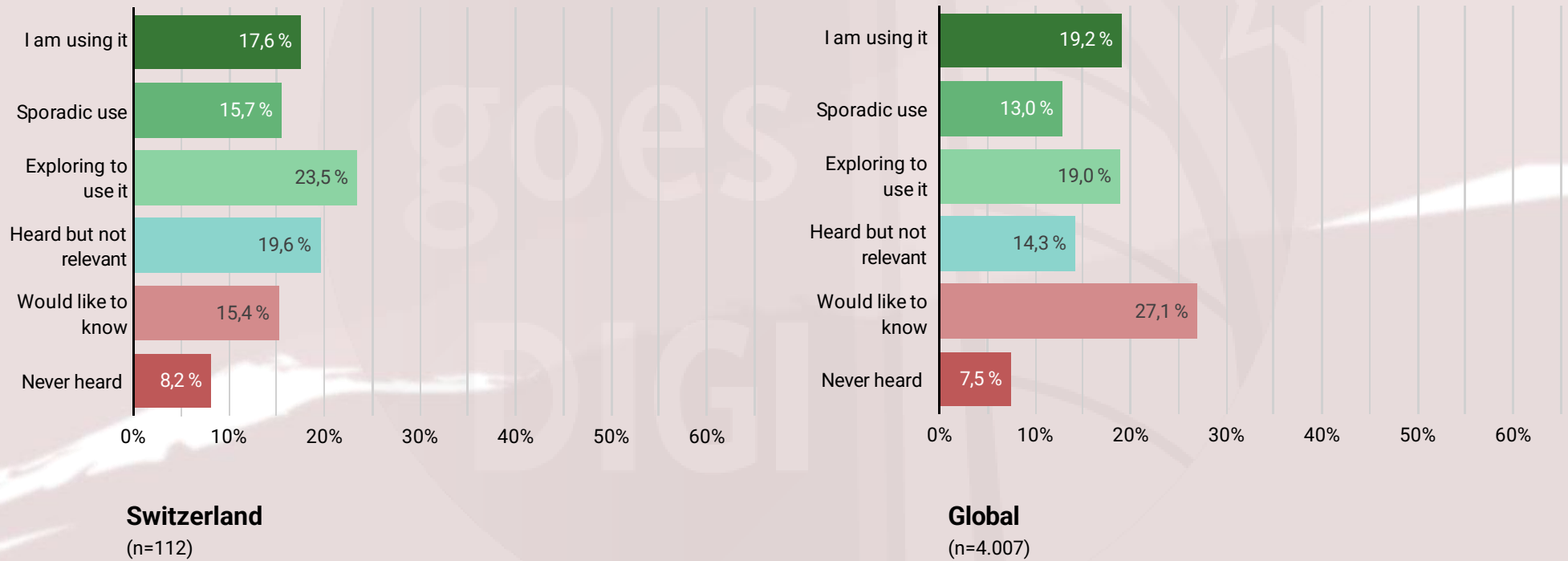
# 10 BMS - Building Management Systems

Software specialized in controlling and monitoring the equipment of a building in a centralized way, providing effective supervision and reports. With this technology it is possible, for example, to reduce the costs associated with energy and water consumption in a building.



# 11 BI - Business Intelligence tools

Software that aids in the collection, transformation, and presentation of large amounts of both structured and unstructured data. With this software it is possible to have reports, dashboards and visualizations that allow strategic decision making based on complex information.

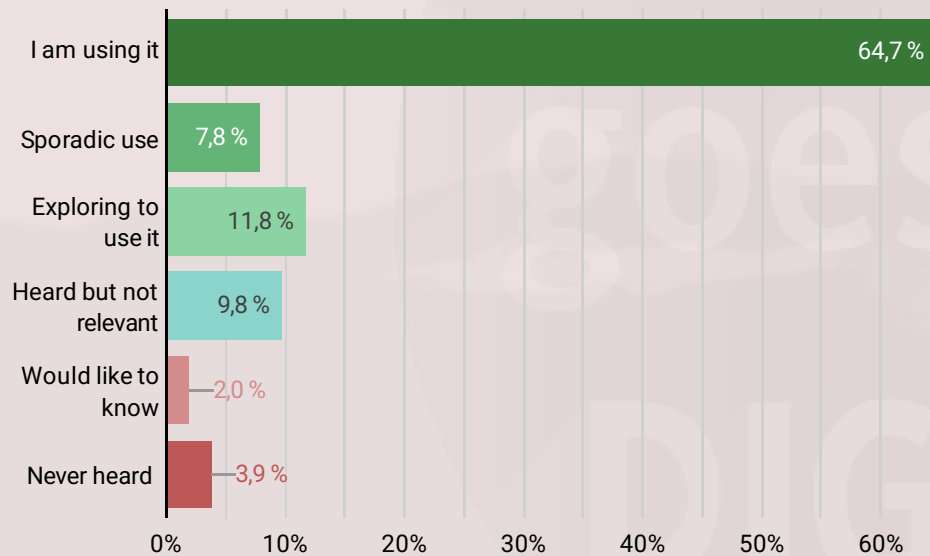




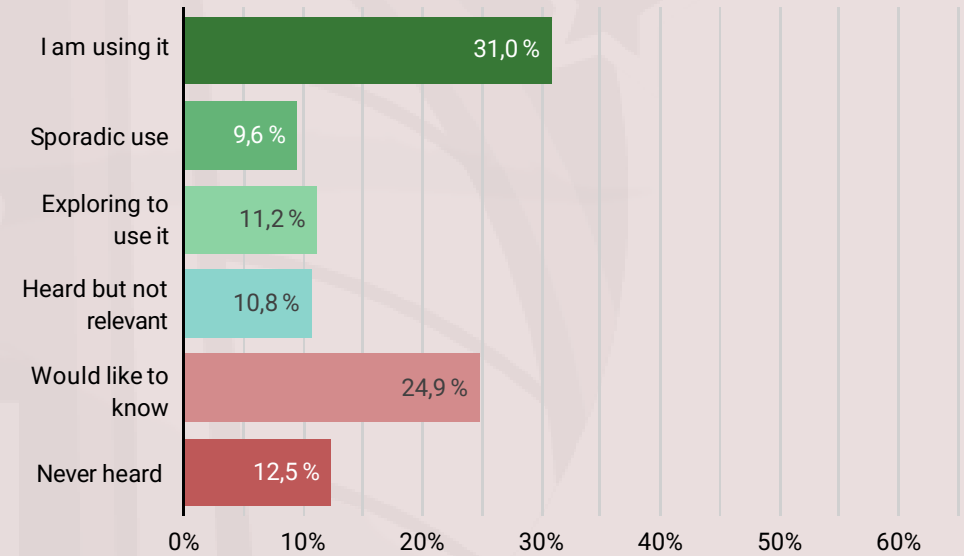


# 12 CAFM - Computer Assisted tools

Specialized software to coordinate activities in the physical workplace and relate it to the organization's facilities, people, and operations. With this type of tools, the management capacity and the response to requests or indecency are increased.



