



# Economic Research Unit



# Economically sound

Knowledge to keep your business one step ahead

**Staffed by a team of dedicated economists and researchers, the Economic Research Unit collects, analyses and publishes construction cost and economic data to enable you to make strategic decisions with confidence.**

Franklin + Andrews' Economic Research Unit collates construction economic data from around the world to support our global clients.

The unit comprises a team of economists and researchers dedicated to helping ensure that clients receive consistently accurate benchmarked cost information.

Our international research activities enable us to forecast with considerable accuracy future trends and construction price movements within all sectors of construction.

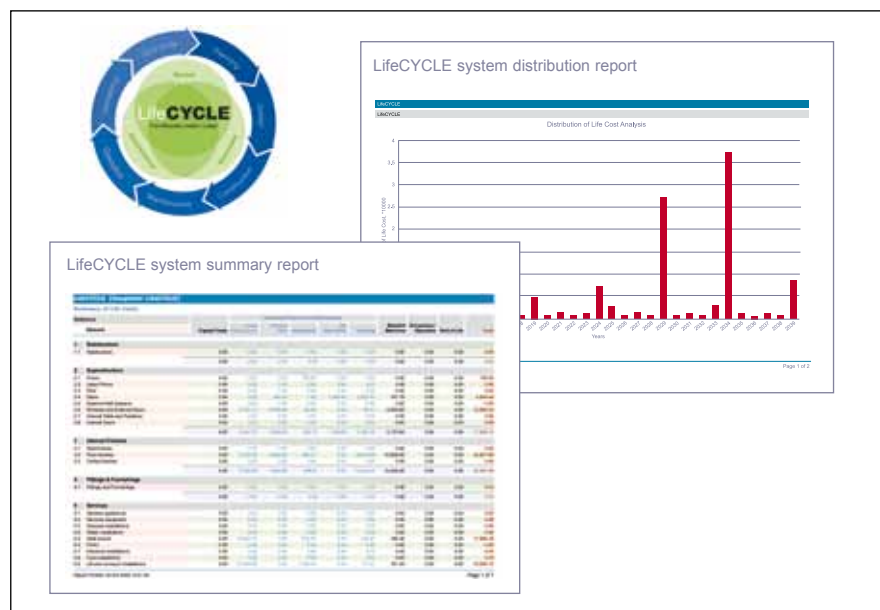
As one of the world's leading publishers of construction cost data we have access to extensive information. This means we can clearly demonstrate to clients that we deliver real value for money.

Our cutting edge developments enable us to strategically advise optimum design solutions based on initial capital, life cycle and end of life costs as well as the environmental impact of every activity undertaken. We offer carbon footprinting data that intelligently links with construction cost and maintenance operations throughout the on-going life of your construction project.

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.

*"Franklin + Andrews UK Building Costs Handbook provides my quantity surveying students with the key cost information to help prepare accurate cost plans and detailed cost estimates. It is certainly the book I recommend for accuracy of pricing to meet our demanding requirements."*

**N Powell – Anglia Ruskin University**



# Location, location, location

Wherever you are in the world, we can help

With a network of offices in over 100 countries worldwide, our data collection and research arm can touch even the remotest of locations, giving you a detailed insight of construction costs, economics and practices to help you make the right construction choices.

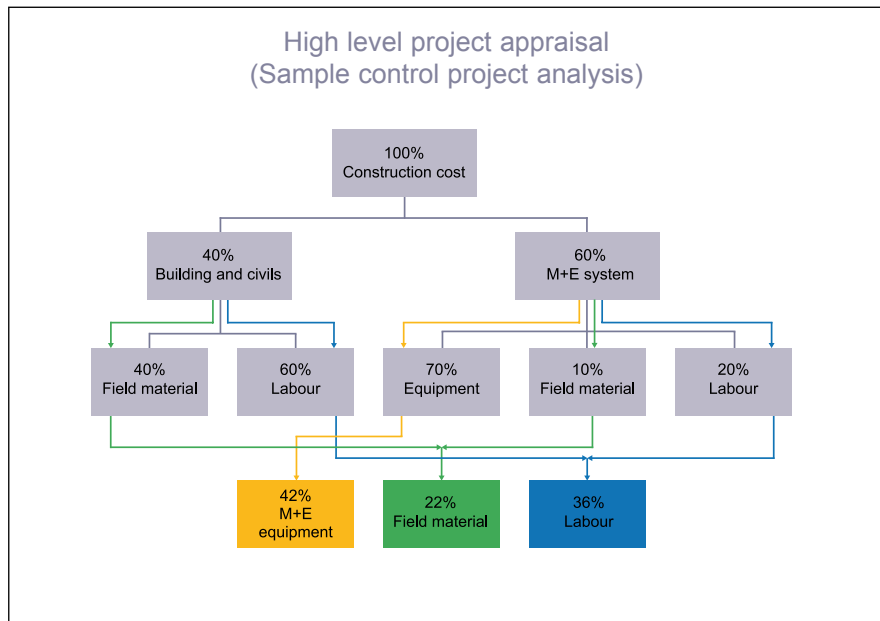
Our global business activities encompass every continent and demands that we have access to the latest construction cost information. The Economic Research Unit undertakes the collection and analysis of large quantities of cost data from every region of the world.

