

# Digital twin-enabled human-robot collaborative teaming towards sustainable and healthy built environments

Weisheng Lu <sup>a</sup>, Junjie Chen <sup>a, □</sup>, Yonglin Fu <sup>a</sup>, Yipeng Pan <sup>a</sup>, Frank Ato Ghansah <sup>a a</sup>

Department of Real Estate and Construction, The University of Hong Kong, Pokfulam Road, Hong Kong, China

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## Abstract

To achieve the collective societal good for all, development of sustainable and healthy built environments (SHBE) is highly advocated. Part of the pathway to such SHBE is the engagement of robots to manage the ever-complex facilities for tasks such as inspection and disinfection. However, despite the increasing advancements of robot intelligence, it is still “mission impossible” for robots to undertake, independently, such open-ended problems as facility management, calling for a need to “team up” the robots with humans. Leveraging digital twin’s ability to capture real-time data and inform decision-making via dynamic simulation, this study aims to develop a human-robot teaming framework for facility management to achieve sustainability and healthiness in the built environments. A digital twin-enabled prototype system is developed based on the framework. Case studies showed that the framework can safely and efficiently incorporate robotics into facility management tasks (e.g., patrolling, inspection, and cleaning) by allowing humans to plan, oversee, manage, and cooperate with robot operations via the digital twin bi-directional mechanism. The study lays out a high-level framework, under which purposeful efforts can be made to unlock digital twin’s full potential in collaborating humans and robots in facility management towards SHBE.

**Keywords:** Sustainability; Green building; Human–robot teaming; Human–robot interaction; Digital twin.

29 \* Corresponding author.

30 E-mail address: [chenji10@hku.hk](mailto:chenji10@hku.hk).

## 31 **1 Introduction**

32 Given the immense importance of buildings in maintaining all walks of life, transforming  
33 existing built environments to a sustainable and healthy one will bring tremendous benefits to  
34 achieve the collective societal good. A critical step to develop such sustainable and healthy built  
35 environments (SHBE) is to properly manage and maintain those have been built. Facility  
36 management (FM) is a multi-disciplinary profession aimed at ensuring functionality of the built  
37 environment by integrating people, place, process and technology [1]. With the growing  
38 complexity of modern facilities (e.g., hospitals, shopping malls, and stadiums), the importance  
39 of FM cannot be over-emphasized [2][3]. The development of smart technologies, especially  
40 information and communication technologies (ICT), provides promising tools to manage the  
41 ever-more complex facilities. Buckman et al. [4] foresees the rapidly accumulated information  
42 will turn existing buildings into smart ones that can prepare for and adapt to changes over all  
43 timescales. Xu et al. [2] proposes cognitive FM for active intelligent management of facilities,  
44 which has three key characteristics including perception, learning, and action. Despite the  
45 different naming, these new tools and concepts can be broadly referred to as “smart FM”.

46  
47 Part of smart FM is the increasing use of robots in built facilities. The introduction of robotics  
48 to the built environment can be traced back to the 1960s, when Joe Engelberger asserted that  
49 the use of robotics should go beyond manufacturing plants to social scenarios for service tasks  
50 such as health care, inspection, and FM [5,6]. This vision has not become a reality until very  
51 recently, as advancements in cybernetics and artificial intelligence have made it possible to  
52 deploy, at scale, autonomous robots in the built environment [5]. Nowadays, it is not uncommon  
53 to encounter robots taking up mundane and repetitive FM tasks traditionally done by humans  
54 in daily life, from toy-like floor cleaning robots in household environments [7] to disinfection  
55 robots in large shopping malls [8]. However, having been designed to operate in relatively  
56 structured environments, existing FM robots are far from autonomous and perfect. From time  
57 to time, cases of malfunctioning robots are reported [9], especially in open, dynamic  
58 environments with uncertainties. As captured by Max Frisch in his novel, *Homo Faber*, “The  
59 machine has no feelings, it feels no fear and no hope ... it operates according to the pure logic  
60 of probability”.

61  
62 This deficiency in dealing with uncertainty gives rise to a need for robots to “team up” with  
63 human counterparts to accomplish shared goals and get the best out of both as intelligent agents  
64 [10]. In human–robot teaming (HRT), robotic precision complements human flexibility and

65 vice versa, enabling more efficient delivery of task targets than either party could achieve alone  
66 [11]. Collaboration in a team of humans and robots can be flexible, for example, involving the  
67 use of remote control with two parties in different environments [12], or side-by-side  
68 cooperation in the same workspace [13]. HRT usually involves a fleet of robots and human  
69 peers. This flexible collaboration mode and multi-agent nature of HRT make it suitable for  
70 exploratory tasks in open and dynamic environments [14] and, specifically, FM tasks in a built  
71 environment.

72  
73 Despite this promise, existing HRT in FM tends to be ad-hoc, piecemeal, and sporadic [5]. Floor  
74 cleaning robots, for example, are usually operated by a FM worker onsite through an onboard  
75 pendant that activates functionalities such as mapping, navigating, and floor cleaning. No  
76 systematic framework is available to monitor and manage the robots consistently, and FM  
77 personnel at different managerial levels are not coordinated. This creates several limitations:  
78 (a) failure to monitor the real-time operational status of the robots from a holistic perspective,  
79 leading to delayed response to possible robot malfunctions; (b) inability to collectively consider  
80 information from all robots to dynamically plan FM task allocation (e.g., work areas allocated  
81 to different cleaning robots); and (c) lack of an effective human–robot interface to intuitively  
82 inform humans of the intentions of the robots, making teamwork less efficient and increasing  
83 accident potential.

84  
85 Digital twin (DT) technologies have the potential to improve collaboration between humans  
86 and robots in FM. While there have been many different understandings of DT, it is commonly  
87 believed that a DT is a virtual replica of a physical entity (e.g., a product, process, system) that  
88 can exert influence on the physical counterpart by predictive analytics and simulation based on  
89 real-time collected data [15,16]. This study adopts this prevalent definition, and believes the  
90 bi-directional communication mechanism and dynamic simulation capability of DT can benefit  
91 HRT in FM from various aspects. First, the DT can collect and aggregate real-time robot  
92 information, allowing 24-7 monitoring by FM staff to ensure proper functioning of the robots  
93 and timely countermeasures in the event of anomaly. Second, the DT can provide human  
94 experts with powerful analytics and simulation tools to plan FM tasks holistically with  
95 optimized workload assigned to robotic agents. Thirdly, an intuitive and interactive humanrobot  
96 interface enabled by the DT will assist humans better understand or predict robots' intentions,  
97 and vice versa.

99 The aim of this research is to explore the DT potential for collaborative HRT in FM tasks, with  
100 the ultimate goal of achieving sustainability and healthiness in the built environments. A  
101 constructive research approach is adopted, which involves understanding HRT problems in FM,  
102 development of a DT-enabled framework for collaborative HRT, and evaluation of the  
103 framework via prototyping. The remainder of this paper is organized as follows. Section 2  
104 reviews the related works on FM robotics, HRT in built environments, and DT for HRT. The  
105 research methodology is elaborated in Section 3, which is followed by framework development  
106 in Section 4 and prototyping in Section 5. Major findings and insights from the prototyping are  
107 discussed in Section 6, and Section 7 concludes by summarizing the contributions and pointing  
108 out future research directions.

## 109 **2 Related works**

110 As summarized in Table 1, this section reviews major scholarly works in related fields. It is  
111 found that even though many research has adopted robotics in FM, the level of HRT in this area  
112 is relatively low compared with other areas, in particular the manufacturing and assembly  
113 industry.  
114

### 115 ***2.1 Robotics in the built environments***

116 Driven by the rapid development of robotics and related smart technologies, the applications of  
117 robots in FM have gained momentum. The robotization of FM has multiple advantages in terms  
118 of versatility, wide coverage, high efficiency and maintainability [17]. Many FM  
119 tasks/scenarios can benefit from the use of robots. The use of robotics in cleaning and  
120 disinfection, for instance, increased dramatically during the COVID-19 pandemic [18].  
121 Guettari et al. [8] developed a robot equipped with Ultraviolet-C lights for disinfection in  
122 massgathering facilities such as hospitals, airlines, and public transit, while Bock et al. [19]  
123 designed a semiautomatic service robot for skyscraper façade cleaning. Hu et al. [20] proposed  
124 an adaptive robotic framework to disinfect areas of potential contamination. Beyond the “hard”  
125 technologies, researchers have also tried to understand the “soft” social implications of cleaning  
126 robots. Forlizzi [7] found that the adoption of automation had allowed for multitasking, while  
127 Gutmann et al. [21] revealed that the use of a cleaning robot saves at least one hour of time per  
128 week for their household users.  
129

130  
131 Another important use of robotics in FM is inspection and safety surveillance. The built  
132 facilities, especially large public facilities, usually occupy large areas that are too laborious to  
133 inspect, and can involve dangerous places (e.g., high-rise façade) for humans to access [22]. As

134 such, their inspection and surveillance using traditional manual methods has become very  
135 challenging. Robots have been used to replace (or partially replace) humans for facility  
136 inspection [23]. Oyediran et al. [24] designed an autonomous robot-based system for  
137 gaugechecking in power plant facilities. Chen et al. [25] proposed to use an unmanned aerial  
138 vehicle (UAV) to detect and reconstruct defects occurring to the façade of old buildings. For  
139 sewer pipe inspection, Cheng and Wang [26] applied deep learning to process closed-circuit  
140 television images captured by wheel robots. Lattanzi and Miller [27] found the growing use of  
141 infrastructure inspection robots has provided unprecedented platforms to deploy nondestructive  
142 inspection technologies.