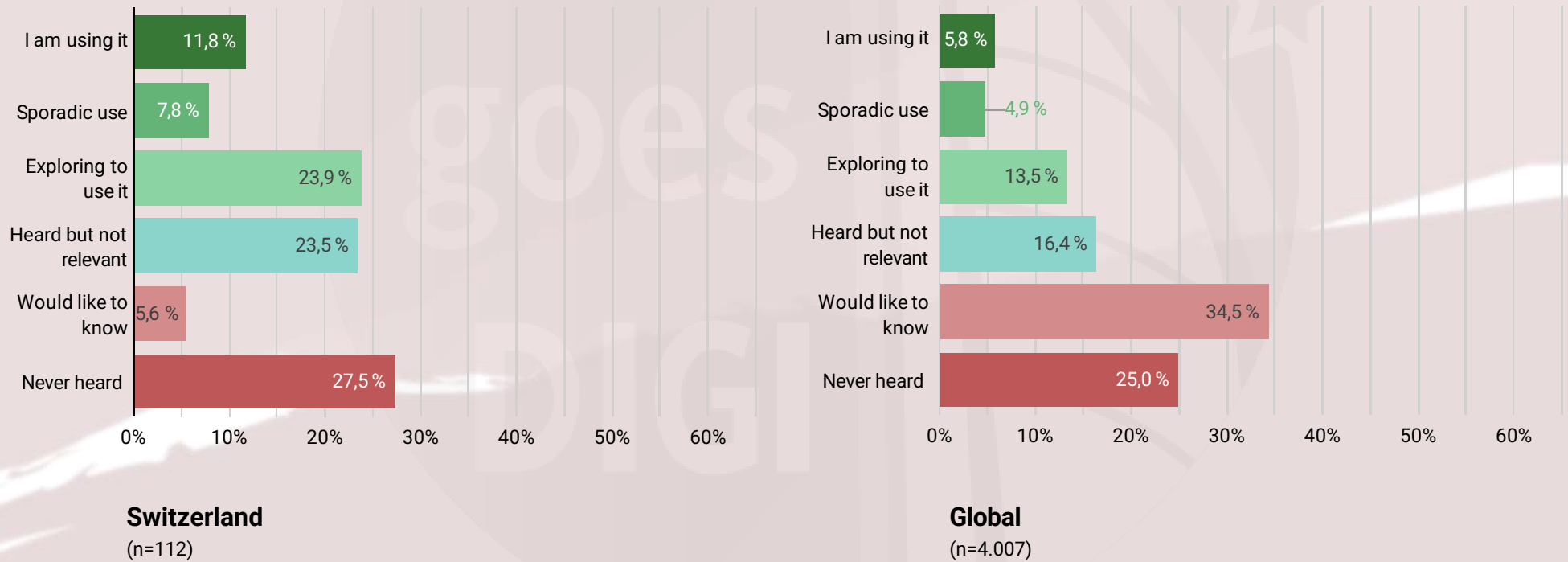
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# 13 Digital twins models

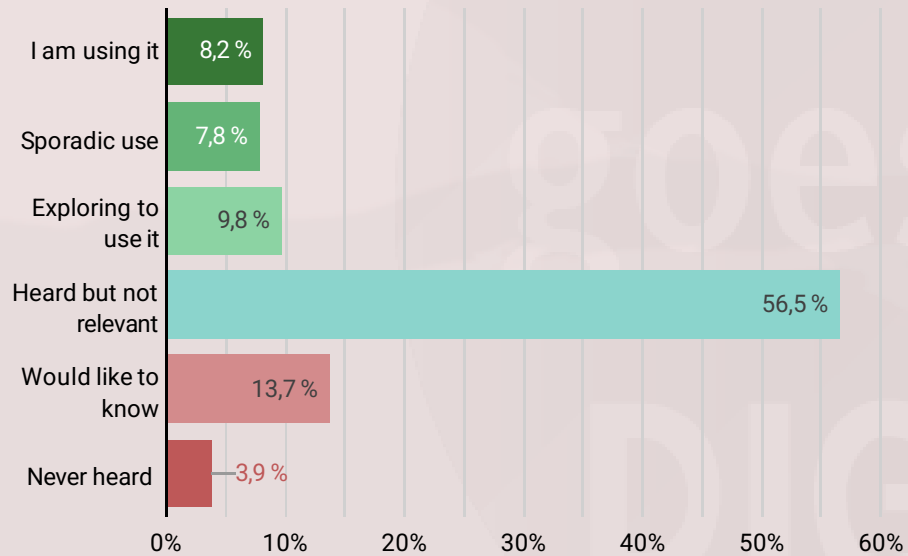
It is the creation of a detailed digital replica of a physical asset, including systems, processes and devices. It allows monitoring and simulating behavior, identifying trends and errors, allowing action even before construction.



