Challenges for productivity and industrialized Construction

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Structure of the talk

- Industrialization
- Building systems
- Building systems with precast concrete
- Economy aspects of an precast production plant
- Requirements for successful industrialization

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Industrialization

Industrialized production of housing in the DDR 1961 – 1990 with precast concrete

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Industrialization

Uncontrolled customization makes industrialization difficult or even impossible to achieve.

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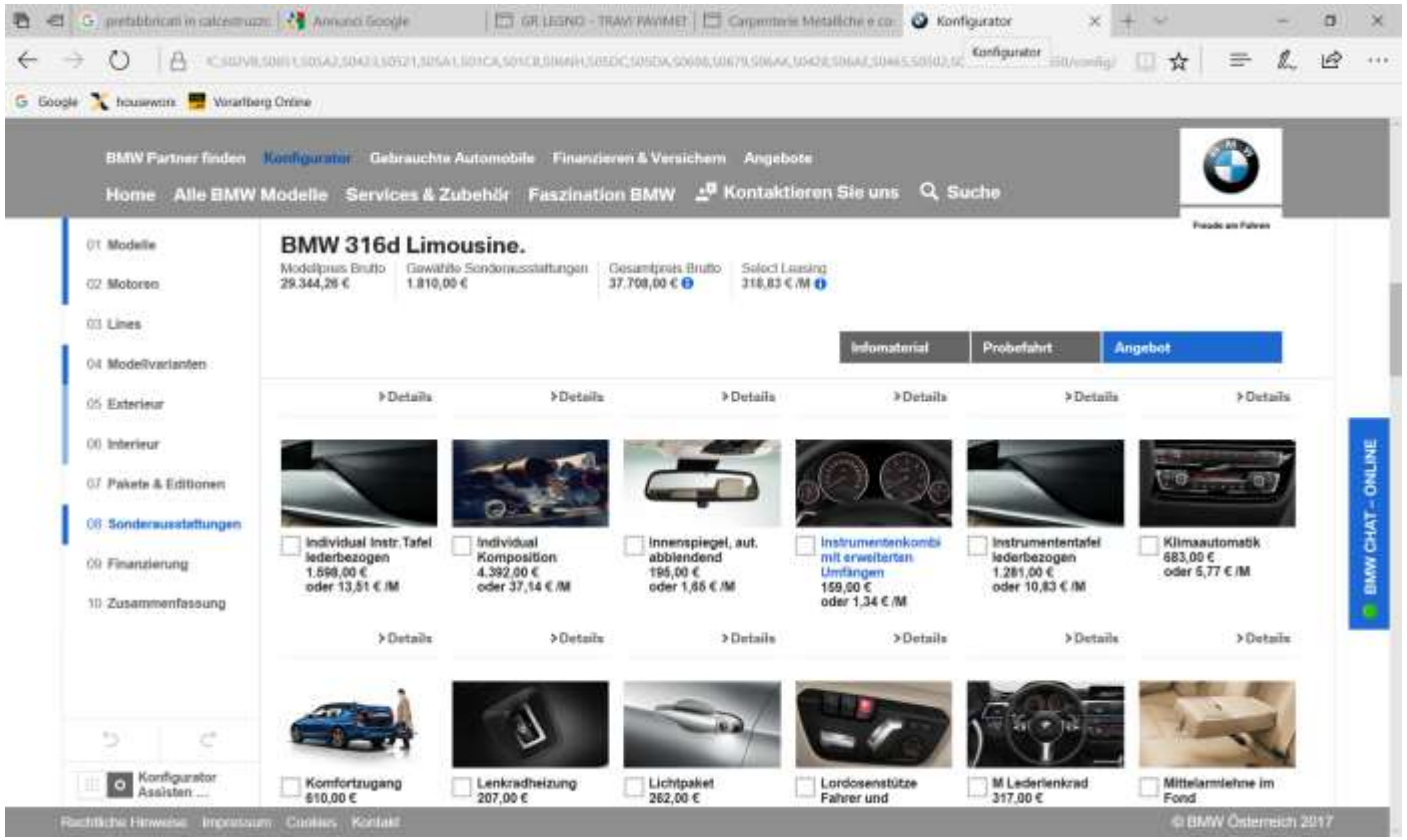
Industrialization



The automotive industry set a prime example.