143  
144 Nonetheless, full automation of FM tasks is difficult to achieve given the complicated and  
145 dynamic nature of the built environment [5]. Where FM tasks cannot be independently  
146 undertaken by robotic agents, the involvement of human experts is needed.

## 147 148 ***2.2 HRT in the built environments***

149 There is no consensus on a formal definition of HRT [10] but it is widely accepted that it differs  
150 from human–robot collaboration (HRC) [28], which studies how humans and robots work  
151 simultaneously in a shared space for a shared goal. While HRT involves the accomplishment  
152 of a shared goal through joint efforts, it does not require humans and robots to share space.

153  
154 HRT has been advocated in urban search and rescue (SaR) [14] as a means of counteracting the  
155 open and complex environments in such scenarios through flexible interactions between  
156 humans and robots (remote control, or close collaboration). Since the application of HRT in  
157 9/11 rescue activities [29], rescue robotics has become an important line of human–robot  
158 interaction research [30]. Nourbakhsh et al. [14] established an urban SaR framework via which  
159 first responders can remotely control a team of rovers to explore the disaster site for survivors.  
160 Goodrich et al. [31] explored the impact of human factors when engaging UAVs in SaR. They  
161 found that while HRT can fit into existing SaR information models, the organization of the HRT  
162 roles depends strongly on specific situational factors. Chen et al. [32] developed a simulator in  
163 the “Gazebo+ROS” environment to train first responders on how to effectively cooperate with  
164 aerial SaR robots.

165  
166 Compared with the aforementioned areas, limited attention has been paid to HRT in FM.  
167 AlSabbag et al. [33] proposed a human–machine collaborative inspection system to coordinate  
168 human inspectors with a robotic data collection platform via a mixed reality interface. Zhou et

169 al. [34] developed an intuitive robot teleoperation method via a deep learning reconstructed  
170 scene in virtual reality. Despite these research efforts, existing HRT falls short of coordinating  
171 FM personnel at different managerial levels with the robotic agents. In addition, it is usually  
172 difficult to gather information about the state of the robot and the environment [35] so that  
173 humans can proactively and effectively oversee, monitor, manage, and intervene in (if  
174 necessary) FM task implementation.

### 175 176 ***2.3 Digital twins for HRT***

177 Originating from space exploration in last century, the concept of a DT was formally introduced  
178 by Grieves in 2002 [15]. Since then, the concept has been applied in a wide range of areas  
179 [36,37]. Due to its ability to capture real-time data and inform decision-making via dynamic  
180 multi-scale and multi-physics simulation, the potential of DT in HRT has been documented in  
181 many scholarly works. Elbasheer et al. [11] have conducted a comprehensive review of DT  
182 critical design considerations for human–robot systems, identifying a series of beneficial roles  
183 that a DT can play, e.g., monitoring and online diagnosis of robotic agents, robot behavior  
184 forecasting, and autonomous system control. Adopting the DT concept, Reardon et al. [38]  
185 developed a set of prototypes that integrate augmented reality (AR) with smart robots to enable  
186 effective HRT in field environments. Kramberger et al. [39] investigated the use of DT in  
187 closing the loop between design and robotic assembly of timber structures in a human–robot  
188 collaboration setup. The manufacturing and assembly industry has been actively exploring DT  
189 for HRC. Sun et al. [40] noticed an absence of perception and cognitive capability in existing  
190 HRC, and developed a DT-driven human–robot collaborative product assembly commissioning  
191 framework. Kousi et al. [41,42] studied the implications of DT to existing assembly industry,  
192 and developed frameworks to guide the design and reconfiguration of adaptive HRC in such  
193 scenarios.

194  
195 In the architecture, engineering, construction and operation sector, the exploration of DT for  
196 HRT is still in its initial stage [11]. Recognizing the unique challenges posed by the unstructured  
197 and fragmented nature of construction environments, Wang et al. [43] proposed an interactive  
198 and immersive process-level DT system. The system can facilitate collaborative human–robot  
199 construction works through task visualization, supervision, planning and execution. Liang et  
200 al. [44] reported the development of a system to bridge a physical robot with its virtual  
201 representation in simulated environments using a DT, empowering humans to better plan  
202 robotic construction works. Fukushima et al. [45] presented a DT-enabled system to support,  
203 manage, monitor, and validate autonomous mobile robots. However, existing DT-enabled HRT

204 studies have mainly focused on the construction stage. As FM has its unique characteristics in  
 205 terms of space and task nature, a new DT-enabled HRT framework oriented to FM is needed.

206

207 **Table 1.** A brief summary of related works in the areas of HRT.

No.	Works	Areas <sup>1</sup>	Task	Use DT?	HRT level <sup>1</sup>
1	Guettari et al. [8]		Disinfection	N	Initialization
2	Bock et al. [19]		Façade cleaning	N	Initialization
3	Forlizzi [7] and Gutmann et al. [21]	FM	Floor cleaning	N	Initialization
4	Chen et al. [25]		Inspection	N	Teleoperation
5	Cheng and Wang [26]		Inspection	N	Teleoperation
6	Nourbakhsh et al. [14]	SaR	Survivor searching	N	Supervisory control
7	Chen et al. [32]		Training	N	Supervisory control
8	Zhou et al. [34]		Pipe installation	N	Teleoperation
9	Kramberger et al. [39]	Construction	Timber structure assembly	Y	Collaborative
10	Wang et al. [43]		Drywall installation	Y	Collaborative
11	Sun et al. [40]	MaA	Product assembly/commissioning	Y	Collaborative
12	Kousi et al. [41,42]		Automotive assembly	Y	Collaborative

208 <sup>1</sup> Application areas of the works: FM (Facility Management), SaR (Search and Rescue), MaA (Manufacturing and  
 209 Assembly);

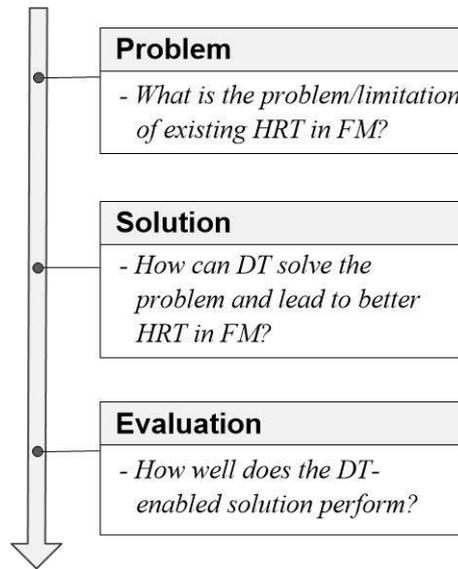
210 <sup>2</sup> Adapted from Goodrich and Schultz [46]. Initialization, teleoperation, supervisory control and collaborative represent  
 211 the least level of HRT to the highest level.

212

### 213 **3 Research method**

214 As shown in Fig. 1, the research design follows a typical constructive research approach (CRA).  
 215 CRA produces innovative artefacts such as models, algorithms, and information systems aimed  
 216 at solving real-world problems, as well as contributing to the theory of the relevant disciplines  
 217 [47]. CRA involves three steps as follows.

