TC ARCHITECTS
430 GRANT STREET
AKRON, OH 44311

ADDENDUM NO. 01

September 21, 2026

To the Plans and Specifications for:

Trumbull Metropolitan Housing Authority
Fairview Gardens Windows & Doors
TC Project No.: 2261037

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. Should the door jamb for the metal frames be 4 9/16 or 6 9/16? Also, would you like them to be adjustable to 4 ½ or 9 ½ split jambs?
   Response: Door frames may vary in width and should be verified in field.

CHANGES TO SPECIFICATIONS SECTION

1. None at this time.

CHANGES TO DRAWINGS

1. None at this time.

Attachments: Pre-Bid Meeting Minutes, dated 09/15/2026

END OF ADDENDUM 01

430 Grant Street
Akron, Ohio 44311
330.867.1093
tcarchitects.com

Trumbull Metropolitan Housing Authority

Fairview Gardens Windows & Doors
TC Project No.: 2261037
Pre-Bid Meeting Minutes
Tuesday, September 15, 2026 at 9:30 am
TMHA Administrative Office
4076 Youngstown Rd. SE, Warren, OH 44484
Blue Room B

1.1 INTRODUCTIONS:

1.2 OVERVIEW OF PROJECT:

A. Scope of Work: Replacement of windows and doors across 18 apartment buildings and other Work indicated in the Contract Documents.

1.3 GENERAL ITEMS:

A. Bid Due Date:
- **Tuesday, October 6, 2026, at 3:00 pm local time.**
- Submit via email only and include the subject line: "26-21A Fairview Gardens Window & Door Replacement."
- 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 150-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:
  - Alternate 01: (Deduct) Remove and replace exterior storage room doors, frames and associated hardware.
- Unit Prices:
  - None.

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 material and equipment daily.***
- Temporary protection.
- Use of site / onsite storage of materials. ***Space available on site and at maintenance building.***
- Parking. ***On site.***
- 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 building is available. Use of resident power is prohibited.***
- Sanitary facilities. ***Maintenance building is available or provide your own.***

G. Building Permits and Fees:
- Drawings have yet to be submitted to the City of Warren Building 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:

- ***Storm doors are to be removed and not re-installed.***
- ***All doors to get new cores. Coordinate keying with Trumbull MHA. Keep existing master key if possible.***
- ***Trumbull MHA 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

Fairview Gardens Windows & Doors

TC Project No.: 2261037
Pre-Bid Meeting
Tuesday, September 15, 2026 at 9:30 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		ppaniagua@trumbulltmha.org
	Angela Maruca	Trumbull MHA		amaruca@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
	Bart McGee	AM Door	330-538-3320	
	Tom Dugan	AM Door		tomd@amdoorandsupply.com