

FULL TEST AND REPORT OF THE CURRENT HEATING AND HOT WATER SYSTEM, ALL PIPE RUNS FROM BOILER HOUSE TO TERMINATION POINTS ETC TO CONFIRM WHAT WORKS OR IS NOT WORKING OR IS LEAKING BEFORE ANY STRIP OUT OF EXISTING PLANT EQUIPMENT TAKES PLACE.

ALL EXISTING PIPE SERVICES AND CABLES THAT ENTER OR LEAVE THE BOILER HOUSE NEED TO BE SURVEYED TO CONFIRM IF THEY ARE LIVE OR REDUNDANT OR NEED TO BE KEPT LIVE DURING THE STRIP OUT WORK IN THE BOILER HOUSE.

CONTRACTOR IS REQUIRED TO CLEAR THE PLANT ROOM FULLY, LIAISE WITH SCHOOL ON WHAT IS TO BE RETAINED IN AN ALTERNATIVE STORAGE AREA AND ALLOW FOR REMOVING OF THE REMAINING ITEMS OFF SITE.

ALL EXISTING SERVICES TO BE MAINTAINED OUTSIDE OF BOILER HOUSE DURING THE STRIP OUT AND REPLACEMENT OF PLANT EQUIPMENT.

MARK AND LABEL ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES THAT ENTER OR LEAVE THE BOILER HOUSE FOR FUTURE REFERENCE.

STRIP BACK EXISTING WATER SERVICES AND LTHW FLOW AND RETURN PIPES TO SUITABLE FLANGE OR JOINT TO MAKE NEW CONNECTIONS TO AS PART OF NEW INSTALLATION WITHIN THE BOILER HOUSE.

EXISTING SWITCH CONTROLS IN PLANT ROOM WILL BE REPLACED WITH SUITABLE REHEAT PANEL, CONTRACTOR TO ALLOW TO MOVE RE HEAT PANEL TO ADMIN OFFICE.

CONTRACTOR TO ALLOW FOR NEW CONCRETE PLINTHS UNDER ALL NEW PLANT EQUIPMENT AND ALL EXISTING REDUNDANT PLINTHS SHOULD BE REMOVED. MAKE GOOD ALL BUILDERS WORK WALL OPES WITH SUITABLE MATCHING FINISH WHERE REQUIRED

ONCE ALL ITEMS OF PLANT ARE STRIPPED OUT, ALLOW FOR PAINTING OF WALLS AND FLOOR EITHER BEFORE FITOUT OR ON COMPLETION.

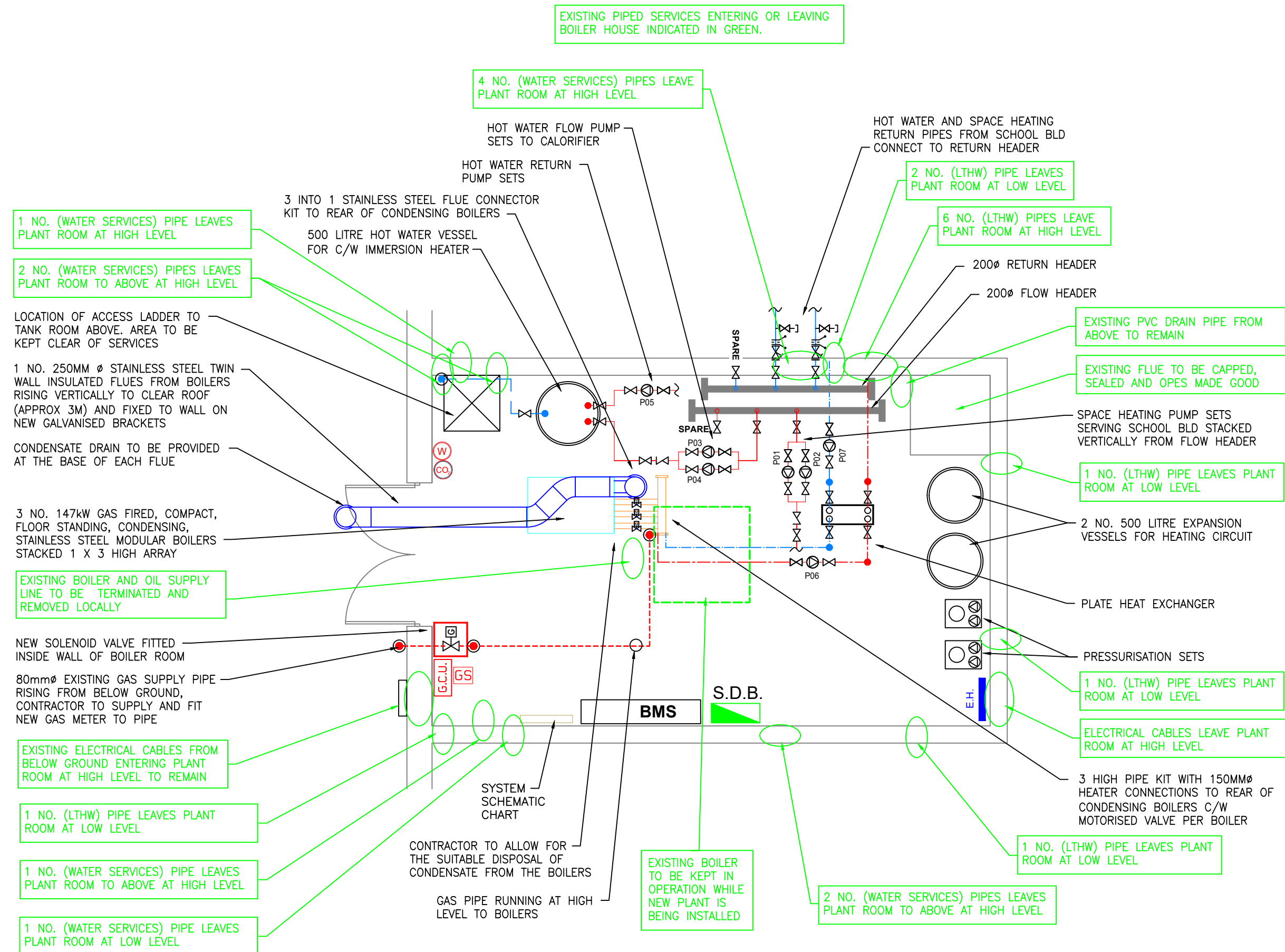
CONFIRMATION REQUIRED ON EXISTING FLOOR DRAINS, CONTRACTOR TO ALLOW FOR CONDENSATE TO DISCHARGE FROM NEW CONDENSING BOILERS TO DRAINS

EXISTING MAIN ELECTRICAL CONTAINMENT WITH INCOMING SUPPLIES TO BE REVIEWED AS THIS MAY NEED TO REMAIN IN PLACE. CONTRACTOR TO NOTE THAT SECONDARY ELECTRICAL CONTAINMENT NEEDS TO BE REPLACED WITH SEPARATION OF POWER, DATA CABLES AND FIRE ALARM CABLES INTO SEPARATE CONTAINMENT RUNS WHICH COMPLY WITH CURRENT ELECTRICAL GUIDE LINES

CONTRACTOR TO REVIEW EXISTING ELECTRICAL SUB BOARD AND INCLUDE ALL NECESSARY BREAKERS LISTED INTO NEW SUB BOARD FOR GLASS HOUSE, KILN AND COMPENSATOR

CONTRACTOR TO TAKE NOTE OF ACCESS LADDER TO TANK ROOM AND ADD
SUITABLE SAFETY LOOPS TO LADDER STARTING AT 2500 AFFL

CONTRACTOR TO PURGE OIL LINE TO EXISTING BOILER ROOM, REMOVE ALL OIL
PIPES ABOVE GROUND AND SEAL REMAINING LINES BELOW GROUND.
CONTRACTOR TO DECANT REMAINING OIL AND REMOVE 2 NO. REDUNDANT
BUNDLED OIL STORAGE TANKS FROM SITE FOR SUITABLE DISPOSAL OFF SITE.



IT SHOULD ALSO BE NOTED THAT PLANT LOCATIONS ARE IMPERATIVE TO LEAVE SPACE FOR A BUFFER VESSEL AND ALL OTHER EQUIPMENT NECESSARY TO ALLOW FOR A HYBRID SYSTEM OF HEATING IN THE FUTURE WITH THE INCORPORATION OF A BIOMASS BOILER PLANT AND THE PROVISION OF ALL NECESSARY TAPINGS/FLANGES/SPIGOTS TO ALLOW FOR A SEAMLESS INTEGRATION OF THE HYBRID SYSTEM. THE HEATING PROPOSAL IS NOT INTENDING TO DISRUPT THE EXISTING GAS FURNACE SYSTEM WHILE MAINTAINING THE PRESENT HEATING SYSTEM IN OPERATION WITH ALL APPROPRIATE SAFETY MEASURES IN PLACE.

1. UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO ORDER ANY MATERIALS FOR THE MECHANICAL SERVICES INSTALLATION BEFORE AGREEING QUANTITY AND MANUFACTURE WITH THE CONSULTING ENGINEER.
2. CONTRACTOR TO AGREE FINAL LOCATIONS OF ALL ITEMS IN THE MECHANICAL SERVICES INSTALLATION WITH THE CONSULTING ENGINEER BEFORE INSTALLING SAME.
3. DRAWING TO BE READ IN CONJUNCTION WITH OTHER SERVICE DRAWINGS AND MECHANICAL SPECIFICATION.
4. ALL FLUES FROM BOILERS TO BE TWIN WALL INSULATED FLUES CORRECTLY INSTALLED TO MANUFACTURERS RECOMMENDATIONS C/W DRAINS VENTS AND SUPPORT BRACKETS WHERE REQUIRED.
5. ALL PLANT ITEMS TO BE MOUNTED ON SUITABLE SIZE OF PLINTHS WITHIN THE BOILER HOUSE AND ALL PIPES TO BE FULLY INSULATED AND LABELED.
6. ALL VALVES ABOVE 320 MUST BE INSULATED WITH PROPRIETARY JACKETS WITH VELCRO FIXINGS.
7. ALL METERS MUST BE CLEARLY LABELED WITH THEIR FUNCTION.

**CONTRACTOR TO COMPLY WITH AND INSTALL
TO THE NEW NATIONAL RULES AND
REGULATIONS FOR ELECTRICAL
INSTALLATIONS I.S. 10101:2020+AC1:2020**

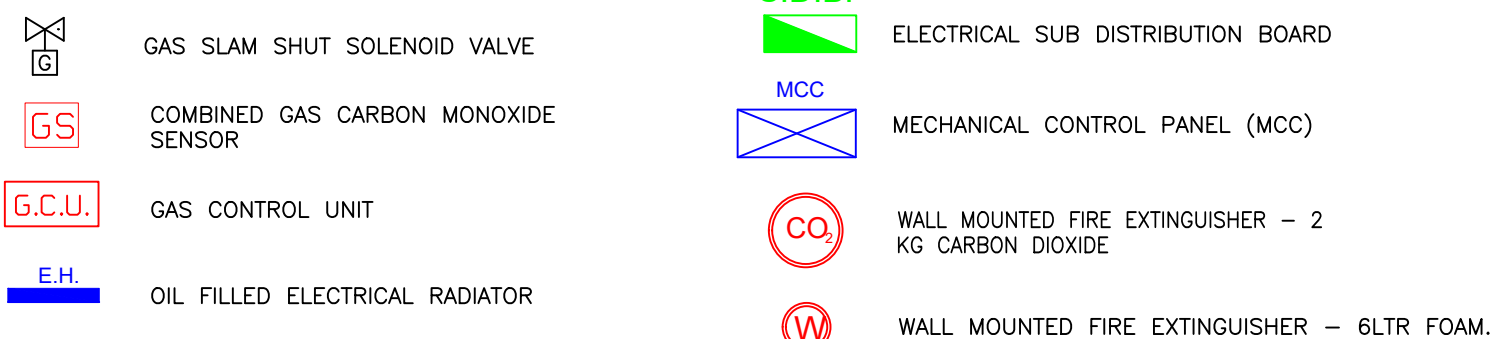
REF.	DESCRIPTION BOILER HOUSE
V1 & V2	LTHW STEEL CONSTRUCTION 500 LITERS EXPANSION VESSEL
V3	500L DSFI STAINLESS STEEL HOT WATER STORAGE VESSEL C/W 6KW IMMERSION HEATER OR EQUIVALENT
V4	LTHW STEEL CONSTRUCTION 50 LITERS EXPANSION VESSEL
GB 01 GB 02 GB 03	3 NO. 147KW COMPACT FLOOR STANDING GAS CONDENSING BOILERS (HAMWORTHY WESSEX MODUMAX MK3 OR EQUIVALENT TO ENGINEERS APPROVAL)
HE1	450 KW PLATE HEAT EXCHANGER, ALFA LAVAL OR EQUAL TO ENGINEERS APPROVAL
PU1 PU2	PACKAGED PRESSURIZATION SET C/W BREAK TANK, SINGLE PHASE PUMP UNIT AND BMS CONNECTION
P01 P02	(EXISTING VARIABLE SPEED PUMP IS AN EURAMO - C - 1470 3PH PUMP) CONTRACTOR TO REVIEW AND REPLACE WITH MATCHING FLOW RATE AND HEAD AS REQUIRED.
P03 P04	(EXISTING VARIABLE SPEED PUMP IS AN EURAMO - C - 1030 1PH PUMP) CONTRACTOR TO REVIEW AND REPLACE WITH MATCHING FLOW RATE AND HEAD AS REQUIRED.
P05	(EXISTING VARIABLE SPEED PUMP IS A GRUNDFOS MAGNA 3 25-120N 1PH PUMP) CONTRACTOR TO REVIEW AND REPLACE WITH MATCHING FLOW RATE AND HEAD AS REQUIRED.
P06	VARIABLE SPEED SHUNT PUMP, GRUNDFOS 1PH PUMP FLOW RATE - 3.5L/S, HEAD - 5.4M HEAD. PUMP HOUSING CAST IRON
P07	VARIABLE SPEED SHUNT PUMP, GRUNDFOS 1PH PUMP FLOW RATE - 3.5L/S, HEAD - 5.4M HEAD. PUMP HOUSING CAST IRON



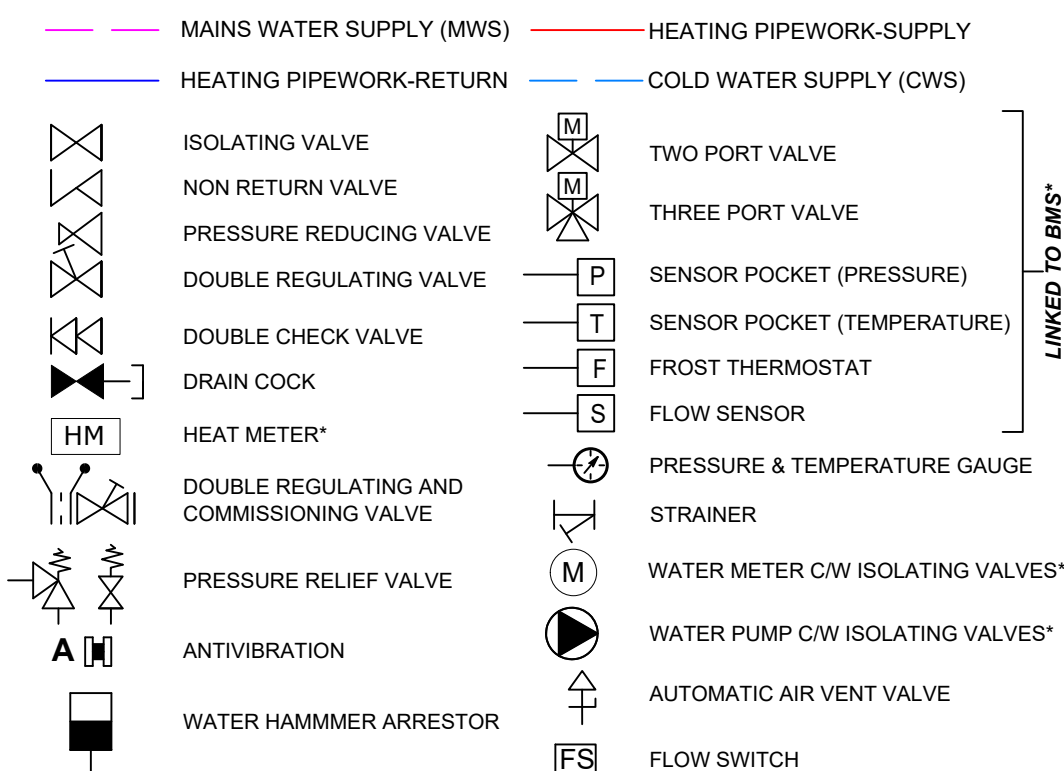
TYPICAL BOILER DETAIL (3 MODULES HIGH SHOWN)

CONTRACTORS TO REVIEW SELECTION OF EQUIPMENT AND LOCATIONS WITH QUANTITY PROPOSED FOR INSTALLATION ON SITE.
ANY SERVICES THAT PENETRATE FIRE RATED CONSTRUCTION MUST BE FIRE STOPPED
CONTRACTORS TO ENSURE THAT ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES ARE CAREFULLY REMOVED AND REMAINING REDUNDANT ITEMS MADE SAFE
CONTRACTOR TO ENSURE THAT THE BMS OR SEQUENCE CONTROLS MANAGE THE HEATING SYSTEM OPERATION AND TIMINGS AND DHW. MOTORISED CONTROL ISOLATION VALVE PER BOILER (CONTROLLED BY NAVISTEM CONTROLLER) TO PREVENT FLOW THROUGH NON FIRING BOILERS. VARIABLE SPEED PRIMARY PUMP CONTROLLED BY SEQUENCE OR BMS.

BOILER HOUSE LEGEND



LEGEND



T2	RE ISSUED FOR TENDER	23.10.26	POB	JG
T1	ISSUED FOR TENDER	23.03.26	POB	JG
Issue	REVISION	DATE	BY	CKD.

Figured dimensions only should be taken from this drawing.
All contractors must visit the site and be responsible for
taking and checking all dimensions that relate to this work.

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Job _____

Client ST. BROGANS COLLEGE

Drawing

MECHANICAL SERVICES
HEATING CENTER REFURBISHMENT
GROUND FLOOR

Job No. _____

E25/2652

Drg. No.

M1

Scale

1:

STEM C

Cad ref.

2652_St. Brogans.dwg

Date _____

FEB 2026