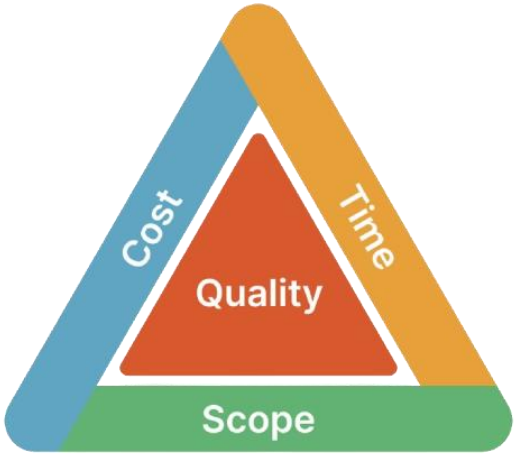
Myanmar Engineering Society
Seminar on 7-Nov-2026, Yangon, Myanamar

Role of QS & Participation in Managing Projects



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BASIC CONSIDERATIONS OF PROJECT MANAGEMENT :



- A project is a temporary, unique endeavor with a defined beginning and end, created to deliver a specific product, service, or result, while project management is the application of knowledge, skills, tools, and techniques to project activities to meet those requirements within agreed constraints

TYPICAL CONSTRUCTION PROJECT TEAM :

- **A typical project team is headed by Project Manager (PM), follower by the personnel from Construction, Design, Procurement, QS, QC and Safety sectors.**



Architect



Designers



Project Manager



Safety Officer



Site Engineer



Quantity Surveyor

TYPICAL RESPONSIBILIES OF PROJECT MANAGER :

- Identifying and developing the client's requirements into work scope
- Leading and managing the project team
- Identifying and managing project risks
- Establishing project budget and schedule
- Coordinating design information flow
- Tender evaluation and contractor selection



Project Manager

QS'S PERSPECTIVE IN SUPPORTING PROJECT MANAGEMENT :

- **What does FIDIC say ???**

FIDIC Red Book Clause 12

- **Analytical capability in measurement and quantification; Cost perspective throughout the entire decision-making process**

FIDIC Red Book Clause 13

- **Managing Scope and all kinds of Changes; Adjustment to Costs and handling Variations**

FIDIC Red Book Clause 14

- **Deep understanding of Contracts and Procurements, Handling Payments throughout the contract life cycle**

QS'S PERSPECTIVE IN SUPPORTING PROJECT MANAGEMENT :

