

Sample of contents and preface.

# Spon's Mechanical and Electrical Services Price Book

*Edited by*

**AECOM**

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Fifty-second edition

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# Preface

The Fifty-Second Edition of *Spon's Mechanical and Electrical Services Price Book* continues to cover the widest range and depth of engineering services, reflecting the many alternative systems and products that are commonly used in the industry as well as current industry trends.

During 2020, MEP output continued to outperform the general construction industry, but there was a further tempering of forecast growth levels within both the London market and the UK in general. Yet again, the inflation drivers experienced in previous years have continued with tender price inflation of 2–4% experienced.

## Key influences

- Continued skills shortage
- UK Sterling exchange rate against the Euro and US Dollar
- General uncertainty associated with Brexit
- Commodity price volatility
- Brexit

At the time the book data was being collated the Coronavirus pandemic is resulting in unique and extraordinary impacts on many industry sectors. Expansive and immediate disruption to populations, economies and businesses was quickly introduced by the public health crisis, as governments across the world introduced measures to contain the Coronavirus outbreak. These mitigation measures directly address the public health risks and implications from Coronavirus and COVID-19, but an economic demand and supply shock is also a consequence of the actions.

With all this in mind we believe that UK construction supply chain firms will face an array of risks during 2020 as the fallout from the crisis evolves.

Due to the evolving and still uncertain outlook, for the purposes of forming this baseline scenario on market drivers, the following assumptions have been used:

- The full UK/ROI lockdown ended in May/June but the social distancing measures are still in place.
- Construction sites begin reopening in 2020 Q2, steadily increasing in number over 2020 Q3.
- Coronavirus infection transfer risk is mitigated by ongoing social distancing measures in force across the population. Consequently, no further full lockdowns were implemented in the second half of 2020. However, it should be acknowledged that further lockdowns could take place if the transfer rate of infection begins to increase once again in the second half of 2020
- Social distancing rules are implemented on construction sites where possible, which have negative impacts on site productivity.
- Construction output across 2020 Q2 was severely impacted because of site lockdowns, furloughs and decisions made by businesses to pause their construction activity. In the medium-term (6–12 months) output improves from restarted construction activity but is still materially impacted though to a lesser extent than 2020 Q2.
- Underlying construction demand into the medium-term remains broadly in place, although some projects are deferred or held because of funding challenges or client-side decisions.
- Risks and impacts from a 'no deal' Brexit are excluded
- Risks and impacts of the coronavirus on construction market are excluded

The wage increases for 2021 with both Mechanical and Electrical trades have yet to be agreed, with the Mechanical trade rates being reviewed in October by the HVCA and Electrical trade rates being reviewed by the JIB with a target of concluding in the summer.

Before referring to prices or other information in the book, readers are advised to study the 'Directions' which precede each section of the Materials Costs/Measured Work Prices. As before, no allowance has been made in any of the sections for Value Added Tax.

The order of the book reflects the order of the estimating process, from broad outline costs through to detailed unit rate items.

The approximate estimating section has been revised to provide up to date key data in terms of square metre rates, all-in-rates for key elements and selected specialist activities and elemental analyses on a comprehensive range of building types.

The prime purpose of the Materials Costs/Measured Work Prices part is to provide industry average prices for mechanical and electrical services, giving a reasonably accurate indication of their likely cost. Supplementary information is included which will enable readers to make adjustments to suit their own requirements. It cannot be emphasized too strongly that it is not intended that these prices are used in the preparation of an actual tender without adjustment for the circumstances of the particular project in terms of productivity, locality, project size and current market conditions. Adjustments should be made to standard rates for time, location, local conditions, site constraints and any other factor likely to affect the costs of a specific scheme. Readers are referred to the build up of the gang rates, where allowances are included for supervision, labour related insurances, and where the percentage allowances for overhead, profit and preliminaries are defined.

Readers are reminded of the service available on the Spon's website detailing significant changes to the published information.

[www.pricebooks.co.uk/updates](http://www.pricebooks.co.uk/updates)

As with previous editions the Editors invite the views of readers, critical or otherwise, which might usefully be considered when preparing future editions of this work.

Whilst every effort is made to ensure the accuracy of the information given in this publication, neither the Editors nor Publishers in any way accept liability for loss of any kind resulting from the use made by any person of such information.

In conclusion, the Editors record their appreciation of the indispensable assistance received from the many individuals and organizations in compiling this book.

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