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Amendment #1
Contract 20200175

City of Springfield Contract Tracer Document

The purpose of this document is to provide continuous responsibility for the custody of **CONTRACTS** during the processing period.

INSTRUCTIONS: Upon receipt, please initial and write in the date of receipt. When your department has approved and signed the contract, please initial and date in the forwarding section and deliver to the next department.

DEPARTMENT	DATE RECEIVED		DATE FORWARDED TO NEXT DEPT.	
	Initials	Date	Initials	Date
Community Development			KB	5/4/2020
City Comptroller	LK/FF	5.5.20	LK/FF	5.5.20
Law		5-7-20		5-7-20
CAFO	CF	5.8.2020	CF	5.8.2020
Mayor		5/8/20		5/8/20
City Comptroller			LU	5.12.20
Community Development				

Vendor No.: 19822 Contract No.: 20200175 Contract Date: 8/27/2019

Contract Amt.: \$12,715.61 Issue Date: 5/4/2020 Renewal Date:
12/2/20

Appropriation Code1: 26451815-530105-64516 *12,415.61*

Appropriation Code2: 26881801-530105-68800 *320.00*

Appropriation Code3:

Appropriation Code4:

Description of Funding Source: CDBG-NDR

Bid No.: Requisition No.: 20004040 PO No.: 20003691

Vendor Name: Rose Marie Hubbard

Contract Type: Amendment #1

Contract Purpose: Decrease in funding for project at 76 Ashley Street

Originating Dept.: Office of Housing

Expiration Date: 10/11/2024 Amendment Date: Extension Date:

TYPE OF DOCUMENT (Please select at least one):

New Renewal Amendment Extension

1st **AMENDMENT TO HEALTHY HOMES REHABILITATION
PROGRAM AGREEMENT (CONTRACT #20200175)**

AGREEMENT made as of the 8th day of April, 2020 by and between Rose Hubbard, with an address of **76 Ashley Street, Springfield, Massachusetts** (hereinafter referred to as the "Borrower") and the **City of Springfield**, through its Office of Housing, with the approval of its Mayor (hereinafter referred to as the "City") regarding the rehabilitation of the property at **76 Ashley Street, Springfield, Massachusetts**.

WHEREAS, an existing Rehabilitation Loan Agreement for Owner Occupants, dated August 27th, 2019 (City Contract # 20200175), expressly states, "the City of Springfield (City) is providing financial assistance to Rose Hubbard ("Borrower") from the Healthy Homes Program in the amount of \$76,383.00;

WHEREAS, the City and the Borrower wish to amend the amount of financial assistance within the existing agreement.

NOW, THEREFORE, the parties hereto agree that their Agreement shall be amended as follows:

1. **Decreasing the original contract amount of Seventy-Six Thousand, Three Hundred Eighty-Three and 00/100 Dollars (\$76,383.00) to an amended total of (Sixty-Three Thousand, Six Hundred Sixty-Seven and 39/100 Dollars (\$63,667.39).**
2. **Replacing Exhibit A – Healthy Homes Rehab Project Budget with revised budget (attached here as Exhibit A).**
3. **Replacing Exhibit B - Specs by Location/Trade with revised Specs by Location/Trade (attached here as Exhibit B)**
4. **Amending Exhibit C - Mortgage with the executed MORTGAGE AMENDMENT #1 Contract # 20200175 (attached here as Exhibit C)**
5. **Amending Exhibit D – Promissory Note with the FIRST AMENDMENT TO PROMISSORY NOTE (attached here as Exhibit D)**
6. **All other terms and conditions remain the same.**

IN WITNESS WHEREOF, the Borrower and the City have executed this Amendment on this 8th day of APRIL, 2020.