This comprehensive collection of cost data is regularly updated and benchmarked to ensure our international project teams are properly briefed on location specific costs.

Our data collection is not limited to construction costs; we also provide economic and environmental data such as CO<sub>2</sub> emissions and inflationary adjustments.

We have developed techniques and methodologies to quickly provide cost planning teams with specific location cost drivers to help translate costs from generic design solutions from one country to another and provide detailed audit trails for validation by stakeholders/other parties.

Our international activities have recently included providing detailed advice and methodologies to a national government for the establishment and implementation of a country-wide national indexation strategy to underpin international funding confidence. This behind the scenes role also entailed the provision of comprehensive training documentation to enable government and industry respondents to be trained in the new indexation methodology and improve the acceptance of the process throughout the nation's construction sector.



Economic Research Unit  
(International construction cost databases)

<b>Africa</b>	<b>Americas</b>	<b>Asia</b>	<b>Europe</b>	<b>Middle East</b>
Algeria	Argentina	China	Belarus	Bahrain
Cameroon	Brazil	Hong Kong	Estonia	Egypt
Chad	Chile	Indonesia	Greece	Iran
Cote d'Ivoire	Colombia	Malaysia	Ireland	Iraq
Gabon	Ecuador	Singapore	Latvia	Jordan
Ghana	French Guiana	Thailand	Lithuania	Kuwait
Kenya	Guyana	The Philippines	Russia	Lebanon
Liberia	Mexico	Vietnam	UK	Oman
Nigeria	Paraguay			Qatar
Senegal	Peru			Saudi Arabia
South Africa	Suriname			Syria
The Gambia	Uruguay			Turkey
Zambia	Venezuela			UAE



# Benchmarking for progression

How can you improve if you don't know where you are?

**With best practice methodologies and a reliable source of comprehensive cost data, we will show you how you are performing against similar projects or organisations.**

Benchmarking is acknowledged as an invaluable management tool for the measurement and comparison of performance.

Comparison is the key to benchmarking and having a wide choice of comparators allows for robust results.