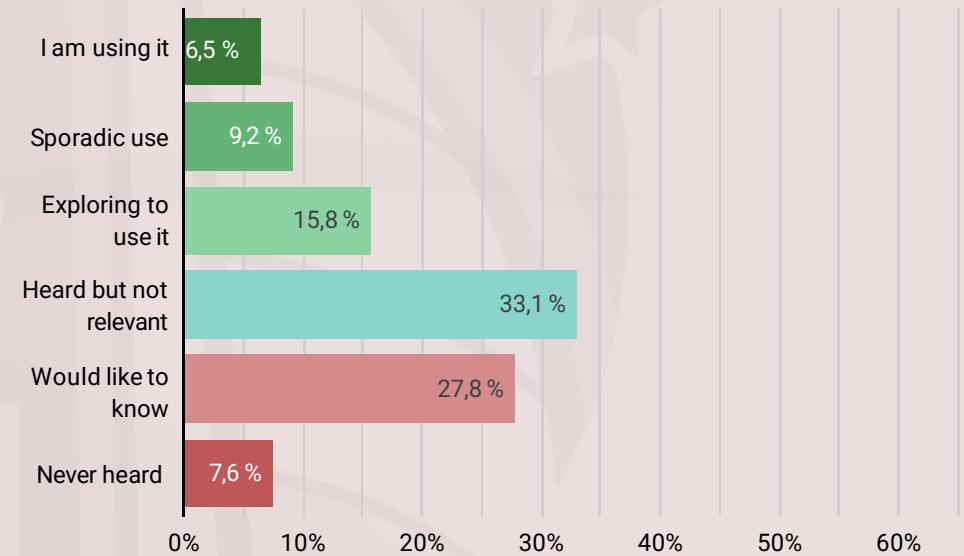


# 14 Drones & Microdrones

Unmanned aerial portable vehicles capable of flying over any element and carrying out visual inspections. They can transmit images of buildings, machinery, or equipment in inaccessible locations, to a remote-control point, or on land far from danger.



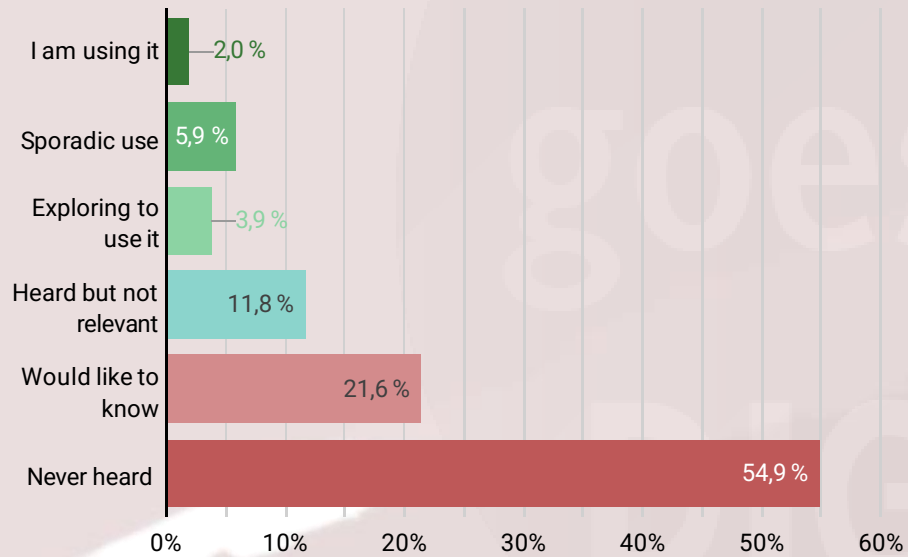
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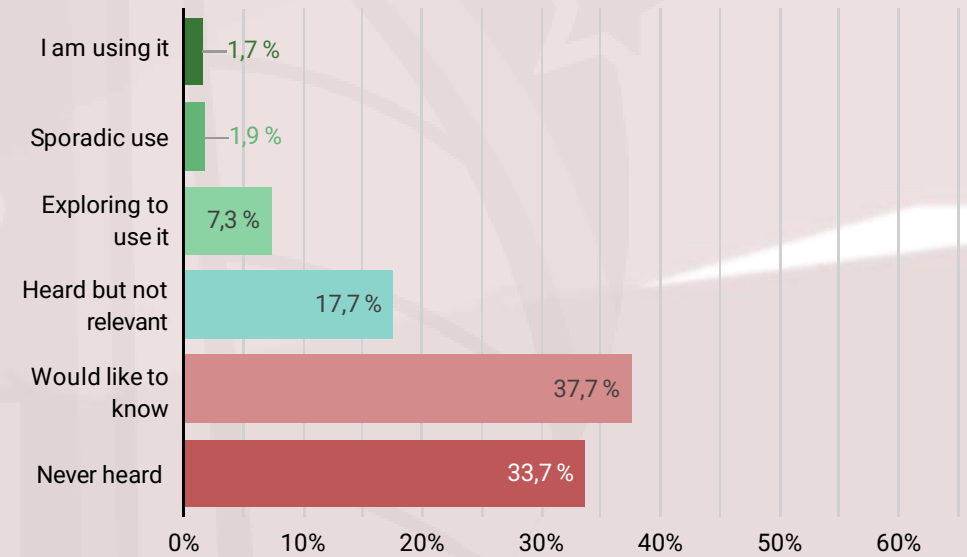
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# 15 GD - Generative Design

It is an exploration process, where all possible permutations of a solution are contemplated, quickly generating design alternatives. With this technology, project decisions can be anticipated, improving the proposed models and quickly determining what works best.



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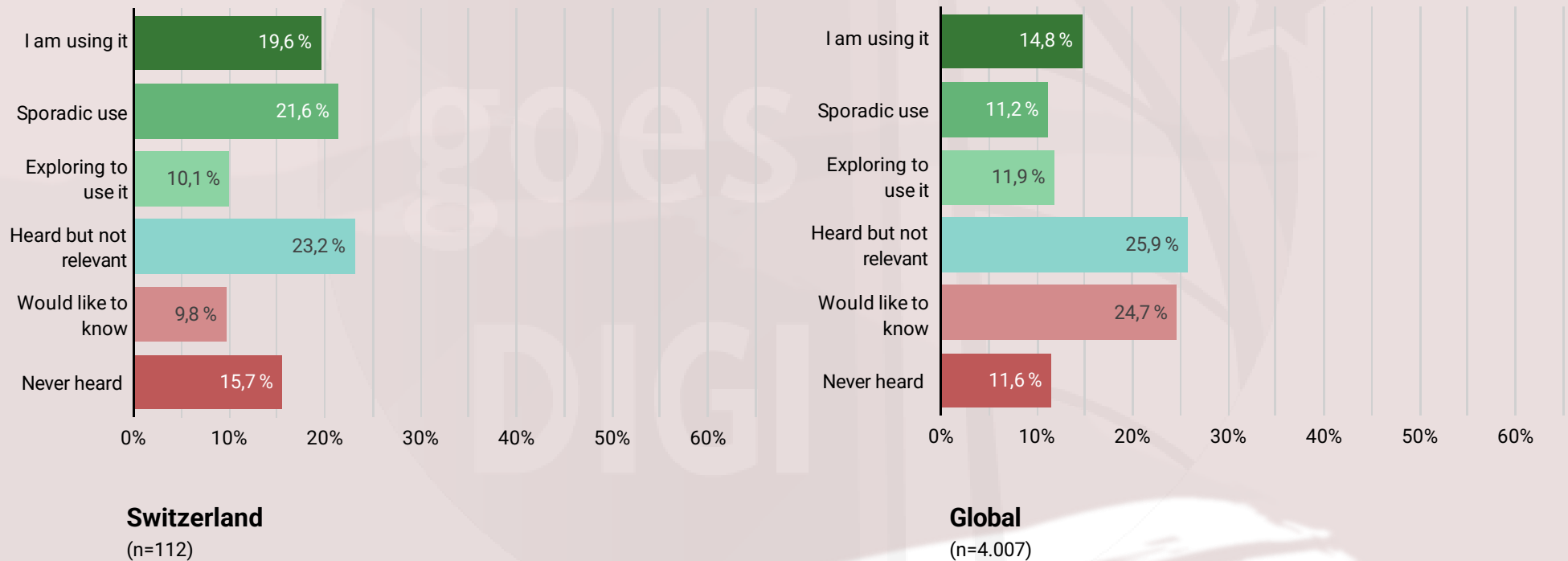


