TC ARCHITECTS
430 GRANT STREET
AKRON, OH 44311

ADDENDUM NO. 01

September 21, 2026

To the Plans and Specifications for:

Trumbull Metropolitan Housing Authority
Hubbard Manor Interior Renovation
TC Project No.: 2261013

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. Can an allowance be added for the drywall repair? If not, can repair be defined further?
   Response: A $2,000 allowance has been added, in addition to the unit price for drywall repair. Minor knicks and dings will be included in typical wall prep for painting. Larger cracks, divots and holes will be covered under the allowance / unit price. Dimensions, photos and Owner approval are required prior to start of work.

2. What is meant by installing blocking under the PTACs, there appears to be blocking there already?
   Response: Blocking is to be installed at all gaps under and / or around PTACs for base to be installed.

CHANGES TO SPECIFICATIONS SECTION

1. Section 00 0110 Tables of Contents - revised to add section 01 2100 Allowances.
2. Section 01 2100 Allowances - added to include drywall repair allowance.

CHANGES TO DRAWINGS

1. None at this time.

Attachments: Pre-Bid Meeting Minutes, dated 09/15/2026
Form of Bid
Section 00 0110, ADDENDUM 01, dated 09/21/2026
Section 01 2100, ADDENDUM 01, dated 09/21/2026

END OF ADDENDUM 01

FORM OF BID
26-15A

BID FOR: **Hubbard Manor**
Hubbrd, Ohio 44425

Bid Due Date: Wednesday, October 7, 2026, at 3:00 P.M.

TO: Submit bids via email only to llaughlin@trumbulltmha.org
TRUMBULL METROPOLITAN HOUSING AUTHORITY
4076 Youngstown Road SE Suite 101
Warren, Ohio 44484

Participants:

I,_____of_____,
(Print - Representative) (Print - Name of Firm)

having familiarized with the local conditions affecting the cost of the work, and with the Specifications and Blueprints (including Bid Solicitation, Instructions to bidders, this Bid, the Form of Non-Collusive Affidavit, the Form of Contract, the General Conditions, the Special Conditions, the general Scope of Work, the Technical Specifications and the Drawings) and Addenda, if any thereto, as prepared by R.E. Warner and on file in that office, hereby proposes to furnish all labor, materials, equipment and services required to construct and complete the entire project for the following sum(s).

1. BASE BID	**MATERIAL**	**LABOR**	**TOTAL**
Allowance			$2,000.00

(WRITTEN TOTAL AMOUNT) _____

Note: The TOTAL contract price stated above shall include the allowances as stated in the specification. In this contract, that amount is **$2,000.00** for unforeseen conditions.

Unit price: $_____Sq Ft. drywall repair

Allowance: $2,000.00 for large area drywall repair not included in typical wall prep for painting

ADDENDA: The undersigned acknowledges receipt of the following addenda, if any:

Addendum No. 1 - Dated _____
Addendum No. 2 - Dated _____
Addendum No. 3 - Dated _____

1. In submitting this bid, it is understood that the right is reserved by the Owner to reject any and all bids. If written notice of the acceptance of this bid is mailed, telegraphed or delivered to the undersigned within 30 days after the opening thereof, or at any time thereafter before this bid is withdrawn, the undersigned agrees to execute and deliver a contract in the prescribed form and furnish any required bond within ten (10) days after the contract is presented to him for signature.

2. Security in the sum of ($_____) in the Form of_____is submitted herewith in accordance with the specifications.

3. Attached hereto is an Affidavit in proof that the undersigned has not entered into collusion with any person in respect to this proposal or any other proposal or the submitting of proposals for the contract for which this proposal is submitted.

4. The bidder represents that he (_) has, (_____) has not, participated in a previous contract or subcontract subject to the equal opportunity clause prescribed by Executive Orders 10925, 11114, or 11246 or the Secretary of Labor; that he (_) has, (_) has not, filled all required compliance reports; and that representation indicating submission of required compliance reports; signed by proposed subcontractors, will be obtained prior to subcontractor awards. (The above representation need not be submitted in connection with contracts or subcontracts, which are exempt from the clause).