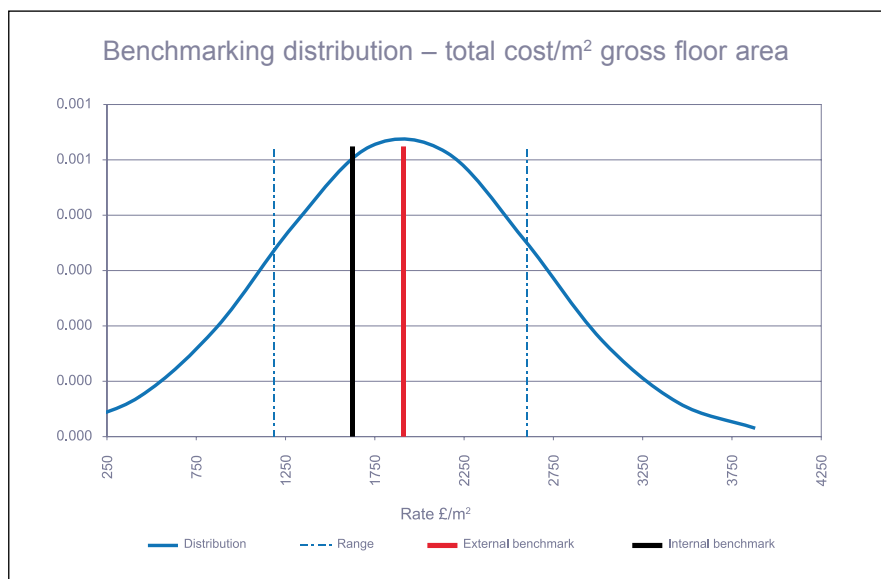
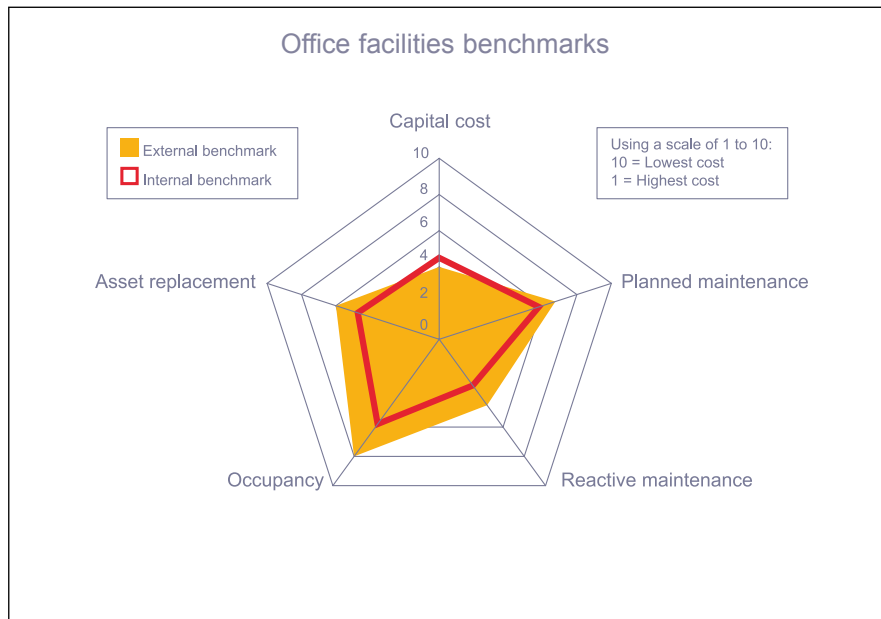
There are a number of well developed techniques used to benchmark performance, all of which share a common three stage approach, commencing with a planning stage which helps to define the process and data sources to be evaluated. This is followed by the analysis stage in which data is collected and analysed to identify gaps and differences to pinpoint targets for improvement. Finally the third stage is used for communicating to the client and implementing lessons learned.

An integral component of benchmarking cost is an understanding of key cost drivers and this requires a combination of skills and access to reliable comprehensive cost data.

We regularly compile detailed benchmarking studies for UK and international locations. A number of these benchmarking studies have been published in our series of Little Black Books.

We recently completed a value for money study for a county council resulting in identifying how cost compared to the external market.

*“Excellent customer approach – professional staff.”*  
**Norfolk County Council**



# Whole life value

## Prevent your buildings from costing the earth

We have developed the internet based LifeCYCLE system – the first of its kind that quantifies capital cost, life cycle cost and embodied CO<sub>2</sub> for every construction activity required on the life of a project.

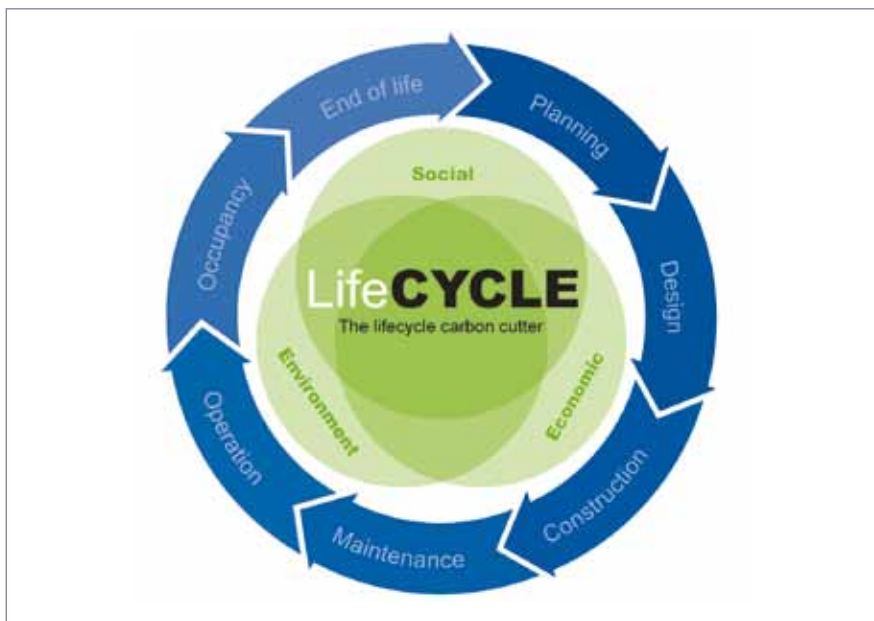
Whole life value is of growing interest to many clients concerned that it is not enough to make decisions based on whole life cost or capital cost alone without giving due consideration to performance throughout a facility's lifetime or the wider social and environmental impacts.

