

Franklin + Andrews is recognised as one of the world's leading construction economists. We work with many of the leading companies in the world and take great pride in delivering added value to their businesses, by applying best practice and innovation.



Whole life value

Knowledge to keep your business one step ahead. Our Economic Research Unit collates construction cost data from around the world to support our global clients.

Whole life value is of growing interest to many clients concerned that it is not enough to make decisions based on whole life cost or capital cost alone without giving due consideration to the performance throughout the facilities lifetime or the wider social and environmental impacts.

Achieving best value through the use of whole life value techniques is now firmly on the agenda of both public and private sector businesses. Major procurement is increasingly being driven on the basis of whole life cost appraisals and is beginning to embrace wider environmental impact value issues.

Whole life value is concerned with achieving the optimum balance of the closest match to functional requirements for the best price. We help guide our clients through the detailed processes that provide whole life value solutions. As part of our service we compile life cycle studies of projects, products and systems from the early stages of a project's life, through to its decommissioning or disposal.

The initial selection of building materials and components is intrinsically linked to the performance of the building throughout its life. Everytime an asset within a building is replaced, it results in both a financial and an environmental cost and therefore it is important that these issues should no longer be considered independently when constructing or refurbishing a building.

This awareness of cost and environment coupled with legislative pressures, spiralling energy costs and higher profile public ethics is resulting in a need to demonstrate design choices that incorporate intelligent and sensible green sustainable solutions.

We have developed an expertise in the production of whole life cost appraisals which are published on a regular basis. We continue to support many of the PFI/PPP schemes that Franklin + Andrews is involved with, in particular, the Building Schools for the Future programme and major infrastructure investment on the railways.



Staffed by a team of dedicated researchers, the Economic Research Unit collects, analyses and publishes construction cost and economic data.

Benefits of our service

- Accurately forecast future trends and construction price movements
- As a leading publisher of construction cost data we have access to extensive information
- Our data services range from capital investment decisions through to the whole life cycle of projects
- With our knowledge and data, not just focused on the initial capital outlay, the Economic Research Unit can help you pick the right specification of building to optimise your running performance

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CONSTRUCTION ECONOMISTS



As well as working directly with clients, we provide industry standard cost handbooks, electronic databases and estimating systems, economic bulletins, sector specific presentations and seminars.

Contact us

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Whole life cost and life cycle analysis

When calculating the whole life cost of a facility or system, not only the installation and maintenance costs of the components but also the running costs, operational costs, utility costs and the overall facility management costs need to be included.

With much to think about it is therefore important for the construction professional to consider the life cost of the components used and be able to present the options in a consistent manner so that considered trade-offs and selection criteria can be applied.

The selection of a suitable component is not an easy task. The process should take into account the needs and budgets of the funders and end-users as well as the goal of attaining best value throughout the operating phase. In addition to our published whole life cost appraisals Franklin + Andrews has also developed an internet based model and dataset to allow informed design specifications to be made using approved methodologies and auditable datasets, the model has been rolled out for the property sector with phased deliveries planned for data population of infrastructure systems.

The data is based on comprehensive surveys of asset performance combined with first principle resource build-ups, all of which is validated with historical data. The system allows the user to see and alter any assumptions made, even down to the cost, productivity or grade of labour used to complete an activity giving a level of clarity on any assumptions made which were previously not available. Allowing costs to be calculated for any region of the UK, future or past constant date and level of discounting required, the system allows users to select different levels of usage and will alter any costs and maintenance frequencies to suit.

Alongside the calculation of whole life costs the system also generates the carbon footprint and environmental impact of every decision made. Currently populated with carbon emission data, the tool has the future ability to calculate other environmental measures such as NO², SO² and dust extraction.

Our publications

Hutchins Price Books

- UK Building Costs Black Book
- UK Buildings Costs CD-ROM

Griffiths Price Books

- Buildings Costs Handbook
- Buildings Costs CD-ROM
- M+E Price Book and CD-ROM
- Red Book and CD-ROM
- Blue Book and CR-ROM

Spon's Series

- Middle East Construction Cost Handbook
- Latin American Construction Cost Handbook
- African Construction Cost Handbook
- Railways Construction Price Book
- Irish Construction Price Book

Little Black Book

Our range of Little Black Books cover a range of sectors and regions including, Airports, China, Commercial Property, Hong Kong, Ireland, Malaysia, Railways, Singapore, Sports and Leisure and Water utilities

Economic Bulletins

Our Economic Bulletins can be down loaded from our website www.franklinandrews.com

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