



INTERNATIONAL ISLAMIC YOUTH LEAGUE (IIYL)

HEAD OFFICE — SIERRA LEONE | SINCE 1991

BILL OF QUANTITIES & COST ESTIMATE



3-Storey Office Building | 20 m x 15 m | April 2026

Exchange rates applied: 1 USD = 0.79 GBP | 1 USD = 0.92 EUR (indicative rates, April 2026). All rates are estimates based on current Sierra Leone construction market.

SUMMARY OF COSTS BY SECTION

Ref	Section	USD (US\$)	GBP (£)	EUR (€)
A	PRELIMINARIES & SITE WORKS	\$29,310.00	£23,154.90	€26,965.20
B	EARTHWORKS & DRAINAGE	\$15,690.00	£12,395.10	€14,434.80
C	FOUNDATIONS & SUBSTRUCTURE	\$49,360.00	£38,994.40	€45,411.20
D	SUPERSTRUCTURE — FRAME & FLOORS	\$115,180.00	£90,992.20	€105,965.60
E	ROOF STRUCTURE & COVERING	\$46,740.00	£36,924.60	€43,000.80
F	EXTERNAL & INTERNAL WALLS	\$69,970.00	£55,276.30	€64,372.40
G	FLOORS & CEILINGS	\$62,100.00	£49,059.00	€57,132.00
H	DOORS, WINDOWS & GLAZING	\$43,765.00	£34,574.35	€40,263.80
I	PLUMBING & SANITARY INSTALLATIONS	\$16,120.00	£12,734.80	€14,830.40
J	ELECTRICAL INSTALLATIONS	\$96,175.00	£75,978.25	€88,481.00
K	LIFTS & VERTICAL TRANSPORT	\$34,700.00	£27,413.00	€31,924.00
L	EXTERNAL WORKS & LANDSCAPING	\$31,170.00	£24,624.30	€28,676.40
M	FURNITURE, FITTINGS & EQUIPMENT (FF&E)	\$64,920.00	£51,286.80	€59,726.40
	SUB-TOTAL (Construction)	\$675,200.00	£533,408.00	€621,184.00
	Contingency (10%)	\$67,520.00	£53,340.80	€62,118.40
	SUB-TOTAL incl. Contingency	\$742,720.00	£586,748.80	€683,302.40
	Professional Fees (8%)	\$59,417.60	£46,939.90	€54,664.19
	GRAND TOTAL (incl. all fees)	\$802,137.60	£633,688.70	€737,966.59

SECTION A: PRELIMINARIES & SITE WORKS

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
A01	Site clearance and grubbing up	m ²	300	\$4.50	\$1,350.00	£1,066.50	€1,242.00
A02	Temporary site hoarding / fencing	m	60	\$35.00	\$2,100.00	£1,659.00	€1,932.00
A03	Site office and welfare facilities (temporary)	sum	1	\$2,500.00	\$2,500.00	£1,975.00	€2,300.00
A04	Mobilisation of plant and equipment	sum	1	\$3,500.00	\$3,500.00	£2,765.00	€3,220.00
A05	Setting out and surveying	sum	1	\$1,200.00	\$1,200.00	£948.00	€1,104.00
A06	Site security throughout construction	wk	52	\$180.00	\$9,360.00	£7,394.40	€8,611.20
A07	Temporary water and power supply	sum	1	\$1,800.00	\$1,800.00	£1,422.00	€1,656.00
A08	Waste disposal and site clearance (ongoing)	sum	1	\$2,200.00	\$2,200.00	£1,738.00	€2,024.00
A09	Health & Safety plan and signage	sum	1	\$800.00	\$800.00	£632.00	€736.00
A10	Insurance and performance bond	sum	1	\$4,500.00	\$4,500.00	£3,555.00	€4,140.00
SECTION A TOTAL					\$29,310.00	£23,154.90	€26,965.20