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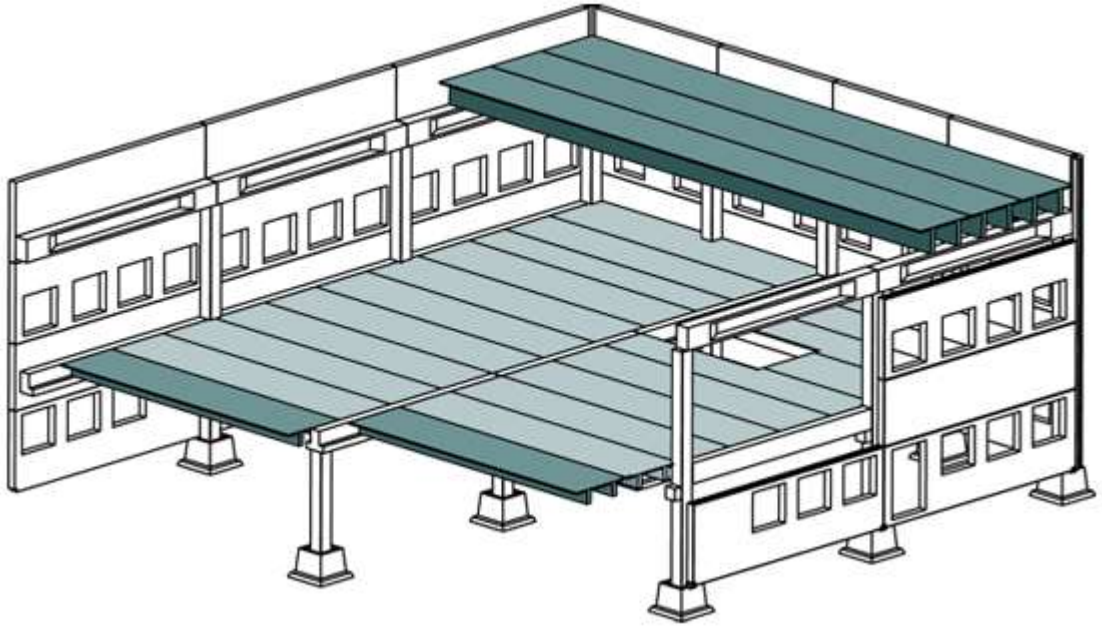
Industrialization



Example of a standard building-systems in Italy

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Industrialization

Example – Building system with a wooden construction in Austria

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Industrialization

Example – Building system with wooden room modules – European school in Frankfurt (Germany)

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Industrialization

Example – Building system with precast concrete of a discounter for Switzerland – erected 100 times in 5 years

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Industrialization

Example – Standardized steel construction

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Industrialization

Example – Façade with precast concrete in Zurich (Switzerland)

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Industrialization

Example – Building system for tunnelling

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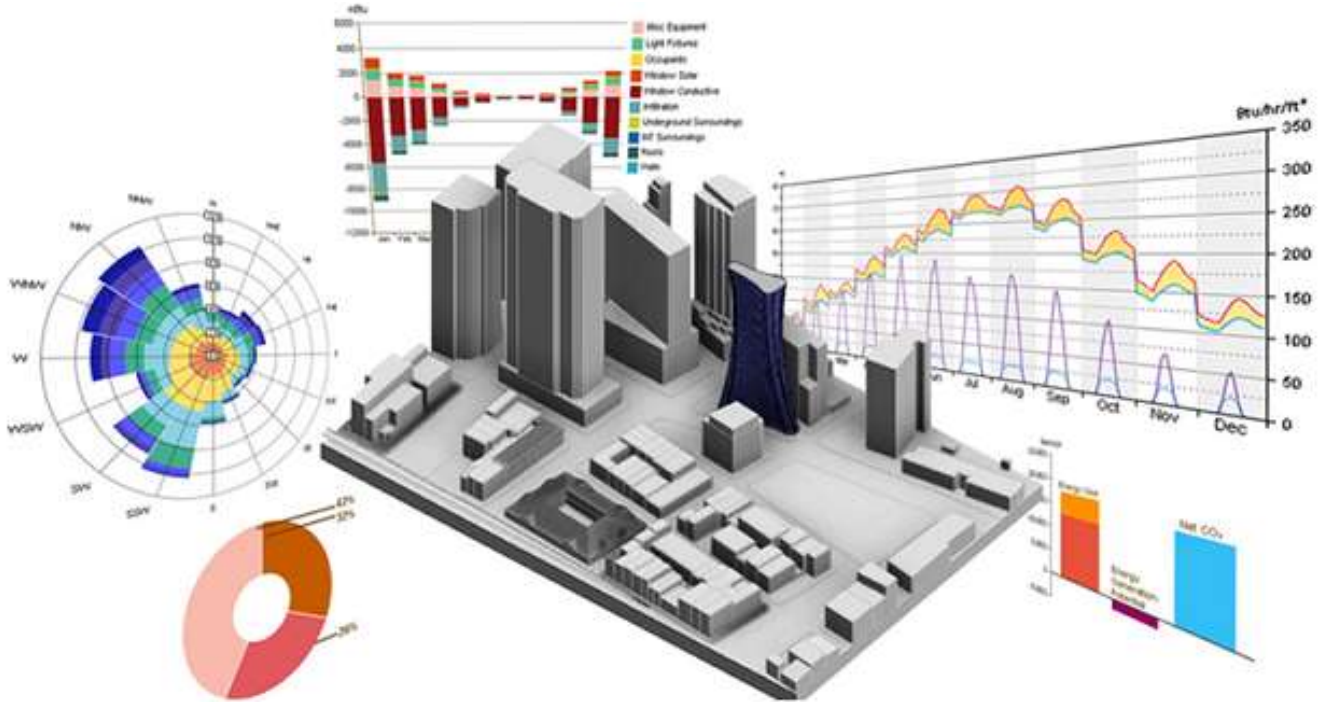
Industrialization



Example – BIM – optimization of building processes

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Industrialization – Building System

The basis of all this buildings are different building/construction systems.

