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Construction: overcoming growth limits

Nowadays construction ensures the viability of the Russian economy and performs the spatial restructuring of buildings and structures aimed at the outstripping development and creation of a comfortable living environment. Current major changes in the geopolitical landscape could not but affect the focus and requirements for the development of the industry. The establishment of new transport and logistics corridors required incomparably higher rates of road construction; the import substitution programme facilitated industrial construction; the focus on creating a comfortable environment forced the modernization of the housing infrastructure; new horizons of agricultural development facilitated the creation of processing industries, etc. Despite the unprecedented pressure of sanctions housing construction continued to develop. At the same time, there has been a structural shift towards individual housing construction. In general, we can say that construction has become a powerful factor ensuring not only sustainability, but also the accelerated development of industries in need of import substitution. In this regard, the existing model of investment and construction activity should be brought in line with the current objectives of national development. The author believes that the mission of advanced development and overcoming the limits of construction growth is to ensure the technological sovereignty of investment and construction activities. It is based on the proactive use of foresight approach tools, advanced development of industry-specific research schools, establishment of a single centre for research and engineering management, development of the countercyclical policy, reorientation of investment and construction activities towards friendly countries, training and re-training of personnel as well as generation of a new type of project teams.

Keywords: *construction, investment cycle, foresight approach, innovation cycle, technological sovereignty, research base, research schools, projects of technological modernization*

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INTRODUCTION

Being one of the most important infrastructure-focused industries of the Russian economy, construction ensures the viability of the Russian economy and performs the spatial restructuring of buildings and structures aimed at the outstripping development and creation of a comfortable living environment. Practical shifts in the modern geopolitical landscape could not but affect the focus and requirements for the development of the industry. The reorientation of the economy towards new transport and logistics corridors required incomparably higher rates of road construction; the import substitution programme facilitated industrial construction; the focus on creating a comfortable environment forced the modernization of the housing infrastructure; new horizons of agricultural development facilitated the creation of processing industries, etc. Housing construction continued to develop at a rapid pace. At the same time, there was a structural shift towards individual housing construction. In short, under the growing pressure of sanctions and reputational blockade of the Russian economy, it is construction that has become the most powerful factor ensuring not only sustainability, but also the accelerated development of industries in need of import substitution, as well as determining the future parameters and advantages of the Russian economic model. At present, its vulnerability is a consequence of contradictions and development risks accumulated over the past decades. The nature of external threats and internal problems, some of which are still latent, set new substantive tasks to be solved by the construction industry. Among them are the effective acceleration and synchronization of investment and construction processes, technological modernization, product restructuring, spatial maneuverability and others.

MATERIALS AND METHODS

The development of a new investment and construction model under the current conditions is not just a tribute to the research and technology agenda, but also a matter of survival of Russia as a sovereign country and the centre of power for the future structure of the global civilization. As a matter of fact, the construction industry is one of the most import-independent industries[1]. Local production of building materials, elements and structures has been a strategic priority of national development over the past 10 years[2, 3]. Meanwhile, whatever we have is necessary, but insufficient, both in terms of the quality of materials (functional properties, ecological and aesthetic requirements), and potential production volumes. The technological lag has been identified in design, manufacture of engineering equipment (elevators, air conditioning, etc.), building machinery and other segments of

1 Russian developers do not depend on imports. URL: https://lenta.ru/news/2022/08/01/import/

2 Draft Strategy for the development of the construction industry and housing and communal services of the Russian Federation until 2030 with a forecast for the period up to 2035. URL: https://www.minstroyrf.gov.ru/docs/18723/

3 On the strategy for the development of the construction materials industry for the period up to 2020 and further prospects up to 2030 : Decree of the Government of the Russian Federation dated May 10, 2016 No. 868-R. URL: https://www.garant.ru/products/ipo/prime/doc/71294822/

investment and construction activities [1, 2]. Import in these segments reaches 30 to 60% of volumes in value terms[4].

