TC ARCHITECTS
430 GRANT STREET
AKRON, OH 44311

ADDENDUM NO. 01

September 21, 2026

To the Plans and Specifications for:

Trumbull Metropolitan Housing Authority
Site and Underground Utilities
TC Project No.: 2261004

TO ALL BIDDERS:

This Addendum supplements and amends the original Plans and Specifications and shall be taken into account in preparing proposals and shall become a part of the Contract Documents.

GENERAL CLARIFICATIONS AND INFORMATION

1. Pre-Bid Meeting Minutes, dated 09/15/2026, are attached.

BID RFIs

1. Measurements and quantities for the waterline, sewer, valves, hydrants, asphalt/concrete work, etc. and all related appurtenances were not included. Is this information available?
   Response: Exact quantities of materials were not included and will need to be verified in field.

CHANGES TO SPECIFICATIONS SECTION

1. None at this time.

CHANGES TO DRAWINGS

1. A001 - revised to add drawing.
2. C400D - added to include two (2) additional buildings at Highland Terrace.

Attachments: Pre-Bid Meeting Minutes, dated 09/15/2026
A001, Revision 1, ADDN 01, dated 09/18/2026
C400D, Revision 1, ADDN 01, dated 09/18/2026

END OF ADDENDUM 01

ARCHITECTS

430 Grant Street
Akron, Ohio 44311
330.867.1093
tcarchitects.com

Trumbull Metropolitan Housing Authority

Site and Underground Utilities
TC Project No.: 2261004
Pre-Bid Meeting Minutes
Tuesday, September 15, 2026 at 9:00 am
Trumbull MHA Administrative Office - Blue Room B
4076 Youngstown Rd. SE, Warren, OH 44484

1.1 INTRODUCTIONS:

1.2 OVERVIEW OF PROJECT:

A. Scope of Work: Exterior site and underground utilities improvements including water and sewer line replacements and associated asphalt / concrete repairs at scattered sites including Reo Court, Lancer Court and Highland Terrace.

1.3 GENERAL ITEMS:

A. Bid Due Date:
- **Wednesday, October 7, 2026 at 10:00 am local time.**
- Submit via email only and include the subject line: "26-10A Highland Terrace, Lancer Ct, Reo Ct Sewer & Line Replacement & Additional Parking Lot."
- Email to: llaughlin@trumbulltmha.org.
- Contractor is responsible for confirming bid was received.
- Bid opening telephone call-in information: Number: 646-876-9923, Meeting ID: 631 279 2441, Passcode: 842427.

B. Drawings and Specifications:
- Drawings and Specifications are available at ~~***SE Blueprint Inc. at www.planroom.plancycle.com***~~ ***the Trumbull Metropolitan Housing Authority website or Builder's Exchange.***
- Drawings and Specifications can be viewed at the Architect's or Owner's office during normal hours.

C. Bid Submittals and Contract Requirements:
- Refer to specifications for all documents required to be submitted with your bid.
  - For additional information regarding BABA requirements, refer to https://www.hud.gov/hud-partners/baba.
- This project is exempt from sales tax.
- We are using HUD 5370 General Conditions.
- Bonding Requirements:
  - Bid Bond: 10% of amount of total bid.
  - Performance Bond and Payment Bond: 100% of contract.

- Insurance Requirements: Workers' Compensation Insurance and adequate levels of General Liability Insurance of $1,000,000 and Automobile Insurance of $1,000,000.
  - Complete all work required within 365-calendar days of the effective date of the contract, or within the time schedule established in the Notice to Proceed issued by the Contracting Authority.
- Liquidated Damages: $100.00 for each day of delay.
- Allowances:
  - Allowance 1 - $25,000 for unforeseen conditions.
- Alternates:
  - None.
- Unit Prices:
  - Unit Price 1: $_____per SY of unforeseen full depth asphalt replacement including the removal / disposal of trench material in an appropriate waste site, backfill of stone and pavement to match existing cross section, and additional restriping as needed
  - Unit price 2: $_____per tree of tree removal including the removal / disposal of tree and root ball in an appropriate waste site, backfill of void with appropriate material, and seeding of disturbed area.
  - Unit price 3: $_____per LF of unforeseen main water line repair / replacement, based on existing pipe size / material including additional excavation as needed to make repair, removal/disposal of trench material / pipe in an appropriate waste site, backfill of approved material including asphalt if present, per ODOT standards, and necessary joints / thrust blocks / etc. to make connections.
  - Unit price 4: $_____per LF of unforeseen main sewer line repair / replacement, based on existing pipe size / material including additional excavation as needed to make repair, removal/disposal of trench material / pipe in an appropriate waste site, backfill of approved material including asphalt if present, per ODOT standards, and necessary joints / thrust blocks / etc. to make connections.

