MARION COUNTY
HOUSING AUTHORITY

Invitaion for Sealed Bid

Marion County Housing Authority (MCHA) is requesting Bids for the following project:

Project #26-10

Location
700 East Rexford, Centralia IL
East two lots joining 700 East Rexford

All contractors submitting a quote for **MCHA Project #26-10** must comply with the following Bid requirements:

Base Scope of Work

- MCHA is soliciting Sealed Bids to construct a new 30'x 80' Building with Parking Lots.
- Rough plans and supporting notes are included at the conclusion of this document.
- A 11 x 17 Drawing can be picked up at the MCHA Office, 719 E Howard, Centralia IL
- The Making of the final blueprints, plans, and specs shall be included in your Bid.
- All work to be completed by July 30th, 2026

Contractor will be responsible for the following:

1. Meeting City of Centralia requirements for New Construction.
2. All Building Permits before construction begins.
3. Adhere to all local Building Codes.
4. Zoning Compliance.
5. Schedule and Coordinate Inspections.
6. Proper waste control.
7. All Phases of construction.
8. Prevailing wages.
9. Weekly Time Sheets, Certified Payroll.
10. Supervising all Sub-contractors.
11. Weekly Time Sheets, Certified Payroll of the Sub-contractors.
12. Security of the construction site and of all materials and Tools.

- Contractor must obtain approval from the Procurement Specialist before submitting any invoice.

- If unforeseen conditions arise during construction that require additional work to achieve satisfactory completion, the contractor must notify MCHA immediately.
- The contractor is fully responsible for repairing any damages to buildings, driveways, fences, landscaping, or other property caused by their personnel or subcontractors. All repairs must meet the satisfaction of MCHA. If not, liquidated damages equal to the cost of restoration will be deducted from the contract amount.

<u>Sealed Bids must be received no later than 2:00 pm on Friday, March 27th, 2026.</u>
<u>Bids will be read the same day at 2:30 pm.</u>
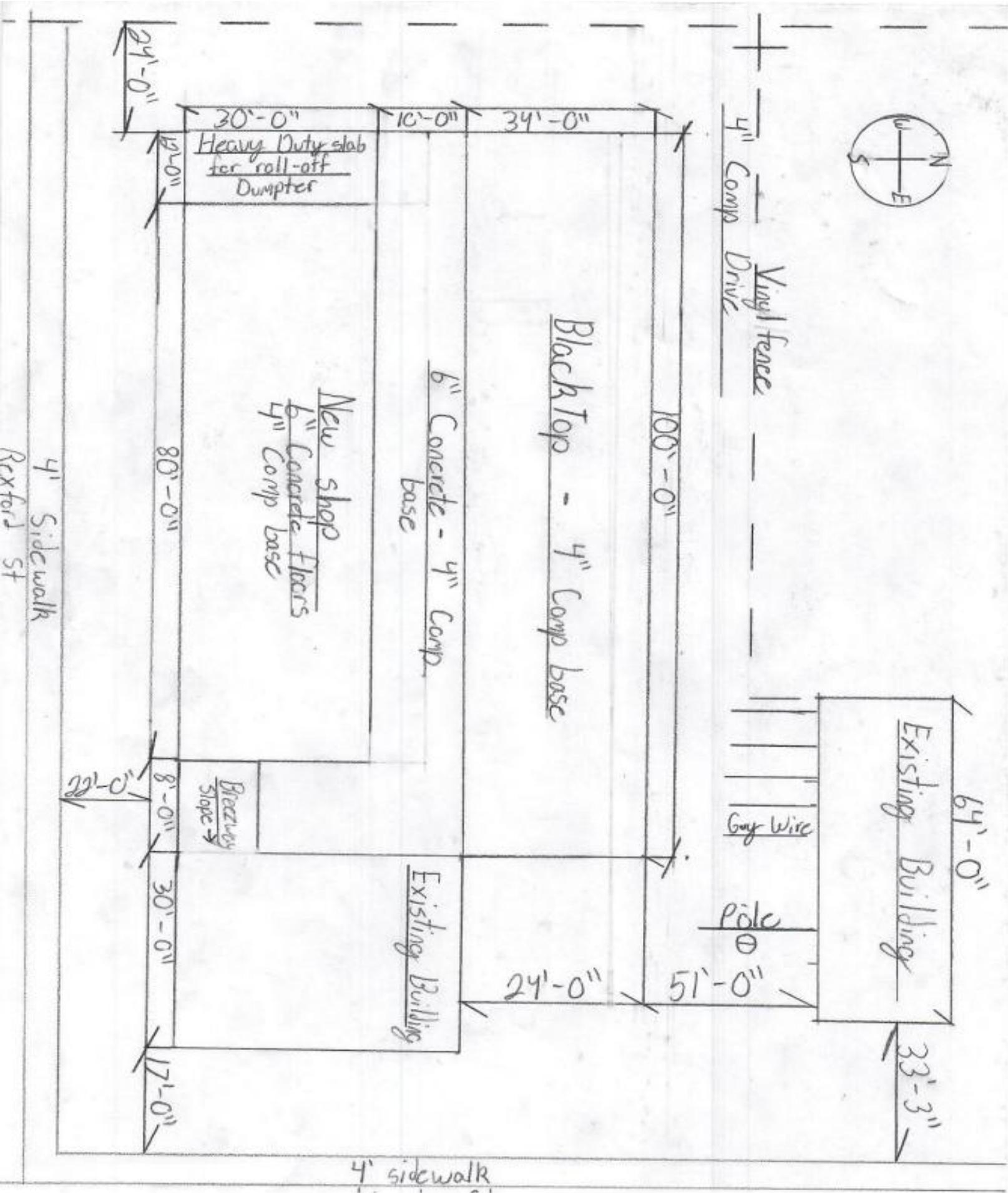
General Requirements and Information