Methods of overcoming the technological gap amid the geographical expansion and restructuring of the domestic market are concentrated in the foresight approach [3, 4]. Basic postulates, namely, victory over inflation, tight monetary policy, over-accumulation of reserves, passivity of development funds, targeted focus on export expansion, offshorization, etc, are being proactively replaced by reducing the benchmark interest rate, improved availability of development resources, subsidy mechanisms, as well as reorientation of trade flows towards friendly countries, industrial and technological cooperation with countries in Southeast Asia and China, expansion of trade with unfriendly countries according to the "raw materials in exchange for critical imports" formula, etc. Industrial assembly projects, to be implemented in cooperation with companies from friendly countries in Siberia and the Far East become preferable. These include the arrangement of production of cars, construction and road machinery, mining equipment, electronics and other high-tech products. At the same time, the investment cycle can be effectively implemented only when mechanisms of the multi-channel financial system are used and the system of clearing operations is developed. If the local production of components is launched in the shortest term possible, the system cooperation between domestic manufacturers, engaged in the development and production of new high-tech products, will trigger a new innovation cycle. For example, construction of production facilities to produce engineering equipment required in oil recovery, refining, oil and gas chemistry, etc. will require synchronization of efforts in research, machine building, construction, mining and transport enterprises, credit and financial institutions, state authorities, especially those of strategic orientation. In this case, road maps, defining formats of future development, will not work. The fundamental task of launching the manufacture of production facilities, that are critically important for the sovereign economy, as our country's experience at different stages of its development has shown [5], cannot be solved without developing a unified system for the management of research and technology progress. At the same time, an integrated information space and platform-based solutions for identifying the needs and opportunities of the state, research and business communities can function as a full-fledged resource for analysis and selection of priority projects. In this regard, let us emphasize the importance of applied science in the expertise of strategically important projects. Understanding the details and problems of practical implementation of the results of fundamental research will help to overcome the cognitive traps of technological development. For the construction industry, this means that it is necessary to.

1. Ensure synchronization of strategic goals of investment and construction activities with plans of all participants of the development process from state authorities in charge of territories and industries to economic entities of all types and levels.

2. Restructure production capacities towards development and higher specialization in all types of linear and industrial construction. The scaling of high-tech equipment assembly projects and changing the location of newly launched production facilities will require a fundamentally new approach to project design, new types of contracts and competent personnel;

3. The country needs to:

- develop a strategy for the technological modernization of construction, in line with the focus and scale of the country's development;
- prevent reproduction of technically, environmentally and organizationally obsolete construction methods;
- develop new construction standards taking into account the realistic potential of import substitution, potential of additive and hybrid technologies, new materials (strength, weight, thermal insulation, etc. characteristics), equipment (energy costs, productivity, maintainability, etc.);
- optimize construction and technical expertise and control;
- establish a new design cluster, taking into account the potential of digitalization and information modeling;
- make sure that professional personnel has both basic knowledge and advanced competencies, etc.

The solution to many problems, arising in these areas, is available in the Draft strategy of development of the construction industry, housing and utilities in the Russian Federation through 2030 with a forecast for the period up to 2035[1]. Meanwhile, its framework turned out to be significantly narrower than the problems of 2021 and 2022. The enormous pressure of sanctions has identified a number of vulnerabilities in the proposed model of strategic development of the industry. Therefore, the growth limits, outlined in the strategy, turned out to be insufficient to solve the problems of sustainable development of the country amid the confrontation with the "collective West". Let's take a look at the "Import Substitution" section. It is obvious that the declared objectives and subsequent actions, focused on designing the necessary engineering equipment tend to rely on the programme of further dependence on importation. The development of Russia's production facilities is formal, and the efforts of the consumers of this equipment are aimed exclusively at finding suppliers from friendly countries. Neither the Ministry of Construction of Russia, nor the Ministry of Industry and Trade of Russia, nor the Ministry of Education and Science of the Russian Federation has a clear and reasonable position with regard to the development of advanced production capacities in the area of construction machinery, equipment, materials!!! Individual projects of major developers or research and educational centres are not able to solve the problem comprehensively, cost-effectively for the solution to be environmentally safe. And, if we try to identify the causes of the current situation, we'll find out that *no research activity enjoys any support*, researchers have no skills of complex analysis and correct synthesis of goals, they lack the ability to simulate and synchronize activities, goals, projects, resources, processes and, most importantly, eliminate errors.

The analysis of existing research schools showed that all of them have their own tools, educational base, etc., but most importantly, they rely on the past and proceed from the present. The foresight approach is based on the logic of "from the future to the present"; it adds absolutely new meanings if possible, proposing a new development logic and attracting new teams. Resource constraints, taken from the past and present at the stage of the dream formation should not be taken into account. It is important to feel the gap and "catch" the moment of overcoming resource constraints. No less important in the foresight approach is singular thinking, aimed at maximum substitution and multiple acceleration of processes with a corresponding increase in efficiency. This means that the nature of changes gives way to breakthrough technologies capable of "overturning" the established way of life. Accordingly, new values and meanings should emerge, and project teams with hybrid competencies should be made. In this regard, so-called "humanitarians" are no less important than "technicians", "information specialists", "mathematicians", etc. In the new approaches, the sufficiency of human capital (SHC)

4 Import of the most important goods: results of the first half of 2021. URL: https://journal.open-broker.ru/research/import-vazhnejshih-tovarov-v-rf/

becomes almost the main requirement, allowing to analyze the project in different projections: from economic and social to ecological and aesthetic ones. In this regard, a new type of thinking "beyond time" and "beyond industry" is needed. This will make it possible to assemble an image of the final product and aim not at overcoming technological backwardness, but at technological advancement and leadership.

A discussion of the postulates of new foresight-focused thinking, applied to the subject area of construction management (ICAM), has identified the need to update the research foundations of ICAM. The foundations of the research school of real estate management and construction organization (EM CO) were developed by the Moscow State University of Civil Engineering at the end of the twentieth century. They were implemented in the curricula, a series of textbooks and guidelines for specialized universities (designated for bachelors, masters and postgraduates) [6, 7]. Subsequently, they were supplemented and developed by the Department of Investment and Construction Business and Real Estate Management of the Russian Presidential Academy of National Economy and Public Administration [8, 9]. The research school of construction management expanded the boundaries of the research school of real estate management and construction organization to ensure:

- the development of the project format for construction activities, localized in space and time. The latter was to be studied with the requirement to take into account singularity;
- the cyclic synchronization of goals, projects, resources, development territories and spheres of activity *beyond industry-specific limits*;
- the problem of the system "Man – Society – Nature", the holistic nature of which under no circumstances can be violated to avoid triggering destructive processes;
- constantly changing construction processes, having dynamic goals corrected by sequential evaluation (preferably algorithmic) of the action programme in the format of "maps of the future";
- a search for a consensus of interests among the subjects of life and development;
- the symmetry format of rights and responsibilities. And responsibility of all before all, without indulgence and permissiveness;
- the mode of partner interaction and out-of-court dispute resolution;
- the dominance of inclusiv.rules and mechanisms;
- proactive import substitution as a result of the strategic focus on strengthening competitive positions and export substitutability;
- ability to materialize and capitalize intangible resources, etc.