D. This is a Davis Bacon Prevailing Wage Rate Project.
- Drug-Free Workplace Program.
- Equal Opportunity Employment Obligations.
- Wage Rate Owner Verification.
- Minority Business Enterprises (MBE's) Goals. 20%
- Section 3 Goals.

E. Substitutions or Questions during Bidding:
- Submit in writing to Architect's office by 5:00 pm, September 25, 2026.
  Contact: Jessica Huzzard
  Phone: 330-867-1093
  E-Mail: jhuzzard@tcarchitects.com & CC: rchordar@tcarchitects.com

F. Work Site Issues:
- Normal working hours. ***Monday-Friday, 8:00 am-5:00 pm.***
- Security requirements. ***Contractor to secure materials and equipment daily.***
- Temporary protection.
- Use of site / onsite storage of materials. ***Coordinate with Trumbull MHA. Maintenance garages / building is available.***
- Parking. ***On site but will need to be phased at Lancer & Reo Court. Coordinate with Trumbull MHA.***
- Clean up. ***Keep walks, drives and lawns clear.***
- Dumpster location. ***Coordinate with Trumbull MHA.***
- Use of existing electrical power and water for construction purposes. ***Maintenance garages / building available. Use of resident power is prohibited.***
- Sanitary facilities. ***Maintenance garages / building available or can provide your own.***

G. Building Permits and Fees:
- Documents have been submitted to the City Engineering Department.
- Drawings have yet to be submitted to the City of Warren Zoning Department for approval.
- Contractor must pull permit, pay any permit fees, and register with the city as required.

H. Addenda:
- Issued at least 72-hours prior to the bid opening.
- Issued only to registered plan holders through ***~~SE Blueprint~~ Trumbull Metropolitan Housing Authority*** and Builder's Exchange.

1.4 QUESTIONS OR COMMENTS:
- **Payments are released once all required paperwork is submitted. Enrolling in direct deposit is encouraged.**
- **Cost estimate is not available.**
- **No work to be done inside units. All piping to terminate at exterior of buildings.**
- **Trumbull MHA's board meeting is scheduled for October 27, 2026.**

1.5 SITE VISIT:

PRE-BID MEETING MINUTES PREPARED BY:

TC ARCHITECTS

Jessica Huzzard,
Associate AIA

JLH/baw

ARCHITECTS

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Trumbull Metropolitan Housing Authority

Site and Underground Utilities

TC Project No.: 2261004

Pre-Bid Meeting

Tuesday, September 15, 2026 at 9:00 am

Trumbull MHA Administrative Office - Blue Room B

4076 Youngstown Rd. SE, Warren, OH 44484

Attendees, please initial beside your name. If not listed, please add your information.

Attendees:	Distribution:	From:	Contact No.:	Email:
	Lisa Laughlin	Trumbull MHA	330-369-7328	LLaughlin@trumbulltmha.org
	Bill Stanton	Trumbull MHA	330-369-7319 330-719-1338 c.	bstanton@trumbulltmha.org
	Brandon Sersich	Trumbull MHA		bsersich@trumbulltmha.org
	Pedro Paniagua	Trumbull MHA	330-883-8778	ppaniagua@trumbulltmha.org
	Tabatha Johnson	Trumbull MHA	330-394-9026	tjohnson@trumbulltmha.org
	Robert Chordar	TC Architects	330-867-1093 330-283-1007 c.	rchordar@tcarchitects.com
	Jessica Huzzard	TC Architects	330-867-1093 330-849-4036 c.	jhuzzard@tcarchitects.com
	Ken Cunningham	Trumbull Contracting	330-637-2551	TrumbullCont@aol.com
	Brad Manning	TPC	330 637 2551	Trumbull Cont@Aol.com
	Gary Hassay	TMHA	330-369-7338	ghassay@trumbulltmha.org