218



**Fig. 1.** The research design adopted.

- (1) Problem identification. Based on the research team’s engagement with professionals from the FM sector [48], the problem of humans and robots working effectively together is one of both practical and theoretical significance. A major problem of existing FM practice is the lack of a systematic framework to coordinate human FM personnel and robots in a consistent and collaborative manner. This could either lead to underuse of the robotic or human resources, or raise potential safety concerns because of insufficient communication between the two parties [9]. Given the criticality of FM, achieving systematic and collaborative HRT would have enormous economic and societal implications. In addition, as previous HRT research focuses mainly on the area of SaR, the research in FM will derive new theoretical insights beyond its original field.
- (2) Solution development. Based on a deep understanding of the HRT problem in FM, a solution is devised. Co-operative teamwork should be adopted to involve both practitioners and researchers [47]. Following this teamwork model, a multi-disciplinary team is assembled, comprising university researchers in real estate and construction, robotics engineers, and real estate managers. An iterative development process is followed, during which the researchers and robotics engineers first come up with an initial DT-enabled framework, which is then forwarded to estate managers for their comments to refine the framework. The process goes on until a technically feasible and practical solution is reached. The iterative process will result in a solution that is tailormade to solve the problem of HRT in FM. The most distinct innovation of the solution is

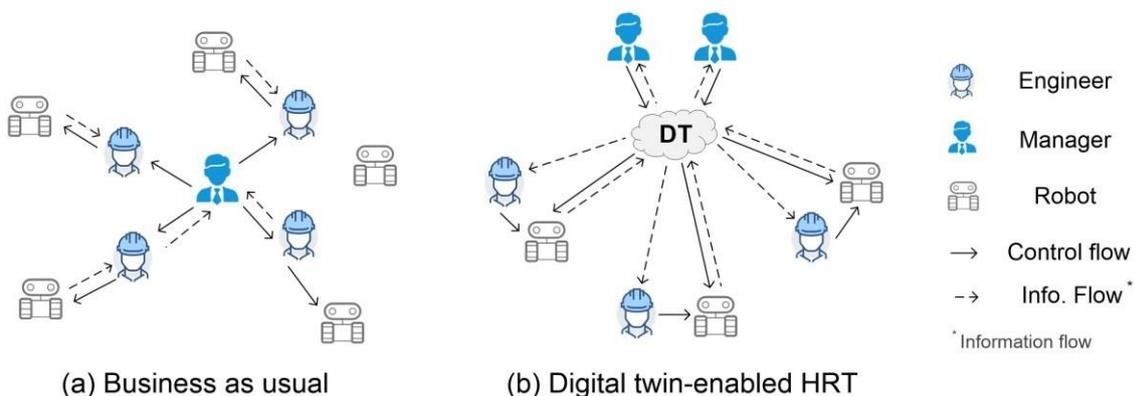
245 the central role of DT in coordinating robots and human staff in the FM administrative  
246 hierarchy. It is expected, via the solution, the existing sporadic human-robot interaction  
247 in  
248 FM will be turned into a coherent teaming.  
249

250 (3) Evaluation. Once a solution is available, it should be implemented to evaluate its  
251 performance and potential theoretical contributions. For evaluation purposes, a set of  
252 prototypes based on the DT-enabled HRT framework are built. The prototypes are  
253 tested and evaluated in terms of their functionalities and effectiveness in facilitating  
254 collaboration among humans and robots in FM tasks. The evaluation will focus on  
255 validating the prototypes' efficacy in filling major gaps of existing sporadic HRT, e.g.,  
256 poor situational awareness, insufficient multi-party coordination among different FM  
257 staff, and lack of tools in guiding safe HRC in a shared space.  
258

## 259 4 Developing the DT-enabled HRT framework

### 260 4.1 Conceptual model: A shift from sporadic interaction to collaborative teaming

261 The schematic diagram in Fig. 2(a) depicts how humans and robots are teamed up in existing  
262 FM practice. It can be observed that there are missing links (control flow, information flow, or  
263 both) between humans and humans (i.e., managers and engineers) and humans and robots,  
264 indicating that the interactions among FM teams are somehow random. Because no centralized  
265 system is available to coordinate people with the robotic agents, it is difficult to unleash the full  
266 potential of robotics in accomplishing FM tasks. Even worse, in the event of malfunction, the  
267 robots might not receive timely assistance as the missing information flows prevent them from  
268 directly communicating with their human teammates.  
269



270  
271 **Fig. 2.** Schematic diagrams showing how FM robots are teamed up with their human peers (a)  
272 in existing practice, and (b) in a DT-enabled model.  
273

274 The sporadic human–robot interaction that currently exists should shift to a collaborative HRT  
275 model as described by Fig. 2(b). In this conceptual model, DTs of FM robots will be created  
276 and serve as a central hub where information on robot operating conditions will be aggregated  
277 from all agents and can be disseminated to human FM staff at various levels (managers,  
278 engineers, workers, etc.) on demand and in real time. Via this centralized model, all participants  
279 in the human–robot teams can be connected based on the DT. The benefits are multi-fold. First,  
280 as human facility managers/engineers can easily access any robot’s information anytime and  
281 anywhere via the DT, they are less likely to be unaware of malfunctioned robots. Second,  
282 facility managers or other mid-/high-level FM staff can simultaneously monitor or even control  
283 multiple robots remotely, greatly eliminating time and distance barriers. In addition, the model  
284 allows mid-/high-level FM staff to directly oversee and manage the robots, flattening the  
285 existing hierarchical FM structure and shortening the decision chain. Last but not least, by  
286 aggregating state information (e.g., position, task progress, and remaining battery) of all the  
287 robotic agents, an optimal FM plan and task allocation scheme can be developed. The proposed  
288 DT-enabled HRT model for FM coincides with Tao’s proposition to treat DT as a “transit station  
289 of all things” in industrial manufacturing [49].

#### 291 ***4.2 The developed DT-enabled framework for collaborative HRT in FM***

292 In order to overcome the challenges of existing approaches, this study proposed an DT-enabled  
293 framework to enhance HRT for FM. The framework was developed by combinatory  
294 considerations of typical DT structures [50,51] and the practical requirements of HRT in FM.  
295 As shown in Fig. 3, the framework comprises a DT of the FM robots and DT-enabled FM  
296 business. The former is a prerequisite for the latter, and the latter is the purpose of the former.  
297 The framework can be further divided into six layers, as explained below.

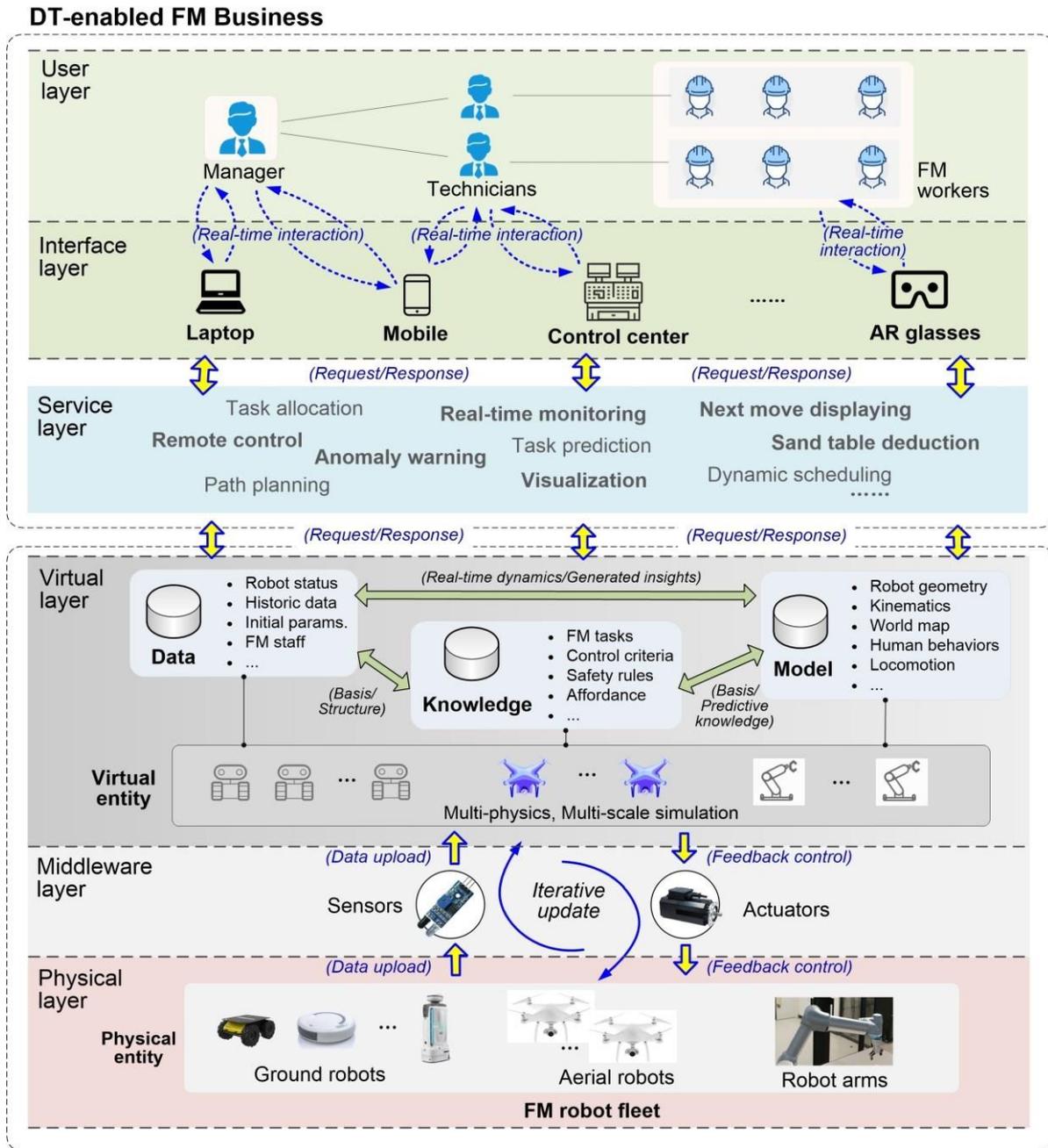
##### 299 (1) Physical layer

300 In the physical layer are the various FM robots. They can include ground robots that  
301 navigate the facility floor to perform cleaning and disinfection tasks, aerial robots that  
302 undertake facility inspection tasks, and robot arms that are used for maintenance jobs. Forming  
303 the physical part of the DT, the fleet of FM robots are sources of robot operating information  
304 on one hand, and executors of FM tasks on the other.

