



WHITECODE
CONSULTING

Scope of Works – Boiler Replacement

Cranmer Primary School

Prepared for McBains

Revision 1

12 June 2025



Contents

Contents.....	1
1. Project Overview.....	2
2. Background Information.....	3
3. Detailed Scope of Work	4
4. Deliverables	5
5. Technical Standards.....	6
6. Exclusions.....	7
7. Roles and Responsibilities.....	8
8. Site Information	9
8.1. Access Issues (material storage and deliveries).....	9
9. Constraints and Assumptions	10
9.1. Feasibility During School Operation (holiday works).....	10
10. Pricing Document.....	11
10.1. Declarations & Notes	11
10.2. Disclaimer	11
11. Appendices – Supporting Documentation	12
11.1. Appendix 1 - Pictures of the installation/Remediation area	12

Revisions:

Rev No:	Date:	Status/Comments:	Prepared by:	Checked by:
01	12.06.2025	Scope of Works – Boiler Replacement	CM	AH



1. Project Overview

The project involves the removal of the existing boilers as they are obsolete and have not been exceptionally reliable. The works must be completed with minimal disruption to school operations and in strict adherence to health, safety, and safeguarding policies applicable in educational environments.



2. Background Information

The current boilers have failed and are no longer manufactured by Hamworthy. There is some evidence of poor water treatment. The project forms part of the school's building services upgrade programme to improve energy efficiency and ensure safe, reliable heating for pupils and staff.



3. Detailed Scope of Work

The Contractor shall supply all labour, materials, equipment, and services necessary to carry out the complete replacement of the existing boilers. The works include, but are not limited to:

- Flush the heating system to BSRIA BG29.
- Remove the old boilers and flue and dispose.
- Remove old header.
- Refit new Remeha ACE 55 with manufacturer header kit and primary pumps.
- Fit new horizontal combined flue.
- Replace the dosing pot with a Vexo X pot compact.(to improve water quality)
- Re-dose the heating system.
- Test the controls.



4. Deliverables

The contractor must produce:

- Fully constructed and operational facility
- As-built drawings
- Operation & Maintenance manuals
- Completion certificates
- Fully functional and commissioned boiler system
- Compliance certificates (e.g., Gas Safe, WRAS)
- O&M manual (Operation & Maintenance)
- As-installed drawings
- Disposal certification for old equipment



5. Technical Standards

All works shall be carried out in accordance with the latest applicable standards and guidance, including but not limited to:

- Building Regulations Part L
- CIBSE Guides B and H
- British Standards (BS 5422, BS 5570, BS EN 12828, BS EN 14336, etc.)
- Gas Safe Register Requirements
- BSRIA & CIBSE Commissioning Guides
- Health and Safety at Work Act
- Local Authority Planning and Building Control



6. Exclusions

The items below are *not* included in the scope.

Replacement of radiators or distribution pipework beyond the plant room

Structural building alterations

Electrical upgrades not directly related to boiler operation



7. Roles and Responsibilities

Outline the responsibilities of the contractor versus the client.

- **Contractor:** Responsible for all Installation, commissioning, testing, waste disposal, and certification, quality assurance, and health & safety compliance.
- **Client:** Provides site access, utility connections, and permit support as needed

8. Site Information

Site Address: Cranmer Rd, Mitcham CR4 4XU

Site Access: Monday to Friday, 8am–5pm. Arrangements can be made for work to take place outside of school hours. The site must remain operational during working hours unless the school is closed.

Permit Requirements: All works must comply with site induction and permit-to-work systems.

Strict adherence to safeguarding: all workers must be DBS-checked.

8.1. Access Issues (material storage and deliveries)

There were none.



9. Constraints and Assumptions

Works to be completed with minimal disruption to the school schedule

Temporary heating may be required if the works are during term time

Contractor assumes access to site utilities (water, power, drainage)

9.1. Feasibility During School Operation (holiday works)

These works will need to be carried out during the summer recess.



10. Pricing Document

Refer to the Boiler Room Replacement Pricing Schedule for a detailed breakdown of contractor costs associated with the work described herein.

10.1. Declarations & Notes

All prices must be inclusive of labour, plant, transport, preliminaries, and overheads.

Prices must remain valid for 30 days from the date of submission of the tender.

Tenderer must clearly indicate any assumptions, exclusions, or qualifications.

10.2. Disclaimer

For Unverified Quotations in Tender Submissions

"The tenderer acknowledges that any third-party quotations, estimates, or pricing information included in this submission have not been independently verified by Whitecode Consulting Limited. The tenderer assumes full responsibility for the accuracy, validity, and reliability of such information. Whitecode Consulting Limited accepts no liability for any discrepancies, errors, or omissions arising from the use of unverified quotes. Tenderers use such information at their own risk."