5. The bidder acknowledges review, acceptance and approval of the entire specification and of HUD Forms 5369, 5369A and 5370.

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Date_____,2026 _____
(Signature of Representative)

Official Address: _____ Telephone _____

_____ Fax _____

_____ Title _____

ARCHITECTS

430 Grant Street
Akron, Ohio 44311
330.867.1093
tcarchitects.com

Trumbull Metropolitan Housing Authority

Hubbard Manor Interior Renovation
TC Project No.: 2261013
Pre-Bid Meeting Minutes
Tuesday, September 15, 2026 at 10:30 am
Hubbard Manor
105 W. Liberty St., Hubbard, OH 44425

1.1 INTRODUCTIONS:

1.2 OVERVIEW OF PROJECT:

A. Scope of Work: Interior renovation of an existing multi-family commercial building which includes the replacement of flooring, painting, the replacement of lighting fixtures and ceiling tiles.

1.3 GENERAL ITEMS:

A. Bid Due Date:
- **Wednesday, October 7, 2026 at 3:00 pm local time.**
- Submit via email only and include the subject line: "26-15A Hubbard Manor Interior Remodel."
- 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 and 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 240-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:
        - None.
    - Alternates:
        - None.
    - Unit Prices:
        - Unit Price 1: $_____per SF for drywall repair.

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: Susan Allen
      Phone: 330-867-1093
      E-Mail: sallen@tcarchitects.com ***CC: jhuzzard@tcarchitects.com***

F. Work Site Issues:
    - Normal working hours. ***Monday-Friday, 8:00 am-5:00 pm. Additional working hours can be coordinated with Trumbull MHA.***
    - Security requirements. ***Contractor to secure materials and equipment daily.***
    - Temporary protection.
    - Use of site / onsite storage of materials. ***Community and maintenance room available.***
    - Parking. ***On site.***
    - Clean up. ***Daily. Building is occupied. Keep paths clear for residents.***
    - Dumpster location. ***Coordinate with Trumbull MHA.***
    - Use of existing electrical power and water for construction purposes. ***Maintenance room available.***
    - Sanitary facilities. ***Common area bathrooms will be unlocked or Contractor to provide.***

G. Building Permits and Fees:
    - Contractor must pull permit, pay any permit fees, and register with the city as required.
    - ***Contractor required to apply and pull electrical permit.***

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:

- **No phasing is required. Contractor to provide work sequence.**
- **Cost estimate is not available.**
- **The building was previously abated.**
- **Can an allowance be added for the drywall repair?**
- **What is meant by installing blocking at PTACs?**

1.5 SITE VISIT:

PRE-BID MEETING MINUTES PREPARED BY:

TC ARCHITECTS

Jessica Huzzard,
Associate AIA

JLH/baw

ARCHITECTS

430 Grant Street
Akron, Ohio 44311
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Trumbull Metropolitan Housing Authority

Hubbard Manor Interior Renovation

TC Project No.: 2261013
Pre-Bid Meeting
Tuesday, September 15, 2026 at 10:30 am
Hubbard Manor
105 W. Liberty St., Hubbard, OH 44425