##### 306 (2) Middleware layer

307 The middleware layer connects the physical part with the virtual part. It is essentially a  
308 combination of sensors and actuators. The sensors (e.g., gyroscope, thermometer,

309 accelerometer, encoder) collect data of the robot states (positions, payload, level of battery,  
 310 etc.), and then update them to the virtual layer. The actuators (e.g., electric motor, piezoelectric  
 311 actuator), on the other hand, receive feedback signals from the virtual layer, and then adjust  
 312 motor output to control the robot motions. There are two types of feedback signals. The first  
 313 type is automatically generated by the robotic digital replica in the virtual layer. The second  
 314 type is initiated by human FM staff in the user layer to enable remote control when the agents  
 315 cannot independently deal with external uncertainties.  
 316



317 **Digital Twin FM Robots**  
 318 **Fig. 3.** The developed DT-enabled framework for HRT in FM.

319

320 (3) Virtual layer

321 The virtual layer is a digital replica of the physical FM robots. It mirrors the various physics  
322 systems of the physical entities at different levels of granularity regarding three aspects, i.e.,  
323 data, knowledge, and model. Comprising unorganized facts and figures in primitive formats,  
324 data is a fundamental element in the DT of FM robots because it is the carrier of information  
325 for the bi-directional communication between the physical and virtual space. A database in the  
326 virtual layer records data of various types, including, *inter alia*, the robot states (position, speed,  
327 overload, etc.), historical data of past FM events, system initial parameters, and information of  
328 the FM staff.

329 Knowledge plays a critical role in predictive analytics, adaptive control, enabling  
330 autonomy, and simulating the FM robots. For example, knowledge about FM tasks (e.g.,  
331 breakdown workflow) and affordance (action possibilities offered to an agent [52]) is needed  
332 in order to plan the FM schedule and allow the robots to independently undertake FM tasks.  
333 Another example is warnings for unsafe or malfunctioned robot behaviors. Knowledge about  
334 control criteria and safety rules (e.g., upper limit of moving speed) is required to enable  
335 judgements as whether the robots are operating within allowed safety ranges. To facilitate  
336 interoperability and reusability, techniques such as web ontology language (OWL) is suggested  
337 to formalize the knowledge in standard manner.

338 A model is a mathematical or conceptual representation of a system of ideas, events or  
339 processes. To enable the DT's simulation capability, a comprehensive modeling of the physical  
340 robotic systems and their dynamics with the human counterparts is indispensable. A first step  
341 is to model the geometry of the robots. A geometric model not only has its own uses such as  
342 visualization, but is also a precondition for other simulation applications such as clearance  
343 analysis. For motion simulation, kinematics and locomotion modeling are prerequisites. An  
344 important part of the model also lies the world map that can be either converted from a building  
345 information model (BIM), or dynamically created as the robot navigates and perceives the  
346 environment. Also, as the FM robots may directly collaborate with human workers in a shared  
347 space, a human behavior model will help the robots better parse and even predict their  
348 coworkers' motions, leading to safer cooperation.

349 The data, knowledge and model complement each other and form a coherent system. The  
350 data serves as basis on which new knowledge can be elicited, while knowledge provides a  
351 structure for how the data should be organized. Knowledge and data will feed the multi-physics  
352 scientific model with robot states and other basic information in different time scales, allowing  
353 dynamic simulations in FM scenarios. The other way around, the model-based simulation will

354 derive insights and predictive knowledge that will be stored in the database and knowledge  
355 base, respectively.

#### 356 357 (4) Service layer

358 The physical, middleware, and virtual layers constitute a DT of the FM robots, based on  
359 which FM business is enabled. Directly connecting to the virtual layer is the service layer, an  
360 encapsulation of functionalities and services oriented to the FM business and an application of  
361 the data–knowledge–model system in the virtual layer. The series of HRT FM services that can  
362 be enabled by the DT include:

- 363 - Real-time monitoring: Based on the bi-directional mechanism of DT, the processes of all  
364 FM tasks implemented by the robots can be visualized and monitored in real time.
- 365 - Remote control: When necessary, human experts can intervene and operate the robot  
366 remotely.
- 367 - Task prediction/Next move visualization: As the task implementation sequences are  
368 formalized in the knowledge base, the next move of the robots can be predicted and  
369 displayed to FM staff. This is particularly useful for FM tasks (e.g., table wiping) that  
370 need direct collaboration among humans and robots in the same space.
- 371 - Task allocation: With the robot status, FM task knowledge, affordance, and locomotion  
372 model aggregated in the virtual layer, it is possible to come up with an optimal (or  
373 quasioptimal) task allocation plan among the robots.
- 374 - Anomaly warning: The robot condition is automatically compared with safety threshold.  
375 If this threshold is exceeded, a warning can be issued for timely human assistance.
- 376 - Sand table deduction: Using the multi-physics models offered by the DT, users can  
377 simulate and compare outcomes of different robotic FM plans under different scenarios,  
378 which will assist managers in task planning.

#### 379 380 (5) Interface layer

381 The interface layer allows users to access the functionalities provided by the service layer.  
382 An array of smart devices can be used, ranging from mobile devices such as laptop and smart  
383 phone, to a stationary setup such as a control center, and to emerging AR glasses. Mobile  
384 devices allow FM personnel to remotely oversee robot task implementation at any place and  
385 any time Internet is available. A control center is similar to the big room in construction  
386 management, acting as the central hub for deploying, monitoring, controlling, and managing  
387 the FM robots. Large dashboard screens can be set up to display FM, and consoles with

388 joysticks can be installed to remotely control the robots. AR glasses can be used by FM workers,  
389 helping them better collaborate with their robotic counterparts.

#### 390 391 (6) User layer

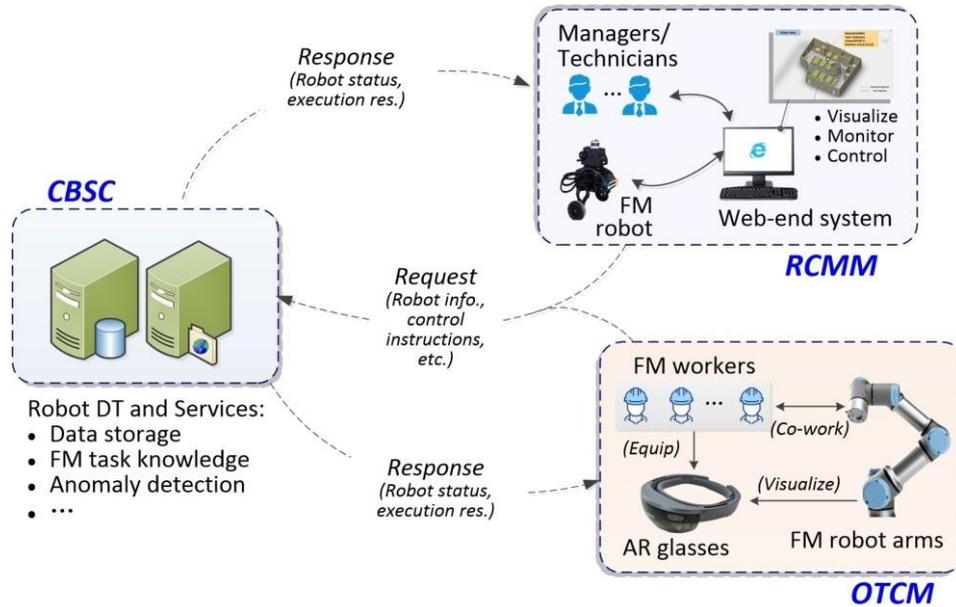
392 In the user layer are human FM staff at different hierarchical levels who are teamed up with  
393 the robots in various ways, with different interface devices to support their work. For highlevel  
394 managers, their main responsibility is to ensure overall FM performance and oversee the  
395 implementation process when necessary. Thus, these managers can access the system using  
396 laptops and mobile phones and, in event of anomaly, receive warning messages via phone. Mid-  
397 level staff (e.g., technicians) are directly in charge of assigning robotic agents for specific FM  
398 tasks, monitoring the FM process, and taking over by remote control when necessary. To assist  
399 their work, mobile phone and the control center are the suggested interface. FM workers are  
400 those dispatched onsite. They will be equipped with the AR glasses, which displays robot  
401 operating information (e.g., battery level, and next move) to help them plan/adjust their actions  
402 (e.g., charging the robots).