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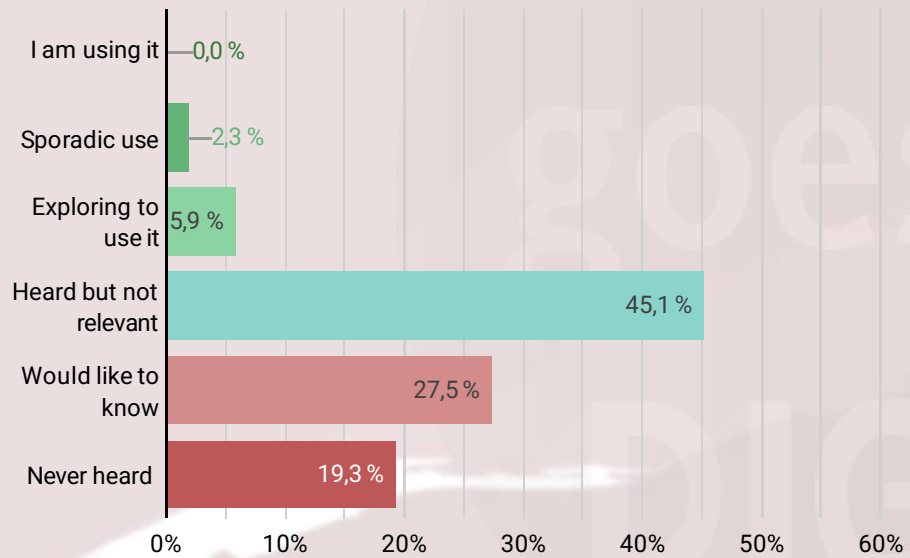
# 16 GIS - Geographic Information Systems

Complex methods that allow the use of spatial location and associate layers of information using maps and 3D scenes, helping to collect, manage and analyze geographic data.

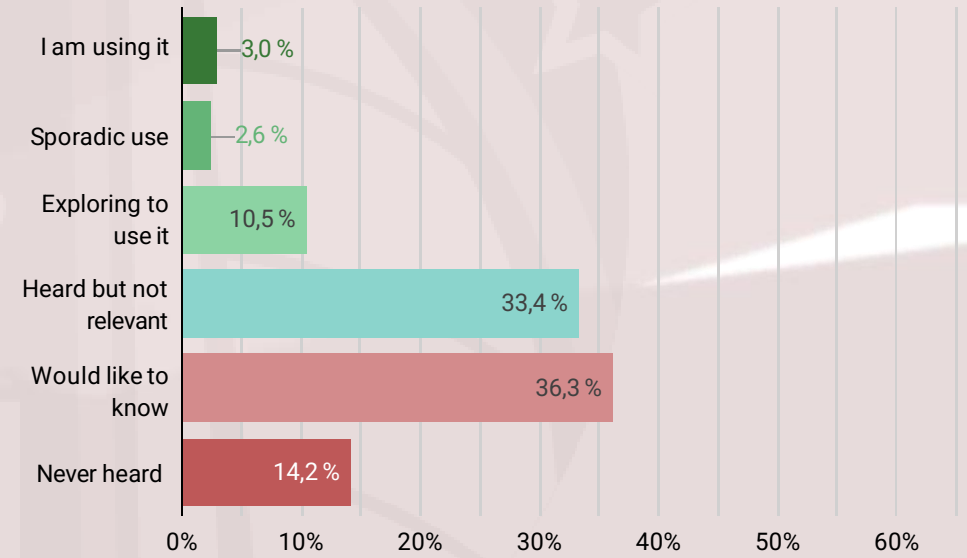


# 17 Holograms

It is an advanced photography technique that consists of creating three-dimensional images based on the use of light. They are connected to artificial intelligence programs that simulate people or scenes with volume and depth.



