

TERMS OF REFERENCE

Project : Reduction of Landslide Vulnerability by Mitigation Measures Project (RLVMMP)

Position : Quantity Surveyor (01 No's)

Funds : Loan No – L0124A, Asian Infrastructure Investment Bank (AIIB)

Objective and Purpose of the Assignment:

The Reduction of Landslide Vulnerability by Mitigation Measures Project (RLVMMP) aims to reduce landslide risk and severity, minimizing loss of life and economic damage. The project, initiated in 2019 and set to be completed in June 2027, consists of four components. The total cost is USD 101.3 million, funded by the Asian Infrastructure Investment Bank (AIIB) and the Sri Lankan government.

Meanwhile, Cyclone “Ditwah” between 27th and 29th November 2025 caused widespread flooding and rainfall-induced landslides across Sri Lanka, resulting in significant loss of life and extensive damage to housing, transport networks, and public infrastructure, particularly in the Central Province. The event triggered approximately 1,200 landslides and severely disrupted road and railway connectivity, where Road networks across the island collapsed under landslides, floodwater and soil erosion. Over 16,000 kilometers of roads and 278 kilometers of railways exposed to flooding including 35 railroad bridges nationwide (UNDP, 2025). In response, the Implementing Agency is identifying priority landslide-mitigation sites on schools, roads, and railways for implementation under Package 10 of the Reduction of Landslide Vulnerability by Mitigation Measures Project (RLVMMP). Given the scale and urgency of these post-disaster interventions, strengthening the Project Management Unit by engaging dedicated Resident Engineers as Individual Consultants is essential to ensure effective construction management and contract administration.

Package 10 comprises 15 Contract packages covering the mitigation of Landslide sites located across Kandy, Nuwara Eliya, Badulla, Ratnapura, Kegalle, Galle, Matara, Hambantota, Monaragala, Kalutara, and Colombo districts. These mitigation sites are located in environmentally and socially sensitive areas, many closes to schools, public buildings, and transport corridors.

The Quantity Surveyor (QS) will play a crucial role in overseeing cost management, contract administration, and ensuring financial efficiency in project execution. This will be carried out in coordination with the assigned Contracts, which includes other individual experts and/or staff from the National Building Research Institute (NBRI), Sri Lanka Railways (SLR), or other relevant entities. These tasks will be overseen under the leadership of the Project Director/Procurement Specialist/Site Engineer

Scope of Work

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The Quantity Surveyor will ensure proper management of contract packages under the project, ensuring alignment with relevant tender document conditions and government regulations. The role includes reviewing and updating contract packages as needed, assisting the Construction Supervision and Contract Administration in preparing and certifying joint measurements, Bills of Quantities (BOQs), interim and final payment certificates, and maintaining detailed records of contractual documents.

The QS will conduct regular site visits to verify progress, maintain quality control, and ensure accurate record-keeping. They will assess cost variations, contractor claims, and time extension requests, negotiating claims and variations before submission to the employer. Additionally, the expert will provide support in preparing standard criteria checklists, summary sheets, and other essential documents to maintain the integrity and transparency of the contractual process.

The QS will assist the Project Director, Procurement Specialist in implementing the project as per the loan agreement and preparing on-the-job training programs related to contract management, site measurements, and record-keeping. They will also monitor and evaluate payment and disbursement activities for all packages, identify delays, and recommend remedial measures to ensure timely execution.

Further, the QS will play a proactive role in preparing monthly reports on contract administration and performance, providing advice on contractual matters, and mediating disputes among contractors, PMU, and other stakeholders, and his/her work will aim to minimize project costs, enhance value for money, and ensure the required quality and standards are met.

Minimum Qualification Requirement

A Bachelor's degree in Quantity Surveying or an equivalent qualification, and at least 06 years of experience in the civil construction industry, including a minimum of 3 years as a quantity surveyor on major construction projects within a consultancy service OR NVQ Level 06 in Quantity Surveying or equivalent with Minimum of 08 years of post-qualification experience, out of which 03 years as a Contractors Quantity Surveyor OR NVQ Level 05 in Quantity Surveying or equivalent with Minimum of 10 years of post-qualification experience, out of which 03 years as a Contractors Quantity Surveyor OR NVQ level 04 in Quantity Surveying or equivalent with Minimum of 12 years of post-qualification experience, out of which 03 years as a Contractors Quantity Surveyor.

AND

The relevant experience includes managing payments, finalizing accounts, valuing completed works, cost control, preparing and negotiating contractual claims.

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Experience in contract management, particularly in assessing contractor claims with reference to specifications, drawings, and conditions of the contract, is essential. Additionally, the expert must have experience in at least one assignment financed by multilateral agencies.

Proficiency in verbal and written English, coupled with excellent presentation skills, is mandatory.

Experience in civil construction projects in countries with similar geography, topography, and climatic conditions will be an added advantage.

Period and Places of the Assignment

Period : 12 Months with probable extension.

Duty Station: Site office in above Districts and/or PMU office, Colombo 05