BORROWER:

Rose Hubbard
Rose Hubbard

CITY OF SPRINGFIELD

[Signature]
Office of Housing

2045815-530105-04510 \$12,415.61 decr
20881801-530105-08800 \$ 900.00 decr

W APPROVED AS TO APPROPRIATION:


Office of Comptroller

5/7/2020

APPROVED AS TO FORM:


Law Department

APPROVED:


Chief Administrative & Financial Officer

APPROVED:

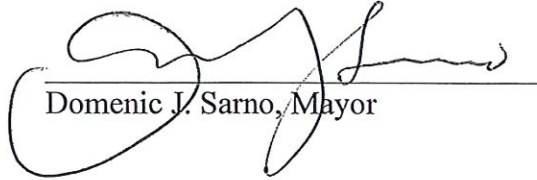

Domenic J. Sarno, Mayor

Exhibit A

Healthy Homes Rehab Project First Amendment to Budget

Homeowner/Borrower: Rose Hubbard

Project Address: 76 Ashley Street, Springfield, MA 01105

First Amendment - Project Budget	Amount
General Rehab	\$ 26,517.95
Lead Abatement	\$ 22,700.00
Initial Rehab Contract	\$ 49,217.95
Lead Paint Inspection	\$ 2,148.00
Lead Paint Re-inspection	\$ 1,000.00
Weatherization (MassSave)	\$ 1,842.00
Healthy Homes Rehab Total	\$ 54,207.95
Legal Fees	\$ 700.00
Mortgage Amendment Recording fee	\$ 105.00
Storage	\$ 350.00
Total	\$ 55,362.95
Contingency (15%)	\$ 8,304.44
Total Amended budgeted	\$ 63,667.39

Exhibit B

SPECS BY LOCATION/TRADE

10/23/2019

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: Hubbard, Rose
 Project Manager: Nigel Greaves
 Phone: _____

Address: 76 Ashley Street Unit: Unit 01

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
10	OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. x <u>Rose Hubbard</u> <u>2/18/20</u> Applicant Date Applicant Date	1.00	DU		
14	CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. x <u>Elmer [Signature]</u> <u>1/16/20</u> Contractor Date	1.00	DU		
28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS This dwelling unit must have a ventilation system that meets ASHRAE 62.2. See http://www.ashrae.org/technology/page/548 and http://www.buildingscience.com/documents/reports/r-0502-review-of-residential-ventilation-technologies/	1.00	GR		
30	WALL NAMING PROTOCOLS Walls and attached components shall be identified with the letters A, B, C & D. Wall A is always the wall that is closest to the address elevation or the "street side" of the house. Moving clockwise, the walls are then B, C, D. To name components, for example, a window as a subset of 4 windows on the D wall, the first would window is Window D1. The last is window D4 moving in a clockwise direction. These locational markers may also be combined with the adjectives: left, right, upper, lower. For example: Replace the right side window casing at window D3.	1.00	EA		
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. "Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR		
32	SUBSTITUTION APPROVAL PROCESS Any requests for substitutions of specified proprietary items must accompany the initial proposal and shall include: the manufacturer's specifications; full installation instructions and warranties. The agency and owner will notify the contractor of decision at contract award.	1.00	GR		
34	LINE ITEM BREAKDOWN The apparent winning bidders shall provide the owner with a line item cost breakdown within 3 working days of a request.	1.00	DU		
35	VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room (RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.	1.00	GR		

Address: 76 Ashley Street

Unit: Unit 01

Location: 1 - General Requirements

Approx Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 1 General Requirements

40 ALL PERMITS REQUIRED

1.00

AL

500

The contractor shall apply for, pay for, obtain and forward copies of the following indicated permits to the agency: Plumbing; Electric; HVAC; Building; Zoning; Lead Abatement; Asbestos Abatement.

45 CONTRACTOR PRE-BID SITE VISIT

1.00

DU

The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.

55 WORK TIMES

1.00

GR

Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.

77 NEW MATERIALS REQUIRED

1.00

GR

All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.