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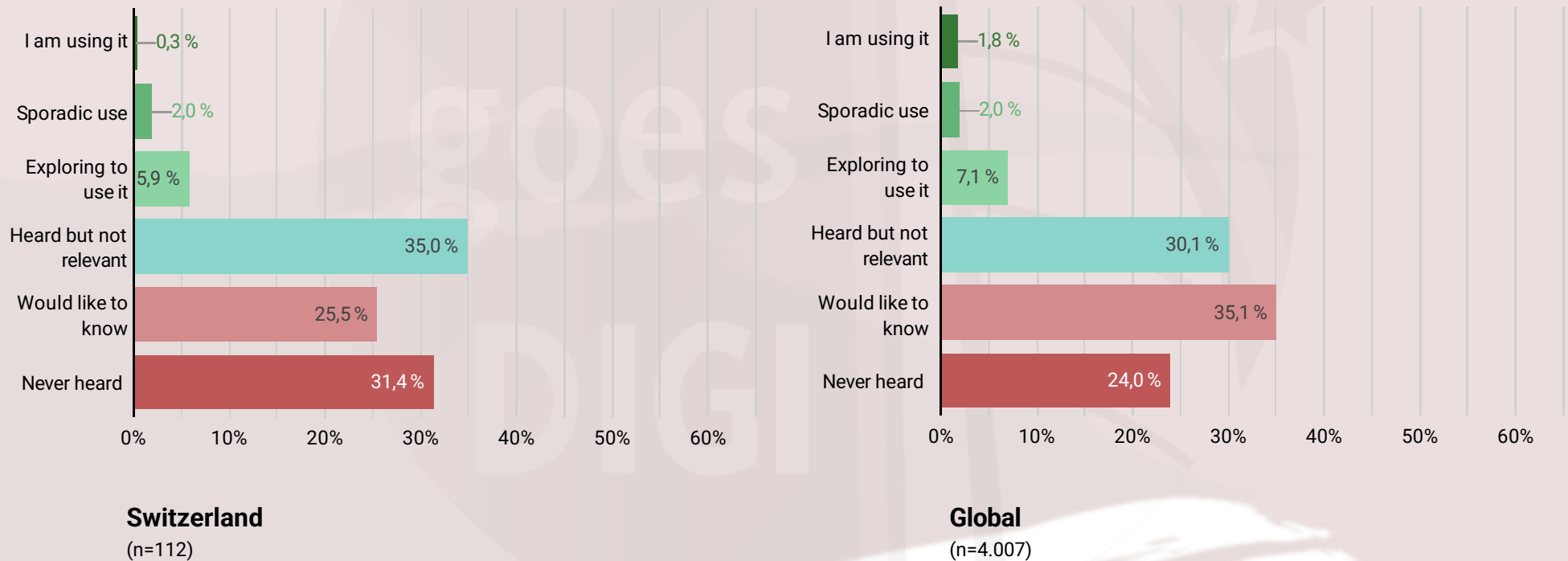
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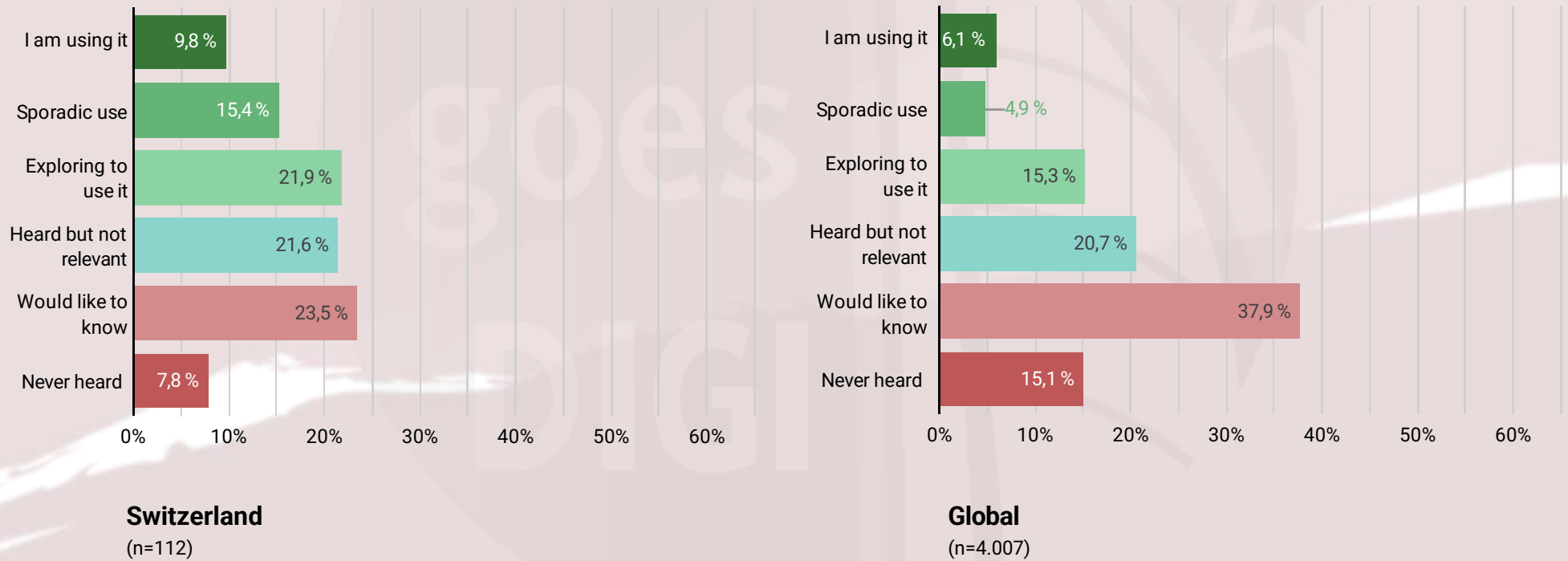
# 18 Human Augmentation

It is cognitive and physical enhancement by adding or expanding (bodily) functions with the help of technological means. It is mainly used to increase physical capacities in the development of routine activities such as maintenance and construction.



# 19 INS - Indoor Navigation Systems

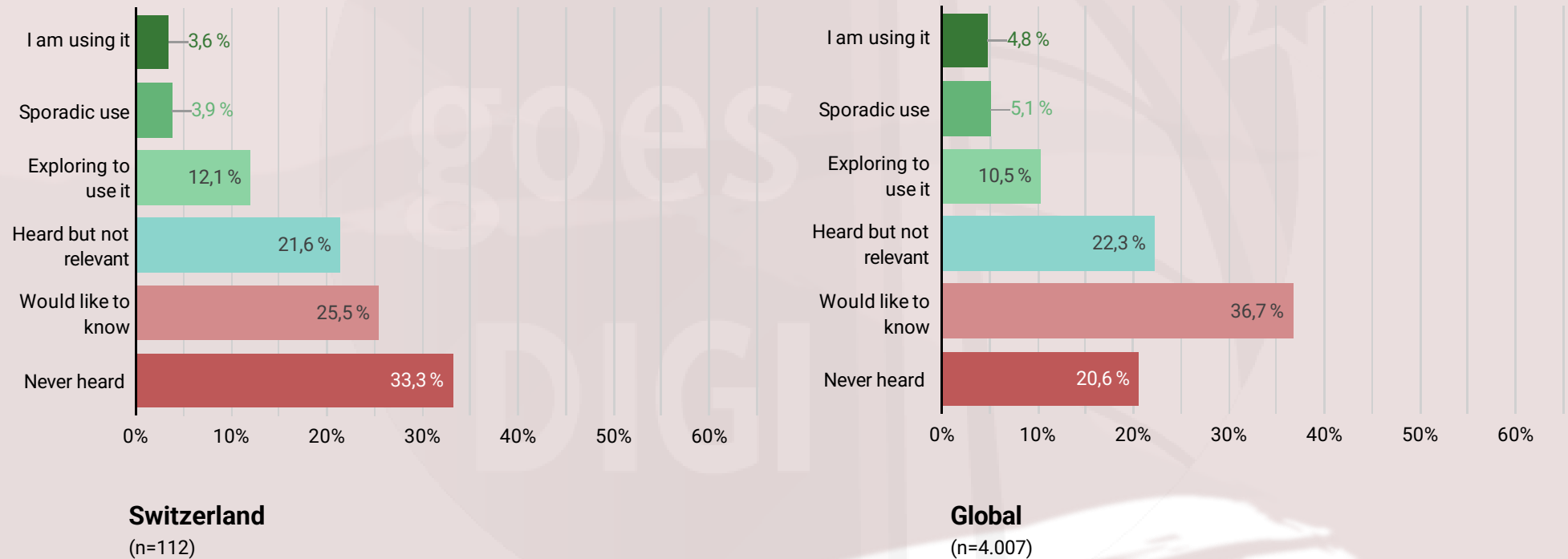
It consists of creating a map of the interior of a building, which is displayed in an application or in a browser window and allows you to search for places and be guided to a specific point with interactive instructions.