RESULTS

Problems of the ICAM research school were identified, the focus was shifted towards resolving development contradictions accumulated not only in the recent history, but also in the final stage of the Soviet economic model. Among them is not only the technological backwardness of investment and construction methods, heterogeneous spaces and employees and prohibitively low quality and pace of construction. These are the contradictory interests of developers, owners, large, small and medium-sized businesses, banks, authorities, and finally … consumers. For example, a model, generated in the housing sector, may generate objective contradictions due to the exorbitant fine for construction schedule overruns. The decisive factor of galloping housing construction costs was the profit of authorized banks, investors and developers, not directly involved in the construction process [10]. The record rates of housing construction, supported by mortgage instruments, are temporary in nature, and they cannot resolve contradictions arising between the parties involved in construction activities in the housing sector. This is evidenced by the avalanche-like accumulation of economic disputes requiring litigation[5] [11, 12]. Infrastructure construction is not an exception. Existing contradictions are accumulated, and the accelerated pace of construction is an evidence not of technological renewal, but of the removal of resource constraints, state support and the strategic maneuver implemented in an expeditious manner. The latter was a forced reaction to geopolitical changes. Transcontinental transit to China has gained in importance due to the economic confrontation with Europe, although it did not reduce the importance of its own interregional transportation. The modernization of the Samara-Uralsk highway, being part of Russia's international obligations under an agreement with Kazakhstan and China, remains on the list of priority road construction projects. It includes the extension of the road beyond Kazan in the direction of Ekaterinburg – Tyumen – Omsk, as well as Kazan – Volgograd – Rostov-on-Don. The transport corridor project to the Transcaucasus and further through Iran to the ports of the Persian Gulf are also strategically important for the country's economy, since it will ensure access to Russia's trade with the countries of South Asia that are inaccessible by land.

The scale of the strategic maneuver in the restructuring of transport flows will require unprecedented large volumes of project resources in the construction industry. These are construction materials: sand, crushed stone, asphalt concrete and bitumen, i.e. domestically produced resources. As for machines and mechanisms, the situation with their supply is just the opposite. Imports account for 80–90%[6]. This is a consequence of the practical failure of the previous programme of import substitution. Avtoban, a construction and investment holding company, according to its general director A. Andreev, has been trying to replace imported equipment for the last five years. If rollers and graders can somehow compete with imported machines, there are no similar loaders, recyclers and other machines. Moreover, domestic machinery is not reliable. It often needs to be repaired, and if it is far from production and logistics bases, replacement of units and assemblies is simply impossible.

All-Russian Forum "Infrastructure construction: a course for import substitution" was held on April 26, 2022. The dialogue between representatives of the government authorities (Ministry of Industry and Trade, Ministry of Construction, Federal Treasury), builders (Avtodor and others), foreign and neighbouring countries (China, Belarus), researchers, manufacturers and suppliers of construction machines allowed to draft proposals, which were submitted to the Russian government. An attempt was made to compile a list items to be produce by domestic manufacturers. In this regard, the dialogue with Rosspetsmash (Russsian Special Machinery) Association was intensified. No accelerated machinery substitution is possible without state support, even in terms of leasing. At present the Ministry of Industry and Trade and the Ministry of Finance reduced the allocations for the preferential