78 WORKMANSHIP STANDARDS

1.00

GR

All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage.

80 CODES AND ORDINANCES

1.00

GR

In the execution of the itemized scope of work, the contractor shall facilitate inspection and comply with all governing codes and ordinances of The City of Springfield, The County of Hampden, and the State of Massachusetts pertaining to building construction, zoning, environmental protection, energy efficiency and worker safety.

85 CLOSE-IN INSPECTIONS REQUIRED

1.00

GR

Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings, prior to insulation and prior to drywall.

90 1 YEAR GENERAL WARRANTY

1.00

DU

Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

9008 ENVIRONMENTAL REHAB--RRP REQUIREMENTS

1.00

GR

Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.

Trade: 9 Environmental Rehab

9002 APPLICABLE LEAD-SPECIFIC DEFINITIONS

1.00

GR

22,400.00

Abatement: Any set of measures designed to permanently (permanent = expected life span of at least 20 years) eliminate lead-based paint or lead-based paint hazards.

CFR - The Code of Federal Regulations:

De minimus - Safe work practices and clearance are required when more than:

- 20 SF on exterior
- 2 SF per interior room
- 10% of small component

is deteriorated or will be disturbed by renovation.

Interim Controls: A set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.

Work site: An interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more

Address: 76 Ashley Street

Unit: Unit 01

Location: 1 - General Requirements

Approx: Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 9 Environmental Rehab

than one work site in a dwelling unit or at a residential property.

Clearance: An activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or work site. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at Sec. 35.1320. See 24CFR Part 35 - Subpart B - Section 35.110 Definitions, for additional definitions.

Location Total: \$23,200.00

Location: 2 - Exterior

Approx: Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 4 Site Work

465 REMOVE TREE AND GRIND STUMP

1.00 AL

\$2,000.00

Cut and remove tree branches back from house to a min. 10' distance and dispose to legal dump.

REAR OF HOUSE.

Trade: 7 Masonry

1230 MASONRY--REPOINT

75.00 SF

\$600.00

Cut out mortar at least 1/2". Remove all loose material with clear water. Saturate joints with water and repoint in 1/2" lifts using portland cement mortar. Reinstall flashing, fool concave joints and clean brick face.

REPAIR ALL LOOSE AND MISSING MORTAR ON EXTERIOR FOUNDATION WALLS.

Trade: 8 Metal Work

1460 ALUMINUM HAND RAIL

10.00 LF

\$600.00

Remove existing hand railings. Design, fabricate, prime, topcoat and install a one-piece Black metal handrailings of 2" top and bottom rails and 1/4" balustrades 4" on center.

FRONT PORCH STEPS ON BOTH SIDES.

Trade: 10 Carpentry

3065 DOOR--REWORK EXTERIOR

1.00 EA

\$450.00

Plane, sand, adjust and/or repair exterior door and jamb to assure weathertight, smoothly operating door and lock set.

Side Porch entry door.

3470 POST--6"X 6" WITH SONO TUBES

2.00 EA

\$1,500.00

Support porch roof/flooring and remove existing damaged support columns. Install 6"x 6" preservative treated posts attached on new 10" concrete sono tube footings install below grade level.

SIDE ENTRY PORCH

3515 PORCH RAIL CAP REPAIR-WOOD

20.00 LF

\$590.00

Replace missing or damaged railing caps with same size stock. Prime and apply 2 coats of exterior latex paint.

2ND FLOOR FRONT PORCH

3550 PORCH LATTICE--REPLACE

30.00 SF

\$507.00

Dispose of any existing lattice around porch crawl space. Frame opening with 1"x 4" preservative treated pine with vertical members 24" on center. Install 1/4"x 2" pine lattice on frame.