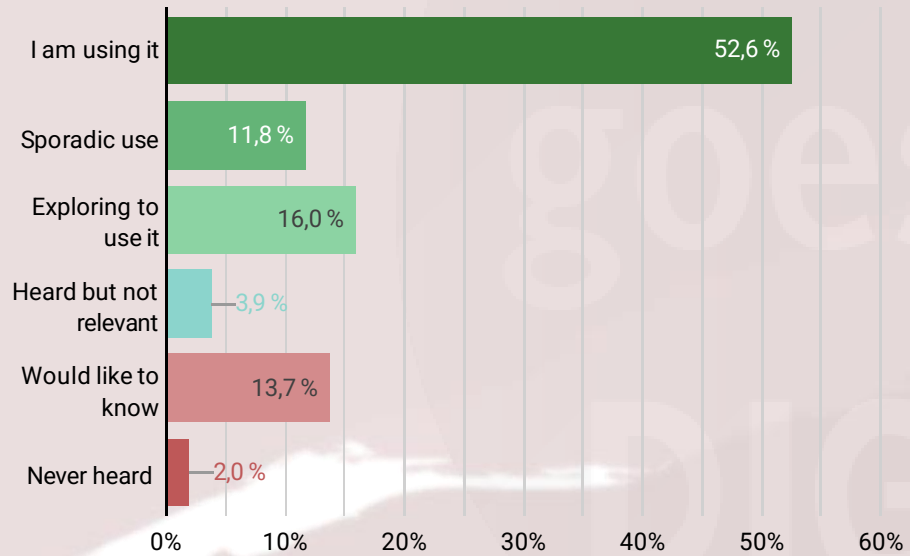
# 20 LIDAR - Laser Imaging Detection and Ranging

It is a remote sensing method that uses light in the form of a pulsed laser to measure ranges (varying distances) to Earth. This technology allows inspections of spaces and generation of plans automatically with high precision.

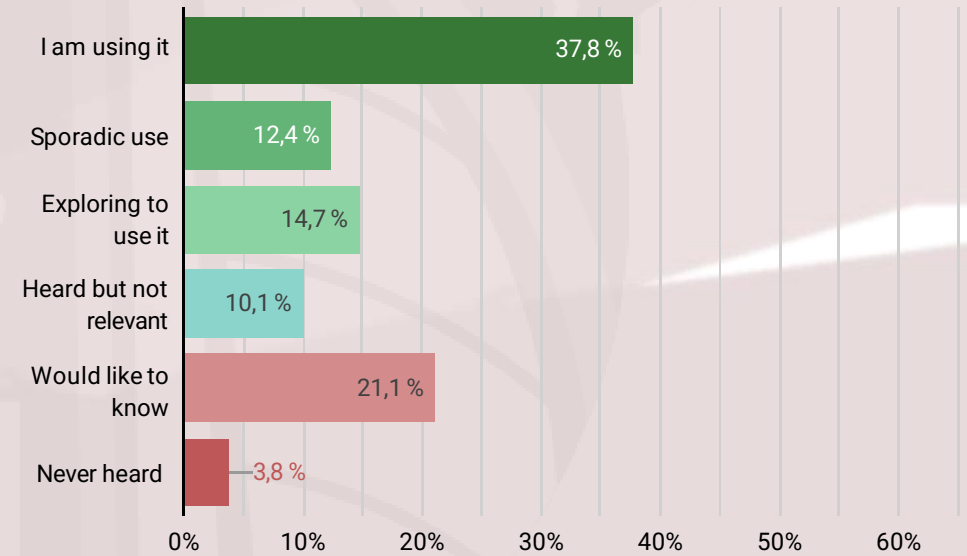


# 21 Applications for Mobile Devices

It is a type of software designed to run on a mobile device, such as a smartphone or tablet. This technology has been widely applied for all kinds of needs, especially for the improvement of user experience, effective control of facilities and service management.



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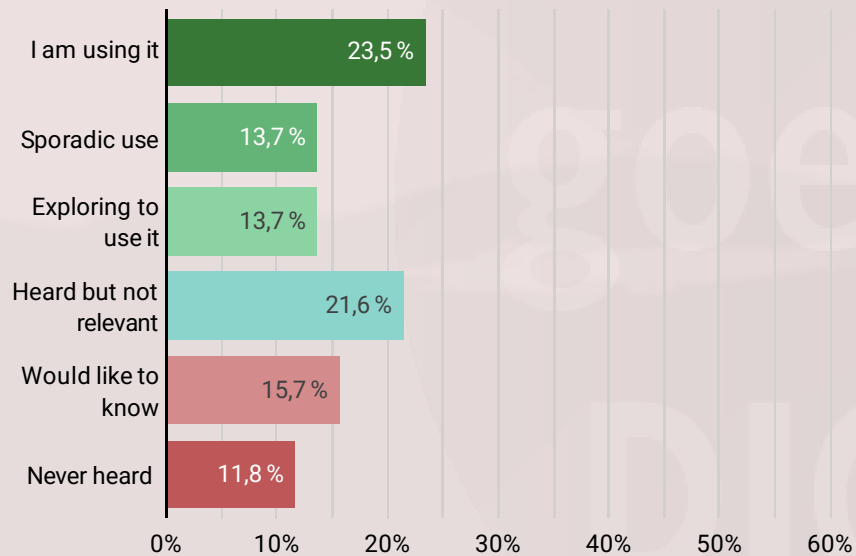