SECTION B: EARTHWORKS & DRAINAGE

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
B01	Excavation to reduced level (avg 300mm)	m ³	90	\$12.00	\$1,080.00	£853.20	€993.60
B02	Excavation for pad footings (avg 1.2m deep)	m ³	44	\$18.00	\$792.00	£625.68	€728.64
B03	Excavation for strip foundations (600mm wide)	m ³	54	\$15.00	\$810.00	£639.90	€745.20
B04	Excavation for ground beams	m ³	28	\$16.00	\$448.00	£353.92	€412.16
B05	Disposal of surplus excavated material off-site	m ³	80	\$14.00	\$1,120.00	£884.80	€1,030.40
B06	Hardcore filling and compaction (150mm)	m ³	45	\$22.00	\$990.00	£782.10	€910.80
B07	Anti-termite treatment to sub-structure	m ²	300	\$8.00	\$2,400.00	£1,896.00	€2,208.00
B08	Surface water drainage channels (perimeter)	m	70	\$45.00	\$3,150.00	£2,488.50	€2,898.00
B09	Soakaway pit (2.0m dia x 3.0m deep)	nr	2	\$850.00	\$1,700.00	£1,343.00	€1,564.00
B10	Septic tank (3000L precast concrete)	nr	1	\$3,200.00	\$3,200.00	£2,528.00	€2,944.00
SECTION B TOTAL					\$15,690.00	£12,395.10	€14,434.80

SECTION C: FOUNDATIONS & SUBSTRUCTURE

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
C01	Blinding concrete C10 (75mm) to footings	m ³	4.0	\$95.00	\$380.00	£300.20	€349.60
C02	Reinforced concrete pad footings C25/30 (1100x1100x400mm)	nr	25	\$420.00	\$10,500.00	£8,295.00	€9,660.00
C03	Reinforced concrete strip foundation C20 (600x300mm)	m	70	\$85.00	\$5,950.00	£4,700.50	€5,474.00
C04	Reinforced concrete ground beams C25/30 (250x400mm)	m	90	\$120.00	\$10,800.00	£8,532.00	€9,936.00
C05	Reinforcement steel Y16 bars (footings & beams)	tonne	3.2	\$1,100.00	\$3,520.00	£2,780.80	€3,238.40
C06	Reinforcement steel Y8 links	tonne	0.6	\$1,100.00	\$660.00	£521.40	€607.20
C07	Damp proof membrane (1200 gauge polythene)	m ²	300	\$3.50	\$1,050.00	£829.50	€966.00
C08	Ground floor slab C25/30 (150mm) incl. mesh A393	m ²	300	\$55.00	\$16,500.00	£13,035.00	€15,180.00
SECTION C TOTAL					\$49,360.00	£38,994.40	€45,411.20

SECTION D: SUPERSTRUCTURE — FRAME & FLOORS

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
D01	RC columns 250x250mm (Ground to 1st floor, 4.0m)	m	80	\$95.00	\$7,600.00	£6,004.00	€6,992.00
D02	RC columns 250x250mm (1st to 2nd floor, 3.5m)	m	70	\$95.00	\$6,650.00	£5,253.50	€6,118.00
D03	RC columns 250x250mm (2nd floor to roof, 3.0m)	m	60	\$95.00	\$5,700.00	£4,503.00	€5,244.00
D04	RC ring beams / lintels 250x400mm	m	140	\$110.00	\$15,400.00	£12,166.00	€14,168.00
D05	RC suspended floor slab C25/30 (150mm) — 1st floor	m²	300	\$75.00	\$22,500.00	£17,775.00	€20,700.00
D06	RC suspended floor slab C25/30 (150mm) — 2nd floor	m²	300	\$75.00	\$22,500.00	£17,775.00	€20,700.00
D07	RC staircase (2 flights, incl. landings)	nr	2	\$4,800.00	\$9,600.00	£7,584.00	€8,832.00
D08	Reinforcement steel Y16/Y12 (columns & slabs)	tonne	8.5	\$1,100.00	\$9,350.00	£7,386.50	€8,602.00
D09	Reinforcement steel Y8 links (columns)	tonne	1.2	\$1,100.00	\$1,320.00	£1,042.80	€1,214.40
D10	Formwork to columns, beams and slabs	m²	520	\$28.00	\$14,560.00	£11,502.40	€13,395.20
SECTION D TOTAL					\$115,180.00	£90,992.20	€105,965.60