Industrialization means that we have to find construction systems that:

- comply with specific technical requirements
- are economical
- are accepted by the market
- offer sufficient individuality but
- are as standardized as possible so that
- industrial manufacturing processes can be used

Step 2 is that we must also:

- build factories
- apply construction systems
- continue to optimize
- earn money

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Industrialization – who should do it?

In a free market economy, every entrepreneur is focused on the following aspects:

- Can I earn money with this idea?
- Do I have the know-how?
- How great is the risk?
- How high is the investment?
- Where can I find the skilled labor?
- How can I assess the market?

What is clear, however, is that:

- The companies that have the best construction systems on the market will earn the most money
- Companies that are left behind will go bankrupt

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Industrialization - why? - motivation

Motivation varies widely from country to country around the world. For example that could be:

- urgent shortage of low cost housing
- strong competition between companies
- availablly subsidies for research and development

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Industrialization - benefits

It is faster, cheaper and means fewer emissions on the building site. It also produces a higher quality building.

Benefits for investors:
- Lower price
- Shorter capital commitment, interest savings through shorter construction times
- Increased cost certainty

For the building contractor:
- Higher turnover due to optimized construction system
- Higher profits
- Better cost control
- Clear processes
- Fewer complaints

For the end customer:
- Lower rents
- Lower purchase prices
- Better quality

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Construction systems with precast concrete element

The use of precast concrete elements offers the following benefits compared to conventional construction methods:

- It is the best way of industrializing shell construction, as up to 75% of the manual labor can be replaced by modern machine production
- Shell construction can be prefabricated to a large extent
- Electrical installation , windows and doors can be pre-installed in the factory
- In some cases, even the painting can be done in the factory

The benefits are:

- Shorter building time
- Increased quality
- Increased cost certainty

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Construction systems with precast concrete element

Concrete has the following properties:

- High static stability
- Long-term durability
- High level of sound absorption
- High fire resistance
- Precast concrete elements can also be used without problems in earthquake zones. The important thing is to choose the correct connection methods and a clearly defined static system.

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Construction systems with precast concrete element

Example – Bridges

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Construction systems with precast concrete element

Example – Examples of a industrial building in Wil (Switzerland)

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Construction systems with precast concrete element

Example – Examples of a commercial building in Feldkirch (Austria)

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Construction systems with precast concrete element

Example – Housing Project with precast concrete in Buchs (Switzerland)

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Construction systems with precast concrete element

Example – Housing project with a precast concrete facade in Widnau (Switzerland)