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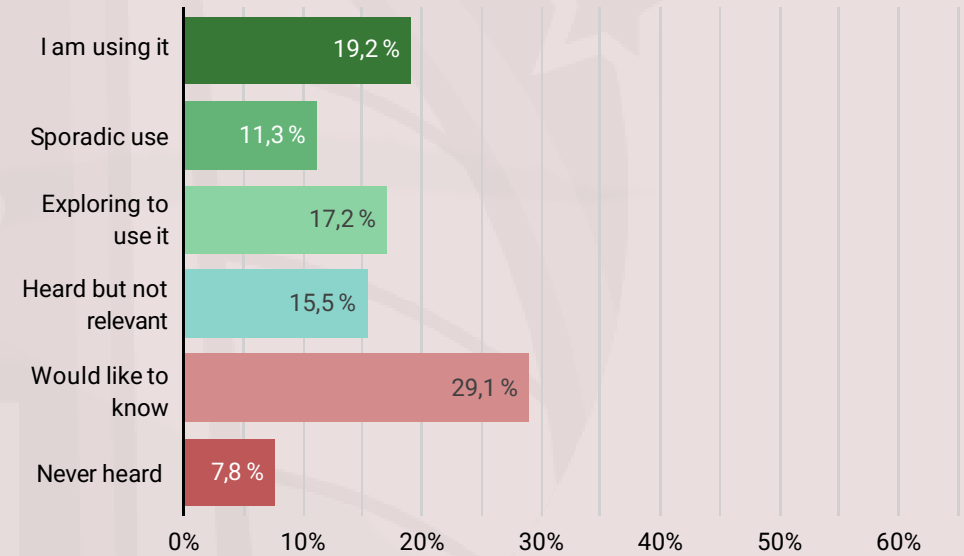


# 22 Remote Maintenance Services

Application of specific software on local systems, which can be accessed from another location, creating the appropriate means to monitor and control maintenance activities remotely.



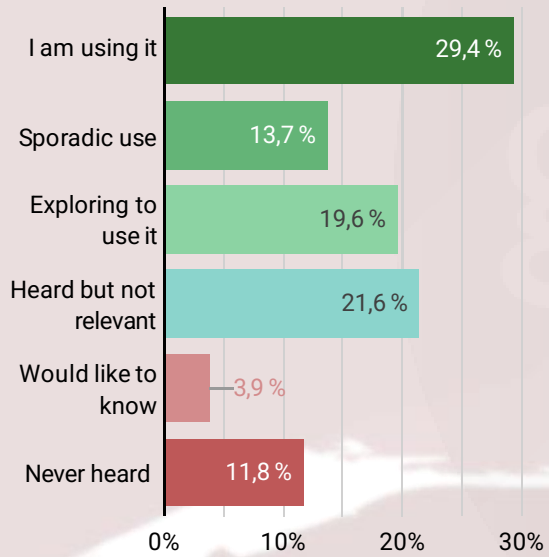
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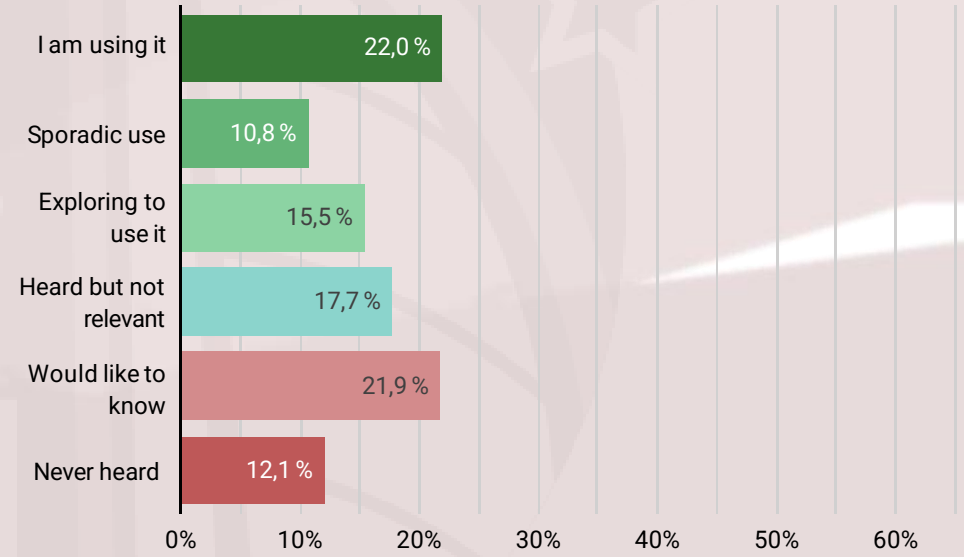
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# 23 RFID - Radio Frequency Identification

They are remote data storage and retrieval systems that use devices called RFID tags, cards, or transponders. The fundamental purpose of RFID technology is to transmit the identity of an object (similar to a unique serial number) through radio waves, improving access, inventory and logistics control systems.