SECTION E: ROOF STRUCTURE & COVERING

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
E01	RC flat roof slab C25/30 (150mm) with falls	m²	300	\$80.00	\$24,000.00	£18,960.00	€22,080.00
E02	Roof waterproofing membrane (torch-on felt, 2 layers)	m²	320	\$18.00	\$5,760.00	£4,550.40	€5,299.20
E03	Roof insulation (50mm extruded polystyrene)	m²	300	\$12.00	\$3,600.00	£2,844.00	€3,312.00
E04	Screed to falls (avg 75mm)	m²	300	\$14.00	\$4,200.00	£3,318.00	€3,864.00
E05	Parapet wall (225mm blockwork, 600mm high)	m	70	\$55.00	\$3,850.00	£3,041.50	€3,542.00
E06	Roof drainage — rainwater outlets and downpipes	nr	6	\$280.00	\$1,680.00	£1,327.20	€1,545.60
E07	Roof terrace balustrade (mild steel, powder coated)	m	25	\$120.00	\$3,000.00	£2,370.00	€2,760.00
E08	Roof access hatch (900x900mm steel)	nr	1	\$650.00	\$650.00	£513.50	€598.00
SECTION E TOTAL					\$46,740.00	£36,924.60	€43,000.80

SECTION F: EXTERNAL & INTERNAL WALLS

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
F01	External walls — 225mm hollow concrete blockwork	m²	480	\$38.00	\$18,240.00	£14,409.60	€16,780.80
F02	Internal partition walls — 150mm blockwork	m²	620	\$32.00	\$19,840.00	£15,673.60	€18,252.80
F03	External wall rendering (both faces, 15mm)	m²	480	\$12.00	\$5,760.00	£4,550.40	€5,299.20
F04	Internal wall plastering (12mm skim coat)	m²	1,240	\$9.00	\$11,160.00	£8,816.40	€10,267.20
F05	External wall painting (2 coats weatherproof)	m²	480	\$6.00	\$2,880.00	£2,275.20	€2,649.60
F06	Internal wall painting (2 coats emulsion)	m²	1,240	\$4.50	\$5,580.00	£4,408.20	€5,133.60
F07	Ceramic wall tiles to toilets & canteen (200x300mm)	m²	180	\$22.00	\$3,960.00	£3,128.40	€3,643.20
F08	Decorative feature cladding to entrance facade	m²	30	\$85.00	\$2,550.00	£2,014.50	€2,346.00
SECTION F TOTAL					\$69,970.00	£55,276.30	€64,372.40

SECTION G: FLOORS & CEILINGS

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
G01	Cement and sand floor screed (50mm)	m²	900	\$12.00	\$10,800.00	£8,532.00	€9,936.00

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
G02	Ceramic floor tiles — offices (400x400mm)	m²	650	\$25.00	\$16,250.00	£12,837.50	€14,950.00
G03	Ceramic floor tiles — toilets & canteen (300x300mm)	m²	180	\$22.00	\$3,960.00	£3,128.40	€3,643.20
G04	Granite/terrazzo tiles — reception & CEO office	m²	70	\$65.00	\$4,550.00	£3,594.50	€4,186.00
G05	Suspended ceiling — Armstrong grid tiles (600x600mm)	m²	750	\$28.00	\$21,000.00	£16,590.00	€19,320.00
G06	Ceiling plastering (where no suspended ceiling)	m²	150	\$10.00	\$1,500.00	£1,185.00	€1,380.00
G07	Skirting tiles (100mm ceramic)	m	280	\$8.00	\$2,240.00	£1,769.60	€2,060.80
G08	Staircase finishes (terrazzo treads and risers)	nr	40	\$45.00	\$1,800.00	£1,422.00	€1,656.00
SECTION G TOTAL					\$62,100.00	£49,059.00	€57,132.00