### 403 404 **5 Prototyping and testing**

405 This section aims to demonstrate the effectiveness of the DT-enabled framework in facilitating  
406 collaboration among human–robot teams in FM. A prototype system is developed based on key  
407 concepts of the framework, and then applied in two typical FM task scenarios (i.e., facility  
408 inspection and table disinfection).

#### 409 410 **5.1 System architecture design**

411 The system prototype adopts a “cloud/edge” architecture to accommodate the centralized HRT  
412 model depicted by Fig. 2(b). As shown in Fig. 4, the system consists of a cloud-based server  
413 cluster (CBSC), a remote control and monitoring module (RCMM), and an onsite task  
414 collaboration module (OTCM). The CBSC is where the DT and its enabling services are  
415 deployed, acting as the central hub to handle or respond to data requests (e.g., to retrieve/update  
416 robot states, or to issue a control instruction) from the other two modules. The RCMM is  
417 designed to team up high-/mid-level FM staff with the robotic agents via supervisory control.  
418 The RCMM adopts a Web-based system as the human–robot interface. It allows human experts  
419 to conveniently access the system via personal computers, smart phones, or dashboard in a  
420 control center. The OTCM sets out to enable FM workers to better co-work with their robotic  
421 counterparts by equipping the them with hands-free AR devices (e.g., the HoloLens AR  
422 glasses).



424  
425 **Fig. 4.** Architecture of the system prototype.  
426

### 427 5.2 System prototype development

428 Technical details of the prototype development process are introduced in this subsection.  
429

#### 430 (1) CBSC

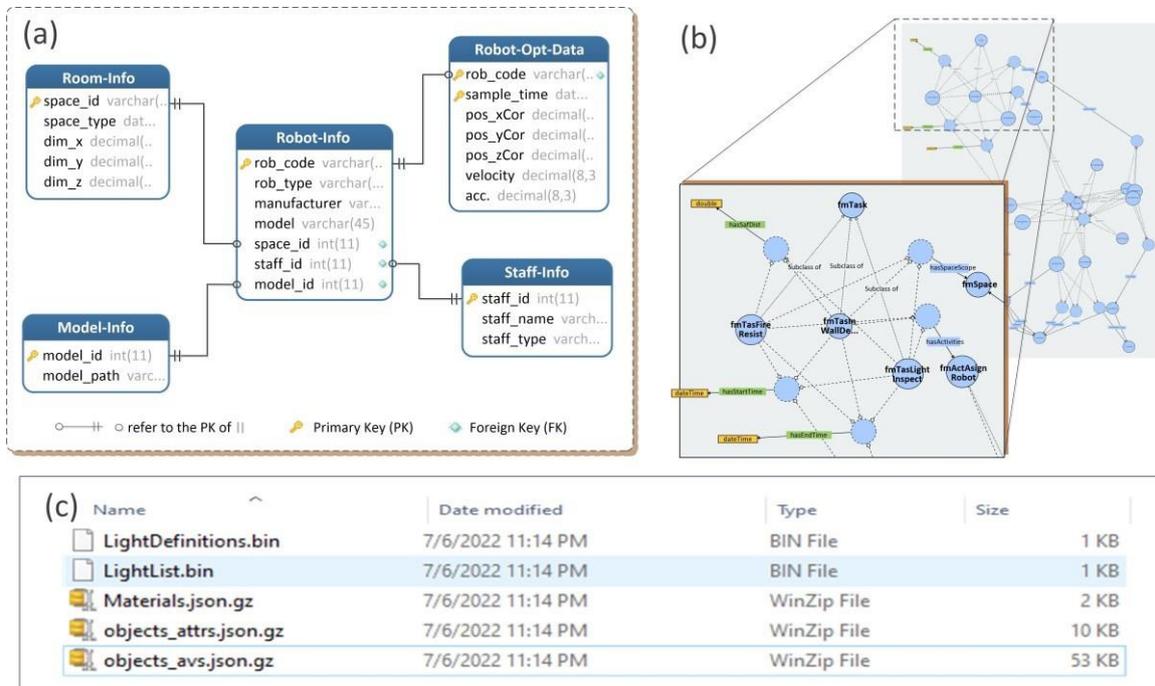
431 The CBSC is hosted on the cloud service instance “ECS.n4” provided by Alibaba Cloud.  
432 The server instance has an Ubuntu 20.04 64-bit operating system, a one-core CPU, and a 2GB  
433 RAM memory. From a business logic perspective, the CBSC consists of a database server, an  
434 application server, and a web server. Node.js is used to build a scalable network application on  
435 the CBSC. Fig. 5 shows snapshots of the data, knowledge and model in the database server. To  
436 be more specific, information of the robot states, initial parameters, FM staff, and other  
437 structured data is stored in a MySQL relational database (see Fig. 5 (a)). There are five tables  
438 in the database, including (a) the “Room-Info” table that stores information of functional spaces  
439 in a facility, (b) the “Robot-Info” table that stores basic information of the FM robots, (c) the  
440 “Robot-Opt-Data” that records the robot operating status (e.g., coordinates, velocity,  
441 acceleration, and joint angles), (d) the “Staff-Info” table that saves FM staff information, and  
442 (e) the “Model-Info” table that stores file path to 3D representations of the FM robots. The  
443 tables are inter-referenced via primary and foreign keys, which are basic components in  
444 relational database theory to indicate association among entities. The “Robot-Info” table plays  
445 a central role. It is linked to information of storing places (“Room-Info”) and model  
446 representations (“Model-Info”) of the FM robots via key “space\_id” and “model\_id”,  
447 respectively; on the other hand, information of operating status of the robots and staff that have

448 assigned the robots can also be indexed via the key “rob\_code” and “staff\_id” in “Robot-Info”  
 449 table.

450 Formalized FM knowledge in terms of task implementation procedure, control criteria and  
 451 safety rules is first created using Protégé, and then converted into an RDF (Resource  
 452 Description Framework) format. The Knowledge base in RDF format is hosted on the database  
 453 server, which can be queried, accessed, and updated by SPARQL. Fig. 5 (b) shows part of the  
 454 built knowledge base that describes the break-down workflow of typical FM tasks. Another  
 455 important part of the database is the models, which in the prototype include the geometric  
 456 models of the environment and the robotic agent. The models are stored in a file-base format,  
 457 as presented in Fig. 5 (c).

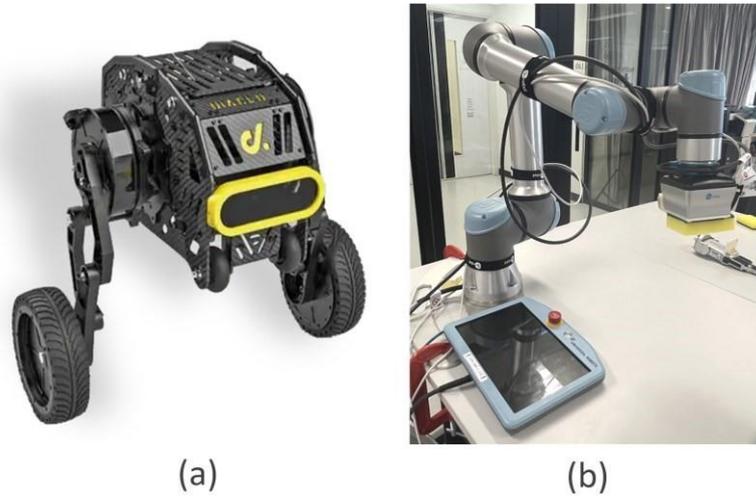
458 The application server encapsulates a series of system functionalities that can be accessed  
 459 remotely by the RCMM and OTCM. For example, in order to receive real-time operating status  
 460 of the robots, a function is written in Node.js to listen to any data incoming event. The anomaly  
 461 detection and warning functionalities are also realized by Node.js, which compares current  
 462 robot operating status with the control criteria and safety rule in the knowledge base, and  
 463 automatically issues a warning to corresponding parties when anomalies are detected. As for  
 464 the Web server, the Node.js NPM http-server is used to launch the web system, allowing users  
 465 to access the provided services from a web browser.