SIDE PORCH

3590 STEPS/LANDING--REPL EXTERIOR

3.00 EA

\$600.00

Dispose of existing steps. Construct a replacement unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP

Address: 76 Ashley Street Unit: Unit 01

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec # Spec Quantity Units Unit Price Total Price

Trade: 10 Carpentry

stepping stock treads, on a solid concrete footer. Frame stairs 3' wide connecting to a 3'x 3' landing, of 2"x 6"s and 2"x 4" deck. Construct a wood handrail on one side 32" above tread nosing.

SIDE ENTRY DOOR.

4095 TRIM--CUSTOM EXTERIOR 3.00 LF \$800.00
Remove dry rotted section of porch lower trim. Install #2 pine 1 x 8 boards as replacement. Pre, spot prime and top coat with acrylic latex.

FRONT 1ST FLOOR PORCH

4305 MISC. CARPENTRY 1 1.00 EA \$250.00
Remove old metal antenna pole from left side of house.

Trade: 15 Roofing

4635 GUTTER--5" SEAMLESS ALUMINUM 170.00 LF \$800.00
Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by owner.

AROUND PERIMETER OF HOUSE.

4640 DOWNSPOUT--5" SEAMLESS ALUMINUM 125.00 LF \$360.00
Dispose of existing downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout. Strap at least 3' on center.

AROUND PERIMETER OF HOUSE.

4665 DOWNSPOUT EXTENSIONS 6.00 EA \$500.00
Install 6'-8' extensions at end of downspout directing the storm water away from the building.

Location Total: \$9,557.00

Location: 3 - Basement Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec # Spec Quantity Units Unit Price Total Price

Trade: 9 Environmental Rehab

2075 ASBESTOS PIPE INSUL.--REMOVE 165.00 LF \$2,800.00
Remove asbestos-containing pipe or ductwork insulation to code legal hazardous waste site. Clean area until clearance test levels are acceptable. Install new 1" Thick, Hinged with Self Sealing Lap Fiberglass Pipe Insulation on steam pipes.

LICENSED ASBESTOS ABATEMENT CONTRACTOR REQUIRED

Trade: 10 Carpentry

2520 HANDRAIL--REPLACE INTERIOR 6.00 LF \$250.00
Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.

TOP OF BASEMENT STAIRS

Trade: 17 Drywall & Plaster

5265 DRYWALL--3/8" 120.00 SF \$500.95
Hang, tape and 3 coat finish 3/8" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint. Seal, prime and apply 2 coats of latex paint.

BASEMENT STAIRWAY

Address: 76 Ashley Street

Unit: Unit 01

Location: 3 - Basement

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
6720	DRUM TRAP--LEAKING Repair leaky drum trap in basement under kitchen sink.	1.00	EA		\$ 200.00
C15100	PLUMBING PIPE LEAKS Repair leaking water supply lines and leaky shut off valve above water heater. There are several areas with corrosion and signs of leakage from water supply lines.	1.00	AL		\$ 1,500.00
Trade: 23	Electric				
7465	ELECTRIC SERVICE--100 AMP Replace existing electrical service with a residential, 100 amp, single phase, 3 wire electric service. Include a main disconnect, 12 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Seal exterior service penetrations to maintain a waterproof building envelope. OLD FUSE BOX PANEL	1.00	EA		\$ 2,500.00
7667	ELECTRIC DISTRIBUTION--CUSTOM Replace missing cover plates on electrical junction boxes in basement.	4.00	EA		\$ 180.00
7727	LIGHT FIXTURE--PULL CHAIN Install a porcelain pull chain lamp fixture with a lamp on an approved electrical box. Resecure (2) hanging ceiling light fixtures in basement area. BASEMENT	2.00	EA		\$ 240.00
8145	ELECTRIC-- WATER METER GROUND CABLE install jumper ground cable across meter per the current National Electric Code. WATER METER	1.00	EA		\$ 95.00

Trade: 27 Fire Protection

8721	CARBON MONOXIDE DETECTOR Install a hard wired or plug-in carbon monoxide detector in same room as fuel burning appliance.	1.00	EA		\$ 190.00
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Location Total: \$ 8,455.95

