SCOPE OF WORK
Zion National Park
PMIS 327856, 336905, 336789,
Cabinet and Flooring Replacement
March 1, 2026

1.0 INTRODUCTION

Purpose:

Zion National Park: Employee Housing Cabinet/Countertop and Flooring Replacement.

Award will be based on best value to the government.

A. Description of Purchase:

This is the replacement of flooring, kitchen cabinets and bathroom cabinets in employee housing units located in various locations in Zion National Park. Housing locations are specified in section 3.1 below. The work of this section consists of removing the old carpet/pad throughout entire house and replacing it with new flooring materials. New flooring material includes carpet and waterproof, Luxury Vinyl Plank (LVP).
Removing and replacing kitchen and bathroom cabinets, countertop, and associated plumbing fixtures and fittings.
Flooring material, cabinet/countertop, fixtures and site-specific locations are specified in section 3.4 and 3.5 below.
The service must be completed in a prompt manner at the request of the National Park Service. Park personnel will be responsible for inspecting and signing off on work.
Coordination of work schedule and inspection shall be through park COR.

B. 2.0 KEY ASSUMPTIONS

The contractor shall work around the government's work schedule. Work shall be conducted between 7:00 AM to 4:30 PM.

All work is required to be completed by 2/1/2027.

The NPS will reserve the right to reject any work that does not conform to work standards specified in attached service specifications.

3.0 SELLER RESPONSIBILITIES

The contractor shall provide service in accordance with this SOW and attached specifications within a schedule as agreed upon with CO.

A. THE CONTRACTOR WILL REQUIRE THEIR DRIVERS TO OBEY ALL SPEED LIMITS, ALL LOCAL LAWS DICTATING LOAD SAFETY REQUIREMENTS, AND DRIVE IN A SAFE DEFENSIVE MANNER AT ALL TIMES.

No work will be performed on weekends or holidays unless approved in writing by CO or COR. The contractor will have work approved by a representative of the government.

3.1 Locations:
The contractor shall perform work at locations designated by the work specifications and Government representative (COR).
The location for the work is within Zion National Park Watchman Housing Area and Oak Creek Housing Area.
Locations include: Watchman Housing Q38, Q39, Q41, Q43, Q46 and Q51 (flooring). Oak Creek Housing Q6, Q11 (flooring). Watchman Housing Q35, Q36, Q42, Q46 (Cabinets)

3.2 Task to Be Performed:

Contractor will provide all material, tools, and labor to perform work addressed in this scope.

Contractor will perform work at locations stated in 3.5 of this contract.

Contractors will operate their vehicle in a safe manner.

Contractor will have work approved by a representative of the government.

Contractor will ensure that all safety regulations are followed, and that safety equipment is worn at all times while performing work.

Contractor will list any discrepancies that they see on differing site conditions and give a detailed cost and description for remedy.

All work shall be completed in a neat, professional and workmanship like manner.

Upon completion, all work sites shall be cleaned and left in prework like condition.

Three boxes of spare LVP floor covering will be supplied at the end of the project.

3.3 Task to be Performed by Buyer

The government will coordinate work schedule and location with contractor to ensure minimal interruption to park visitors.

3.4 Descriptions of Work

The following task list does not dictate the sequence of construction. The Contractor shall determine the appropriate means and methods to accomplish the project objectives. Inspect all existing conditions and understand the full scope of related tasks.
Contractor shall field verify and measure all replacement flooring, cabinets, and countertops to ensure accurate quantities and dimensions prior to fabrication, procurement, and installation.
Bring any questions or unforeseen conditions to the attention of the CO.

A. EXISTING FLOORING MATERIAL REMOVAL
-Carpet and pad will be removed and disposed of. All existing flooring adhesives and fasteners will be removed and disposed of.
-Existing vinyl flooring shall <u>not</u> be removed unless approved by COR.

B. BASEBOARD REMOVAL AND INSATLLATION
Where complete house baseboard replacement is required, new baseboard shall be MDF, 5”x 9/16”, beveled.
Quantities see section 3.5

C. FLOOR SUBSURFACE PREPERATION
-Existing floor subsurface shall be cleaned and prepared according to carpet/LVP manufacturers’ recommendations. Uneven/unlevel subsurface will be leveled using leveling mix or methods specified by flooring material manufacturers.