11. Appendices – Supporting Documentation

11.1. Appendix 1 - Pictures of the installation/Remediation area



Photograph 1- Boiler room access doors



Photograph 2 - The plant room



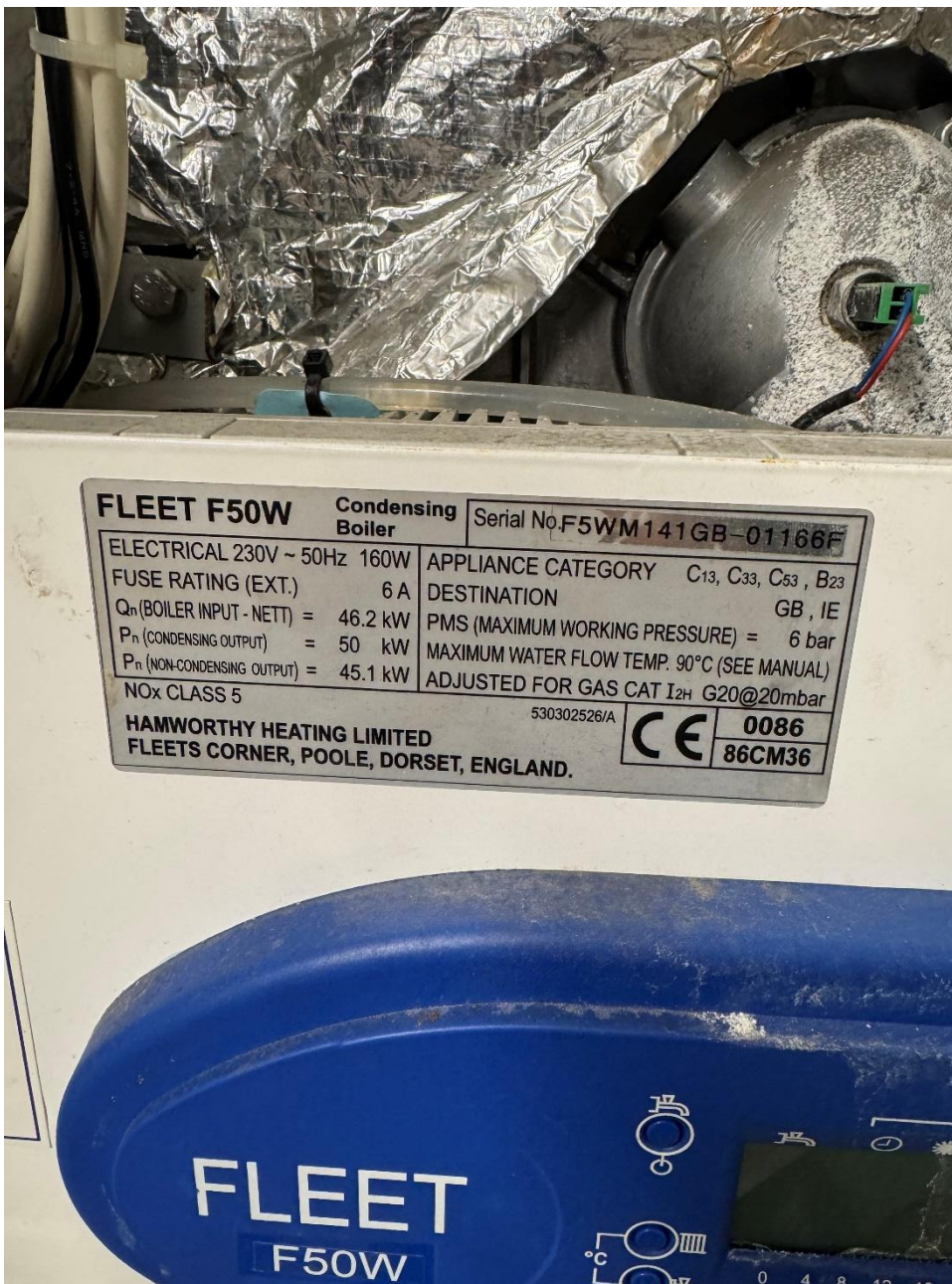
Photograph 3 - Hamworthy fleet boilers



Photograph 4 - Dosing pot



Photograph 5 - Y strainer



Photograph 6 - Boilers are 50Kw Fleet F50W



Contact details:

Whitecode Consulting Ltd
26-27 The Hill
Northfleet Gravesend
Kent
DA11 9EU

t: 01322 289977

e: design@whitecode.co.uk