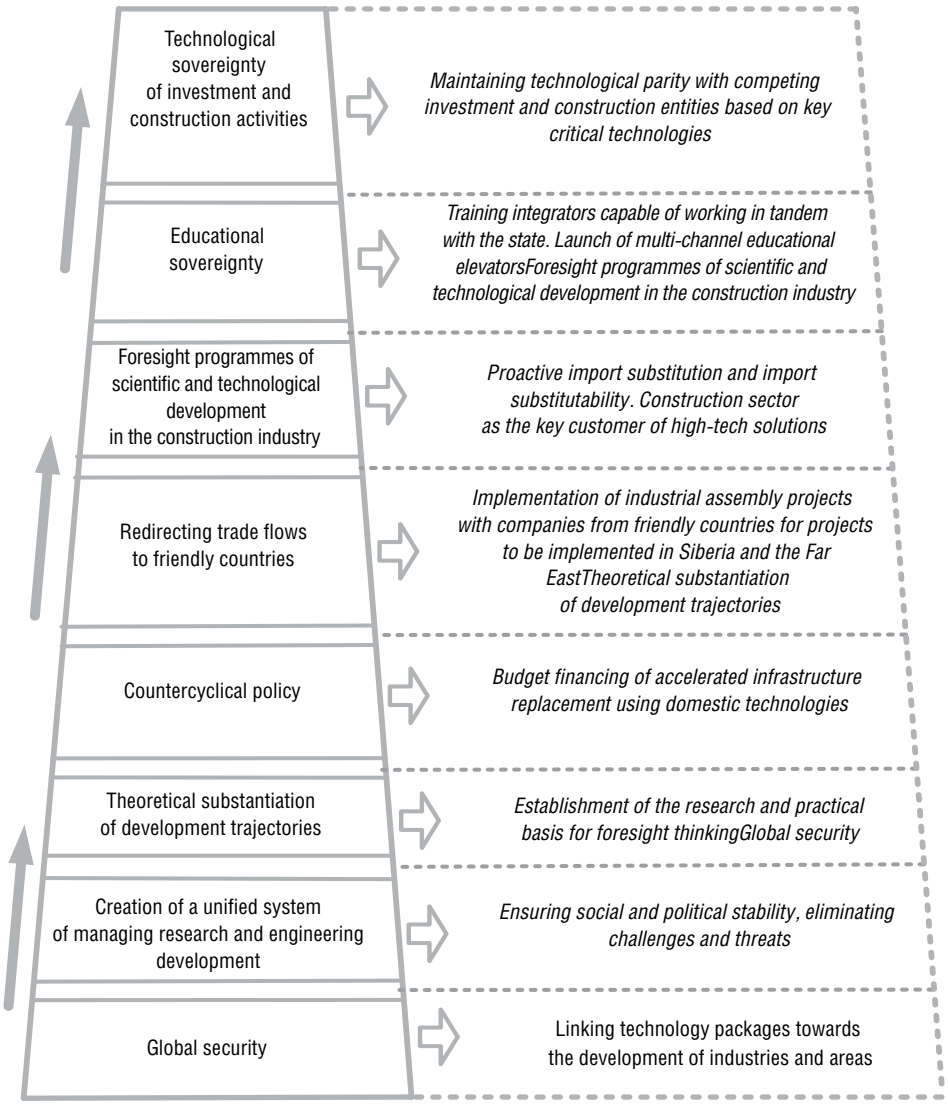
5 Study of economic disputes: 65% of claims are satisfied in the first instance. URL: tory/222250/

6 Replacement effect: a new industrialization strategy has been prepared in the Russian Federation. URL: https://iz.ru/993781/dmitrii-grinkevich-aleksandr-volobuev/effekt-zameny-v-rf-podgotovili-novuiu-strategiiu-industrializatcii

programme of special equipment leasing. Instead of such allocations it is proposed to create a specialized organization for the purchase of domestic road-building machinery, including the use of leasing mechanisms. The experience of "Rosagroleasing" has proven effective. For the sake of objectivity, we should emphasize that no immediate replacement is possible. Undoubtedly, according to experts, within the next three years most positions will be replaced by Chinese, Indian and Korean counterparts, but the earlier the new innovation cycle is launched (development, innovative research, testing) for the production of domestic equipment, the closer to the technological sovereignty the construction industry will be[6]. A generalized model of construction sovereignty is shown in Figure.

Technological sovereignty in the industry does not mean that all positions of construction machinery and equipment must be replaced. It is necessary to select the critical ones, and identify the type of local production. Any reliance on a manufacturer, located in a unfriendly country, is especially dangerous if it is impossible to perform construction work without it. These items are subject to import substitution in the first place. It is naive to think that the launch of a new innovative cycle of unique machinery or equipment is possible on the technological basis or with the involvement of companies from unfriendly countries. Moreover, the repetition of existing specimens will aggravate the technological gap. That is why the establishment of a novel domestic research base is probably the most responsible and timely step.

