MARION COUNTY HOUSING AUTHORITY

Request For Quotes

RFQ Number: 26-125

Date of Issuance: November 10, 2026

The Marion County Housing Authority (MCHA) will accept quotes until the date and time specified below:

Interior Concrete Resurfacing at 606 Illinois Street, Alma, IL
Pre-Quote Meeting will be held: November 17, 2026 at 10:00 AM
Quote Deadline: November 30, 2026 at 2:00 PM

Office of Marion County Housing Authority

719 E Howard Street

Centralia, IL 62801

The point of contact shall be the MCHA Procurement Specialist.

Phone: (618) 532-1894 Ext: 310

Email: modernization@mchahomes.org

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A. Project Overview

The Marion County Housing Authority (MCHA) is seeking a qualified contractor to perform flooring replacement and concrete resurfacing at 606 Illinois Street. Work includes removal of existing carpet and flooring materials, adhesive removal, concrete surface preparation and repair, and installation of a decorative epoxy flake flooring system. The project will be completed in hallways, community rooms, and other common areas to improve the appearance, safety, and long-term durability of building surfaces. No work will be performed inside residential dwelling units. The required decorative flake blend is Obsidian Flake F9304 (1/4-inch size) or an equal product approved by MCHA.

B. Base Scope of Work

1. Removal & Disposal

- Remove existing flooring materials, adhesive residue, transition strips, and all associated materials as required.
- Exercise care to prevent damage to walls, baseboards, doors, fixtures, and other adjacent building components during removal operations.
- Contractor shall haul away all debris and dispose of it at an approved location.

2. Surface Preparation

- Thoroughly clean and prepare existing concrete floor surfaces for resurfacing.
- Remove all adhesives, coatings, contaminants, and loose materials that may interfere with proper bonding of the new resurfacing system.
- Repair minor cracks, voids, spalls, and surface imperfections as necessary to provide a sound and uniform surface.
- Verify that all floor surfaces are clean, dry, and suitable for application of the specified resurfacing materials.

3. Concrete Resurfacing System

- Furnish and install a decorative epoxy flake flooring system consisting of a primer, base coat, Obsidian Flake F9304 (1/4-inch size) broadcast layer, and protective topcoat, or an equal system approved by MCHA.
- Apply all materials in strict accordance with the manufacturer's recommendations.
- Provide a uniform, durable, and slip-resistant finished surface free from visible defects, bubbles, peeling, or uneven areas.
- Contractor shall provide all materials, primers, bonding agents, and accessories required for a complete installation unless otherwise specified by MCHA.

4. Finish Work

- Ensure all floor transitions, edges, and terminations are neat and professionally finished.
- Protect adjacent surfaces from damage during installation and remove any overspray, spills, or residue resulting from the work.
- Leave all finished floor surfaces clean and ready for occupancy upon completion.

5. Quality & Performance Requirements

- All resurfaced concrete floors shall exhibit proper adhesion and a consistent appearance throughout the work area.
- Finished surfaces shall be smooth, level, and free of cracks, delamination, discoloration, or other visible defects.
- Contractor shall inspect completed work and correct any deficiencies prior to final acceptance.
- Upon completion, floors shall be capable of withstanding normal residential use and routine cleaning and maintenance without premature failure.

C. Terms and Deadline

1. Pre-Quote Conference

A Pre-Quote Conference will be held at 10:00 AM on November 17, 2026, at 606 Illinois Street, Alma, IL. Contractors arriving after 10:10 AM will not be admitted.

2. Quote Submission

Quotes must be received no later than 2:00 PM on November 30, 2026.

3. Project Completion Deadline

The Contractor must complete all required work no later than December 31, 2026, which shall serve as the established completion date.