SECTION H: DOORS, WINDOWS & GLAZING

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
H01	External entrance doors — aluminium framed glass (double)	nr	2	\$1,800.00	\$3,600.00	£2,844.00	€3,312.00
H02	External doors — solid hardwood (900x2100mm)	nr	6	\$650.00	\$3,900.00	£3,081.00	€3,588.00
H03	Internal doors — flush hollow core (900x2100mm)	nr	35	\$220.00	\$7,700.00	£6,083.00	€7,084.00
H04	Fire doors — 60-min rated (900x2100mm)	nr	6	\$480.00	\$2,880.00	£2,275.20	€2,649.60
H05	Aluminium sliding windows (1200x1200mm)	nr	40	\$320.00	\$12,800.00	£10,112.00	€11,776.00
H06	Fixed glazed windows (600x900mm)	nr	20	\$180.00	\$3,600.00	£2,844.00	€3,312.00
H07	Security grilles to ground floor windows	nr	20	\$95.00	\$1,900.00	£1,501.00	€1,748.00
H08	Roller shutter — store room (3000x2500mm)	nr	1	\$1,200.00	\$1,200.00	£948.00	€1,104.00
H09	Door ironmongery (locks, handles, hinges) — full set	nr	41	\$85.00	\$3,485.00	£2,753.15	€3,206.20
H10	Window blinds (venetian, aluminium)	nr	60	\$45.00	\$2,700.00	£2,133.00	€2,484.00
SECTION H TOTAL					\$43,765.00	£34,574.35	€40,263.80

SECTION I: PLUMBING & SANITARY INSTALLATIONS

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
I01	Cold water supply pipework (CPVC 15–50mm)	m	180	\$18.00	\$3,240.00	£2,559.60	€2,980.80
I02	Hot water supply pipework (CPVC 15mm)	m	60	\$20.00	\$1,200.00	£948.00	€1,104.00
I03	Soil and waste pipework (uPVC 50–110mm)	m	120	\$16.00	\$1,920.00	£1,516.80	€1,766.40
I04	WC suites (close coupled, white vitreous china)	nr	12	\$180.00	\$2,160.00	£1,706.40	€1,987.20
I05	Wash hand basins (pedestal, white)	nr	12	\$120.00	\$1,440.00	£1,137.60	€1,324.80
I06	Urinals (stainless steel, wall hung)	nr	4	\$220.00	\$880.00	£695.20	€809.60
I07	Kitchen sink (stainless steel double bowl)	nr	2	\$280.00	\$560.00	£442.40	€515.20
I08	Shower tray and fitting (CEO en-suite)	nr	1	\$450.00	\$450.00	£355.50	€414.00
I09	Overhead water storage tank (5000L polyethylene)	nr	2	\$680.00	\$1,360.00	£1,074.40	€1,251.20
I10	Submersible pump and pressure system	nr	1	\$1,800.00	\$1,800.00	£1,422.00	€1,656.00
I11	Water meter and main stop valve	nr	1	\$350.00	\$350.00	£276.50	€322.00
I12	Ablution room fittings (wudu taps x 8)	nr	8	\$95.00	\$760.00	£600.40	€699.20
SECTION I TOTAL					\$16,120.00	£12,734.80	€14,830.40

