

1.3 Scope of Work.

1.3.1 Deliverables, Performance Measures, and Monitoring Activities.

To provide all essential testing; test equipment, tools and labor to provide the following services.

Heating includes all unit heaters and furnaces utilizing natural gas; clean and adjust all automatic controls, clean burners, adjust combustion to maximize fuel efficiency, lubricate any points that need it, check and test for combustion leaks, test safety shutoff features, check blower belt for wear, alignment and tension if applicable, clean or replace air filter, replace humidifier media, if applicable, in the fall, check flue for proper operation.

Heating units consist of the following (qty) Location:

(10) cottages, (4) units in Whitehill, (1) Fitness center, (1) Grounds office, (3) Grounds garage bay unit heaters, (1) old car wash bay unit heater, (2) new carwash bay unit heater.

Air Conditioning includes; check condenser coil, check all electrical connections for tightness, adjust system for maximum cooling capacity, check for oil and/or refrigerant leaks, check all safety devices, check blower belt for wear, alignment & tension if applicable, check expansion valve and coil temperatures, clean or replace air filter, check refrigerant levels, check condensate drain, lubricate any points that need it.

Air Conditioning units consist of the following (qty) Location:

(10) cottages, (4) units for Whitehill, (1) Fitness center, (1) Grounds office, (1) Dispatch building

Facility Representative is Scott Anderson, Plant Operations Manager @ 641-753-4524.

Iowa Veterans Home expected timeframe is as follows:

September 15 to October 31, annually, first heating service call.

January 15 to February 15, annually, second heating service call.

April 15 to May 30, annually, all air conditioners serviced.

Please notify the Iowa Veterans Home Representative within 24 hours prior to expected service times. A written report/check sheet as used by the contractor shall be provided to the Iowa Veterans Home representative within three working days of completion of the work of this agreement. All work in excess of this agreement must receive the prior approval of the Iowa Veterans Home Representatives.