



## MINISTRY OF TRANSPORT HIGHWAYS AND URBAN DEVELOPMENT

# REQUEST FOR EXPRESSIONS OF INTEREST

**NAME OF PROJECT:** Integrated Regional Development Programme (IRDP)/Regional Empowerment Through Vibrant, Inclusive, And Viable Economies (REVIVE)

**Grant No.:** E568-LK

**Assignment Title:** Consultancy Services for Technical, Environmental, Social, Financial, and Economic Feasibility for the Regeneration and Conservation and Adaptive Reuse of Jaffna Fort

**Reference No.:** MoTH&UD/F/9/IRDP/Consultancy/2/Jaffna Fort – MoTH&UD

**LK-UDA-PMU-535218-CS-CQS - STEP, World Bank**

1. The **Government of Sri Lanka** has received financing from the World Bank toward the cost of the **Integrated Regional Development Programme (IRDP)/REVIVE Project**, which is being implemented by the Ministry of Transport Highways and Urban Development and intends to apply part of the proceeds for consulting services.
2. The consulting services (“the Services”) include conducting a comprehensive, multi-dimensional feasibility study to transform the 62-acre **Jaffna Fort** into a premier heritage destination. The study will ensure that proposed investments are technically sound, environmentally sustainable, socially inclusive, and economically viable.

Key tasks include:

- **Technical, Conservation and Urban Planning/Design:** Structural assessments; adaptive reuse planning for the ramparts, tunnels, and historic buildings (e.g., Queen’s House, Dutch Church, Prison building, among others); feasibility and planning for connectivity and mobility including shared electric mobility, public spaces (including central yard and other spaces in the fort – both inner and outer moat areas and lagoon park); urban infrastructure, amenities and utilities including drainage and solid waste management for the fort and surroundings; and operations and maintenance
- **Environmental & Social:** Preparing E&S instruments (ESIA, ESMP, RAP/LSP) in alignment with World Bank Environmental and Social Framework (ESF).
- **Economic & Financial:** Financial modeling and project structuring for Public-Private Partnerships (PPP).

The estimated implementation period is **three (3) months (12 weeks)**.

3. The detailed “Terms of Reference (TOR)” for the assignments can be found at the following website: <https://www.transport.gov.lk/> (**Media > Procurement > TORs**)
4. The Chairman, of the Ministry Consultants Procurement Committee on behalf of the Integrated Regional Development Programme (IRDP)/REVIVE Project, invites eligible consulting firms to indicate their interest in providing the services. Interested Consultants should provide information demonstrating that they have the required qualifications and relevant experience to perform the Services.

The shortlisting criteria are:

- **Core Business:** Experience in urban regeneration, heritage conservation, and multi-disciplinary infrastructure feasibility for at least **15 years**.
- **Relevant Experience:** Proven track record of successfully completing at least 3 major heritage conservation or urban regeneration projects of similar scale in the last 10 years.
- **Technical Capacity:** Demonstrated corporate experience in structural engineering for historic structures, sustainable urban design, urban planning, and nature-based solutions.
- **ESF & Management:** Strong organizational capacity to manage parallel multi-disciplinary teams and experience working under the World Bank Environmental and Social Standards (ESS).
- **PPP Experience:** Corporate experience in financial modeling and project structuring for PPP projects of similar scale.

Key Experts will not be evaluated at the shortlisting stage.

5. The attention of interested Consultants is drawn to Section III, paragraphs, 3.15 and 3.16 of the World Bank’s “Procurement Regulations for IPF Borrowers” February 2025 (“Procurement Regulations”), setting forth the World Bank’s policy on conflict of interest.
6. Consultants may associate with other firms to enhance their qualifications, but should indicate clearly whether the association is in the form of a joint venture and/or a sub-consultancy. In the case of a joint venture, all the partners in the joint venture shall be jointly and severally liable for the entire contract, if selected.
7. A consultant will be selected in accordance with the procedures set out in the World Bank’s Procurement Regulations for IFB borrowers, February 2025, and the method of selection will be the Consultant’s Qualification Selection Method (CQS).
8. Further information can be obtained at the address below during working office hours, *i.e.* 0900 to 1600 hours except for Saturday, Sunday, and public holidays.

9. Expressions of interest must be delivered in a written form to the address below (in person, or by mail, or by fax, or by e-mail) by **22nd March 2026 on or before 16:00 hrs.**

The Secretary  
Ministry of Transport Highways and Urban Development,  
Urban Development Division,  
12th Floor,  
Sethsiripaya Stage II,  
Battaramulla.  
Tel: 0112 869 521  
E-mail: [proc@moudh.gov.lk](mailto:proc@moudh.gov.lk)  
Date: March 8th, 2026