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
3726	CABINET - WOOD WALL-PLYWOOD Install new 30" upper cabinets constructed of solid hardwood face-frames and doors. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. ABOVE GAS STOVE	2.50	LF		\$ 300.00
3765	COUNTER TOP--CUSTOM Resecure kitchen sink countertop to base cabinet.	1.00	AL		\$ 800.00
Trade: 21	HVAC				
6415	DRYER VENT Install 4" round rigid galvanized ductwork from the specified dryer location to a wall mounted Heartland Dryer Vent Closure outlet. http://www.energyfederation.org/consumer/default.php/cPath/30_4287_4571 . Do not fasten with nails, screws or other fasteners that protrude into the interior of the exhaust duct. Use pop rivets to connect sections of duct. Seal all joints and seams with duct mastic, not duct tape. Secure duct and hood to framing.	1.00	EA		\$ 200.00

Address: 76 Ashley Street

Unit: Unit 01

Location: 4 - Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 21 HVAC

Trade: 23 Electric

7840 RANGE HOOD--RECIRCULATING

1.00 EA

\$ 200.00

Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter using #14 copper Romex. Owner's choice of color.

ABOVE GAS STOVE

Location Total:

\$ 1,500.00

Location: 5 - Bathrooms

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

3842 FOOTED TUB--SHOWER ROD WITH SHOWER FAUCET

1.00 EA

\$ 400.00

Install a new 2-Handle Claw Foot Tub Faucet with Riser 48 in. Rectangular Shower Ring and Showerhead in Polished Chrome Hang rod system, using wall flanges and threaded rod, to structural members in walls and ceilings.

1ST FLOOR BATHROOM

Trade: 18 Ceramic Tile

5425 CERAMIC FLOOR TILE

25.00 SF

\$ 500.00

Remove damaged tiles. Cut and thin set ceramic tile of matching color and size. RegROUT entire surface and apply mildew resistant white silicone caulk to all seams, fixture lips and pipe penetrations.

1ST FLOOR BATHROOM

Trade: 22 Plumbing

6755 DRAIN, WASTE, VENT--CUSTOM

1.00 AL

\$ 650.00

Inspect plumbing drain lines in bathroom, cap or seal off bathroom drain lines.

2ND FLOOR BATHROOM

7012 COMMODE--REPLACE--1.28 GPF

1.00 EA

\$ 600.00

Install a maximum 1.28 GPF white WaterSense® Certified, vitreous china commode tested through the latest edition of the "Maximum Performance" (MaP) testing project that has shown to score 800 or better on the MaP Flush Performance test (grams of solid waste removed in a single flush), such as the American Standard FloWise Compact Cadet 3 EL 2568.128. See the following link for the MaP Test Results:

<http://www.cuwcc.org/WorkArea/showcontent.aspx?id=14058>

Include a manufacturer's approved plastic or pressed wood white seat, supply pipe, shut-off valve, and wax seal.

Trade: 23 Electric

7690 RECEPTACLE--GFCI BATH

1.00 EA

\$ 450.00

Install a flush mounted, ground fault circuit interrupted ivory duplex receptacle with ivory cover plate adjacent to lavatory using copper non-metallic cable. Fish wire and repair all tear out.

7763 ENERGY STAR INTERIOR WALL FIXTURE

1.00 EA

\$ 145.00

Install an Energy Star approved light fixture using a GU24 base lamp wall fixture such as the Progress Lighting Model # P2896-15EBWB.

ABOVE SINK VANITY

7820 BATH VENT FAN

1.00 EA

\$ 920.00

Install a through-the-wall, exterior ducted, vent fan with damper, and chrome faceplate capable of 70CFM at 1.1 sones. Include; power and switch wiring using #14 copper Romex. Repair any tear out.