SECTION J: ELECTRICAL INSTALLATIONS

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
J01	Main distribution board (200A, 3-phase)	nr	1	\$2,800.00	\$2,800.00	£2,212.00	€2,576.00
J02	Sub-distribution boards (per floor)	nr	3	\$950.00	\$2,850.00	£2,251.50	€2,622.00
J03	PVC conduit wiring (lighting circuits)	m	600	\$8.50	\$5,100.00	£4,029.00	€4,692.00
J04	PVC conduit wiring (power circuits)	m	400	\$10.00	\$4,000.00	£3,160.00	€3,680.00
J05	LED light fittings — offices (600x600mm panel)	nr	80	\$65.00	\$5,200.00	£4,108.00	€4,784.00
J06	LED light fittings — corridors and toilets	nr	40	\$35.00	\$1,400.00	£1,106.00	€1,288.00
J07	Emergency exit lighting and signage	nr	12	\$120.00	\$1,440.00	£1,137.60	€1,324.80
J08	13A switched socket outlets (double)	nr	120	\$28.00	\$3,360.00	£2,654.40	€3,091.20
J09	Air conditioning units — split system (offices)	nr	20	\$850.00	\$17,000.00	£13,430.00	€15,640.00
J10	Ceiling fans (corridors and canteen)	nr	15	\$95.00	\$1,425.00	£1,125.75	€1,311.00
J11	Generator — 100kVA diesel standby	nr	1	\$18,500.00	\$18,500.00	£14,615.00	€17,020.00
J12	Automatic transfer switch (ATS)	nr	1	\$2,200.00	\$2,200.00	£1,738.00	€2,024.00
J13	Solar PV system (10kWp roof-mounted)	sum	1	\$12,000.00	\$12,000.00	£9,480.00	€11,040.00
J14	CCTV system (16 cameras, DVR, monitors)	sum	1	\$4,500.00	\$4,500.00	£3,555.00	€4,140.00
J15	Fire alarm system (addressable, full building)	sum	1	\$6,500.00	\$6,500.00	£5,135.00	€5,980.00
J16	Structured cabling — Cat6 network (data points)	nr	60	\$85.00	\$5,100.00	£4,029.00	€4,692.00
J17	Earthing and lightning protection system	sum	1	\$2,800.00	\$2,800.00	£2,212.00	€2,576.00
SECTION J TOTAL					\$96,175.00	£75,978.25	€88,481.00

SECTION K: LIFTS & VERTICAL TRANSPORT

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
K01	Passenger lift — 8-person (630kg), 3 stops	nr	1	\$28,000.00	\$28,000.00	£22,120.00	€25,760.00
K02	Lift shaft construction (RC walls)	sum	1	\$4,500.00	\$4,500.00	£3,555.00	€4,140.00
K03	Lift pit and machine room fit-out	sum	1	\$2,200.00	\$2,200.00	£1,738.00	€2,024.00
SECTION K TOTAL					\$34,700.00	£27,413.00	€31,924.00

SECTION L: EXTERNAL WORKS & LANDSCAPING

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
L01	Perimeter boundary wall (225mm block, 2.4m high)	m	70	\$95.00	\$6,650.00	£5,253.50	€6,118.00
L02	Security gate — motorised sliding (4m wide)	nr	1	\$3,800.00	\$3,800.00	£3,002.00	€3,496.00
L03	Pedestrian gate (1.2m wide, mild steel)	nr	2	\$480.00	\$960.00	£758.40	€883.20
L04	Paved car park (interlocking blocks, 10 spaces)	m ²	250	\$35.00	\$8,750.00	£6,912.50	€8,050.00
L05	Paved footpaths and entrance plaza	m ²	80	\$30.00	\$2,400.00	£1,896.00	€2,208.00
L06	Landscaping — planting, topsoil, grass	m ²	150	\$12.00	\$1,800.00	£1,422.00	€1,656.00
L07	Flagpole (6m aluminium, with ILYL flag)	nr	1	\$650.00	\$650.00	£513.50	€598.00
L08	External signage — ILYL building nameplate (illuminated)	nr	1	\$2,200.00	\$2,200.00	£1,738.00	€2,024.00
L09	External lighting (compound and security)	nr	12	\$180.00	\$2,160.00	£1,706.40	€1,987.20
L10	Wheelchair ramp and accessible pathway	sum	1	\$1,800.00	\$1,800.00	£1,422.00	€1,656.00
SECTION L TOTAL					\$31,170.00	£24,624.30	€28,676.40