D. General Requirements and Information

1. Davis-Bacon Wage Requirements

All contractors shall comply with the Davis-Bacon and Related Acts (DBRA). The applicable wage determination for this project is Wage Determination No. IL20260043, Modification No. 1, dated May 18, 2026, and is incorporated into this solicitation and any resulting contract. Contractors shall compensate all covered workers in accordance with the wages, fringe benefits, classifications, and other requirements of the applicable wage determination and submit weekly certified payrolls prior to payment. Contractors shall maintain all required payroll records and ensure that subcontractors comply with applicable DBRA requirements. MCHA reserves the right to review payroll documentation and withhold payment for noncompliance. Sole proprietors, owner operators, and other contractors who perform the work exclusively on their own behalf and do not employ covered workers are not required to submit certified payrolls. The applicable wage determination may be accessed at: https://sam.gov/wage-determination/IL20260043/1

2. Certificate of Insurance

All quotes shall include a current Certificate of Insurance evidencing Commercial General Liability and, if applicable, Automobile Liability coverage. Contractors with employees shall maintain Workers' Compensation coverage as required by law. Contractors without employees shall indicate such in their quote. Upon award, the successful contractor shall provide an updated Certificate of Insurance naming the Marion County Housing Authority (MCHA) as an additional insured on applicable liability policies. The certificate shall be transmitted directly to MCHA by the contractor's insurance carrier or broker. The contractor shall maintain all required insurance coverage throughout the term of the contract.

3. Applicable Licenses

All quotes must include copies of all licenses, registrations, certifications, and permits required to perform the Scope of Work described in this solicitation. Failure to provide required documentation may result in the quote being deemed non-responsive.

4. Debarment, Suspension, and Federal Eligibility

The contractor must be eligible to participate in federally funded contracts and may not be debarred, suspended, or otherwise excluded from participation in federal programs. By submitting a quote, the contractor certifies that it is presently eligible to perform work funded in whole or in part with federal funds. MCHA reserves the right to verify the contractor's eligibility prior to award and to reject any quote submitted by a contractor determined to be ineligible.

5. Section 3 Requirements

The contractor shall comply with all applicable HUD Section 3 requirements and shall, to the greatest extent feasible, provide employment, training, and contracting opportunities to Section 3 workers and Section 3 business concerns. The contractor shall cooperate with MCHA in documenting compliance efforts and shall provide any information or records reasonably requested to demonstrate compliance with Section 3 requirements.

6. Quote Delivery

Quotes may be delivered by e-mail to modernization@mchahomes.org, hand-delivered to the office, placed in the drop box, or mailed to MCHA at **719 E Howard St, Centralia, IL 62801**. All quotes must be received by the date and time stated above to be considered.

7. Questions

For questions regarding this solicitation please contact the Marion County Housing Authority's Procurement Specialist by email at modernization@mchahomes.org or by phone at (618) 532-1894 Ext: 310

E. Contractor Responsibilities & Damage Liability

1. Code, Standards, and Compliance

- All work must comply with local building codes, manufacturer specifications, applicable residential construction standards, and ADA requirements where applicable.
- Contractor shall use code-compliant materials and follow all manufacturer installation requirements.
- Contractor is responsible for obtaining any required permits and coordinating inspections when applicable, and must comply with all AHJ requirements.

2. Coordination & Communication

- Coordinate access to common areas, scheduling, and resident notifications with Housing Authority staff to minimize disruption.
- Maintain regular communication with the Procurement Specialist regarding progress, issues, and scheduling changes.
- 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 before proceeding.

3. Site Management & Safety

- Perform daily cleanup, remove all debris, and maintain safe, orderly work areas throughout the project.
- Maintain safe access routes for residents and staff at all times.
- Store materials and equipment in designated areas only; do not block sidewalks, driveways, or emergency access routes.
- Follow all OSHA safety requirements and ensure all workers use proper PPE.

4. Protection of Property

- 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 repairs are not completed satisfactorily, MCHA may deduct the actual cost of restoration from amounts otherwise due to the contractor.
- Protect existing utilities, finishes, and resident belongings during all phases of work.

