

Sl.No	DESCRIPTION
	<u>PREAMBLE NOTES FOR RESTORATION OF STATE BANK OF INDIA'S MAIN BRANCH AT CHENNAI – PHASE - I</u>
1	The Contractor shall inspect the drawings, visit the site and fully ascertain the nature and extent of the Works, and limitations and restrictions as to means of access, working and storage space and any other relevant factors prior to tendering as no claim of any kind shall be entertained for want of knowledge or ignorance of the conditions under which the works will be executed.
2	All heritage restoration, civil, carpentry, and MEP works must comply with CPWD Specifications , national building codes (NBC), and professional heritage conservation guidelines.
3	The Contractor shall secure all legal approvals and clearances from local heritage bodies, the municipal corporation, or other appropriate authorities required for dismantling, demolition, and structural stabilization. All associated expenses are borne strictly by the Contractor.
4	Structural elements targeted for reconstruction (e.g., dismantled Madras terrace roofs, jack arches, or any other design elements) must be graphically archived via measured drawings or photographic logs as directed by the Engineer-in-Charge, wherever necessary.
5	All scaffolding used across the site must be composed strictly of MS or Aluminium section materials . Bamboo or traditional wood scaffolding is prohibited.
6	Structural propping and multi-stage scaffolding must safely accommodate workspace heights up to 6.5 meters and beyond. They must securely bear historical deadloads during systematic deconstruction.
7	Rates for all types of works or trades must be inclusive of necessary scaffolding, staging, lifting, lowering, handling, and lead required for proper execution. No additional payment, compensation, or claim whatsoever shall be entertained for variations in work height or accessibility. Bidders are required to account for the full heights of all building levels in their tender pricing.
8	Before beginning physical disruptions, the Contractor must identify, systematically document, and safely register the condition of existing building elements—specifically decorative cornices, masonry surfaces, arches, and timber frameworks.
9	Prior to dismantling compromised Madras terrace or jack arch roofing systems, the Contractor must deploy additional structural jack supports, temporary framing, propping, and staging assemblies across lower floor levels.
10	All works to be carried out in conjunction with technical specifications, instructions of Architect/Consultant & Client's Project Manager/Engineer and Bill of Quantities. The works shall be measured as per relevant IS and IS 1200 and other parts of relevant IS codes / or as per CPWD standards.
11	Mechanical Vibrator / Jack hammer usage for demolition shall be prohibited to control the damage of existing elements. Methodology for demolition of RCC members, madras terrace roof, jack arch roof etc., shall be submitted prior to the start of works for the approval and further execution.
12	Valuable structural or architectural materials salvaged during dismantling operations—such as glass panels, wooden frames, structural shutters, structural steel joists, and reusable MS supports—must be sorted, systematically stacked, and moved to designated client storage/store locations without any additional cost.
13	All construction debris, any type of unserviceable items, old mortar mixes, and decayed roofing elements must be collected and carted away from the site on a daily or weekly basis . Transportation and disposal methods must comply with municipal environmental guidelines, transit limits, and municipal dump regulations for the Chennai region. No additional cost shall be claimed. It shall be included in the tender costing.
14	For works executed on upper floors, materials must be stored temporarily on the ground floor. The cost of hoisting new materials up and bringing debris/waste down must be factored into the tender rates. No extra cost shall be paid for removing debris and general housekeeping separately.

