

Specification for the Office Boiler

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1. INTRODUCTION:

In line with the Town Council's ongoing infrastructure enhancement initiatives, the subsequent specification is presented to facilitate the acquisition of a new domestic boiler system for the office premises.

2. REASON FOR THE REPORT

This report has been generated due to a critical factor: the office's current boiler and back boiler have been deemed unsafe by Wales and West Utilities. Their assessment indicates that the unit is beyond repair, prompting the need for a replacement.

3. THE ISSUES

- a. The existing boiler is considerably aged and inoperable, necessitating an urgent replacement.
- b. The outdated back boiler must be dismantled and properly sealed.

4. SPECIFICATION FOR THE OFFICE BOILER

This specification outlines the requirements for the replacement of domestic boilers at the Town Council's office premises. The successful contractor shall adhere to the following specifications:

- Provide all necessary associated pipework and electrical adjustments.
- Supply and install a combination gas-fired boiler, including alterations to pipework services and electrics for seamless integration.
- Install a new flue system horizontally, extending to the atmosphere using an extended telescopic flue.
- Provision and installation of a new condensate line drain to ensure efficient drainage.
- Upgrade and installation of new 22-mm pipework for optimal performance
- Supply and installation of a new programmer to regulate the boiler's operation.
- Execute a power flush of radiators and pipework to eliminate debris and enhance efficiency.
- Install a new digital time switch for precise control.
- Refill the system and incorporate an inhibitor to prevent corrosion.
- Fit thermostatic radiator valves to regulate individual room temperatures effectively.
- Commission and thoroughly test the entire system to ensure smooth and safe operation.
- The contractor must provide a minimum 10-year guarantee for the supplied components, labour, and overall system performance.

5. COMPANIES CONTACTED WITHOUT RESPONSE

The Town Council sought quotes from a total of five companies for the replacement of the domestic boilers. However, only two companies provided responses. It is important to note the following interactions with the contacted companies:

- **British Gas:** British Gas declined to provide a quote, citing their focus on personal homes rather than commercial establishments.
- **Worcester Bosch:** Although contacted, Worcester Bosch did not attend the scheduled meeting.
- **Heatforce:** Heatforce conducted a survey but has not yet submitted a formal quote despite repeated reminders. The Deputy Town Clerk made four attempts to reach out via telephone and sent two reminder emails, yet there has been no response.

It is worth mentioning that Heat force did fulfil their commitment to conduct a survey but has yet to provide the requested quote.

6. QUOTES RECIEVED

Boiler Quote from C.S. Boxall Ltd.

Quotation No.: Q/O-CF71 7AD-Council/03082022-EB

Date: Thursday, August 3, 2023

Quotation for Job Ref: Clerks Office Boiler Replacement

Description of Proposed Works:

- Removal of existing boiler, cylinder, tanks, associated pipework, and electrics
- Supply and installation of a Worcester Greenstar 8000 Life 30 kw combination gas-fired boiler, involving alterations to pipework services and electrics for integration.
- Horizontal installation of a new flue system, extending to the atmosphere.
- Provision and installation of a new condensate line drain
- Supply and installation of new gas lines
- Installation of a new programmer
- Comprehensive power flushing of radiators and pipework using a chemical cleaner.
- Refilling of the system and the inclusion of an inhibitor.
- Rigorous commissioning and testing to ensure operational effectiveness.

Total net price (including materials and labour):

£3,468.84 (VAT to be added at 20%, reduced rate authorised by Colin)

GUARANTEE:

As a Worcester Bosch-accredited company, a free 10-year warranty for parts and labour is provided for the boiler, contingent upon annual servicing within the warranty period. Note: Additional charges may apply for works beyond the scope of the quote or for post-installation cleaning and decorating.

Deposit Requirement: £1,000.00 to secure the booking.

Elite Plumbing and Heating Quote

Quote #: QUO3

Quote Date: July 28, 2023

Job Address: High Street Cowbridge, Vale of Glamorgan, CF71 7AD

Description:

- Supply and installation of a combination gas-fired boiler with the requisite alterations to pipework services and electrical components
- Horizontal installation of a new flue system featuring a long telescopic flue.
- Provision and installation of a new condensate line drain
- Upgrading and installing new 22-mm pipework.
- Supply and installation of a new programmer
- Power flushing of radiators and pipework
- Installation of a new digital time switch
- Refilling of the system and incorporation of an inhibitor
- Fitting of thermostatic radiator valves
- Comprehensive commissioning and testing of the system's functionality.

Total Quote Amount:

- Materials: £2,500.00
- Labour: £1,500.00
- Total: £4,000.00

Note: The above quote does not include VAT.

For further inquiries or clarifications, please contact Elite Plumbing and Heating at 07340308865 or elite.plumbing.heating@outlook.com.

7. CONCLUSION

After careful evaluation of the quotes provided by C.S. Boxall Ltd. and Elite Plumbing and Heating for the replacement of the domestic boiler system at the Town Council's office premises, the following recommendations are made:

C.S. Boxall Ltd.:

- **Total Net Price:** £3,468.84 (VAT to be added at 20%, reduced rate authorized by Colin)
- **Warranty:** 10-year guarantee for parts and labour provided by a Worcester Bosch-accredited company, subject to annual servicing within the warranty period.
- **Comprehensive Scope of Work:** The quote outlines a detailed description of the proposed work, including power flushing, commissioning, and testing.
- **Company Reputation:** C.S. Boxall Ltd. is accredited by Worcester Bosch, indicating their adherence to quality standards.

Elite Plumbing and Heating:

- **Total Quote Amount:** £4,000.00 (exclusive of VAT)
- **Warranty Information:** The provided details do not mention a specific warranty.
- **Comprehensive Scope of Work:** The quote includes a comprehensive scope of work, encompassing power flushing, commissioning, and testing.
- **Cost Consideration:** The quote is slightly higher in cost compared to C.S. Boxall Ltd.

8. RECOMENDATION

Considering the factors of cost, warranty, and the comprehensive scope of work, it is recommended that the Town Council select **C.S. Boxall Ltd.** for the replacement of the domestic boiler system. C.S. Boxall Ltd. not only offers a competitive price but also provides a 10-year guarantee for parts and labour, backed by their Worcester Bosch accreditation. The detailed description of proposed works and the inclusion of power flushing, commissioning, and testing further demonstrate their commitment to a quality installation process. While both companies have presented comprehensive proposals, the favourable warranty and competitive pricing make C.S. Boxall Ltd. the preferred choice for this critical infrastructure enhancement initiative.

Members of the Town Council are advised to proceed with securing the services of C.S. Boxall Ltd. for the replacement of the domestic boiler system and to initiate the necessary contractual arrangements accordingly.