

Architecture and FM join forces

All too often, the user is still not involved in the creation of buildings. Right from the design phase, it is important to take into account the long-term use to which a building is to be put, and this should preferably be guided by the end user. Moreover, the cost of using an office building over its entire life cycle is many times higher than the construction cost.

Facility Managers want a flexible, long-lasting building that is easy to maintain. The balance sought between these three criteria can only be achieved if this is taken into account in the planning phase. Facility management is confronted with rapidly changing needs in terms of the work situation. This results in rapidly changing expectations of buildings and more stringent demands for new buildings, or in buildings that quickly become outmoded, prompting an inevitable move, with all the costs that this incurs. Close cooperation between facility management and architecture is therefore more than desirable. This was the idea behind an evening of historical importance. On 23 November, Luc Deleuze, president of the FAB (Federation of Architects) and Yves Van Hooland, president of the IFMA Belgian Chapter, signed a charter in which both associations undertake to take account in the design phase of a building of all the facts impacting on the cost of use and environmental pollution.



FAB president Luc Deleuze and IFMA president Yves Van Hooland signed a historically important charter.

Practical creativity

Steven Beckers of the internationally renowned Art & Build firm of architects gallantly admitted that all too often, the user is still not involved in the creation of buildings. This is partly due to the architecture competitions that are often organised for larger projects. Steven Beckers argued in favour of choosing materials on the basis of the cradle-2-cradle principle, but he also pointed out that materials lifecycle analysis is still a very new element. FAB president Luc Deleuze stressed that the decisions taken in the design phase of a building have a long-term impact on facility management and the TCO of the building. Consequently both components should be calculated over a period 15 to 20 years.

Binding Charter

The FAB and the IFMA confirm the logical connection between the use of the building and the creative process involved in its design. This conviction was laid down in a charter signed by both associations.

- The charter calls for close cooperation in a spirit of open-mindedness between the FAB and the IFMA:
- Cooperation to promote exchanges between members of both associations.
- The organisation of regular joint events, at which the expectations of both groups of professionals can be debated with a view to achieving solutions acceptable to all.
- Cooperation on setting up training programmes with the aim of providing both groups with an insight into the professional activities of the other.
- Joint efforts to promote environmentally friendly, lasting solutions in line with the cradle-2-cradle philosophy, without neglecting the need for human wellbeing in the buildings.
- Taking all initiatives that seem desirable to strengthen relations between Facility Managers and architects.

Eduard CODDÉ ■

Cradle 2 Cradle

In 2002 Michael Braungart, a German scientist specialising in chemistry, together with American architect William Andrews, published a visionary book entitled 'Cradle to Cradle: Remaking the Way We Make Things'. Cradle to Cradle sees waste as a raw material, food for the future of our planet, which we as its inhabitants may borrow, but not own. This gives us the responsibility to leave behind for future generations an earth that has not been stripped bare of raw materials and that can offer those who follow us at least the same resources as were available to us.