SIGNATURE OF TENDERER WITH STAMP

SI.No	DESCRIPTION
15	Surface restoration of exposed stone or historic cast-iron columns requires careful scrubbing, followed by sandblasting with coarse sand and finishing with an oil-free compressed air blast. General soot (stains due to fire), bird droppings, grease, and fungal layers must be washed away using high-pressure water jet machinery after preliminary hand-scrubbing with soft, non-scratching bristled brushes.
16	Authentic architectural stones—including Cuddapah slabs, Kota stone slabs, rough granite, and specialized sunshade bracket stones—must match or near to original patterns, dimensions, geological profiles, and color tones. Parapets and historic boundary profiles must be restored using custom-made or double bull-nose bricks laid in custom lime-surkhi mortars.
17	For all restoration works in joineries such as architectural wooden doors, windows, stained glasses in windows, civil works lime plastering works etc., must match or near to original patterns, dimensions, profiles and color tones of existing elements.
18	Structural repairs, plastering, and jack arch installations must utilize traditional slaked lime blended with coarse sand or specified pozzolana additives (surkhi made of red and light yellow brick powder).
19	Pointing mortar for exposed internal and external brick masonry must strictly use a specialized ratio of 1:1.5:0.5 (1 part lime : 1.5 parts mixed surkhi : 0.5 part marble dust) to maintain historically accurate color, texture, and technical performance.
20	The Contractor is to allow cost for all the works and materials described and as shown or informed on the drawings (whether described or not in the BOQ) and unless stated otherwise all cost of supply, making, transportation to the site, assembling and fixing or installing in position, wastages, lead & lift, hardware, wastages, tools, tackles and machinery, necessary staging/scaffolding, other related works, complete. Items to be stored on site are to be transported, stacked neatly according to the instructions of the Client/PMC.
21	Any damages done due to faulty works, whether own trades or any other works shall be made good with contractor's own cost and within stipulated period as given.
22	Rates to Include cost of protection of all types of works like different types of flooring, cladding & mill works, joinery etc., in the required manner. Flooring has to be protected with thick grade of Polypropylene sheet till handover and cleaning of the finished surface after removing the protection layer as approved (No use of POP)
23	Rates to Include all hardwares required for doors, windows for fully functional as per given details in BOQ.
24	The contractor should refer to the detailed drawings for details. In case of discrepancy between drawing and Bill of Quantity the drawing supersedes, unless specifically mentioned in the BOQ.
25	Items of work provided in this schedule but not covered in the specifications shall be executed strictly as per instructions of the engineer-in-charge/Client/Architect/PMC.
26	QA/QC Check list to be filled and submitted to the Client's Project Manager/Engineer/PMC apart from the supporting test reports then and there.
27	For all the items contractor to check all the dimensions on site before procurement of his material / executing it on the site and the final dimensions to be as per site conditions. (No extra claims shall be made on this). The dimensions shown in the drawings shall have to be verified by the contractor at site before execution of the items and necessary allowances have to be made as per the actual dimensions available at site.
28	Rates to include cost of minor works like making holes, chamfering, groove cutting, groove polishing to match the finish of the stone, chasing or other associated minor works involved in services works and coordination with all other client nominated service contractors.
29	Prototypes/Samples/Mock-up : Contractor shall execute a sample/mockup of all finishes for approval of the Architect /PMC / Client, and which shall become the standard of finish required for all finishing / painting and decoration before proceeding with the work.

SIGNATURE OF TENDERER WITH STAMP

SI.No	DESCRIPTION
30	The rates quoted shall be inclusive of all mock-ups, associated samples prior to any mass production or procurement as per complete satisfaction of the client, PMC and Architect. Inclusive of dismantling, demolishing and carting the material out of the site and making good of the surface.
31	The Contractor shall make photographic and other records, as required by the PMC/client engineer, of the conditions of the surfaces of the site and adjacent areas / building immediately before entering upon them for the purpose of works, weekly/monthly progress reports to be submitted along with bills highlighting planned targets Vs actual progress, design/ material tracker, cost variance.
32	All finishing to be approved by Client / Architect / Respective Consultants.
33	All Materials to be approved by Client / Architect before commencement of work.
34	The Contractor shall price the following specific obligations that are included in the contract conditions.
A	Provision and maintenance of performance bond in accordance with the Contract.
B	Provision of required insurances in accordance with the contract.
C	Providing, maintaining and removing all temporary works including storages etc., after the scope of works for handing over the site to client.
35	The Contractor shall provide adequate and competent site supervisory and administrative staffs, who are well qualified, for the proper execution of the works services coordinator – CV's to be shared at tender submission stage along with organization chart deployed for the project.
36	Provision of suitable first-aid equipment and all medical aids at site for the labours and staffs of the contractor until project completion.
37	The description of an item shall be deemed to include all preambles, headings, sub-headings and references to other documents. The detailed description of work and materials given in the Specification are not necessarily repeated in the Bill of Quantities.
38	All moisture absorbing agents like adhesives, sealants, cements, lime etc. must be stored in moisture proof dry room. Photographs supporting the storage are to be provided and updated in the weekly/monthly project reports or whenever requested from Client.
39	Mode of measurement for all teak wood members shall be taken only the finished sizes at the site. No extra cost shall be provided for any wastages. etc.,
40	The cost quoted to include providing general housekeeping related to contractor scope of work inclusive of all dedicated labour and supervisory personnel at all times of work, across the entire facility. Cost to include all equipment, consumables, protective and safety measures, at site, maintenance of site on daily basis, dedicated human resources for the same and other site facilities as instructed by Client/ PMC. etc. complete. The site shall be kept clean to complete satisfaction and based on instructions from the Client's Project Manager.
41	Item specification to be interpreted with the necessary proper base surface preparation works wherever not elaborated in detail/BOQ.
42	Bidder to mention the basic rates of the materials wherever not provided and assumptions considerations of the finishing items/materials as attached with Bill of quantities.
43	All the paints, adhesives, sealants has to be releasing the lowest V.O.C / zero V.O.C. contents. TDS or test certificates shall be provided for approval before project purchase.
44	All construction workers to be provided with dust control masks to prevent from health hazards. To prevent dust entry from construction site to finished areas shall be demarcated with barricades and proper protection.