TRUMBULL METROPOLITAN HOUSING AUTHORITY

SITE AND UNDERGROUND UTILITIES

REO COURT
342 - 378 REO CT NW, WARREN, OH 44483

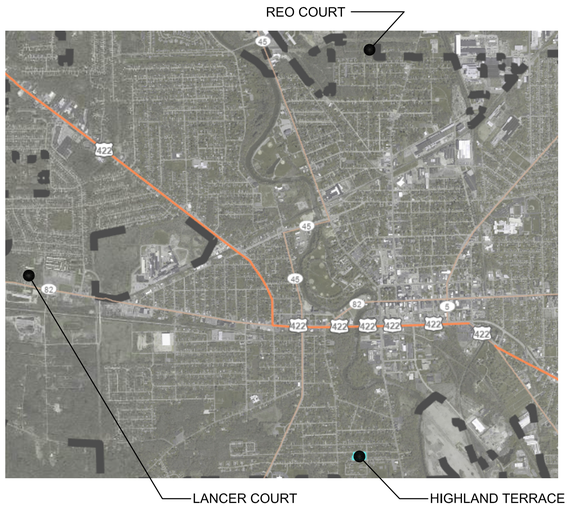
LANCER COURT
3002 - 3086 LANCER CT NW, WARREN, OH 44485

HIGHLAND TERRACE
377 LANE DR SW, WARREN, OH 44483

DRAWING INDEX

A001	TITLE SHEET
C000	GENERAL NOTES
C400	SITE UTILITY LAYOUT PLAN - HIGHLAND TERRACE OVERALL
C400A	SITE UTILITY LAYOUT PLAN - HIGHLAND TERRACE
C400B	SITE UTILITY LAYOUT PLAN - HIGHLAND TERRACE
C400C	SITE UTILITY LAYOUT PLAN - HIGHLAND TERRACE
C400D	SITE UTILITY LAYOUT PLAN - HIGHLAND TERRACE 1
C401A	SITE UTILITY LAYOUT PLAN - LANCER COURT
C402A	SITE UTILITY LAYOUT PLAN - REO COURT
C500	DETAILS

LOCATION MAP



PROJECT TEAM

Architects • Engineers • Surveyors

ARCHITECTURE DESIGN
430 GRANT STREET
AKRON, OHIO 44311
PHONE: 330-867-1093

PICKERING ASSOCIATES
Architects • Engineers • Surveyors

CIVIL ENGINEERING
11283 EMERSON AVENUE
PARKERSBURG, WEST VIRGINIA, 26104
PHONE: 800-954-5305

SYMBOLS

DOOR NUMBER
0000 / 00 — ROOM NUMBER / DOOR NUMBER

GLASS TYPE
0 — GLASS TYPE

ROOM NAME AND NUMBER
OFFICE / 000 — ROOM NAME / ROOM NUMBER

WINDOW TYPES
A

DOOR TYPES
A

FRAME TYPES
1

ELEVATION
00 / 0000 — DETAIL NUMBER / SHEET WHERE DRAWN

WALL SECTION OR DETAIL
00 / 0000 — DETAIL NUMBER / SHEET WHERE DRAWN

PARTITION TYPE
P1

DRAWING ORGANIZATION SYSTEM

DRAWING FORMAT

NUMERIC SYSTEM CODE	DRAWING GROUPS
A001	TITLE SHEET
A002	CODE DATA AND LIFE SAFETY PLAN
EX101, EX102, ETC.	EXISTING FLOOR, ROOF AND REFLECTED CEILING PLANS
EX201, EX202, ETC.	EXISTING EXTERIOR ELEVATIONS
D101, D102, ETC.	DEMOLITION FLOOR, ROOF AND REFLECTED CEILING PLANS
D201, D202, ETC.	DEMOLITION EXTERIOR ELEVATIONS
A101, A102, ETC.	FLOOR, ROOF AND REFLECTED CEILING PLANS
A201, A202, ETC.	BUILDING ELEVATIONS AND MAJOR BUILDING SECTIONS
A301, A302, ETC.	STAIR, ELEVATOR SECTIONS AND DETAILS
A401, A402, ETC.	WALL SECTIONS AND DETAILS
A501, A502, ETC.	INTERIOR PLAN DETAILS AND INTERIOR ELEVATIONS
A601, A602, ETC.	PARTITION TYPES, DOOR SCHEDULE AND DETAILS, WINDOW SCHEDULE AND DETAILS
A701, A702, ETC.	FURNITURE, FINISH AND EQUIPMENT PLANS, FINISH SCHEDULES, PROJECT SPECIFIC PLANS AND DETAILS (I.E. CAGING, LAB EQUIPMENT, ETC.)