Address: 76 Ashley Street Unit: Unit 01

Location: 5 - Bathrooms Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23	Electric				

White WhisperWall 70 CFM 1.1 Sones Wall Mounted Energy Star Rated Bath Fan with Fully Enclosed Condenser Motor and UL Listing

1ST FLOOR BATHROOM

Location Total: \$3,665.00

Location: 6 - Interior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

3345 DOOR--FLUSH INT, HOLLOW CORE 1.00 EA
Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.

2ND FLOOR RIGHT BEDROOM

\$250.00

Trade: 17 Drywall & Plaster

5270 DRYWALL--3/8" 120.00 SF
Hang, tape and 3 coat finish 3/8" drywall. Apply a 3/8" bead of low VOC drywall adhesive to each framing member and install using drywall screws min. 1 5/8 long, 8" on center. Run boards with long dimension perpendicular to framing members. Sand ready for paint. Prime and apply 2 coats of flat white latex paint.

1ST FLOOR REAR ROOM CEILING

\$700.00

Trade: 23 Electric

7560 RECEPTACLE REPLACE 4.00 EA
Replace all 2 prong non grounded receptacles with ivory GFCI receptacles and ivory cover plate.

1ST FLOOR REAR ROOM (1), LIVING ROOM (1), DINING ROOM (1), 2ND FLOOR REAR BEDROOM (1)

\$200.00

7565 INSTALL RECEPTACLE--15 AMP 4.00 EA
Install an ivory, duplex, 15 amp receptacle and ivory cover plate at least 15" above floor level using copper 12-3 non-metallic (NM) cable. Fish wire and repair all tear out.

1ST FLOOR REAR ROOM AND 2ND FLOOR FRONT BEDROOM.

\$300.00

7753 ENERGY STAR INTERIOR WALL FIXTURE 1.00 EA
Install an Energy Star approved light fixture using a GU24 base lamp wall fixture such as the Progress Lighting Model # P2896-15EBWB.

2ND FLOOR FRONT BEDROOM

\$200.00

Location Total: \$1,650.00

Location: 7 - Attic Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				

2520 HANDRAIL--REPLACE INTERIOR 10.00 LF
Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 6 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.

\$200.00

3525 GUARD RAIL--WOOD 20.00 LF

\$200.00

Address: 76 Ashley Street

Unit: Unit 01

Location: 7 Attic

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

Dispose of any existing railing. Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4"x 4" end posts.

TOP OF ATTIC STAIRS

Location Total:

\$ 400.00

Location: 8 Front hallway

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

2351 FLOOR--REFINISH WOOD LOW VOC

100.00 SF

\$ 900.00

Remove existing floor tiles. Counter sink all nails and fill holes. Sand the entire floor including the edges using a 120 grit (or finer) sandpaper for the final sanding. Vacuum and tack rag room. Apply 1 coat of one of the following sealers by Basic Coating (Commercial Catalyzed Sealer, Hydroline Sealer, EZ Dry, or Emulsion) then apply 2 coats of StreetShoe® 275 that complies with regulation 8, rule 51, of the Bay Area Air Quality Management District and may not exceed 250 grams of VOC per liter of coating as thinned to the manufacturer's maximum recommendation, excluding the volume of any water, exempt compounds, or colorant added to the tint bases.

\$ 790.00 (EO)

Location Total:

\$ 900.00

Unit Total for 76 Ashley Street, Unit Unit 01:

Address Grand Total for 76 Ashley Street:

\$ 49,327.95

Bidder:

ELIWIN ORTIZ (EO) \$ 49,217.95
Hammock Hand Home Remodeling

Exhibit C
MORTGAGE AMENDMENT #1
Contract # 20200175

AGREEMENT, made as of the 8th day of APRIL, 2020 by and between **Rose Hubbard**, hereinafter referred to as “**Mortgagor**” of 76 Ashley Street, Springfield, Hampden County, Massachusetts, and the **City of Springfield**, a municipal corporation within the County of Hampden, Commonwealth of Massachusetts, acting by and through its Office of Housing, with the approval of its Mayor, hereinafter referred to as the “**Mortgagee**”.