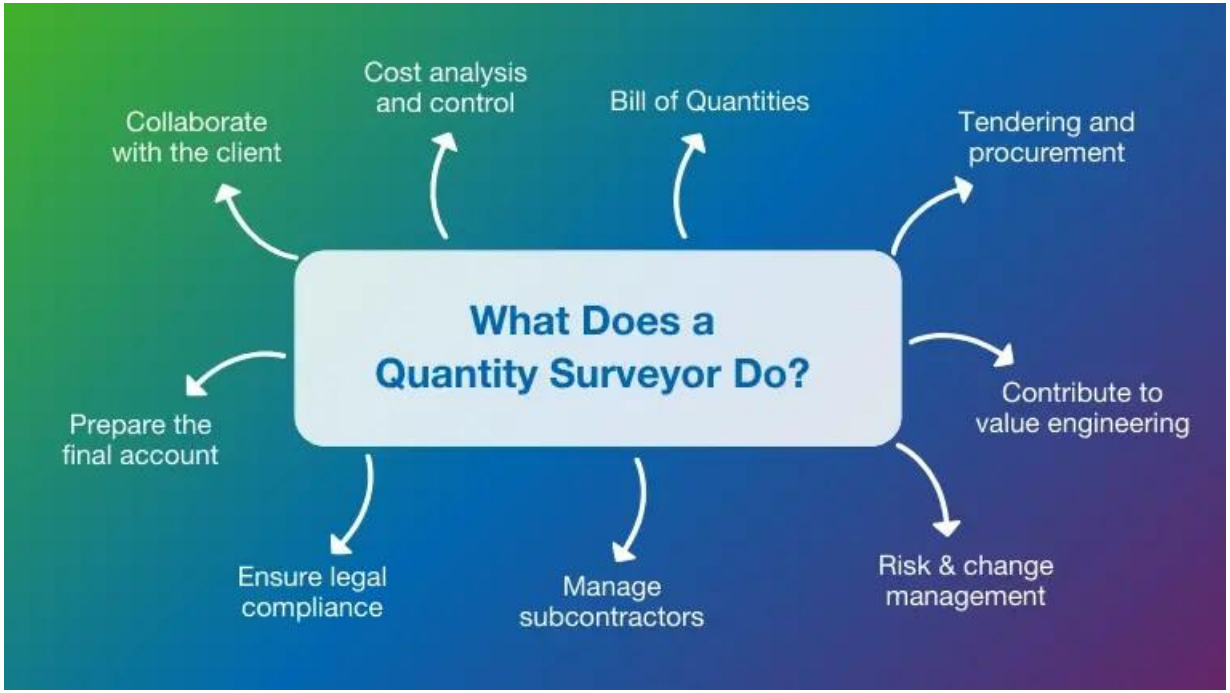
- **What does FIDIC say ???**

FIDIC Red Book Clause 20

- **Handling of Contractual Claims either from the Contractor or the Client**
- **Initiating the Alternate Dispute Resolution (ADR) mechanisms in the case of arguments not reaching the agreement**

TYPICAL QS ROLE AND RESPONSIBILITES :

- **RICS definition: The "financial key" role in construction projects, accurately accounting for costs from concept to completion**
- **Core positioning: A professional in cost and commercial management**



TWO TYPES OF QS :

What are the Differences??

Client QS

- Cost planning & Estimates
- Tender management
- Budget Oversight



Need to collaborate and have the same insight and agreement in settling commercial matters such as claims, payments

Contractor QS

- Managing Subcontractors
- Cost Control & Variations
- Profit & Risk Focus



CORE PROJECT MANAGEMENT KNOWLEDGE FOR QS :

PM Knowledge Area	Why Important for QS	Inputs from QS
Contract & Procurement Management	Administer the contract, manage variations, and resolve claims	Manage the multiple contracts; Lead the process of dispute avoidance, not just the valuation
Cost Control & Financial Reporting	Prepare the project budget, monitor expenditure, and report on cost-value reconciliation and cash flow	Integrate cost baseline with overall project activities and reporting to the top level management
Risk Management & Analysis	Early identification of financial risks before they happen and to quantify contingency allowances	Allocate risk to managing the mitigation actions across the whole project team
Stakeholder & Team Management	PM team will perform coordination works with consultants as well as other parties, and manage client expectations	Managing conflict constructively, and formal stakeholder engagement planning

CORE PROJECT MANAGEMENT KNOWLEDGE FOR QS :

PM Knowledge Area	Why Important for QS	Inputs from QS
Ethics & Professionalism	Act with integrity in all commercial dealings and decisions	Applying ethical conduct in valuations and certifications, not just commercial ones
Project Planning & Scheduling	Understand the overall project WBS and sequencing. Based on that, monitor the progress and impacts from delay	Highlight the potential cost implications if the project schedule deviates
Quality & Performance Management	The executed works must meet the project requirements and specifications	Highlight the performance issue and deviations from work standards because the Client will reject the cost claim if the works are unsatisfactory

PROJECT LIFE CYCLE PHASES :



Feasibility & Initiation

Planning & Design

Procurement & Pre Construction

Execution & Construction

Monitoring & Control

Commissioning & Handover

Closure & Post Construction

QS across PROJECT LIFE CYCLE :

Feasibility & Cost Estimation



Assess viability. Estimate early costs.

Cost Planning & Budgeting



Build and update project budgets.

Tender Support & Procurement



Prepare BoQ. Review bids and pricing.

Cost Control & Variations



Track spend. Manage changes.

Final Account & Closeout



Reconcile costs. Finalise accounts.

STAGE 1 – FEASIBILITY STUDY & ESTIMATING :

- Commercial feasibility and Technical feasibility are two important factors which require inputs from professional QS
- Unit rate and ratio-based estimating, preliminary cost advice
- Helping the Developer/ Owner judge the financial viability of the project

STAGE 2 – CONCEPT DESIGN AND COST PLANNING :

- Developing a budget breakdown structure, based on the project requirements
- Cost planning based on approximate estimates
- When information is limited at this stage, approximate estimating methods are the primary tool

STAGE 3 – DETAILED DESIGN & DOCUMENTATION :

- **Preparing the Bill of Quantities (BoQ) — QS's core output**

- **BoQ components: material quantities, labor, costs, provisional sums**



? ?