D. REPLACEMENT FLOORING
-Preferred new carpet shall be brand name Engineered Floors, Color-Warm Sand. Alternative products shall be of equal or greater quality. Product shall be preapproved by COR.

-Preferred new Luxury Vinyl Plank (LVP) shall be brand name Lyrus Flex Elite, color-Reef, 9”x 60”. Alternative products shall be of equal or greater quality. Product shall be preapproved by COR.
Two boxes of LVP shall be provided to the Park for repairs.

E. APPLICABLE STANDARDS
-All new flooring shall be installed according to manufacturer’s specifications and installation guidelines.

F. CABINTETS, COUNTERTOPS AND SPECIFIED PLUMBING FIXTURE REMOVAL

-Remove kitchen countertops and cabinets. Remove sinks, drainpipes, braided lines, garbage disposals, range hoods and specified toilets.
-All materials shall be disposed of offsite.
-Visible wall surface damage shall be repaired and painted to match existing surfaces.

G. CABINTETS, COUNTERTOPS AND SPECIFIED PLUMBING FIXTURE INSTALLATION

-Provide and install new cabinets, countertops, plumbing fixtures, and associated hardware in accordance with industry standards, manufacturer's written instructions, and approved submittals, ensuring a complete, properly aligned, and fully operational installation compliant with contract documents.

-Provide factory-finished knotty alder cabinets with a light to medium stain and catalyzed conversion varnish topcoat, satin sheen, applied in accordance with AWI/AWMAC standards, producing a uniform appearance that enhances natural wood grain; finish shall be durable, moisture-resistant, and compliant with approved submittals and contract documents.

-Cabinet and drawer hardware such as handles and pull-knobs shall be brushed nickel finish.

-Provide and install soft-close hardware on all cabinet doors and drawers, ensuring smooth, quiet operation and full closure, in accordance with approved submittals and contract documents. Cabinet doors shall include non-visible hardware.

- Provide and install mid-grade quartz countertops in a uniform beige or warm neutral tone with minimal to no veining or pattern (fine speckled appearance acceptable), including a 4-inch matching backsplash, consistent in color and finish, in accordance with approved submittals and contract documents.

-Provide and install range hood. Broan-NuTone, MTR series, Stainless Steel.

-Provide and install double-bowl stainless steel kitchen sink(s), undermount type, with equal or offset compartments, complete with mounting hardware, sealant, and required accessories, in accordance with approved submittals and contract documents.

-Provide and install undermount porcelain lavatory sink(s), white, with integral overflow, complete with mounting hardware, sealant, and required accessories, installed beneath countertop for a flush, seamless finish, in accordance with approved submittals and contract documents.

-New Kitchen Faucet shall be Moen, Sleek, Chrome, One Handle Pull Down Faucet. Alternative products shall be of equal or greater quality. Product shall be preapproved by COR.

-New Bathroom faucet shall be Moen, Chateau, One Handle, Chrome. Alternative products shall be of equal or greater quality. Product shall be preapproved by COR.

-New toilets (Q42, 46) shall be American Standard, Champion Two-Piece 1.28 GPF Single Flush Elongated Chair Height Toilet with Slow-Close Seat in White

-New Garbage Disposal shall be Badger 5, 1/2 hp. Alternative products shall be of equal or greater quality. Product shall be preapproved by COR.

H. SAFETY
-All work will be performed in a safe manner according to OSHA regulations.

DISPOSAL
-All old flooring material and associated materials shall be removed from the Park and disposed of according to state and local regulations.

3.5 Quantities and Locations

A. FLOORING REPLACEMENT

a. **Watchman Q38, Q39, Q41, Q43 and Q46. Size and floorplans are identical**

-Approx. 1,500 sqft of existing carpet will be removed from each house.
-Approx. 600 Sqft of new carpet will be installed in bedroom areas.
-Approx. 920 Sqft of new LVP will be installed in common areas to include living room, kitchen, hallway, laundry, and bathrooms. LVP installation shall include all materials to transition to carpeted areas and existing baseboard trim.
-Existing vinyl flooring will remain, and new LVP will be installed over unless approved by COR.
-Q43-Existing carpet cove shall be removed and new baseboard trim installed. New baseboard shall match existing in style and color.
-Q39-Existing baseboard shall be removed and new baseboard trim installed. Approx 390 LF. Style and paint color confirmed by COR.
-Q38-Existing baseboard shall remain in place.
-Q41- Existing baseboard shall be removed and new baseboard trim installed. Approx 390 LF. Style. and paint color confirmed by COR.
-Q46- Existing baseboard shall be removed and new baseboard trim installed. Approx 390 LF Style. and paint color confirmed by COR.