466



467

468 **Fig. 5.** Database server composition: (a) Entity relationship diagram of the database; (b) Graph  
 469 representation of the knowledge base; (c) Models stored on the database server as separate files.



**Fig. 6.** Robotic hardware used in the system prototype: (a) Direct Drive Diablo [53]; (b) UR5e collaborative robot arms [54].

## (2) RCMM

The development of RCMM can be introduced from hardware (FM robot) and software (web-end system) aspects. The robot hardware is a Direct Drive Diablo, as shown in Fig. 6 (a) and comprising a wheel-legged moving base and a SLAM (simultaneous localization and mapping) sense device. There are four cameras on the SLAM sense device, which will capture video streams for inspection purposes. The research team uses a 128-line lidar to get a more intensive point cloud. The robot system is built on ROS. Distributed communication is utilized for function coordination of each component. The web-end system is developed using HTML, JavaScript, CSS, and Ajax. The communication between the robot and the web is based on HTTP. To intuitively visualize the robot, a lightweight BIM model of the facility is integrated and displayed on the Web using Autodesk Forge Viewer. A 3D virtual representation of the robotic agent is created using Three.js.

## (3) OTCM

The proposed OTCM integrates AR glasses and a UR5e robot arm (see Fig. 6 (b)) through ROS (version Noetic) as the middleware. HoloLens2, a Microsoft AR headset, is used to create an AR interface based on Unity (version 2021.3.7f1). The AR-based virtual robot described by Unified Robot Description Format (URDF) is connected to the corresponding real robot through the middleware, which is responsible for communication between AR and real robot, trajectory planning, and robot control.

OTCM provides a mechanism for intention recognition and communication between humans and robots. Via the AR glasses, the following functionalities are provided:

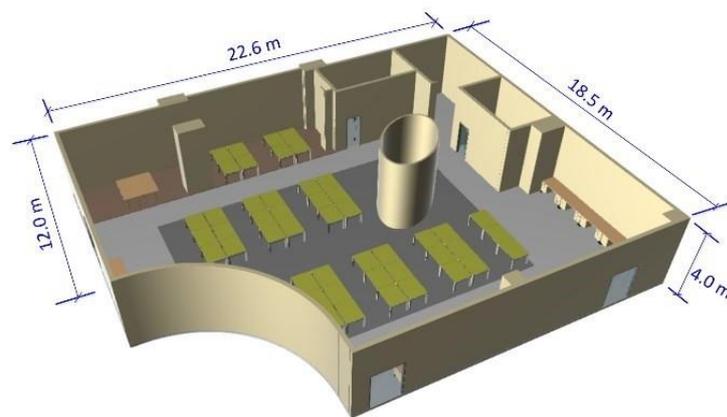
- 496 a) Next move prediction. Based on the break-down process of FM tasks provided by the  
497 knowledge base, the next move and moving trajectory of the robots can be planned and  
498 predicted;
- 499 b) Next move visualization. The predicted robot motion and trajectory will be sent to the  
500 virtual robot in Unity. The Unity, as a subscriber, accepts the next-move information in  
501 JSON format by C# from the middleware, and then drives the virtual robot to adapt its  
502 joint angles ahead of the real robot's movement. It is in this way that the next move of  
503 the real robot is visualized to the users in the AR environment;
- 504 c) Task coordination. With the robot movements predicted and visualized, the collaboration  
505 between FM robots and workers can be effectively coordinated. For example, with  
506 proper visual cues (text and 3D model) fed in AR glasses, the workers can easily  
507 understand the intentions of their robotic counterparts, and plan their works accordingly.  
508

### 509 **5.3 Prototype application and evaluation**

510 The performance of the developed prototype is evaluated in two FM task scenarios.

#### 511 *5.3.1 Scenario #1: Facility inspection using the RCMM*

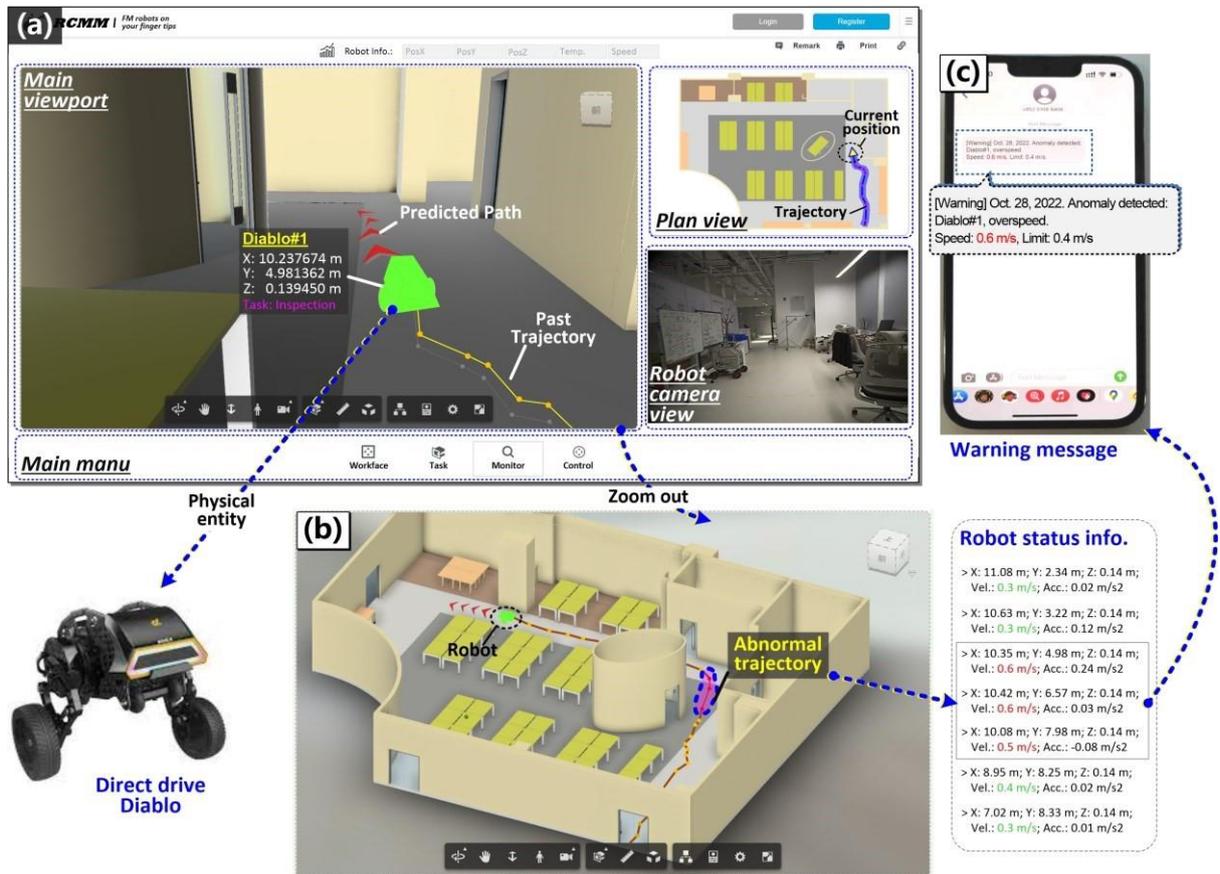
512 The first scenario simulates facility inspection tasks that are widely implemented in FM. An  
513 open office space in Pingshan district, Shenzhen, China is used as a testbed. As shown in Fig.  
514 7, the office occupies an area of around 22.6 m × 18.5 m. When a robot is assigned to inspect  
515 the office, it is required to navigate the office, and record a video of the environment as it  
516 moves. The video is processed afterwards, e.g., by artificial intelligence, to identify defects in  
517 the office.  
518



519  
520 **Fig. 7.** Diagram showing specifications of the facility to inspect by the robot.