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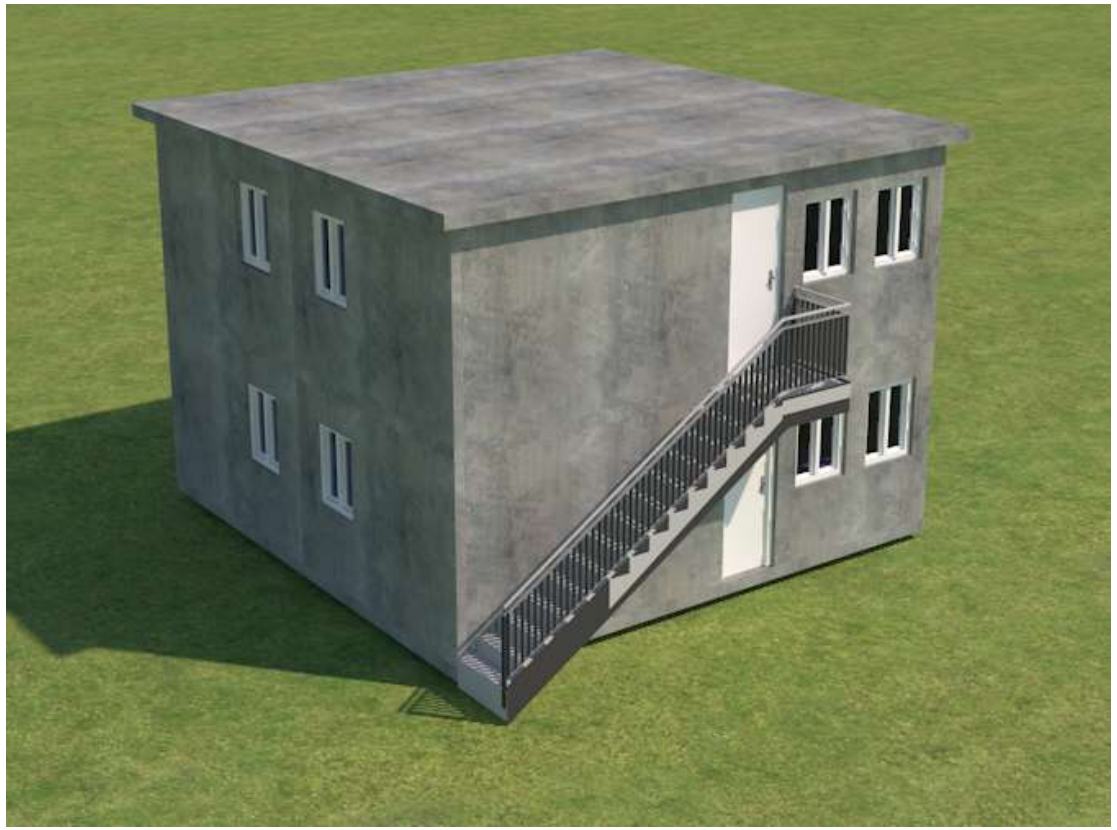
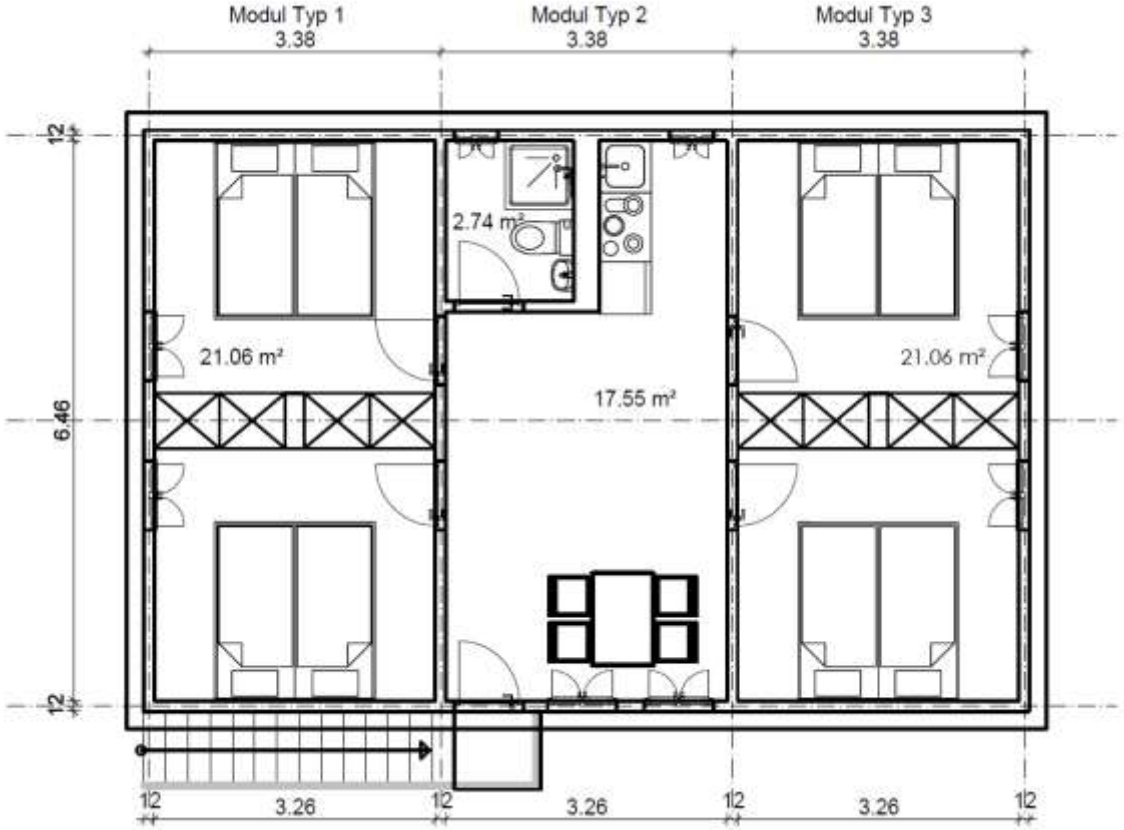
Construction systems with precast concrete element





Example – Development of a low-cost housing system by Martin Dobler

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Construction systems for residential buildings