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 such as CO<sub>2</sub> emissions.

Whole life value is concerned with achieving the optimum balance of the closest match to functional and environmental 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 costs and CO<sub>2</sub> emissions 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 a building throughout its life. Every time an asset within a project is replaced it results in both a financial and an environmental cost. It is therefore important that these issues should no longer be considered independently when considering design options.

This awareness of cost and environment coupled with the legislative pressures of the carbon reduction commitment, 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.



### LifeCYCLE system summary report

LifeCYCLE [Snapshot: LifeCYCLE]											
Summary of Life Costs											
Reference	Element	Capital Costs	Scheduled Repairs and Maintenance					Reactive Maintenance	Occupancy / Operations	End of Life	Total
			Minor	Planned	Unplanned	Rel. Repairs	Cleaning				
<b>1</b>	<b>Substructure</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
1.1	Substructure	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>2</b>	<b>Superstructure</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2.1	Frame	0.00	0.00	0.00	168.00	0.00	0.00	0.00	0.00	168.00	
2.2	Upper Floors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2.3	Roof	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2.4	Stairs	0.00	0.00	445.74	1.00	1,398.00	3,023.91	101.79	0.00	4,869.44	
2.5	External Wall Systems	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2.6	Windows and External Doors	0.00	4,417.21	4,244.00	84.00	0.00	366.11	3,886.85	0.00	11,294.17	
2.7	Internal Walls and Partitions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2.8	Internal Doors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	4,417.21	4,244.00	85.00	1,399.00	3,390.11	2,137.64	0.00	17,263.11	
<b>3</b>	<b>Internal Finishes</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3.1	Wall finishes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3.2	Floor finishes	0.00	4,752.04	4,802.00	3,000.01	0.00	14,434.18	14,228.00	0.00	26,267.23	
3.3	Ceiling finishes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	4,752.04	4,802.00	3,000.01	0.00	14,434.18	14,228.00	0.00	26,267.23	
<b>4</b>	<b>Fittings &amp; Furnishings</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
4.1	Fittings and Furnishings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>5</b>	<b>Services</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5.1	Sanitary appliances	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5.2	Services equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5.3	Electrical installations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5.4	Water installations	0.00	14,512.27	0.00	474.07	0.00	161.91	885.36	0.00	15,933.61	
5.5	Heat source	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5.6	MVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5.7	Electrical installations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5.8	Fuel installations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
5.9	Lift and conveyor installations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	14,512.27	0.00	474.07	0.00	161.91	885.36	0.00	15,933.61	

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Page 1 of 7

# Knowledge is power

## Your business comes first

**Our approach to data and knowledge management is totally focused on clients' needs. We apply best practice and innovation to ensure we deliver real value for money in a manner best suited to your business.**

