

**FLUCTUATIONS CLAUSE PRICE LIST FOR
 MARCH 2021**

**NAIROBI ZONE
 PRICE LIST REF:03/2021**

All prices include current V.A.T. rating and are valid as at **1st MARCH 2021**.

The prices are published by the Joint Building and Construction Council for operation of the Building Contract Fluctuation Clause and where these prices have been cited in the Contract Documents.

++01. CEMENT IN BAGS [W.E.F. 01.03.2021]

01.1 Cement type OPC 32.5 [**for 32.5N/mm²**]
 [1442Kg/M³] Kshs. 22, 287.55 per cubic meter [Kshs. 15,456.00 per ton]
 F.O.R.
 W.E.F. 01.03.2021. **Index =157.09**

01.2 Cement type PPC 42.5 [**for 42.5N/mm²**]
 [1442Kg/M³] Kshs. 33, 148.70 per cubic meter [Kshs. 22,7988.00 per ton]
 F.O.R.
 W.E.F. 01.03.2021. **Index =100.53**

++02. SAND [W.E.F. 01.03.2021]

Kshs. 3,685.03 per cubic meter [Kshs. 2,555.50 per ton] delivered in Nairobi Area
 [W.E.F 01.03.2021]. **Index = 288.59**

++ 03. AGGREGATE [W.E.F. 01.03.2021]

Kshs. 3,051.00 per cubic meter [Kshs. 2,115.81 per ton] delivered in Nairobi Area
 [W.E.F. 01.03.2021] **Index = 239.06**

++ 04. STEEL REINFORCEMENT [TO B.S. 4449, 4461 AND 4483] [W.E.F. 01.03.2021]

04.1 STOCK LENGTHS – EX-MILL [**W.E.F. 01.03.2021**]
 04.1.1 16mm Mild Steel [Kshs. 83/62 per Kg.]
 04.1.2 16mm High Tensile Steel [Kshs. 83/62 per Kg.] **Index = 195.26 [w]**
 04.2 FABRIC MESH REINFORCEMENT [CONTRACTS TENDERED FROM 16.12.91] [**W.E.F. 01.03.2021**]
 Type A 142 Mesh [2.22Kg/M²] Kshs. 93/06 per Kg or 206/60 per M². **Index = 184.89**

++ 05. STRUCTURAL STEEL [W.E.F 01.03.2021] TO B.S. 1387

05.1 Steel Hollow Sections [Kshs. 166/99 per Kg] **Index =279.76**
 05.2 Steel Angles [Kshs. 156/94 per Kg.] **Index = 262.91**

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06. CONCRETE BLOCK [500 Lbs./Sq.in] [W.E.F. 01.03.2021]

SOLID BLOCKS

06.1	3" x 9" x 18"	[Kshs. 68 each]	Index = 125.08
06.2	4" x 9" x 18"	[Kshs. 82 each]	Index = 126.32
06.3	6" x 9" x 18"	[Kshs. 120 each]	Index = 123.24
06.4	9" x 9" x 18"	[Kshs. 192 each]	Index = 123.24
06.5	90mm x 190mm x 390mm	[Kshs. 54 each]	Index = 125.56
06.6	140mm x 190mm x 390mm	[Kshs. 90 each]	Index = 124.62
06.7	190mm x 190mm x 390mm	[Kshs. 112 each]	Index = 124.35

HOLLOW BLOCKS

06.9	4" x 9" x 18"	[Kshs. 72 each]	Index = 143.72
06.10	6" x 9" x 18"	[Kshs. 94 each]	Index = 143.25
06.11	9" x 9" x 18"	[Kshs. 103 each]	Index = 141.11
06.12	140mm x 190mm x 390mm	[Kshs. 64 each]	Index = 146.30
06.13	190mm x 190mm x 390mm	[Kshs. 82 each]	Index = 145.27
06.14	240mm x 190mm x 390mm	[Kshs. 114/45 each]	Index = 140.20

07. BUILDING STONE [W.E.F. 01.03.2021]

07.01	140mm x 190mm x 390mm	[Kshs. 58/10 each]	Index = 220/93 [w]
07.02	190mm x 190mm x 390mm	[Kshs. 55/30 each]	Index = 226/26 [w]

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++08. CLAY PRODUCTS [W.E.F. 01.03.2021]		[See Practice Note 91/04 and 03/2008]	
08.1	90mm partition block	Kshs. 38,000/00	[per 1000 ex Ruaraka Factory] Index = 182.14
08.2	100mm maxspan “	Kshs. 68,000/00	[per 1000 x “ “] Index = 232.14
08.3	160mm “ “	Kshs. 84,000/00	[per 1000 x “ “] Index = 284.85
08.4	200mm “ “	Kshs. 104,000/00	[per 1000 x “ “] Index = 259.24
08.5	Mangalore roofing tiles	Kshs. 51,000/00	[per 1000 x “ “] Index = 270.64
++09. G.C.I. SHEETING [W.E.F. 01.03.2021] [PRACTICE NOTE 89/02]			
09.1	Corrugated Sheet 0.40mm thick	Kshs. 711.11 per M	[762mm cover width] Index = 235.44
09.2	Corrugated Sheet 0.50mm thick	Kshs. 969.24 per M	[762mm cover width] Index = 249.13
++10. RESINCOT I.T.5 SHEETS (Maxcover box profile(1015mm Cover) [W.E.F 01.03.2021][CONTRACTS TENDERED FROM 01.03.2021]			
10.1	I.T.5 Sheet 0.40mm thick	Kshs. 1000/00 per M	[685mm cover width] Index = 200.00
10.2	I.T.5 Sheet 0.50mm thick	Kshs. 1250/00 per M	[685mm cover width] Index = 199.90
++11. RESINCOT PLUS (Tekdek IT5 910mm cover [0.4mm and 0.5mm] [W.E.F 01.03.2021] [CONTRACTS TENDERED FROM 01.03.2021]			
11.1	IT5 Sheet 0.4mm thick	Kshs. 950/00 per M	[685mm cover width] Index 101.21
11.2	IT5 Sheet 0.5mm thick	Kshs. 1100/00 per M	[685mm cover width] Index 96.11
++11. VINYLEX FLOOR TILES (W.E.F. 01.09.2005)			
11.1	300mm x 300mm tiles 1.6mm thick	Kshs. 836.94 per sm	Index = 129.31
11.2	300 mm x 300 mm tiles 2.0 mm thick	Kshs. 1,068.38 per sm	Index = 177.80
12. PVC [LG] DRAINPIPES TO B.S. 4514 [W.E.F. 01.03.2021]			
12.1	110mm diameter	Kshs. 1,300	[per six metres piece] Index = 305.04
12.2	160mm diameter	Kshs. 3,000	[per six metres piece] Index = 337.63