- The awarded Contractor shall furnish a **Performance Bond** in the amount of **100% of the total contract price**, issued by a surety company licensed to do business in the State of Illinois and acceptable to the Marion County Housing Authority (MCHA). The Performance Bond shall guarantee the faithful performance of all terms, conditions, and obligations set forth in the contract for **MCHA**. The bond must be submitted prior to the commencement of any work and shall remain in effect until final acceptance of the project by MCHA. The Performance Bond shall be made payable to the Marion County Housing Authority and shall include language ensuring coverage for any modifications or extensions to the original contract. Failure to provide the required bond may result in termination of the contract and forfeiture of any payments due.
- The awarded Contractor shall furnish a **Payment Bond** in the amount of **100% of the contract price** to ensure payment to all laborers, subcontractors, and suppliers furnishing materials or services in connection with the project. The bond must be issued by a surety company licensed to operate in the State of Illinois and acceptable to the Marion County Housing. The bond must and will remain in effect until all obligations for payment under the contract are satisfied. Be submitted prior to the issuance of the Notice to Proceed. Failure to provide the required Payment Bond may result in disqualification or termination of the contract award.
- All bidders shall submit a **Bid Bond** in the amount **of 5% of the total bid price** along with their quote for **MCHA Project #26-10**. The Bid Bond must be issued by a surety company licensed to operate in the State of Illinois and must be made payable to the **Marion County Housing Authority (MCHA).** The Bid Bond serves as a guarantee that the bidder, if selected, will enter into a contract and furnish the required Performance and Payment Bonds. Failure to provide a valid Bid Bond may result in disqualification of the bid.
- **HUD Form 5370** will be incorporated into the **final contract** as the required federal construction conditions.
- All contractors must adhere to the Davis-Bacon and Related Acts. For information, please visit their website at **https://www.dol.gov/whd/govcontracts/dbra.htm**. Contractors will be required to submit certified payroll reports before issuance of payment. Payroll reports must be submitted weekly.