NUMERIC SYSTEM CODE

A101 — DRAWING NUMBER / GROUP DESIGNATION / DISCIPLINE PREFIX

DISCIPLINE IDENTIFICATION

DISCIPLINE PREFIX	DISCIPLINE
C	CIVIL
L	LANDSCAPING
A	ARCHITECTURAL
S	STRUCTURAL
P	PLUMBING
FP	FIRE PROTECTION
M	MECHANICAL
E	ELECTRICAL
T	TECHNOLOGY
K	KITCHEN

STATE OF OHIO — ROBERT C. CHORDAR 10398 — REGISTERED ARCHITECTS

ROBERT C. CHORDAR
License #10398
Expiration Date 12/31/2027

REVISIONS
1 ADDN 01 09/18/2026

TITLE SHEET

TRUMBULL MHA
SITE AND UNDERGROUND UTILITIES

ARCHITECTS
430 GRANT STREET
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PHONE: (330) 867-1093
www.tcarchitects.com

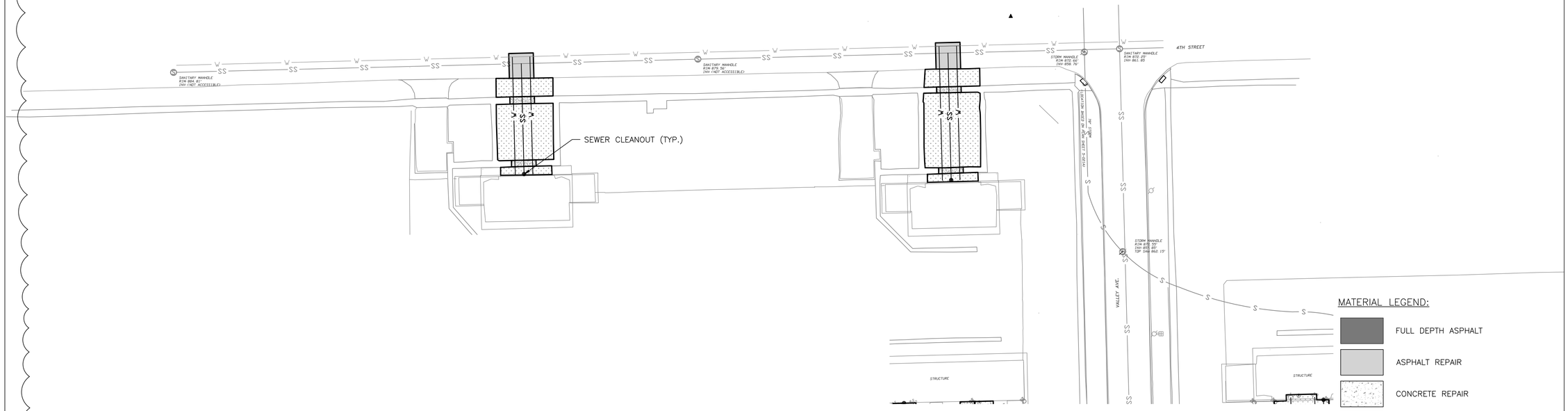
TURNING VISIONS INTO REALITY

08/28/2026
DATE

2261004
PROJECT NUMBER

A001
DRAWING NUMBER

F:\PROJECTS\T-Z\Trumbull MHA\2261004-TMHA-Underground Utilities\DWGS\ARCHHA001.dwg Sep 17, 2026 - 8:22am



GENERAL NOTES:

1. THE SITE CONTRACTOR SHALL ENSURE THAT ALL SIDEWALKS ARE SLOPED/GRADED PER ADA REQUIREMENTS. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER OF RECORD'S ATTENTION FOR REVIEW/EVALUATION.
2. ALL EXCAVATED AREAS TO BE SEEDED AFTER COMPLETION OF GRADING ACTIVITIES UNLESS OTHERWISE NOTED. ALL SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL.
3. CONTRACTOR SHALL HEEL INTO THE EXISTING PAVEMENT WITH A MINIMUM WIDTH OF 2' WHEN TYING INTO EXISTING ROADWAY.
4. CONTRACTOR SHALL MATCH EXISTING CURB HEIGHT WHEN TYING INTO EXISTING CURB AT ROADWAY
5. EXTENTS OF FULL DEPTH ASPHALT PAVEMENT AND MILL & OVERLAY AREAS ARE APPROXIMATE AND MAY REQUIRE FIELD ADJUSTMENT AT TIME OF PAVEMENT OPERATIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD DEVIATIONS FROM THE ANTICIPATED AREAS SHOWN ON THIS PLAN.
6. REMOVE CONCRETE FROM CONTROL JOINT TO CONTROL JOINT/TO THE NEAREST FULL PAD.
7. PROVIDE SEALANT AT JOINTS BETWEEN CONCRETE & ASPHALT.
8. RESTRIPE PARKING LINES AS NEEDED TO RETAIN EXISTING PARKING STALLS.