Typical wall systems for residential buildings

- Sandwich walls
- Solid walls
- Double walls

Typical floor systems for residential buildings

- Hollow-core floor slabs
- Solid floor slabs
- Composite floor plates

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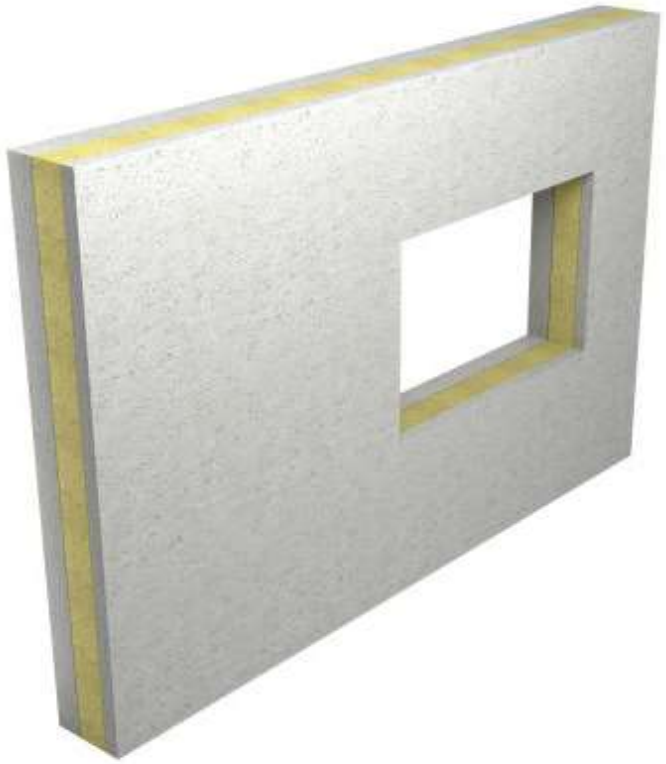
Construction systems for residential buildings



Sandwich walls

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Construction systems for residential buildings

Solid walls

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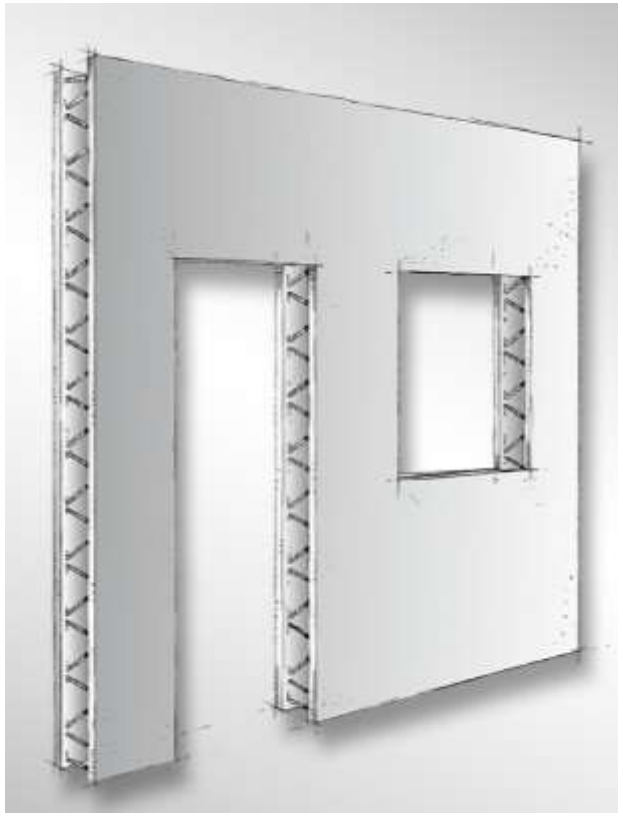
Construction systems for residential buildings



Double walls

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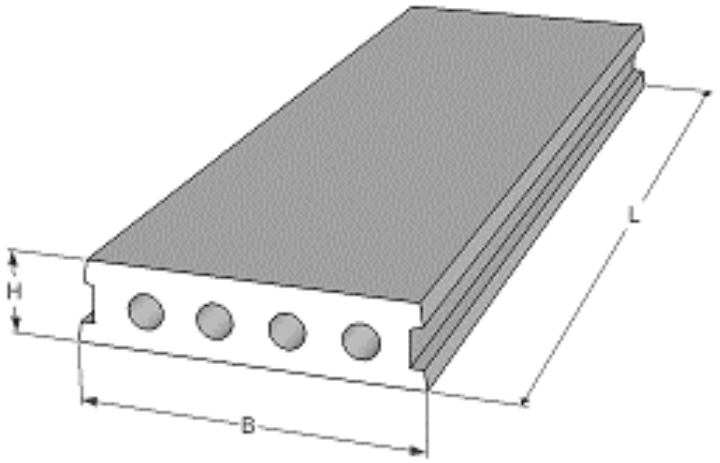
Construction systems for residential buildings



Hollow-core floors

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Construction systems for residential buildings

Solid floor slabs

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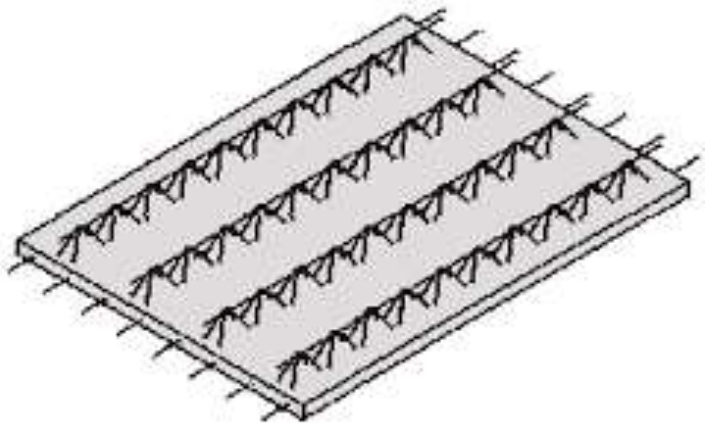
Construction systems for residential buildings



