



WHITECODE
CONSULTING

Scope of Works – Boiler Replacement

Hatfeild Primary School

Prepared for McBains

Revision 1

12 June 2025



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Revisions:

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1. Project Overview

The site has experienced one boiler failure, and the second boiler has undergone several repairs. 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

One boiler has failed, and the other has reliability issues, and it seems sensible to replace both at this point, as they are at the end of their life, circa 12- 15 years old; there is evidence that water quality has been an issue. 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

- Flush the LTHW network to BSRIA BG 29, during a weekend.
- Replace the existing boilers and flues – with 90kW ACE Boiler.
- Replace primary pumps.
- Remove the dosing pot and Fit Vexo Compact (to improve water quality)
- Dose the heating system.

Replace any insulation which is missing or for new pipes to match existing.



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: Hatfeild Primary School, 154 Lower Morden Ln, Morden SM4 4SJ

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)

- Whitecode can confirm that no access issues exist.



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)

Flushing works can be carried out on a weekend.

Boiler replacement at any point.



10. Pricing Document

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

Complete both Option 1 and Option 2 on the schedule tabs within the Excel Sheet.

Option 1 – Boiler Room Replacement- in situ

Option 2 - Boiler Room Replacement – using external plant room

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 – External of plant room



Photograph 2- Plant room internal



Photograph 3- Boilers to be replaced



Photograph 4 - Main control panel and secondary LTHW pumps



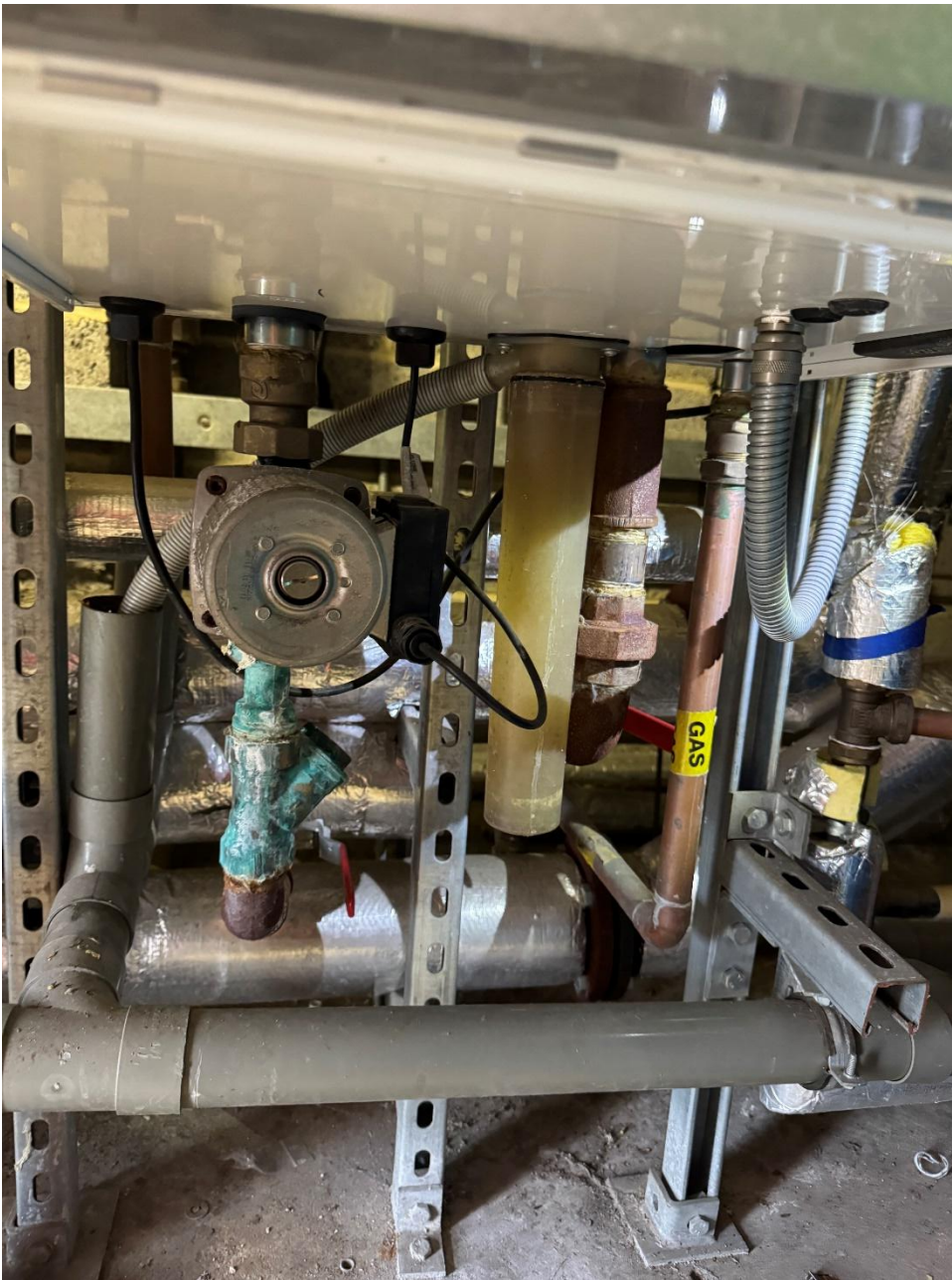
Photograph 5- Pressurisation and Y strainer



Photograph 6- Boilers to be replaced- like for like



Photograph 7 - Boiler front



Photograph 8 - Primary pumps



Photograph 9 - Primary supply cap



Photograph 10 - Primary return cap



Photograph 11- Fridge to be removed



Photograph 12- Boiler rear



Photograph 13- Boiler BMS panel



Photograph 14 - Boiler flue close-up



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