b. **Watchman Q51**

-Approx. 1600 Sqft of existing carpet will be removed from house.
-Approx. 700 Sqft of new carpet will be installed in bedroom areas.
-Approx. 1000 Sqft of new LVP will be installed in common areas to include living room, kitchen, hallway, laundry, and bathrooms. LVP installation shall include all materials to transition to carpeted areas and existing baseboard trim.
-Existing vinyl flooring will remain, and new LVP will be installed over.
-Kitchen sub-floor will be inspected for damage and replaced where needed.
-Q51-Existing baseboard shall be removed and new baseboard trim installed. Approx 400 sqft. Style and paint color confirmed by COR.

c. **Oak Creek Q6 and Q11. Size and floorplans are identical**

-Approx. 1,200 Sqft of existing carpet will be removed from each house.
-Approx. 500 Sqft of new carpet and pad will be installed in bedroom areas.
-Approx. 700 Sqft of new LVP will be installed in common areas to include living room, kitchen, hallway, laundry, and bathroom. LVP installation shall include all materials to transition to carpeted areas and existing baseboard trim.
-Existing vinyl flooring will remain, and new LVP will be installed over.
-Kitchen, bathroom and laundry baseboard shall be installed. Approx. 50LF ea. New baseboard shall match existing in style and color.

B. CABINET/COUNTERTOP REPLACEMENT

a. **Watchman Q35, Q36, Q42 and Q46**

-Each house includes the removal of approx. 15' kitchen base cabinets/countertop and 18' kitchen overhead cabinets. One (1) 5' bathroom vanity/countertop and two (2) 2' bathroom vanity/countertop. Removal includes one (1) kitchen sink, two (2) bathroom sinks, three (3) faucets, drainpipes, braided hoses, angle stop valves and one (1) garbage disposals.
-Repair visible wall surfaces damaged by cabinet/countertop removal.
-Install and secure base and upper cabinets in a level, plumb, and properly anchored condition; field verify dimensions; template, fabricate, and install countertops in accordance with approved submittals; and furnish and install backsplash, sealed at all joints and penetrations, to provide a durable, sanitary, and watertight installation.
-Furnish and install new undermount sink(s), faucet(s), drain assemblies, angle stop valves, and garbage disposal(s), including all necessary connections, mounting hardware, and sealing, to provide a complete, leak-free, and operational plumbing installation.
-Quarters 42 and 46 each-Provide and install two (2) new toilet(s) and angle stop valve(s), including all necessary

connections, anchorage, and sealing, to ensure a complete, leak-free, and fully operational installation.

C. CLEANING

- Provide post-construction cleaning services for all residences associated with this project, including removal of all construction debris and dust; cleaning of floors, walls, ceilings, doors, and trim; interior and exterior cleaning of windows and glass; wiping and sanitizing of cabinets, countertops, fixtures, and appliances; cleaning of bathrooms and kitchens; vacuuming and mopping of all floor surfaces; and final detailing to deliver a clean, dust-free, and ready-for-occupancy condition in accordance with contract documents.

D. OPTION LINE ITEM-QUARTERS 46 INTERIOR PAINTING

-Provide interior painting of approximately 1,500 SF single-story residence, including walls and trim, with standard surface preparation and two finish coats. Paint color is Zion Winter Cloud.

3.6 Period of Performance

November 2, 2026- February 28, 2027

a) 4.0 Responsibilities of the Government

The government will be responsible for coordinating work schedule and inspection of work.
Contracting Officer's Representative (COR) for this project is:
Matthew MacKay, National Park Service, Zion National Park, State Route 9
Springdale, Utah 84767. Telephone (435)-772-0207

b) 5.0 Project Completion Criteria

The contract will be complete when all work outlined in scope of work and specifications is completed and accepted by the government.

c) 6.0 Additional Terms and Condition

The COR reserves the right to reject any work that does not meet this specification or is otherwise unacceptable. The contractor will be responsible for correcting any work that is rejected by the COR