Composite floor plates

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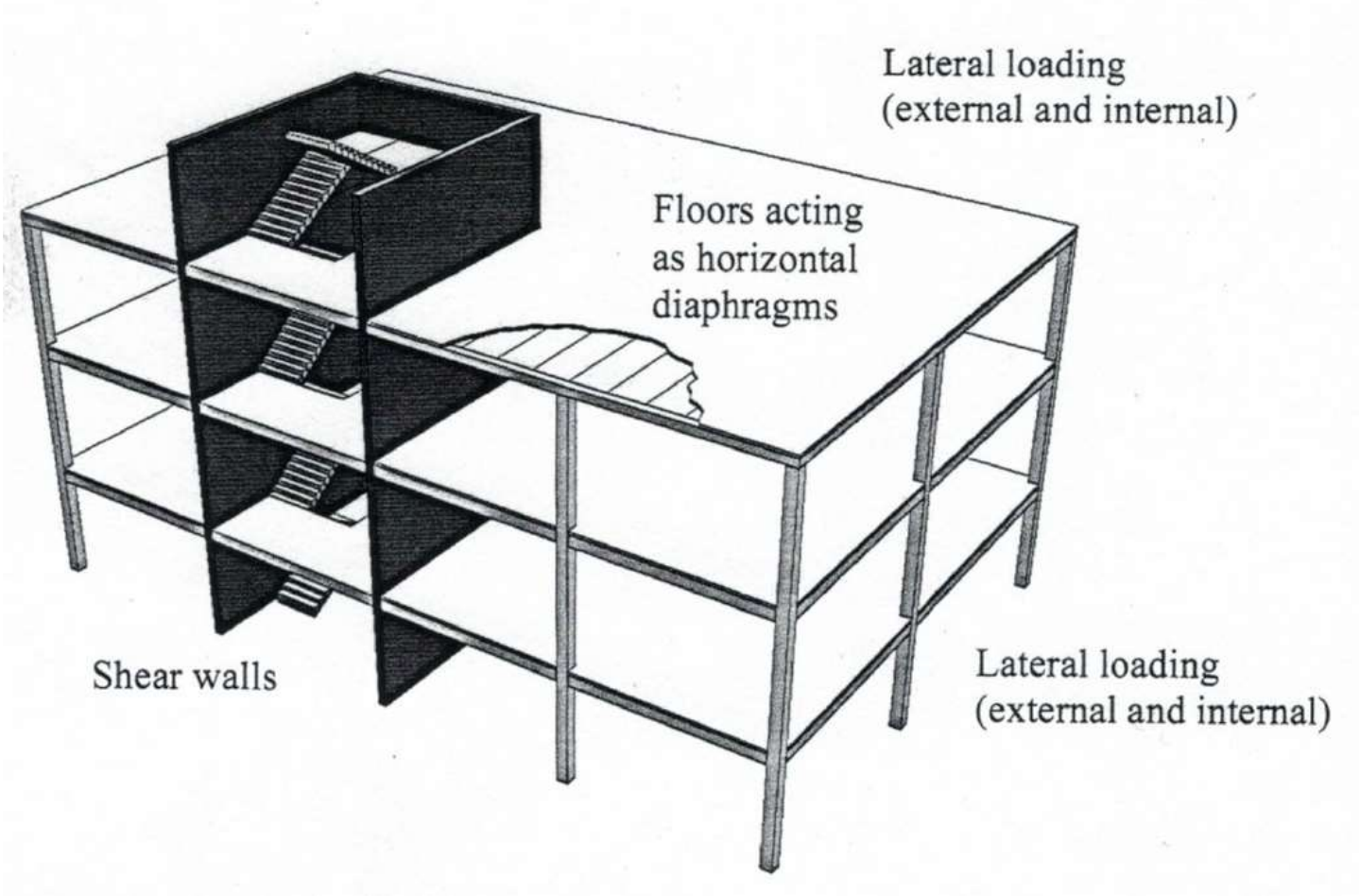
Construction systems for residential buildings