GENERAL ARRANGEMENT OF STANDARD TENDER DOCUMENTS:

- The cover (Introduction about tendering works/ jobs)
- Section I: Invitation to tender
- Section II: Instructions to tenderers
- Section III – General conditions of contract
- Section IV – Special conditions of contract
- Section V – Technical Specifications/Scope of Works/ TOR
- Section VI – Schedule of Requirements
- Section VII- Price Schedule
- Section VIII –Standard Forms/ References/ Appendices

STAGE 4 – TENDERING AND BID EVALUATION :

- Preparing the tender document package (BoQ, drawings, tender forms, specifications)
- Analyzing tender prices, providing contractor selection recommendations
- Cost analysis and identification of abnormally low bids during evaluation

SAMPLE TENDER EVALUATION MATRIX :

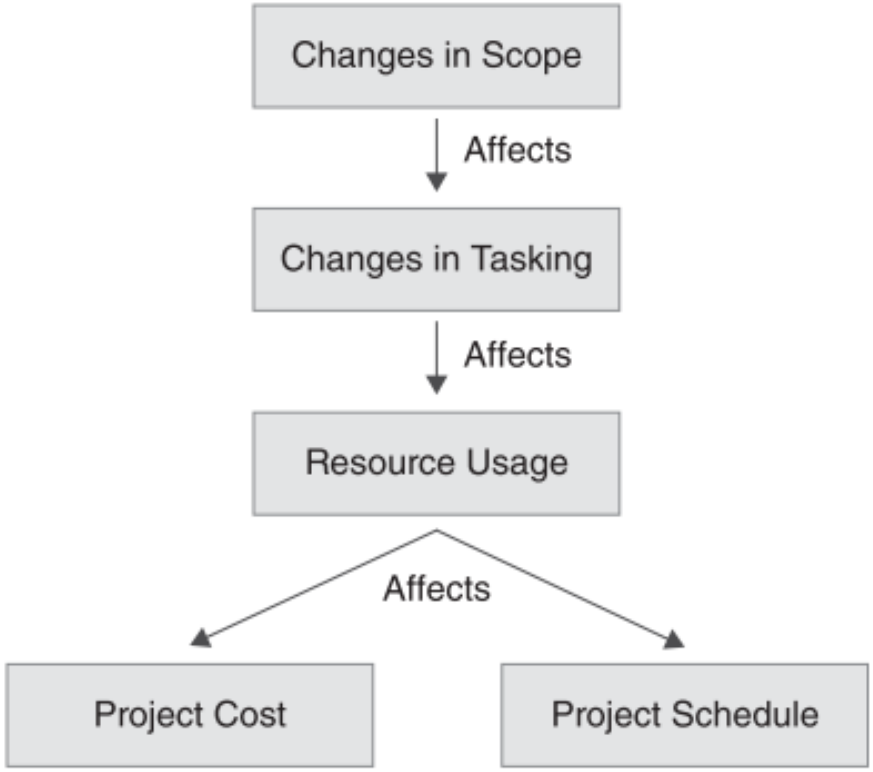
Proposal Criteria	Points (Weightage)	Contractor A		Contractor B		Contractor C	
		Score	Points Recevied	Score	Points Received	Score	Points Received
Design Competency	20	5	100	4	80	4	80
Financial Capability	20	4	80	4	80	5	100
Technical Experience	20	3	60	5	100	3	60
Resource Availability	20	4	80	5	100	3	60
Quality Commitment	10	3	30	4	40	3	30
HSE Commitment	10	3	30	4	40	3	30
Total	100		380		440		360

STAGE 5 – CONSTRUCTION COST & CONTRACT MANAGEMENT :

- Monthly progress payment assessment and certification
- Valuation of Variation orders
- Cash flow forecasting and monitoring

- Interpretation and enforcement of contract terms
- Assessment of claims and recommendations
- Review of subcontractor payments

VARIATION ISSUES HANDLING :



STAGE 6 – COMPLETION AND FINAL SETTLEMENT :

- **Preparation and negotiation of the Final Account**
- **Cost tracking during the defects liability period**
- **Post-project evaluation and cost data archiving**

Risk Management

Value Engineering

Life Cycle Cost Analysis



CURRENT MYANMAR CONSTRUCTION INDUSTRY SITUATION :

- **Project Management Knowledge including contract management needs more improvement**
- **Lack of professional QS talents**
- **Mindset of Owners/ Clients about Variations**
- **Insufficient accumulation of Cost Data**

RECOMMENDED KEY POINTS AND ACTIONS :

- **Engage Early : Early involvement (at feasibility stage)**
- **Role & Authority: Clear scope of participants in project management/ construction processes**
- **Consultation: Include QS in the core decision-making team**
- **Fair Risk Sharing: Draft contracts that allocate risks to the party best equipped to manage them**

Thank You

Q&A

