EXPREESION OF INTEREST
BISCOMAUN
BIHAR & JHARKHAND

Empanelment of Civil Engineering, Infrastructure Assessment, Project Management and Maintenance Agencies
EOI Reference No.: BISCOMAUN/ 1 /2026–27/ Tender/Infr.

1. Invitation

BISCOMAUN invites applications from reputed national and international agencies, qualified civil engineering consultants, architects, structural specialists, project management consultants and maintenance contractors for its eligible buildings and infrastructure.

2. Scope of work

A. Biscomaun Bhawan & tower.
B. Guest house Delhi& Calcutta.
C. Various Civil structures at different district of Bihar& Jharkhand.
D. New Structure.

1. Conduct structural and physical condition assessments.
2. Inspect buildings, roofs, floors, access areas, drainage and utilities.
3. Identify repair, restoration, renovation, retrofitting and preventive maintenance requirements.
4. Prepare technical estimates, drawings, specifications and DPRs.
5. Recommend suitable maintenance schedules.
6. Provide project planning and supervision.
7. Monitor work quality, materials, progress and safety.
8. Assess energy efficiency and facility operating costs.
9. Prepare completion and defect reports.
10. Support maintenance of designated facilities under approved contracts.

3. Eligibility

- Applicants should demonstrate relevant engineering or construction experience and employ appropriately qualified professionals. Professional registrations, contractor registrations and technical approvals shall be required wherever applicable.

- Relevant experience, turnover and application processing fee:-

Sub-Category	Category	Min. Turnover in last 3 financial year	Experience in year.	Non Refundable Deposit.
<20 Lakh	A.	Not. Applicable	1	1,000
>20< 1Cr.	B.	1Cr.	3	2,000
>1Cr.<5 Cr.	C.	5Cr.	5	5,000
>5Cr.	D.	100Cr.	10	10000

4. Deliverables

Inspection reports, structural assessments where required, estimates, specifications, project schedules, quality reports and completion documentation.

5. Engagement model

Fixed consultancy fee, milestone-linked project management fee, item-rate contract or annual maintenance contract, as applicable.

6. Conditions

Technical consultants shall not certify work performed by themselves where such certification would create a prohibited conflict of interest. Civil works shall be separately approved and procured in accordance with the applicable rules.

The following clauses should be attached to each category-specific EOI, with appropriate adjustments.

7. Project Size

At least one JV partner shall have successfully completed architectural consultancy services for a single project having a built-up area of at least 2,00,000 Sq. ft.

8. Geographical Presence

The company shall collectively have undertaken architectural consultancy assignments in more than 2 Cities.

9. Completed Projects

The company have successfully completed at least **30+** projects.

10. Office

At least one established office in Bihar & Jharkhand as on the bid submission deadline.

COMMON TERMS AND CONDITIONS

1. Application and submission

Applications shall be submitted in the prescribed format, signed by an authorised representative, with supporting registration documents, financial records, experience statements and relevant professional licences.

Last date and time: Upto 30.11.2026 (6.00 PM)

Contact officer: Ravi Bhardwaj (Mobile No. 8651624091)

2. Category-wise evaluation

Applications shall be evaluated against criteria disclosed in the relevant EOI.

Depending on the category, evaluation may include:

- Legal eligibility and completeness of documents.
- Relevant experience and past performance.
- Technical qualifications and proposed methodology.
- Availability of personnel, equipment and resources.
- Financial capacity appropriate to the assignment.
- Compliance, safety and quality systems.
- Submission mode : Non Refundable Amount (Through DD in Favour of Biscomaun Patna.
- Proposed value addition and delivery capability.

The applicable scoring system and qualifying threshold shall be stated in the relevant EOI or accompanying evaluation schedule before submission closes.

3. Empanelment period

The proposed validity period shall be two years from the date of empanelment, unless another period is approved and stated in the category-specific EOI. Renewal or extension shall be subject to continued eligibility, satisfactory performance and competent-authority approval.

4. No guarantee of work

Empanelment does not confer a right to receive assignments, a guaranteed minimum value of work, exclusivity, payment or a commercial concession.

5. Award of individual assignments

Specific work shall be awarded through a separate RFP, tender, quotation process, work order, lease or other applicable procurement mechanism. The selection procedure shall depend on the nature, value and legal requirements of the assignment.

Empanelment shall not be used to bypass mandatory competition, valuation, public notice or statutory approval.

6. Conflict of interest

Applicants shall disclose actual or potential conflicts of interest and promptly report any material change. BISCOMAUN may require mitigation measures or take other action permitted by the applicable rules.

7. Confidentiality and data protection

Agencies shall protect BISCOMAUN's confidential information, records and data and shall use them only for authorised purposes, in accordance with applicable law and the relevant contract.

8. Statutory compliance

Agencies shall comply with applicable labour, tax, safety, environmental, professional and sector-specific laws and regulations. Required licences and insurance must remain valid throughout the relevant assignment.

9. Performance monitoring

Performance shall be assessed against agreed deliverables, service levels, milestones, quality requirements and reporting obligations. Persistent failure may lead to corrective action, suspension, removal from the panel or termination of the specific contract in accordance with the applicable terms.

10. Verification and audit

BISCOMAUN may verify applicant credentials, client references, licences, work records and other information submitted. False statements or material concealment may result in rejection or other lawful action.

11. Modification and cancellation

BISCOMAUN may amend, postpone or cancel an EOI in accordance with applicable rules. Any material change shall be communicated through the designated official channel.

12. Approval and jurisdiction

All empanelment and contract awards shall be subject to approval by the competent authority and compliance with applicable BISCOMAUN bye-laws, cooperative law, procurement rules and financial delegations. Governing law and disputeresolution terms shall be specified in the relevant contract.

13. Model Vision of document of Biscomaun Bhawan & Tower, Parking and Bisco Bazar are annexed herewith for perusal.

COMMON APPLICATION FORM

1. Applicant details :

- Name of applicant/entity:
- Legal constitution:
- Registered address:
- Contact person and designation:
- Email and telephone:
- PAN:
- GSTIN, if applicable:
- Registration or incorporation number:
- Year of establishment:

2. Category applied for

- EOI number:
- Category name:
- Specific services offered:

3. Experience and capability

- Years of relevant experience:
- Major comparable assignments:
- Client references:
- Available personnel and qualifications:
- Equipment, infrastructure or technical resources:
- Geographical coverage:
- Applicable licenses and certifications:

4. Financial details

- Annual turnover for the preceding three financial years, where applicable:
- Relevant service-sector turnover:
- Financial statements enclosed:
- Other financial-capacity documents:
- Non Refundable Payment Details as application fee.

5. Proposed approach

Provide a brief description of the proposed methodology, delivery capacity, service standards and value addition for the category concerned.

6. Declarations

I/We declare that the information submitted is true and complete to the best of our knowledge. I/We authorize BISCOMAUN to verify the information and undertake to disclose any material change affecting eligibility.

I/We understand that empanelment does not guarantee the award of work, payment or any minimum business volume. Any assignment will be governed by a separate approved procurement process and written contract.

Authorized Signatory:

Name and designation:

Entity seal, where applicable:

Date:

Place: