

pbbs.com/boiler_cleaning

Boiler Cleaning

Annual cleaning of the boiler plays an important role in keeping fuel and repair costs to a minimum. For more than 50 years, a large percentage of our summer work has consisted of cleaning boilers and getting them ready for the heating or process season. Our service takes care of fireside and waterside cleaning, as well as, providing a complete tune-up of the boiler combustion systems and a safety check of all controls. It's a pay me (less) now or pay me (more) later philosophy!

COMPARE APPLES TO APPLES!

There are many conflicting ideas as to "exactly" what should be done to properly clean a boiler. What often happens when obtaining boiler cleaning bids is that you receive bids for "apples" and "oranges". That is, the bids are not for identical work so it is difficult to determine which bid is the better value. One way to prevent this from happening is to provide a specification to all bidders so they are aware of exactly what is required and expected when your boilers are cleaned. By using specifications, you can quickly review the cleaning bids knowing that all bidders will perform the same service for you and that you are comparing "apples to apples".

PBBS offers a free copy of a generic specification for boiler cleaning that you may use if you are obtaining bids for this work. Right-Click on one of the buttons below and click "Save As" from the drop-down menu to download the spec to your computer or click on the last button to review it on the web.

The Specification Offers the Following Benefits

- Saves you time in reviewing bids because all bidders are bidding to provide the same cleaning service.
- Provides a detailed list describing the fireside and waterside cleaning procedures, as well as, burner cleaning and checkout.
- Assures that you receive a report detailing the work that was done, combustion settings, condition of boiler, and notification of possible repairs needed.
- Addresses OSHA requirements that come into play when cleaning boilers.
- Addresses insurance requirements of the cleaning company for your protection.
- Provides a warranty on the cleaning work and a "no charge service" period.
- Defines what should be included in the bid price so that there are no unexpected charges.
- Addresses qualifications of the bidder including reference requirements.

Overview Of Specs

Detailed within the specifications are the procedures and requirements that are recommended for an annual boiler cleaning. While many of the steps listed are unseen after the cleaning job is completed, failure to perform these steps may lead to future problems when you need the boiler the most. Past experience has shown that some boiler companies are able to bid a low price because they do not perform many of the procedures which are required for a "complete" boiler cleaning. This leaves the customer with a poor quality cleaning that may lead to future service calls or costly boiler repairs. By using these specifications you will be assured that the boiler cleaning company you choose will provide a complete boiler cleaning.

Safety and liability are large concerns for many companies. The specifications address these issues very specifically to protect you and your company. OSHA requirements regarding "Confined Space Entry" and "Lockout/Tagout", which definitely come into play when cleaning a boiler, are handled within the specification.

Required insurance coverage of the cleaning company is detailed to protect your company should any problems or claims arise. Problems could arise after the boiler is back on line due to errors in closing the unit or by making improper adjustments and settings. Should something happen during or after the cleaning, you will want adequate protection from claims against your company and assurance that the responsible party has sufficient insurance coverage to cover all damages and claims that arise.

Because of light loads, heating boilers cleaned during the summer usually cannot be fully checked out once the boiler is put back together. In these cases the boiler cleaning company should return at the start of the heating season to finish completely checking out the boiler at no (added) charge to you. These provisions are included in the "Warranty" section of the specifications, as well as, details which address a "no charge" service period for service calls after the cleaning.

To verify that the bidders are qualified to perform boiler cleaning, the specification allows you to request references before accepting the bid. It also requires that the cleaning company has experience in servicing boilers and burners and can provide repairs to same. In this way you are assured that your boiler will be cleaned by personnel that are familiar with and qualified to work on boilers and are able to recognize potential problems.

Using a specification when obtaining bids for boiler cleaning assures that you will receive a quality cleaning by a competent company.

We hope you will find these specifications for boiler cleaning helpful when obtaining bids for your boiler cleaning needs. We welcome the opportunity to provide a cleaning bid based on these specifications or to answer any questions you may have regarding boiler cleaning.