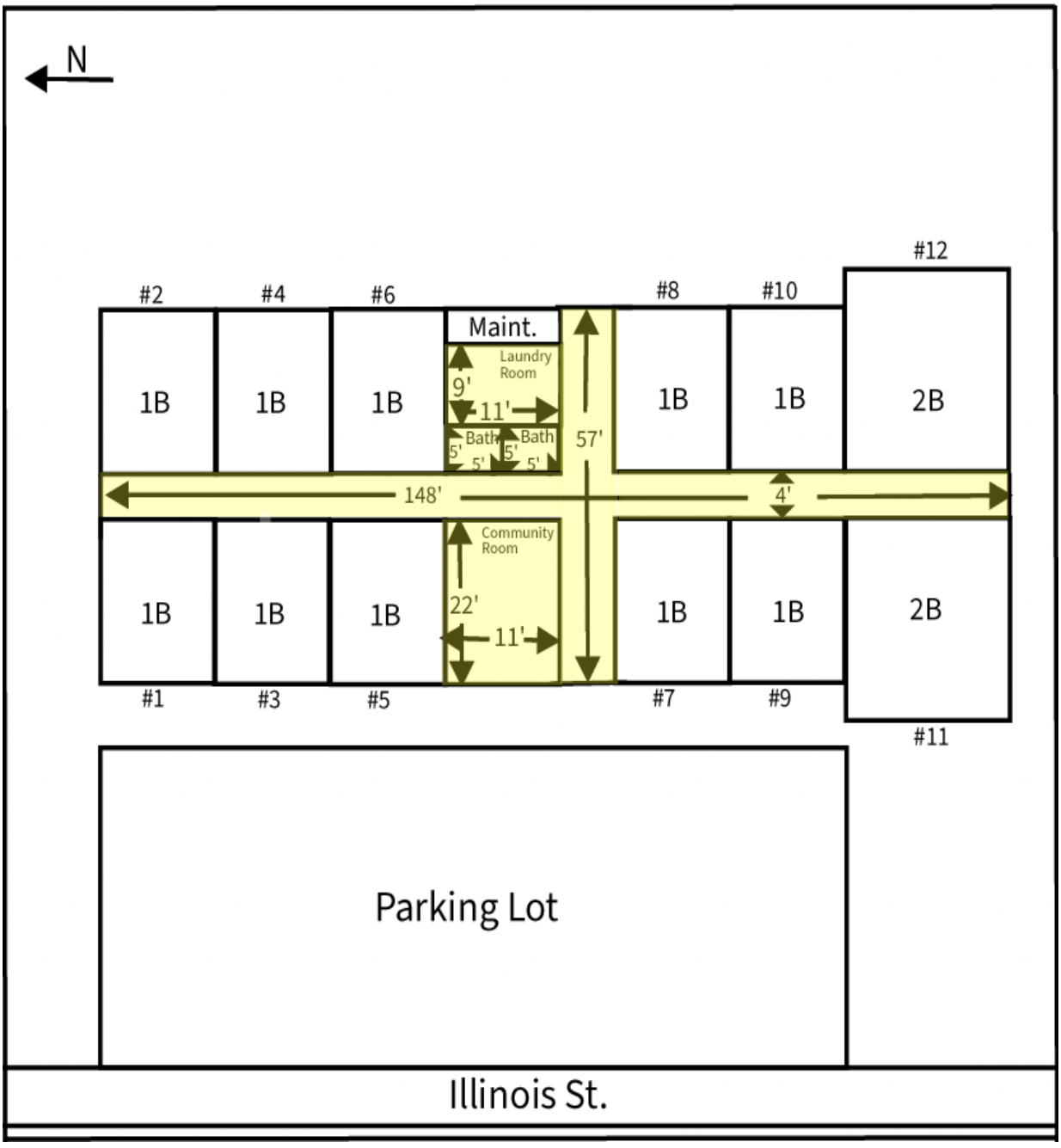
5. Documentation & Closeout Requirements

- Provide all required warranties, including manufacturer and workmanship warranties.
- Submit a final punch list and complete all corrective items prior to final payment.

F. Attachments

1. Site Map

Sections highlighted in yellow shall require the work described above.



(Note: Measurements are approximate and subject to field verification.)