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++13. P.V.C. PIPES [WASTE & SOIL] AND FITTING [W.E.F.01.03.2021]

- 13.1 110 mm diameter [Kshs. 1,250/00 per six metre] **Index = 415.23**
- 13.2 160 mm diameter [Kshs. 2,775/00 per six metre] **Index = 486.52**

14. TIMBER [W.E.F 01.03.2021] [See Practice Note No. 88/02]

- 14.1 100 x 75mm Cypress [Kshs. 400/00 per M1] **Index = 347.41**
- 14.2 100 x 75mm Mahogany [Kshs. 1400/00 per M1] **Index = 237.28**
- 14.3 Blockboard not exceeding 25mm thick [Kshs. 1597.22 per M2] **Index = 297.95**

++15. PAINT [W.E.F. 01.03.2021]

- 15.1 Plastic Emulsion [Kshs. 2,192.77/- per 4 litres ex Factory] **Index = 165.06**
- 15.2 Enamel Paint [Kshs. 2805.06/- per 4 litres ex Factory] **Index = 174.11**

16. CONCRETE ROOFING TILES [W.E.F. 01.11.2017]

- 17.1 PRICE = [Kshs. 538/24 per m2] **Index = 134/ 39**

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19. MONTHLY INTEREST RATE APPLICABLE TO DELAYED PAYMENTS [See Practice Note No.2000/01]

1.5 PERCENT PER MONTH [W.E.F 01.03.2021]

++ 20. LABOUR [BASIC MINIMUM WAGE RATE PER NORMAL WORKING DAY MON. – SAT.]

	NAIROBI, MOMBASA AND KISUMU	The Area of all Municipalities, all towns and Urban Councils	All other Areas
2019	Labourers Kshs. 692.00	Kshs. 684.00	Kshs. 684.00
2020	Labourers Kshs. 720.00	Kshs. 711.00	Kshs. 711.00

In accordance with the Memorandum of Agreement between the Kenya Association of Building and Civil Engineering Contractors and the Kenya Building Construction and Allied Workers Union dated **16th July 2019** and registered by Industrial Court Ref **RCA No.186 OF 2019 dated 25th July, 2019**, the revised Basic Daily Rates with effect from **1st January 2020**, are as above. In assessing the overall percentage increase consideration has been given to Housing, Travel Allowance, N.S.S.F. Contribution, Annual Leave, Sick Leave with Pay and Medical treatment allowance, and the resultant increase to be applied to labour for the purpose of the Fluctuation Clause is assessed at **3.96 per cent for the year 2020 with effect from 1st January 2020**.

Labour content is evaluated as follows:

- A. At 25.00% of Builders work for jobs tendered prior to 31.12.1995.
- B. At 20.00% of Builders work for jobs tendered from 01.01.1996 to 31.03.1998.
- C. At 19.00% of Builders work for jobs tendered from 01.04.1998.



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PRACTICE NOTES

INDEXING [W.E.F. 01.01.2020]

NO.2020/01

CEMENT

The prices of 42.5N/MM2 Cement will apply in this index W.E.F 01/03/2020 in addition to 32.5 N/mm2 Cement.

NO.2020/02

VINYL FLOOR TILES

Rates for Vinyl floor tiles will not be collected and therefore substituted with ceramic floor and wall tiles.

NO.2020/03

BITUMEN AND MASTIC ASPHALT

Bitumen for waterproofing purposed is no longer in much use and therefore other materials will be recommended in subsequent lists.

NO.2017/01

BITUMEN AND MASTIC ASPHALT

Mastic asphalt is not available and therefore other materials will be recommended in subsequent listing

NO.2017/02

CORRUGATED ASBESTOS CEMENT SHEETING AND GALVANISED MILD STEEL PIPES

Corrugated Asbestos cement sheeting is no longer in production and considered obsolete material and galvanized mild steel pipes were replaced as building material by use of PPR pipes.

NO.2014/02

CONTRACTS ENTERED INTO BEFORE 30TH APRIL 2002

Contracts entered into on or before 30th April 2002 are deemed to have been concluded. The related prices and indices have been removed from this price list WEF 01.05.2014.

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NO.2011/01

BUILDING STONE

With effect from 31st January 2011, the use of imperial units for the description of stone has been changed to metric. The index remains unchanged.

NO. 2011/02

IT4 ROOFING SHEETS

IT4 Roofing sheets are no longer in production. Therefore, the prices of IT5 will apply with effect from 31.1.2011.

NOTE xx Denotes new items

++ Denotes revised prices

xxx Corrected items

[w]Means weighted average