Typical static system in residential buildings

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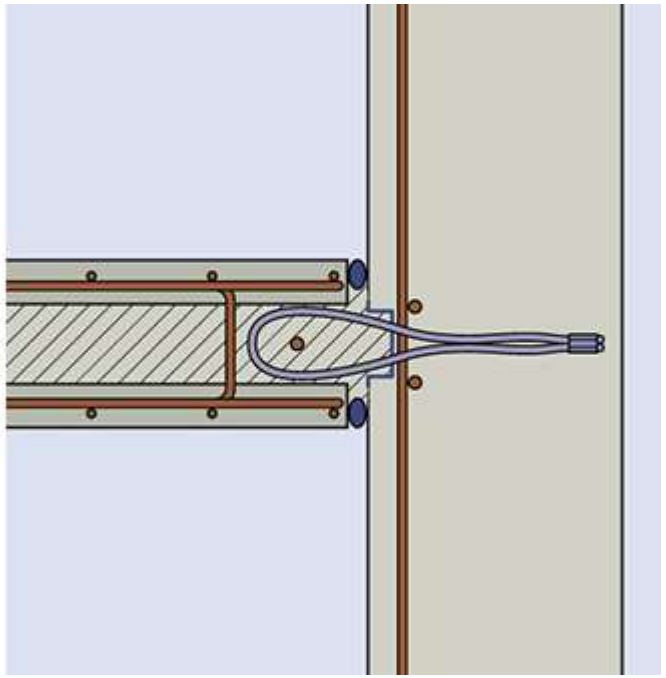
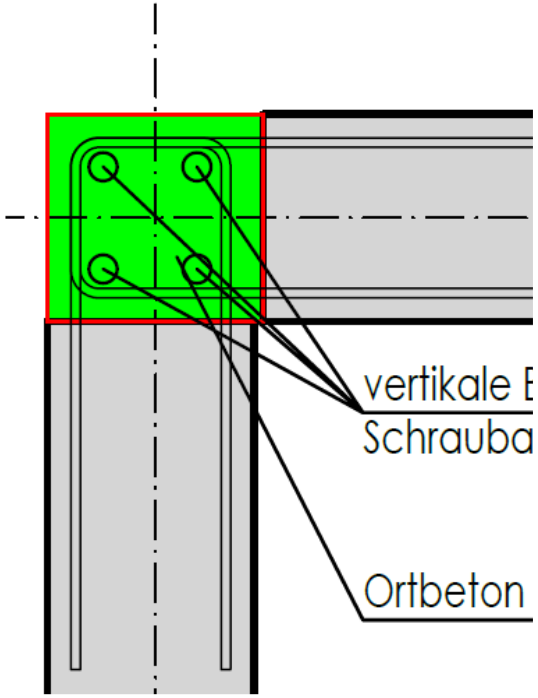
Construction systems for residential buildings





Examples of connections

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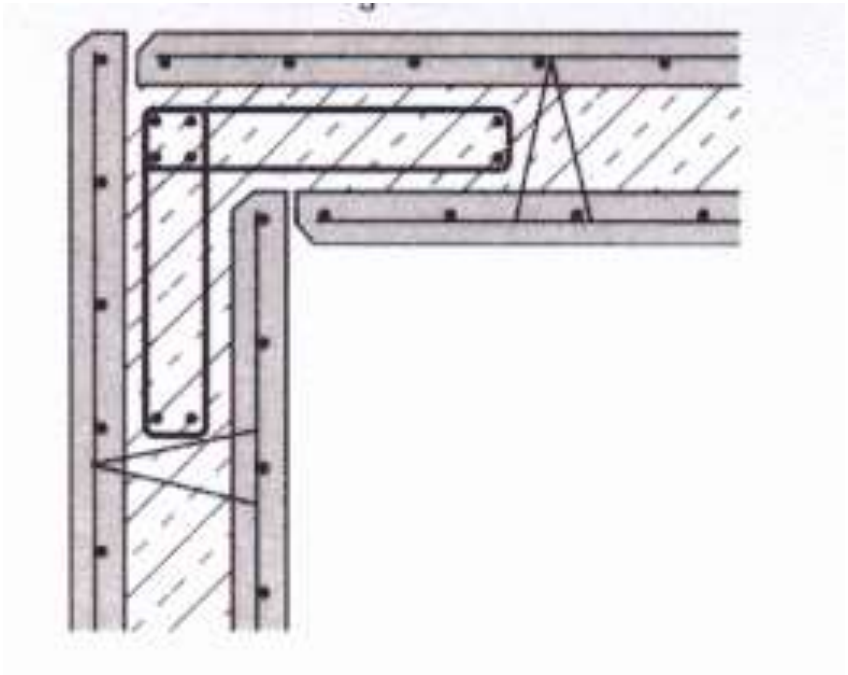
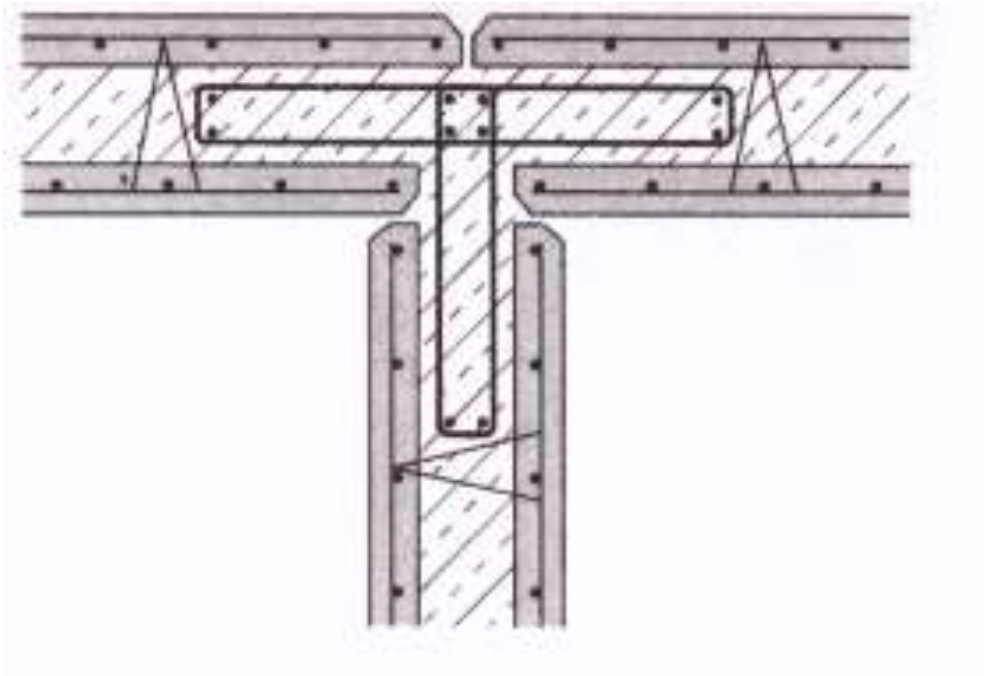
Construction systems for residential buildings