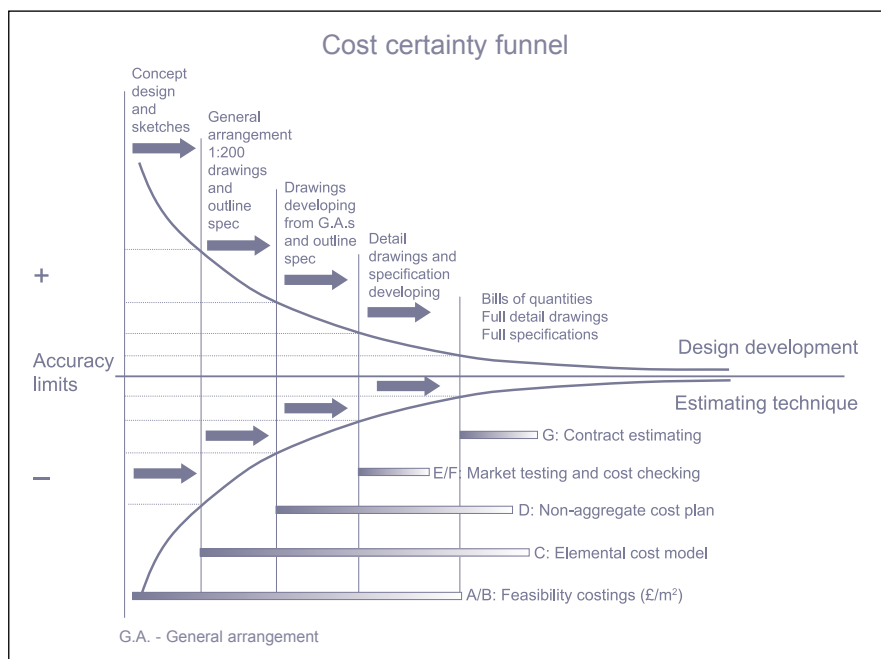
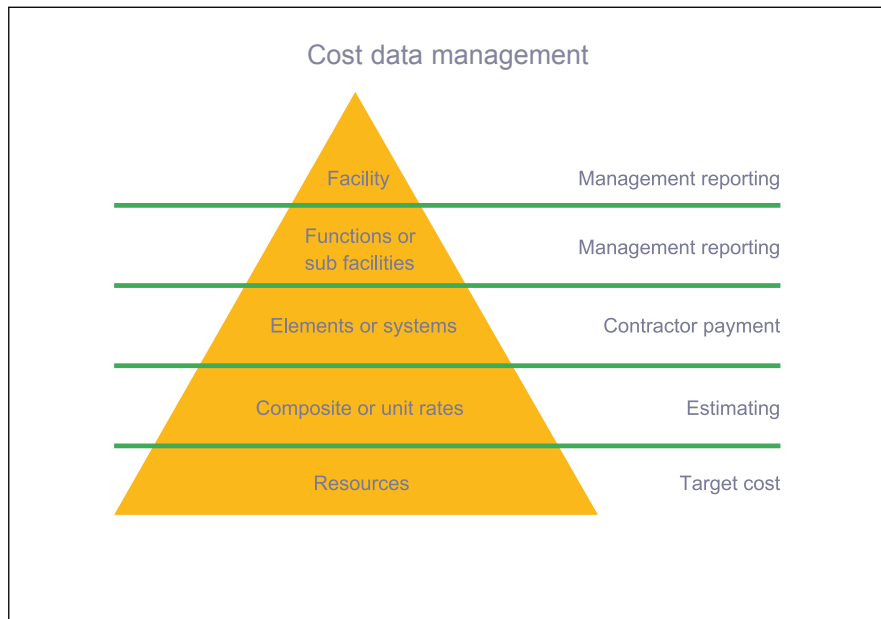
Organisations that have robust systems in place for the proper collection, analysis, storage and retrieval of data enjoy a far better understanding of their business than those that treat data management in an unstructured way. Knowledge management cannot be addressed within an organisation until data management is under control.

We have developed methodologies and systems that capture an organisation's cost data information and allow the data to be analysed and stored in retrieval systems, ready for use whenever required. This process often takes place in tandem allowing client organisations to continue with normal business activities whilst we develop new data capability which, when complete, is seamlessly integrated as a new information source into the everyday activities of the business.

Our Economic Research Unit has developed an expertise in the production of databases, many of which are published by leading construction publishers in the UK and international locations including Asia, Africa, America and Europe.

*"Franklin + Andrews has provided a highly motivated and skilled resource. Every member of the team delivers a first class service and approaches all tasks and issues proactively."*

**United Utilities Plc**



# Our publications

## **UK Building Blackbook (Hutchins)**

- Volume One: The Small Works and Maintenance Construction Cost Guide
- Volume Two: The Capital Cost and Embodied CO<sub>2</sub> Guide

## **Griffiths Price Books**

- Griffiths Complete Building Price Book
- Griffiths Complete Building CD-ROM
- Griffiths Mechanical and Electrical Price Book and CD-ROM
- Griffiths Red Book
- Griffiths Blue Book

## **Spon's Series**

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

## **Little Black Books**

- Airports
- China
- Highways
- Hong Kong
- Ireland
- Malaysia
- Property
- Railways
- Singapore
- Sport and Leisure
- Water Utilities

## **Economic Bulletins**

Our Economic Bulletins are available free upon registration on our website.

Find our regular industry insights in building journals or on our website.

## **Some of our clients**

Alstom Power  
Anglian Water  
Architectural Services Department of Hong Kong  
CityWest Homes  
Conwy County Borough Council  
Folkestone and Dover Water  
Institution of Civil Engineers  
London Underground Limited  
Ministry of Defence  
National House Building Council  
Norfolk County Council  
Northern Ireland Authority for Utility Regulator  
Office of the Deputy Prime Minister  
Pfizer  
Spon's (Routledge – Taylor and Francis Group)  
Scottish Water  
Thames Water  
Three Valley's Water  
Transport for London  
United Utilities  
VT Group

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