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
	Dan Padula	Trumbull MHA	330-978-4236 c.	dpadula@trumbulltmha.org
	Rafael Cruz	Trumbull MHA		rcruz@trumbulltmha.org
	Susan Allen	TC Architects	330-867-1093 330-289-6334 c.	sallen@tcarchitects.com
	Jessica Huzzard	TC Architects	330-867-1093 330-849-4036 c.	jhuzzard@tcarchitects.com
	Robert Chordar	TC Architects	330-867-1093 330-283-1007 c.	rchordar@tcarchitects.com
	Jim Amburgey	United Contractors	330-402-6140	Jim@UCIbuilds.com
	Joe Ventresca	tensix	330-774-7168	joe@tensixconstruction.com
	ROGER KEHRES	DAWN INC.	330.652-7711	BIDS@DAWNINCORPORATED.COM
	DERRICK Dickson	VENDRICK CONSTRUCTION	330-446-4600	DERRICK@VendrickConstruction.com
	JAKE SAUM	DECLAN CONST.	330-448-8467	office manager@declanconstruction.com
	Carter Mehls	mehls hauling and demo	440-557-4285	info@mehlshauling.com
	Tim Pribe	T. Price		

SECTION 00 0110
TABLE OF CONTENTS

DIVISION 00 – BIDDING AND CONTRACTING REQUIREMENTS
00 0110 Table of Contents ***– ADDN 01***
00 4313 Bid Security Forms
00 4325 Substitution Proposals (During Bidding)
00 7316 BABA Requirements

DIVISION 01 – GENERAL REQUIREMENTS
01 1000 General Requirements
01 1100 Summary of Work
01 2100 Allowances - ADDN 01
01 2500 Substitution Procedures
01 2600 Contract Modification Procedures
01 2900 Payment Procedures
01 3000 Administrative Requirements
01 3100 Project Management and Coordination
01 3216 Construction Progress Schedule
01 3300 Submittal Procedures
01 4000 Quality Requirements
01 4100 Regulatory Requirements
01 4126 Permit Requirements
01 4216 Definitions
01 4219 Reference Standards
01 5000 Temporary Facilities and Controls
01 6000 Product Requirements
01 7000 Execution and Closeout Requirements
01 7419 Construction Waster Management
01 7700 Closeout Procedures
01 7800 Closeout Submittals
01 7823 Operation and Maintenance Data
01 7839 Project Record Documents

DIVISION 02 – EXISTING CONDITIONS
02 4119 Selective Demolition

DIVISIONS 03 – 05 - NOT USED

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES
06 0500 Common Work Results for Wood, Plastic, and Composites
06 1000 Rough Carpentry

DIVISIONS 07 – 08 - NOT USED

DIVISION 09 – FINISHES
09 0500 Basic Materials and Methods for Finishes
09 0561 Flooring Preparation
09 2116 Gypsum Board Assemblies
09 5113 Acoustical Tile Ceilings
09 6500 Resilient Flooring and Base
09 6800 Carpeting
09 6813 Tile Carpeting
09 6815 Walk-Off Carpeting
09 9000 Painting and Coating

09 9000.1 Painting and Coating Schedule

DIVISION 10 – SPECIALTIES
10 2600 Wall Protection Specialties

DIVISIONS 11 – 33 NOT USED

END OF TABLE OF CONTENTS

SECTION 01 2100
ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements governing allowances.

B. Types of allowances include the following:

1. Lump-sum allowances.

1.2 SELECTION AND PURCHASE

A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.

B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.

C. Purchase products and systems selected by Architect from the designated supplier.

1.3 ACTION SUBMITTALS

A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

1.4 INFORMATIONAL SUBMITTALS

A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.

B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.

C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

1.5 LUMP-SUM ALLOWANCES

A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include freight and delivery to Project site.

B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

1.6 ADJUSTMENT OF ALLOWANCES

A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.

1. Include installation costs in purchase amount only where indicated as part of the allowance.
2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.
3. Submit substantiation of a change in scope of Work, if any, claimed in Change Orders related to unit-cost allowances.
4. Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.

B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of Work has changed from what could have been foreseen from information in the Contract Documents.
2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

PART 2 - PRODUCTS – NOT USED

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

3.2 PREPARATION

A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

3.3 SCHEDULE OF ALLOWANCES

A. Allowance No. 1: Lump-Sum Allowance: Include the sum of **$2,000.00** in the base bid for large area drywall repair not included in typical wall prep for painting.

END OF SECTION 01 2100