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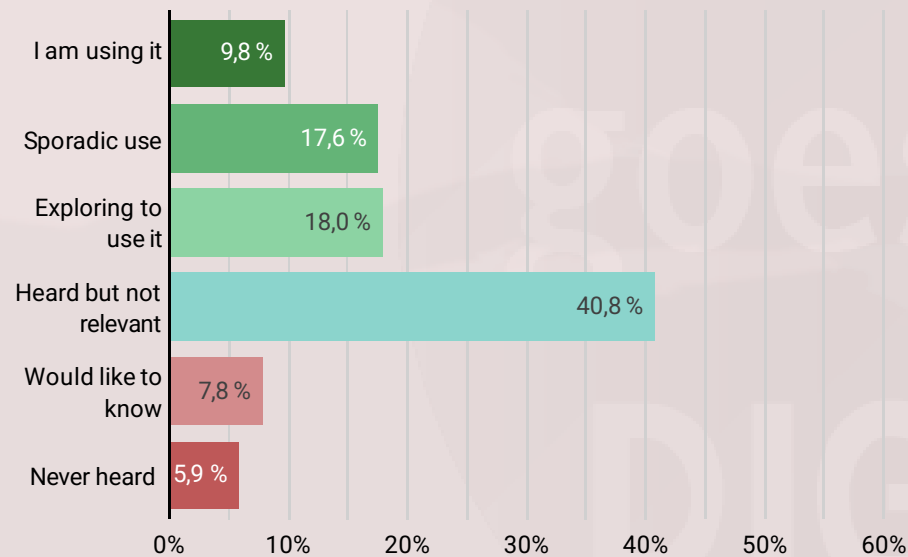
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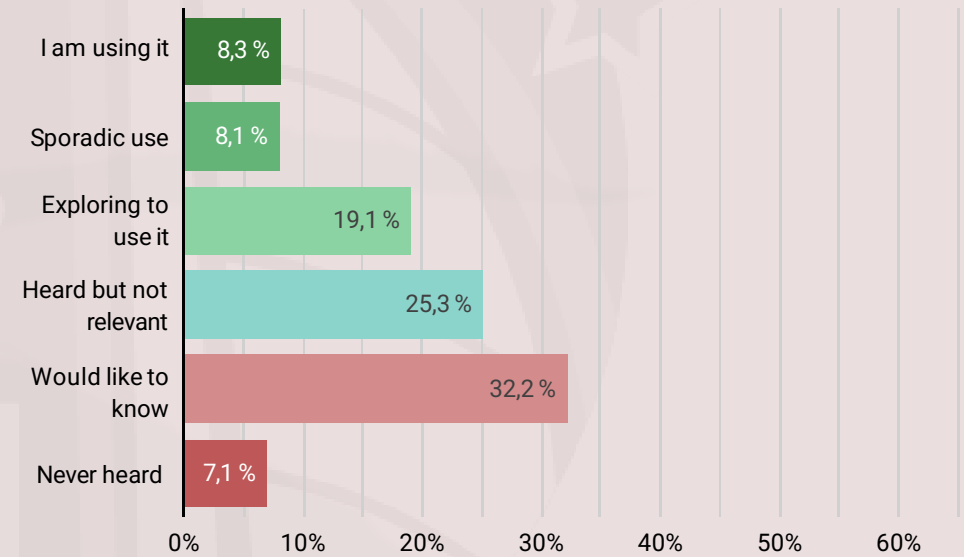


# 24 Robots

Autonomous machines capable of sensing their environment, performing calculations to make decisions, and take action in the real world. Commonly used in cleaning tasks, receiving users or in high-risk activities.



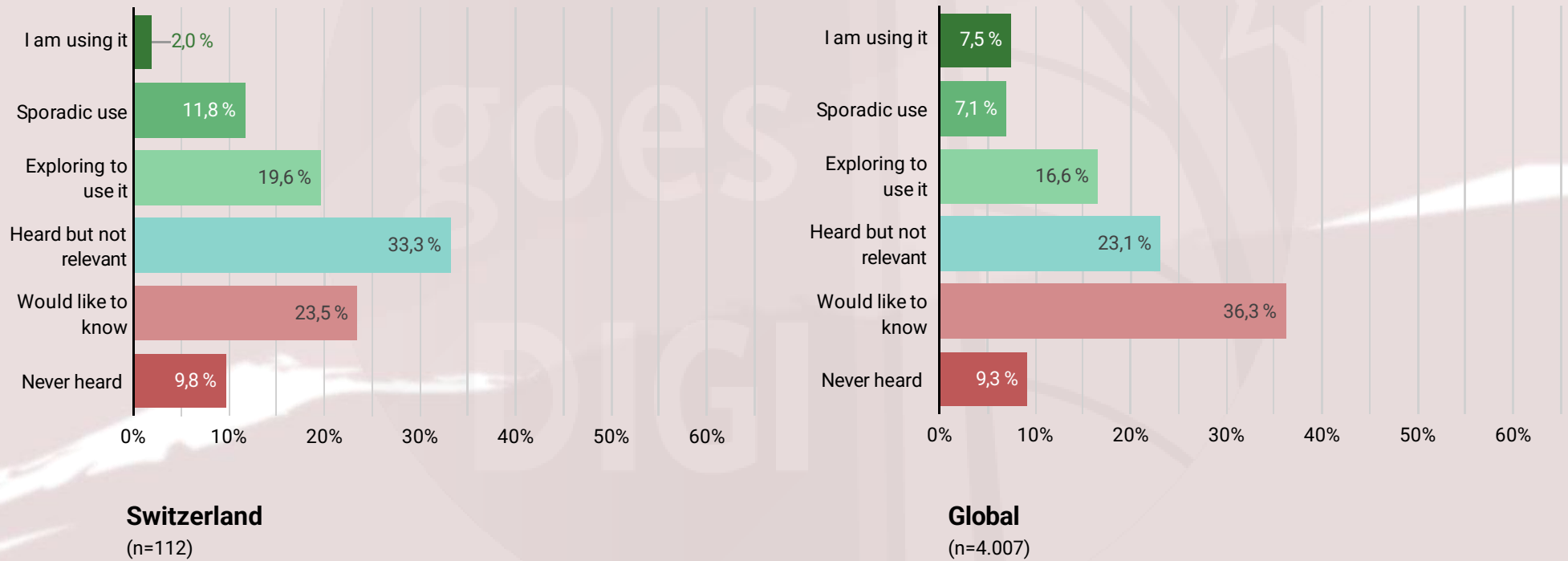
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# 25 VA - Virtual Assistants

It is a software agent that can perform tasks or services for a person based on commands or questions. The term "chatbot" is sometimes used to refer to virtual assistants that are accessed generally or specifically through online chat.





## Acknowledgments

This report has been possible thanks to the unevaluable collaboration of the **fmpro** and **IFMA Switzerland**, to whom we are truly thankful. We also want to thank Susanna Caravatti and Karin Sachaad for their personal involvement on the project dissemination.



This report has been developed under the framework of the European FMgoesDIGI project. All data is part of the first phase and has not been modified in any how. The design and content of this document has been carried out by **Observatorio FM**, as part of FMHOUSE, that seeks to promote recognition of the Facility Management discipline at a global level and provide its professionals with tools and content which support them in the performance of their work.



Observatorio FM operates under the umbrella of the Instituto FMHOUSE, where all research and training activities of FMHOUSE are coordinated.