SIGNATURE OF TENDERER WITH STAMP

SI.No	DESCRIPTION
45	All the construction waste to be managed with care – re usable materials to be stacked properly and made use in the later works wherever applicable as per direction of Architect/Engineer in charge.

46	Any co-ordination between interiors and MEP vendors and also making / modification in wall / ceiling based on site requirement shall be at no additional cost. Co-ordination works with other services shall be part of the project until handing over of the site to client.
47	Wall and Floor marking for architectural design and MEP service layout to be done for clear understanding and upon approval of this markings by Architect. After official approval physical execution to be started.
	GENERAL NOTES :
01	Unless otherwise specified Rate to include cost of all materials, preparation, fixing and laying as shown in the drawing or as required by Client, Consultant or as per approved methodology. Rate shall also include cost of all/complete polishing, rubbing, curing, necessary grooves, chamfering, nosing, edge polishing, matching approved pigments, grouting, (epoxy grouting - if specified), silicon sealant, curing, cleaning, cutting to required pattern, dressing necessary staging/scaffolding, etc. including protection of flooring with appropriate method with prior approval and removing the same as all required before & till handing over to Client. Rate to also include cost towards labour, materials, plant and machinery, operational costs, levies, taxes, transport, repairs, rectification, maintenance till handing over, revenue expenses, contingencies, overheads, profits and all incidental items not specifically mentioned but reasonably implied and necessary to complete the works according to the contract. No claim whatsoever shall be entertained on this account.
02	Rates to be inclusive of labour insurance, labour's safety procedures, PPE, housekeeping, sanitary, hoist cost etc. wherever required for all type of works / trades etc., whether specified or not.
03	The contract shall be governed by the General Conditions of Contract (GCC) shared alongside the tender document
04	All cost to be factored in rates for painting to be applied on any of these surfaces like masonry, walls, ceiling surface or like cast iron works etc.. Shall include all necessary preparatory works for any kind of surface and no extra to be claimed on the same.
05	Basic rate specified is landed cost to site excluding GST and all other Duties/Taxes. For the items of works having basic rate of material, price adjustment will be made only on the actual quantity measured. Wastage shall be part of Contractor's account.
06	"BOQ, technical specification & tender drawings are collectively & NOT selectively applicable" i.e. everything that has been captured in Tender drawings OR defined in tender specifications, needs to be priced, irrespective of whether OR not captured as a line item in BOQ.
07	All incidental works, deemed necessary to complete scope of works, i.e. BOQ, have been priced, irrespective of whether not explicitly captured as line item.
08	Client/Architect remains the author and custodian of Tender Document. All value engineering, material substitutions to be vetted by client/PMC, prior to release of tender document.
09	The Contractor shall carry out complete final cleaning of all finishes using manufacturer-approved cleaning agents. Acid cleaning shall not be permitted unless specifically approved by the Architect/PMC. All finished surfaces shall be handed over free from stains, adhesive marks, dust and construction debris. No extra claim for final cleaning and it should be part of package.
10	The Preamble to the Bills of Quantities must be read with the Drawings, Conditions of Contract, Specifications, compliance for materials asked by the heritage architect. This preamble to the Bill of Quantities shall form part of the Contract.

SIGNATURE OF TENDERER WITH STAMP