521  
522  
523 Fig. 8 (a) shows a Web interface of the developed RCMM, which is consisted of four parts,  
524 i.e., the main viewport, the main menu, the plan view, and the robot camera view. The main  
525 viewport is a 3D viewer displaying the virtual representations of the facility and the FM

526 robots. A DT of the physical robot (i.e., the Direct Drive Diablo) is shown in the main  
 527 viewport, which mirrors real-time states of the real robot. The robot trajectory is visualized in  
 528 the viewport. Based on the physics model and the planned path, the next movements of the  
 529 robots are predicted, and displayed to inform human experts. The main menu is where human  
 530 operators access functionalities of the RCMM. For example, by clicking the “Task” button, a  
 531 new panel will pop up, where the human expert (usually a technician who mans the control  
 532 center) can allocate FM tasks to different robots. The task allocation service at the CBSC will  
 533 consider all the available robots and their capabilities to suggest an optimal task allocation  
 534 scheme. Clicking the “Monitor” button will activate the monitoring function as shown in the  
 535 current main viewport in Fig. 8 (a), whereas the “Control” button will activate remote control  
 536 mode, allowing users to designate in which direction the robot will navigate by clicking target  
 537 point in the viewport. On the top-right corner of the interface is the plan view showing the  
 538 robot trajectory from the top down. Right below the plan view is an area where the realtime  
 539 camera view of the robot is streamed.



541  
 542 **Fig. 8.** Implementation results of the RCMM: (a) Web interface of the module; (b) Zoom-out  
 543 showing the moving trajectory of the inspection robots; (c) Warning message received on  
 544 mobile phone about abnormal robot operation, e.g., overspeed.

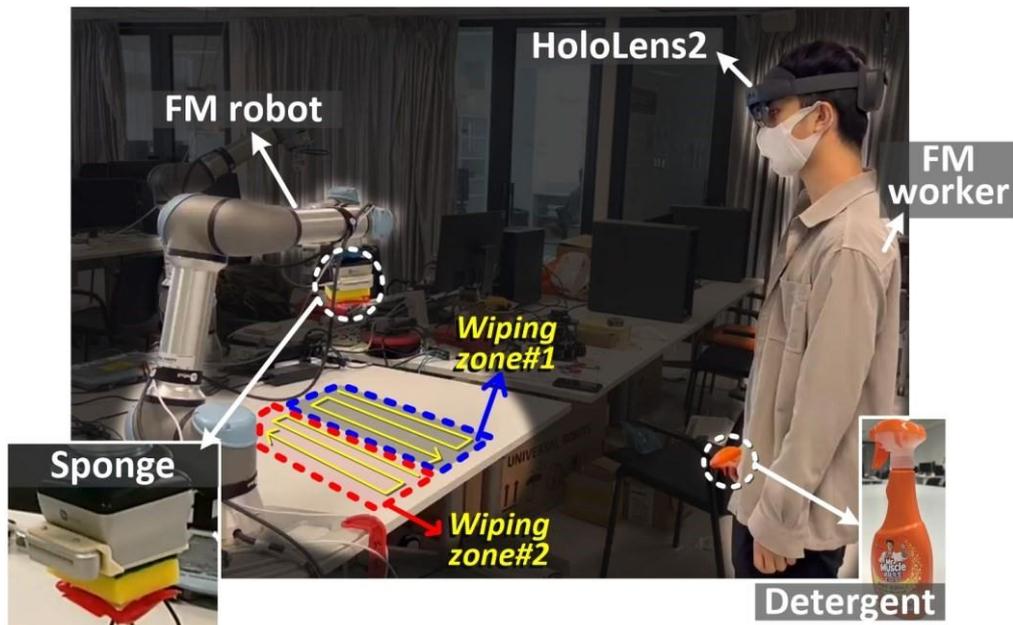
545

546 Via the RCMM, a close and collaborative teaming of FM robots and humans is formed. In the  
547 experiment on Oct. 27, 2022, the FM technician assigned a robot with ID “Diablo#1” to  
548 execute the task of inspecting the entire office. The technician sat in front of the computer to  
549 monitor the whole process as the robot navigated the environment to implement the  
550 inspection task. Because the robot operating information throughout the process is recorded  
551 and visualized by the DT, the human experts do not have to worry about not being informed  
552 in a timely manner if the robot goes out of control. Fig. 8 (b) shows a bird-eye view of the  
553 inspection process. It is noticed the robot once went overspeed when it was about to take a  
554 left turn, as indicated by the trajectory highlighted in purple in Fig. 8(b). This overspeed  
555 anomaly was recorded and issued as a warning message to the mobile phone of the FM  
556 manager, as shown by Fig. 8 (c). The manager then contacted the FM technician to check the  
557 causes of the warning. The warning was actually a false alarm induced by an overheated  
558 motor. After the motor cooled, the warning ceased.

559  
560 Scenario #1 demonstrates efficacy of the DT-enabled framework in addressing some  
561 problems of HRT in FM. a) Improved situational awareness. Via the real-time robot  
562 information twined to the system, all authorized human FM staff were able to monitor  
563 conditions of the robots through a Web-based portal. Compared with existing approach that  
564 can only access robot operating information via pendants attached onboard, this significantly  
565 improved humans’ situational awareness toward the FM robots. b) Enhanced coordination  
566 across managerial hierarchy. The framework has been successful in coordinating FM staff at  
567 different level, e.g., the technician that monitored the robots via Web, and the manager that  
568 received warning messages via mobile phone, which has led to a more responsive mechanism  
569 to manage potential risks (e.g., to rapidly detect and repair a malfunctioned robot).

### 571 5.3.2 Scenario #2: Collaborative table disinfection using the OTCM

572 As shown in Fig. 9, the second scenario simulates a table disinfection task where a human  
573 worker needs to co-operate with a robot arm. The purpose of this case study is to demonstrate  
574 the predictive and visualization capability of the framework in coordinating the two parties.  
575 The task is broken down into two parts undertaken by human and robot, respectively. First,  
576 the human worker sprays detergent onto the table; second, the robot arm with a sponge  
577 attached wipes the table. In this human–robot collaboration task, the human worker should  
578 have a clear understanding of the robot’s intention (e.g., its next move) so as to ensure a safe  
579 and effective collaboration. This can be realized by the developed OTCM, which was  
580 designed to enhance the HRT communication for onsite FM tasks.



582  
583 **Fig. 9.** Setup of the table disinfection task in Scenario #2.  
584

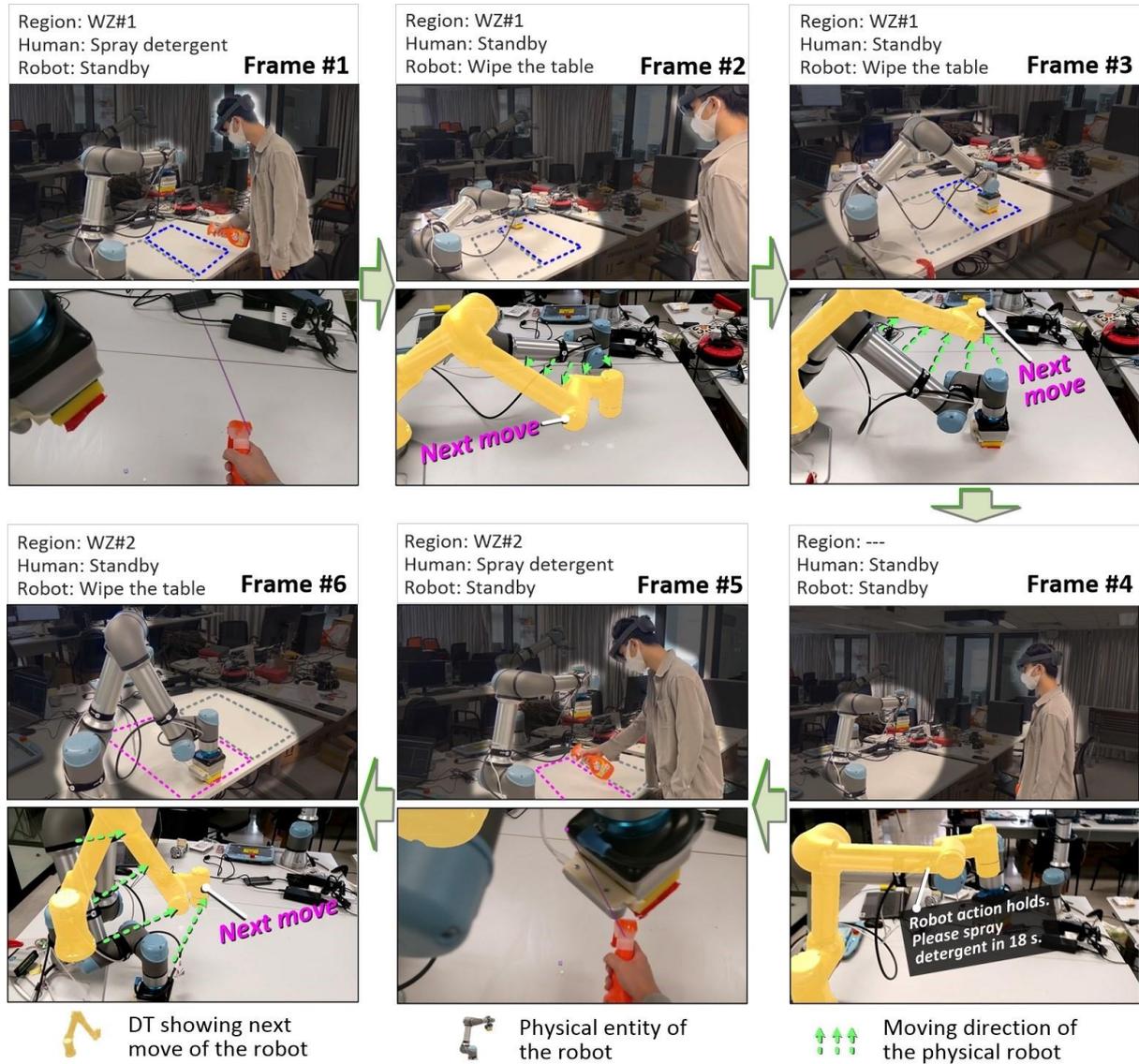
585 There are two wiping zones (WZ) on the table, i.e., WZ#1 and WZ#2. During the process, it  
586 is critical for the FM worker to spray the detergent using the correct timing. Fig. 10 shows  
587 results of applying OTCM in task scenario #2. In each frame, the image in the first row  
588 represents a third-person view, whereas the one in the second row shows the view captured by  
589 the AR glasses.