Examples of connections

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Construction systems for residential buildings

How to find the right system for you company or your project?

In order to establish a construction system using precast concrete elements that suits your needs, I recommend that you start by defining your constraints. What does a normal building project look like?

This typical building will act as a basis for establishing the ideal construction system, bearing in mind the technical specifications and, above all, the economic efficiency.

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Setting up a precasting plant

The main questions:

Where? - The first question concerns the location of the plant.

What? – What should be produced?

How? – What production style is required?

What level of automation is economically viable?

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Setting up a precasting plant

Option 1 – Precasting plant with stationary production lines

consisting of:
Hall approx. 120 x 15 m = 1,800 m² for production
Hall approx. 60 x 15 m = 900 m² for manual steel processing – Reinforcement is supplied pre-curved
Storage area 100 x 15m

5 tilt tables 20 x 4,0m
Track for solid floor plates 100m x 2,50m

Concrete is bought in from external suppliers

Investment excluding plot:

Building and storage area:	€ 1,350,000
Equipment:	€ 850,000
Total:	**€ 2,200,000**

Example of precast plants

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Setting up a precasting plant

Option 2 – Pallet circulation system

Medium-sized precasting plant (circulation system) with moderate degree of automation for wall and floor elements

consisting of:
Hall approx. 120 x 50 m = 6,000 m² for production
Hall approx. 100 x 25 m = 2,500 m² for machine steel processing
Storage area 200 x 35m

Circulation system with 40 pallets 15 x 3.6m
Mesh welding system
Concrete mixing plant

Investment excluding plot:

Building and storage area:	€ 4,000,000
Mixing plant:	€ 1,500,000
Mesh welding system:	€ 2,500,000
Circulation system:	€ 5,200,000
Other:	€ 1,200,000
Total:	**€ 14,500,000**

Example of precast plants

Setting up a precasting plant

Option 3 – Mobile battery moulds

Mobile battery moulds with 20 chambers on the building site

consisting of:
No hall, open-air production
Foundations for storage and production
Storage area 50 x 20m

Battery moulds with 20 chambers
Crane system 20 x 100 m = 2,000 m² for production and storage, no roof
Manual open-air steel processing – Steel is supplied pre-curved

Concrete is bought in from external suppliers

Investment excluding plot:

Foundations:	€ 50,000
Equipment:	€ 1,850,000
Total:	**€ 1,900,000**

Example of precast plants

Setting up a precasting plant

	Option 1	Option 2	Option 3
	Stationary production	Circulation system	Battery moulds
Investment in €:	2,200,000	14,500,000	1,900,000
Capacity in m² per year:	96,000	190,080	62,400
Wage hours per m²	0,41	0,24	0,46
Manufacturing costs € per m²	51,00	43,00	55,00
Transport costs (30km) in €/m²	5,00	5,00	0,00
Assembly costs in €/m²	15,00	15,00	15,00
Solid wall, solid floor plate pre-assembled * in €/m²	71,00	63,00	70,00

*……All costs are calculated including plant depreciation costs, 80 kg/m³ steel are included in the calculations. Products: Solid walls d=18cm, solid floor plate elements d=20cm

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Resume

- Industrialization
- Building systems in general
- Building systems with precast concrete
- Economy aspects of an precast production plant
- Requirements for successful industrialization

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Implementing new construction methods on the market

In order to make a construction system more attractive to the general public, I recommend the following measures:

- As the operator of a precast concrete plant, I can recommend that you create technical documents as the basis for the architectural planning stage
- Support architects and engineers through consultations
- Create cost comparisons with conventional construction methods and convince your market partners
- Take a chance and invest in prototypes

These are just some examples of possibilities that of course need to be adapted to the needs of the local market.

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Consulted for precast concrete

If you are interested in building a precast concrete plant or using precast concrete methods for your building projects, I would be happy to act as advisor. Please do not hesitate to get in touch.

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Thank you for listening!

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