WHEREAS an existing Mortgage, dated August 27th, 2019, granting a security interest in the property known as 76 Ashley Street, Springfield, Massachusetts, is recorded at the Hampden County Registry of Deeds in Book 22834 Page 434. Said Mortgage expressly states an indebtedness in the principal amount of Seventy-Six Thousand, Three Hundred Eighty-Three and 00/100 (\$76,383.00).

WHEREAS the Mortgagee and the Mortgagor have since amended the Promissory Note (See Schedule A) referred to above by decreasing the amount borrowed to a total amount of (Sixty-Three Thousand, Six Hundred Sixty-Seven and 39/100 Dollars (\$63,667.39).

NOW THEREFORE, the Mortgagor and the Mortgagee hereto agree that the total indebtedness evidenced hereby is (Sixty-Three Thousand, Six Hundred Sixty-Seven and 39/100 Dollars (\$63,667.39).

All other terms and conditions contained in the Mortgage instrument dated August 27, 2019, recorded September 3, 2019 in the Hampden County Registry of Deeds in Book 22834, Page 434 remain the same and are incorporated herein by reference.

IN WITNESS WHEREOF, The Mortgagor and the Mortgagee have executed this Agreement on this 8th day of APRIL, 2020.


Witness


Rose Hubbard - Mortgagor


Witness

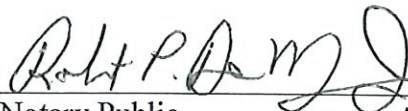

City of Springfield

[Remainder of page intentionally blank; Notary appears on following page.]

COMMONWEALTH OF MASSACHUSETTS

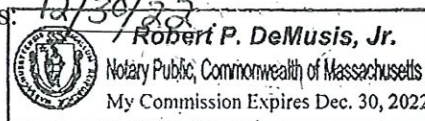
HAMPDEN, SS.

On this 8th day of APRIL 2020, before me, the undersigned notary public, personally appeared **Rose Hubbard**, proved to me through satisfactory evidence of identification, which was MA ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public,

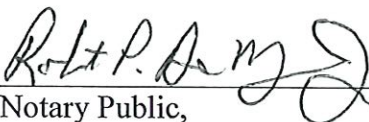
My Commission Expires: 12/30/22



COMMONWEALTH OF MASSACHUSETTS

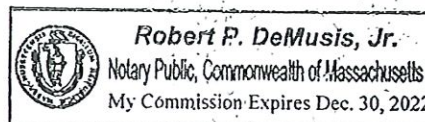
HAMPDEN, SS.

On this 8th day of APRIL 2020, before me, the undersigned notary public, personally appeared Geraldine McCafferty, proved to me through satisfactory evidence of identification, which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public,

My Commission Expires: 12/30/22



SCHEDULE A – PROMISSORY NOTE

FIRST AMENDMENT TO PROMISSORY NOTE
(City)

THIS FIRST AMENDMENT TO PROMISSORY NOTE (this "Amendment") is executed as of the 8th day of APRIL, 2020, by and between THE CITY OF SPRINGFIELD, (the "City"), and ROSE HUBBARD (the "Borrower").

RECITALS

- A. The Borrowers executed a Promissory Note payable to the City as of August 27, 2019 (the "Note").
- B. The Borrower's initial contractor was replaced with a new contractor.

AMENDMENT

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrowers and the City hereby agree as follows:

1. August 27, 2019 Promissory Note had an original principal amount of **Seventy-Six Thousand, Three Hundred Eighty-Three and 00/100 Dollars (76,383.00)**.
2. The project needed to be re-bid, resulting in a lower bid from a new rehab contractor, so the parties agree to decrease the original principal amount of the Note to **(Sixty-Three Thousand, Six Hundred Sixty-Seven and 39/100 Dollars (\$63,667.39))**.
3. This Note will continue to be secured by a Mortgage (and amendment) duly filed for record in the Hampden County Registry of Deeds.
4. All other terms and conditions contained in the original Promissory Note dated August 27, 2019 remain unchanged.

