very short introduction of the activities

Universal Design Research Committee
Japan Facility Management Promotion Association
1. **Mission**: To share the Value of Universal Design with workers and corporate managers

2. **Goals**
   - Study and Publication
   - UD Guideline for workplaces
   - UD Consultation (in the future)

3. **Members**: 12 persons (from 10 corporations)

4. **Term**: Feb 2002 - now

5. **Workstyle**: Internet & Izakaya-bar
We are ...

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AIJ, CFMJ, Japan Post co.

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AIJ, CFMJ, Fijitsu- DC.

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AIJ, CFMJ, Taisei co.

Hitomi Hagino
sign- designer, I- design co.

Masayoshi Moriyama
AIJ, Japan Post co.
Vision

mission
Share the value of UD with workers & corporate managers

goals
study & publication global
guidelines global
consultation domestic

domain
UD of workplace
Alternative workstyle

plans
alternative
theory
guidelines
case study
biz model

outputs
WWP-Dallas 2003
UD Int-Conf. 2002
UD Guidelines
interview(6corp)
UD review

UD of workplace
Alternative workstyle

FM Int-Conf. 2003
WM Int-Conf. 2002
UD Guidelines
interview(6corp)

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WM Int-Conf. 2002
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Japan's Future

UD is essential!

Facilities life-time

150 million

100 million

50 million

0

1900 1950 2000 2050 2100

Total

15-64 yr

Under 14 yr

Over 65 yr

87.3 (1995)

29.8 (1955)

33.8 (2041)

127.1 (2006)
Guideline

Basic FM-cycle

A

strategy

P

project management

D

operation & service

C

estimate

feedback

Site & Access
- Access to site
- Environment

Skeleton Design
- Access to Building
- Access to Floor
- Space Unit
- Flexibility

Infil Design
- Wayfinding
- Space planning
- Access to w-sta.
- Work-station
- Environment
- Materials & colour

Daily Worklife
- Commuting
- Inter-corp. Info
- Inhouse Info
- Communications

Safety & Emergency
- Info. Access
- Meeting
- Toilet
- Visitors

- Escape
- Health

conventional guideline focusing
Balanced Scorecard

Building Owner’s Perspective

- Financial result
  - Corporate value
  - Value of assets
  - Higher rent/ lower vacancy rate

- Customer satisfaction
  - Tenants’ satisfaction

- Business process/performance
  - Longer asset life
  - Adaptability
  - Reduction of risk
  - Construction cost
  - Building efficiency rate

- Competence level
  - Better company reputations

Tenant’s Perspective

- Financial result
  - Corporate value
  - Profitability
  - Occupancy cost

- Customer satisfaction
  - Customer satisfaction

- Business process/performance
  - Employee satisfaction/ productivity
  - Flexibility of HR management

- Competence level
  - Worker’s morale
  - Better company reputations

Positive impact

Negative impact
UD review

<table>
<thead>
<tr>
<th>UD team (cold team)</th>
<th>Design team (hot team)</th>
</tr>
</thead>
<tbody>
<tr>
<td>UD review 1</td>
<td>Feasibility study</td>
</tr>
<tr>
<td></td>
<td>alternative solution</td>
</tr>
<tr>
<td>UD review 2</td>
<td>Schematic design</td>
</tr>
<tr>
<td></td>
<td>alternative solution</td>
</tr>
<tr>
<td>UD review 3</td>
<td>Basic design (1/500)</td>
</tr>
<tr>
<td></td>
<td>alternative solution</td>
</tr>
<tr>
<td>UD review 4</td>
<td>Basic design (1/200)</td>
</tr>
<tr>
<td></td>
<td>alternative solution</td>
</tr>
<tr>
<td>UD review 5</td>
<td>Exclusive design</td>
</tr>
<tr>
<td></td>
<td>Construction</td>
</tr>
</tbody>
</table>

alternative solution