UTILITY GENERAL NOTES

A. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. ALL EXISTING UTILITIES WITHIN THE WORK AREA SHALL BE FIELD VERIFIED. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, PROVIDING PROTECTIVE MEASURES DURING CONSTRUCTION. CORRECTION OF ANY DAMAGE TO UTILITIES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
B. UNLESS NOTED OTHERWISE, UTILITY DEPTHS THAT COULD POSE CONFLICTS WITH CONSTRUCTION SHALL BE FIELD LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION. DEPTHS SHALL BE RECORDED AND SUBMITTED TO THE ENGINEER FOR POSSIBLE RELOCATION/MODIFICATION DETERMINATION. ALL WORK ASSOCIATED WITH THE RELOCATION OF THESE QUESTIONABLE UTILITIES SHALL BE AS DIRECTED BY THE DEVELOPER (CHANGE ORDER AT TIME OF CONSTRUCTION). ALL ACTIVITIES, TIMING, AND DURATION OF THE UTILITY RELOCATIONS SHALL BE COORDINATED WITH THE OWNER AND THE UTILITY COMPANY INVOLVED.
C. ALL UTILITY CONSTRUCTION SHALL BE COORDINATED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY.
D. ALL WORK TO REMOVE/ADJUST ABANDONED SERVICE VALVE BOXES, METER PITS, AND VALVES TO ACCOMMODATE PROJECT FINISH GRADES SHALL BE COORDINATED WITH AND APPROVED BY THE RESPECTIVE UTILITY PROVIDER. ALL COSTS ASSOCIATED WITH CORRESPONDING WORK SHALL BE INCIDENTAL TO THE PROJECT BID. FINAL SERVICE METER, VALVE, PEDESTAL, AND TRANSFORMER LOCATIONS SHALL BE COORDINATED WITH UTILITY COMPANY AND OWNER. DESIGN AND LOCATION OF UTILITY PADS, MISCELLANEOUS STRUCTURES, ETC. SHALL BE COORDINATED WITH THE OWNER AND UTILITY PROVIDERS.
E. MINIMUM CLEARANCES AROUND AND BETWEEN ALL UTILITIES (MAIN AND SERVICE LINES) AND STORM SEWERS SHALL BE MAINTAINED IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS AND THE APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITY HAVING JURISDICTION. AT A MINIMUM, THE FOLLOWING CLEARANCES SHALL BE MAINTAINED: GAS–18", ELECTRIC WITHOUT CONCRETE–12", WATER OVER SANITARY–18", AND OTHER–6".
F. MAIN CAPACITY VERIFICATIONS ARE BEYOND THE SCOPE OF THESE PLANS, HAVE NOT BEEN CHECKED, AND SHOULD BE VERIFIED WITH THE RESPECTIVE UTILITY PROVIDER.
G. THE OWNER AND UTILITY PROVIDER SHALL BE CONSULTED AND COORDINATED WITH CONCERNING ALL WORK ASSOCIATED WITH PROPOSED UTILITIES, MODIFICATIONS/RELOCATIONS OF EXISTING UTILITIES, AND/OR REMOVAL/ABANDONMENT OF EXISTING UTILITIES. ALL UTILITY CONSTRUCTION SHALL ACCOMMODATE PROJECT FINISH GRADES

N

HIGHLAND TERRACE
SITE UTILITY LAYOUT PLAN
SCALE: 1" = 30'

0 15 30 60

SCALE:

STATE OF OHIO
SPENCER LEE KIMBLE
E-77803
REGISTERED PROFESSIONAL ENGINEER

REVISIONS
1 ADDN 01 09/18/2026

SITE UTILITY LAYOUT PLAN

TRUMBULL MHA SITE AND UNDERGROUND UTILITIES

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