- All Bids should be accompanied by a current Certificate of Insurance (general liability and workers compensation). Should your company be awarded a contract, MCHA must be listed as an additional insured and an updated Certificate of Insurance must be sent to MCHA directly from the insurance broker.
- All Bids should be accompanied by a copy of any applicable license(s) pertaining to the Scope of Work listed above.
- All Bids must be received by the date/time mentioned above in order to be considered. Sealed Bids must be hand delivered/drop boxed or mailed to MCHA at 719 E Howard, Centralia, IL.
- Please reference the Project #26-10 when submitting a Sealed Bid.
- For questions regarding the Scope of Work, please contact Kaden Mollet at modernization@mchahomes.org

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The following page contains the preliminary drawing, as well as supporting notes.

Site plan drawing with the following labeled elements:

- Vinyl fence
- 4" Comp Drive
- Blacktop - 4" Comp base
- 6" Concrete - 4" Comp base
- Heavy Duty slab for roll-off Dumpster
- New shop, 6" Concrete floors, 4" Comp base
- Existing Building
- Existing Building
- Guy Wire
- Pole
- 4' Sidewalk Rexford St
- 4' sidewalk
- Breezeway Slope →

Dimensions shown: 24'-0", 30'-0", 10'-0", 34'-0", 100'-0", 80'-0", 22'-0", 8'-0", 30'-0", 17'-0", 24'-0", 51'-0", 64'-0", 33'-3"

BUILDER CONSTRUCTION NOTES:

The attached drawing is not final. All elements are subject to change, and door and window locations are intentionally omitted. Bidders must develop the final plans and submit pricing based on how they would complete the project.

Concrete Work

- New shop floor (all concrete) shall be constructed approximately **6 inches higher** than the existing shop floor elevation.

- Concrete shall be placed as designated on the drawing, with **expansion joints at 15'-0" each way**.

- **Edge rods** shall be installed at **24 inches on center** at all corners.

- All expansion joints shall be caulked using a **high-quality concrete sealant**, Donseal PU440 (gray) or approved equivalent.

Footings & Foundation Walls

- Footings: **20 inches wide**.

- Foundation walls: **10 inches wide**.

- Reinforcement:

  - **#4 vertical bars at 4'-0" on center**

  - **#4 horizontal bars continuous at 8 inches on center**

- Foundation walls shall extend 6 inches above the new shops finished floor.

Wall Construction

- Wall heights:

  - **10 feet** for the shop

  - **8 feet** for the breezeway

- Framing: **2" x 6" studs at 24" on center**, with a **pressure-treated bottom plate** and **double top plate**.

- Exterior walls: Covered with **½-inch sheathing**.

Roof & Trusses

- Trusses spaced **2 feet on center**.

- **2" x 4" purlins** spaced **2 feet on center**.

- Roof and walls to be clad in **26-gauge ribbed white metal panels**.

- A **½-inch layer of solid foam insulation** shall be installed beneath the roof panels.

Openings (Final Locations Determined by Bidder)

- (3) **12' overhead doors**
- (5) **24" x 48" windows**
- (3) **36" walk-in doors**

Specified Installations

- Install **three (3) 12' x 8' insulated overhead garage doors** on the **north side** of the new shop.
- Install **five (5) 24" x 48" fixed insulated windows** on the **south side** of the new shop.
- Install a **36" left-hand reverse door** between the breezeway and the new shop.
- Install a **36" left-hand door** on the **north side** of the breezeway to the exterior.
- Install a **36" left-hand door** at the **northwest corner** of the new shop (door to face north).
- Install a **drain line** running from the **north side of the breezeway to the road**.

Door, Window, and Overhead Door Specifications

Walk-In Doors

- Exterior steel-clad
- Composite framing and brick mold
- Factory-painted white, both sides
- Double-bore

Overhead Doors

- **12 ft wide x 8 ft high**
- Insulated
- White, raised-panel design
- No windows
- Torsion spring type

Windows

- **24" x 48"**
- White vinyl
- Single fixed insulated glass