

26-125 Cavan County Museum, Ballyjamesduff - Boiler Replacement



Pricing Document for Boiler Replacement Works

12/10/2026 Rev 3

Item	Description	Total €
1	Strip-out and removal of existing oil-fired boiler, associated redundant boiler components, oil supply pipework and controls, including isolation, drain-down, disposal and making good.	€
2	Strip-out and removal existing oil storage tank and all associated oil supply, fill, vent and distribution pipework. The oil tank shall be emptied and cleaned/decommissioned by a suitably competent contractor prior to removal. Any residual oil shall be removed from site and disposed of through an appropriately authorised waste facility/contractor.	€
3	Temporary removal and re-instatement of the existing approximately 40 ft green storage container located externally. This is required to facilitate the installation of the gas main.	€
4	Supply and installation of 2 No. high-efficiency wall-mounted gas-fired condensing boilers, each nominally 100 kW output (Ideal Evomax or approved equivalent), complete with proprietary frame/support system and all boiler accessories.	€
5	Supply and installation of proprietary/pre-formed boiler pipework/header arrangement complete with hydraulic separator and pump kit, including all valves, gauges, air vents, drain points and associated fittings.	€
6	Supply and installation of new 80 mm mild-steel LPHW flow and return pipework from existing heating system to new boiler plant, including all fittings, supports and 40 mm foil-faced Rockwool thermal insulation.	€
7	Supply and installation of 2 No. 150 mm proprietary boiler flue systems to external, routed through external wall and existing lean-to roof structure, complete with supports, terminals, flashings/weathering and fire stopping.	€
8	Supply and installation of boiler condensate drainage from both boilers to suitable existing drain connection, including traps and condensate neutralisation where required.	€
9	Supply and installation of new 1 tonne LPG storage tank complete with suitably sized reinforced concrete base, 2 No. lockable gates and protective fencing/enclosure in accordance with LPG supplier requirements.	€
10	Supply and installation of new 63 mm PE buried LPG gas main from tank compound to building, including excavation/trenching, minimum 200 mm x 200 mm sand surround, marker tape/tracer wire, backfilling and reinstatement.	€

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11	Supply and installation of external gas riser, second-stage regulation/changeover arrangement and transition to steel gas pipework at building entry, complete with isolation valves and associated gas fittings.	€
12	Supply and installation of internal steel gas pipework from building entry point to both boilers, complete with isolation valves, test points, supports and all required fittings.	€
13	Supply and installation of gas detection and safety system complete with gas sensors, control panel, automatic slam-shut valve, emergency gas shut-off pushbutton and local audible/visual alarms.	€
14	Boiler-room ventilation: verify existing permanent ventilation and allow for all additional high- and low-level ventilation required for the proposed LPG-fired boiler installation.	€
15	Supply and installation of new boiler cascade controls, sensors and associated control equipment, including lead/lag sequencing, duty rotation and interface with existing heating controls/time scheduling where applicable.	€
16	Supply and installation of internet/app-based heating control system, such as Hive, EMBER or approved equivalent, suitable for operation of the proposed boiler installation.	€
17	All required electrical power and controls wiring associated with the new boilers, pumps, controls and gas safety system, including local lockable isolators, earthing/bonding and suitable containment.	€
18	Heating-system flushing, chemical cleaning and water treatment, including corrosion inhibitor and water-quality testing in accordance with boiler manufacturer requirements.	€
19	Testing and commissioning of complete boiler installation, including LPHW pressure testing, gas testing/purging, combustion analysis, system balancing, controls commissioning and gas-safety interlock testing. Allow for all scheduled servicing and preventative maintenance of the complete new boiler installation for a period of 5 years from commissioning, in accordance with the manufacturers' recommendations, including all labour, materials and associated costs necessary to maintain the validity of the 5-year warranty.	€

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20	Allowance for the provision, operation and subsequent removal of suitable temporary heating and humidity control equipment as necessary to maintain acceptable internal environmental conditions within the Museum and designated rooms during the existing boiler shutdown and changeover period, including all associated power supplies, and monitoring costs, to protect the building fabric and exhibits.	€
Total for Boiler Replacement Works		€
VAT @ 13.5%		€
Total Including VAT		€