

The Management of the Virtual construction:

In this first part of the production of the “Industrialization Project” following to the logical assembly order:

1. All the pieces required for the construction of the building will be defined in terms of size, as well as the different types of joints.
2. Every single piece for the installations and woodwork are designed. The first objective of the “Industrialization Project” is “the virtual construction of the building work”, in other words, the industrialization of the building work, reflecting, as truthfully as possible, the building as conceived in the Architectural Project and complying with the corresponding construction regulation.

With reference to the architects plans the following aspects must be taken into account:

1. Even if the project is well defined, normally there are decisions that need to be taken during the building work. The “Industrialization Project” constructs the building virtually so these decisions need to be made during the development of the “Industrialization Project”.
2. To minimise the construction costs, in certain occasions, it is advisable to change slightly, with the agreement of the management, the dimensions of some of the projected spaces. Even though this is not strictly necessary, these small adjustments of the architect’s plans normally decrease the work costs between 1-2%.

It is very important to bear in mind the industrialization projects and to particularly remember that it’s cheaper to have less pieces than to have a lot of equal pieces. Therefore we define “White Work” as the one based on the movement of the land, the foundation, the drainage; the facade and roof reinforcement for its thermal insulation; the installation of the finishes’ materials such as paint, fabrics, papers, flooring, plating and tiling and the execution of the electrics and plumbing installations and the woodwork.

The “Industrialization Project” carried out by BSCP for each building is necessary, in order to be able to build with the BSCP System.

Document n°1 is made up of:

1. The descriptive memory of the building work ought to be executed industrially with the BSCP System and the technical conditions of its execution.
2. The technical documentation which justifies the “Industrialization Project.
3. An analysis of the costs with the breakdown of the number of units of each work consignment.
4. The general architectural and installations plans in which are indicated the location of all the pieces with their complete designation and dimensions. A piece is designated

by a series of numbers (725-2-3-15): the first one indicates the piece we're talking about (7= partition piece); the second one refers to the piece number (25); the third one (2) to the placing position of the piece; the fourth one (3) to the floor in which the piece will be placed and the fifth one (15) to the number of the pile on which the piece will be stocked or where it will be manufactured.

THE "INDUSTRIALIZATION PROJECT'S BASE":

Document n°1 is the Industrialization Project's Base. Only from this Document can the whole building work be understood:

1. From this document is understood the design of each piece.
2. From this document is known the exact position of all the installations (sanitary, plumbing, drainage, etc.) for its subsequent maintenance.
3. With this document and with documents n°2 and n°4 is completely and exactly defined the Architectural Project.