Investments in science and education must be accompanied by the introduction of new methods of foresight thinking. It is time to return to the three-tier system of scientific support of new technologies. Their ideas should originate from basic science, where most creative and highly qualified specialists should be concentrated[7, 8]. New innovative teams can function within the framework of the Russian Academy of Sciences, departments of universities. At the second level, it is advisable to



The model of technological sovereignty of construction

7 World trends in education in the Russian context — 2022. URL: https://ioe.hse.ru/edu_global_trends/

8 Report of the Government of the Russian Federation to the Federal Assembly of the Russian Federation on the implementation of state policy in the field of education. URL: http://static.government.ru/media/files/GcesxuJAl13AntFYxDYzpnoNgsv7T1vX.pdf

create specimens of new machines. This is possible at industry-funded/corporate research institutes and design bureaus. At the third level, design institutes should be ready to find the most convenient and efficient form of implementing large-scale production of new machines on the basis of test results.

In addition to the three-tier system, being the result of interaction between universities and each subject of research, it is necessary to draft training programmes for designers of new machines, problem setters, engineers-experimentalists, logisticians, experts and engineers in charge of new machines. The same pattern must be applied to other types of construction that require import substitution. Specialists, that are being trained, should obtain information about their employment and incentives to train (higher scholarships, part-time opportunities, etc.).

Conclusions. The effective countercyclical policy, pursued amid unrelenting sanctions, means the ability to overcome technological dependence through foresight-programmes of scientific and technological development. Construction, being the most important asset-creating industry, that is responsible for the structural and technological maneuver of the Russian economy, needs radical technical and technological transformations. Models of investment and construction activities also require renovation. There are still no cardinal breakthroughs in the financing of construction projects. Essentially, the project finance "factory" is idle; no additional triggers of breakthroughs have appeared, and import substitution has not yet been implemented in the field of research. Amid sanctions against the country's largest banks, the only operational solution to support the industry in an attempt to overcome the limits of growth is an increase in budget financing. Obviously, we are not talking about all projects, but only those of strategic importance to ensure Russia's economic and technological sovereignty. In the construction industry, it is an infrastructural breakthrough supported by the expanding range of domestic technologies.

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Строительство: покорение пределов роста

Строительство в настоящее время не только обеспечивает жизнеспособность российской экономики, но и осуществляет пространственную реструктуризацию капитальных фондов в целях опережающего развития и создания комфортной среды жизни и деятельности. Существенные изменения современного геополитического ландшафта не могли не коснуться целевого фокуса и требований к развитию отрасли. Создание новых транспортно-логистических коридоров потребовало несопоставимо более высоких темпов дорожного строительства, программа импортозамещения активировала промышленное строительство, нацеленность на создание комфортной среды вынудила модернизировать жилищно-коммунальную инфраструктуру, новые горизонты развития сельского хозяйства сподвигли к созданию перерабатывающих производств и др. Несмотря на беспрецедентное санкционное давление жилищное строительство продолжило развиваться. При этом наметился структурный сдвиг в сторону индивидуального жилищного строительства. В целом можно констатировать, что строительство стало мощнейшим фактором, обеспечивающим не только устойчивость, но и ускоренное развитие секторов, нуждающихся в импортозамещении. В этой связи сложившаяся модель инвестиционно-строительной деятельности должна быть приведена в соответствие с актуальными целями развития страны. Основной фокус опережающего развития и покорения пределов роста строительства автор видит в обеспечении технологического суверенитета инвестиционно-строительной деятельности. В его основе — активизация инструментария форсайт-подхода, обновление имеющихся в отрасли научных школ, создание единого центра управления научно-техническим развитием, разработка контрциклической политики, переориентация инвестиционно-строительной деятельности на дружественные страны, подготовка и перепрофилирование кадров, а также формирование нового типа проектных команд.

Ключевые слова: *строительство, инвестиционный цикл, форсайт-подход, инновационный цикл, технологический суверенитет, научная база, научные школы, проекты технологической модернизации*

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