SECTION M: FURNITURE, FITTINGS & EQUIPMENT (FF&E;)

Item	Description	Unit	Qty	Rate (USD)	Total (USD)	Total (GBP £)	Total (EUR €)
M01	Executive office furniture set (CEO)	sum	1	\$4,500.00	\$4,500.00	£3,555.00	€4,140.00
M02	PA/Secretary workstation set	sum	1	\$1,800.00	\$1,800.00	£1,422.00	€1,656.00
M03	Office workstations (open plan, per station)	nr	30	\$450.00	\$13,500.00	£10,665.00	€12,420.00
M04	Conference room table and chairs (30-person)	sum	1	\$6,500.00	\$6,500.00	£5,135.00	€5,980.00
M05	Conference hall chairs (100-person)	nr	100	\$45.00	\$4,500.00	£3,555.00	€4,140.00
M06	Reception desk and seating	sum	1	\$2,800.00	\$2,800.00	£2,212.00	€2,576.00
M07	Canteen tables and chairs (50-person)	sum	1	\$3,200.00	\$3,200.00	£2,528.00	€2,944.00
M08	Kitchen equipment (canteen — cooker, fridge, etc.)	sum	1	\$4,500.00	\$4,500.00	£3,555.00	€4,140.00
M09	Prayer room fittings (mats, Qibla indicator, shelving)	sum	1	\$1,200.00	\$1,200.00	£948.00	€1,104.00
M10	Library shelving and reading tables	sum	1	\$2,800.00	\$2,800.00	£2,212.00	€2,576.00
M11	Whiteboard and projection screens (conference rooms)	nr	4	\$380.00	\$1,520.00	£1,200.80	€1,398.40
M12	Projectors (ceiling mounted)	nr	4	\$650.00	\$2,600.00	£2,054.00	€2,392.00
M13	IT equipment (computers, printers, servers)	sum	1	\$12,000.00	\$12,000.00	£9,480.00	€11,040.00
M14	Telephone system (PABX, 40 extensions)	sum	1	\$3,500.00	\$3,500.00	£2,765.00	€3,220.00
SECTION M TOTAL					\$64,920.00	£51,286.80	€59,726.40

FINAL COST SUMMARY

	DESCRIPTION	USD (US\$)	GBP (£)	EUR (€)
1	Total Construction Cost (all sections A–M)	\$675,200.00	£533,408.00	€621,184.00
2	Contingency Allowance (10%)	\$67,520.00	£53,340.80	€62,118.40
3	Sub-Total (Construction + Contingency)	\$742,720.00	£586,748.80	€683,302.40
4	Professional Fees — Architecture, Structural, M&E (8%)	\$59,417.60	£46,939.90	€54,664.19
	GRAND PROJECT TOTAL	\$802,137.60	£633,688.70	€737,966.59

IMPORTANT NOTES:

1. This Bill of Quantities is a preliminary cost estimate based on current Sierra Leone construction market rates (April 2026).
2. Rates include materials, labour, plant, and contractor's overhead and profit.
3. Exchange rates are indicative: 1 USD = 0.79 GBP | 1 USD = 0.92 EUR. Actual rates at time of contract may vary.
4. This estimate excludes: land acquisition costs, legal fees, VAT/taxes, utility connection charges, and furniture not listed.
5. A full detailed BoQ should be prepared by a qualified Quantity Surveyor prior to tendering.
6. Soil investigation report recommended before finalising foundation design and costs.
7. All works to comply with Sierra Leone Building Regulations and relevant British Standards (BS/EN).