590  
591 As shown by Frame#1 in Fig. 10, the human worker first sprayed detergent onto the table in  
592 WZ#1. Afterwards, the robot was activated to wipe the table by navigating its attached  
593 sponge across areas that have been sprayed (see Frame#2 and #3 of Fig. 10). The worker  
594 stood by and oversaw the process through the AR glasses as the robot arm executed the  
595 wiping operation. In the AR glasses, a robot DT is displayed to visualize the next move and  
596 moving direction of the robot arm. With the information provided, the FM worker can intuit  
597 his robot peer's intention so as to avoid potential collision. After the robot finished wiping  
598 WZ#1, it returned to its initial pose and a reminder was shown in the AR glasses so that the  
599 worker would spray detergent in the next region at the designated time (see Frame#4 of Fig.  
600 10). Getting the message that the robot would pause for some time, the worker understood it  
601 was his turn to spray the detergent in WP#2. After spraying, the wiping was executed by the  
602 robot arm again to disinfect the region, as shown in Frame#5 and #6 of Fig. 10.  
603

604 From the experiment, it can be seen that the OTCM, which is enabled by DT, can predict the  
605 robot's movement and convey it unambiguously and intuitively to the co-worker. Compared  
606 with business as usual where humans and robots work in a shared space but have no effective  
607 means to communicate with each other, the presented approach has lowered the risks of  
608 potential collision caused by misinterpretation of each other's intentions. With the approach,

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trust can be built between robots and humans, leading to a more efficient and productive collaboration. The results demonstrated a safe and efficient human-robot teaming for the shared task of table disinfection.



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**Fig. 10.** Implementation results of OTCM, which predicts and visualizes robot movements to guide the human co-worker (Note: the top and bottom row in each frame represent the thirdperson and the HoloLens view, respectively).

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## 6 Discussion

Although the idea of service robots in built environments has existed for decades [5,6], it is not until recent years that the use of robotics for FM has become prevalent. The growing adoption of robots in human-inhabited environments poses a new challenge regarding how teams of humans and robots can work collaboratively to accomplish FM together. The present study provides a high-level framework to potentially solve the challenge by applying DT.

625 The prototyping and testing reveal important findings in terms of the adoption and  
626 generalization of the framework. First, the benefits of DT serving as a central hub of both  
627 information and control flow are demonstrated. Existing teaming of humans and robots in FM  
628 is in a sporadic and distributed manner, which leads to waste of resources because of  
629 insufficient coordination. Our centralized framework can effectively trace all the robotic  
630 resources and link them with human staff at different managerial levels, thus ensuring  
631 resources are utilized at their full capacity. This has been shown by Scenario #1 where  
632 malfunctioning robots were timely identified and FM staff of different roles are automatically  
633 notified. Second, by integrating DT's predictive capability and suitable user interface, the  
634 proposed framework is able to safely and productively coordinate human workers with FM  
635 robots for a shared task in a shared space. This is evident in Scenario #2, where visual cues  
636 (e.g., robot next move predicted by DT) were fed to the workers via AR in the right time to  
637 guide their behaviors. Thirdly, although the prototyping has not exhausted all FM  
638 services/tasks, it validates core principles (DT, multi-party collaboration, predictive analytics,  
639 visualization, etc.) of the proposed framework. Building upon it, the framework is scalable to  
640 more FM tasks for collaborative HRT in more realistic settings.

641  
642 Despite the promise shown by the prototyping, it also uncovers two aspects of limitations. On  
643 the one hand, more realistic modelling of the robots and their interactive dynamics with  
644 human peers and environments should be incorporated to enable simulation at different  
645 scales. The case studies only include geometric models (for both the robots and facilities),  
646 knowledge of the FM tasks, and hard-coded rules, *inter alia*. They are sufficient for certain  
647 applications such as moving trajectory prediction and anomaly warning, but might fall short  
648 of achieving other functionalities like defect detection, human behavior prediction, and  
649 anomaly diagnosis. An example is manual identification of the root-cause of the overspeed  
650 warning in Scenario #1. Should the robot internal operating mechanisms and relevant  
651 diagnosis knowledge be modeled and included, the DT might be able to automatically  
652 diagnose the cause of the anomaly.

653  
654 On the other hand, computation latency did not emerge as a major problem since the system  
655 responded instantly. However, this might only be valid in less computation-demanding  
656 scenarios. In running computation-intensive tasks (e.g., machine learning models to predict  
657 human behaviors), the required processing time will need to be considered. Another factor  
658 influencing the time performance is the physical distance over which the information is  
659 communicated. For example, if a robot needs to be remote controlled by a human from a  
660 different region (e.g., cross-city or even cross-country), the signal transmission may cost a  
661 delay that cannot be tolerated in time-sensitive tasks, e.g., emergency maintenance. Further  
662 research is needed to investigate how the aforementioned factors affect latency and to  
663 develop possible counter measures (e.g., use of high-performance computers and 5G).

664

## 7 Conclusion

To adapt to the increasing use of robotics for FM in social environments, a new framework is needed for coordinating teams of humans and robots. This research endeavors to establish one such framework, which adopts DT as a central communication hub to enable collaborative rather than sporadic human–robot interaction in FM. The framework is comprised of six layers, from the bottom up: the physical layer, middleware layer, virtual layer, service layer, interface layer, and user layer. According to the DT-enabled framework, a prototype system consisting of a cloud-based server cluster, a remote control and monitoring module, and an onsite task collaboration module is developed. The developed prototype was tested with two typical FM task scenarios. It is found that the system can effectively coordinate FM personnel at different managerial levels (managers, technicians, and FM workers) with the robotic agents.

The contribution is three-fold. First, a novel DT-enabled framework is proposed to provide a high-level architecture to facilitate collaboration between humans and robots in FM task implementation. In the framework, DT serves as a central hub to aggregate and process information about resources (humans and robots), and disseminate control instructions based on the processing results. All available robotic agents and their working environments can be considered as a whole, enabling multi-scale and multi-physics simulations. Because the FM robots are all closely overseen, predicted and controlled, the human–robot teaming is significantly improved. Secondly, by focusing on FM scenarios, the research contributes to the general theory of HRT. Existing studies on HRT mainly relate to urban SaR. As built facilities significantly differ from the collapsed ones in the SaR scenarios (indoor versus outdoor, flat floor versus rough terrain, etc.), the use case of FM presents an ideal testbed to examine how HRT can extend beyond its original field. Last but not least, the developed DT-enabled collaborative HRT framework provides another example of social-technical systems. FM robots, as a disruptive technology, affect every aspect of FM practice and the humans involved. The proposed framework harmonizes the social sphere (humans and organization) and the technology sphere (robots, DT), paving the way for safe and productive deployment of robots in built environments.

Future research is suggested to further develop the framework. First, as the study only intends to provide a high-level framework for HRT in FM, many components in the framework remain open for future exploration. For example, simulation of the DT relies on a diverse set of physics models. It is imperative for future research to explore and establish such scientific models as human behavior, interaction, and environments, which will serve as the core reasoning capability of the DT-enabled framework. Secondly, the research only considers human FM personnel and the FM robots. However, modern buildings are usually equipped with complex smart systems for elevator control, temperature and ventilation, fire alarming,

704 etc. The framework should be integrated with these existing smart systems to facilitate  
705 interoperability and enable more value-added applications.

### 707 **Declaration of competing interest**

708 The authors declare that they have no known competing financial interests or personal  
709 relationships that could have appeared to influence the work reported in this paper.

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