[Remainder of page intentionally blank; signatures appear on following page.]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to Promissory Note to be executed as of the date and year first above written.

BORROWER: Rose Hubbard

By: Rose Hubbard
Rose Hubbard

LENDER: City of Springfield

By: [Signature]
City of Springfield

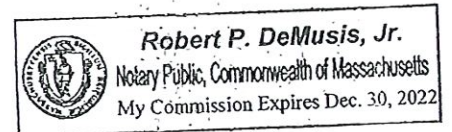
COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 8th day of APRIL, 2020, before me, the undersigned Notary Public, personally appeared the above-named Rose Hubbard, proved to me through satisfactory evidence of identification, which was MA ID, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed.

[Signature]
Notary Public

My Commission Expires: 12/30/22



COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 8th day of APRIL, 2020, before me, the undersigned Notary Public, personally appeared the above-named Geraldine McCafferty, proved to me through satisfactory evidence of identification, which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed.

[Signature]
Notary Public

My Commission Expires: 12/30/22

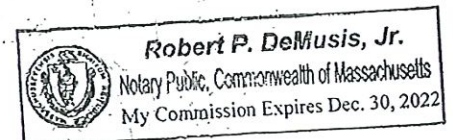


Exhibit D
FIRST AMENDMENT TO PROMISSORY NOTE
(City)

THIS FIRST AMENDMENT TO PROMISSORY NOTE (this "Amendment") is executed as of the 8th day of APRIL, 2020, by and between THE CITY OF SPRINGFIELD, (the "City"), and ROSE HUBBARD (the "Borrower").

RECITALS

- A. The Borrowers executed a Promissory Note payable to the City as of August 27, 2019 (the "Note").
- B. The Borrower's initial contractor was replaced with a new contractor.

AMENDMENT

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrowers and the City hereby agree as follows:

- 1. August 27, 2019 Promissory Note had an original principal amount of **Seventy-Six Thousand, Three Hundred Eighty-Three and 00/100 Dollars (76,383.00)**.
- 2. The project needed to be re-bid, resulting in a lower bid from a new rehab contractor, so the parties agree to decrease the original principal amount of the Note to **(Sixty-Three Thousand, Six Hundred Sixty-Seven and 39/100 Dollars (\$63,667.39))**.
- 3. This Note will continue to be secured by a Mortgage (and amendment) duly filed for record in the Hampden County Registry of Deeds.
- 4. All other terms and conditions contained in the original Promissory Note dated August 27, 2019 remain unchanged.

[Remainder of page intentionally blank; signatures appear on following page.]

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to Promissory Note to be executed as of the date and year first above written.

BORROWER: Rose Hubbard

By: Rose Hubbard
Rose Hubbard

LENDER: City of Springfield

By: [Signature]
City of Springfield

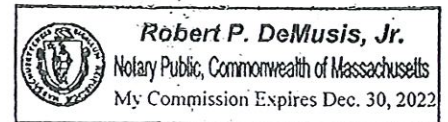
COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 8th day of APRIL, 2020, before me, the undersigned Notary Public, personally appeared the above-named **Rose Hubbard**, proved to me through satisfactory evidence of identification, which was MA ID, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed.

[Signature]
Notary Public

My Commission Expires: 12/30/22



COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 8th day of APRIL, 2020, before me, the undersigned Notary Public, personally appeared the above-named **Geraldine McCafferty**, proved to me through satisfactory evidence of identification, which was PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed.

[Signature]
Notary Public

My Commission Expires: 12/30/22

