

**AMENDMENT TO HEALTHY HOMES REHABILITATION
PROGRAM AGREEMENT (CONTRACT #20220150)**

AGREEMENT, made the 20th day of January, 2022 by and between Magdalena Rodriguez with an address of 26 Portland Street, Springfield, Massachusetts (hereinafter referred to as the "Borrower") and the City of Springfield, through its Office of Disaster Recovery, with the approval of its Mayor (hereinafter referred to as the "City") regarding the rehabilitation of the property at 26 Portland Street, Springfield, Massachusetts.

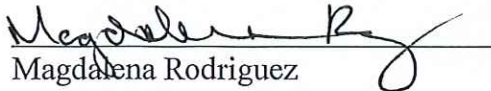
WHEREAS, the City and the Borrower wish to amend the rehabilitation amount within the existing Agreement;

NOW, THEREFORE, the parties hereto agree that their Agreement dated August 6, 2021 shall be amended as follows:

1. **Increasing the original contract amount of \$86,376.50 (Eighty Six Thousand Three Hundred Seventy Six 50/100 Dollars) as identified in the original agreement as Exhibit A – Project Budget, to an amended total of \$118,660.00 (One Hundred Eighteen Thousand Six Hundred Sixty 00/100 Dollars) as identified in this amended agreement as Exhibit A – Amended Project Budget.**
2. **All other terms and conditions remain the same.**

IN WITNESS WHEREOF, the Borrower and the City have executed this Amendment on this 20th day of January, 2022.

BORROWERS:


Magdalena Rodriguez

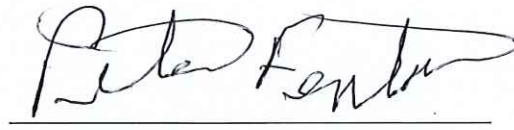
CITY OF SPRINGFIELD

Office of Disaster Recovery

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Approved as to Appropriation:


Office of Comptroller

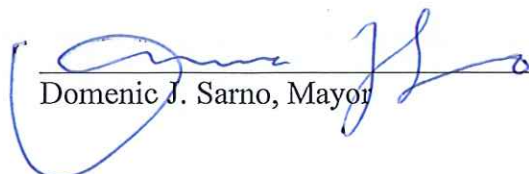
Approved as to Form:


Law Department

APPROVED:


Chief Administrative & Financial Officer

APPROVED:


Domenic J. Sarno, Mayor

City of Springfield
Healthy Homes Program

Rehabilitation Loan Agreement (Amendment)

List of Exhibits

Healthy Homes Rehabilitation Program Agreement Amendment

Exhibit A – Project Budget

Exhibit B – Amended Mortgage

Exhibit C – Amended Promissory Note

Exhibit A

Healthy Homes Rehab Project Budget

Homeowner/Borrower: Magdalena Rodriguez

Project Address: 26 Portland Street, Springfield, MA 01103

Project Budget	Amount
Repair/Rehab	\$ 106,535.00
Lead Abatement	\$ 5,500.00
Lead Services	\$ 1,000.00
Relocation	\$ 2,295.00
Legal Fees	\$ 730.00
NAI Plotkin	\$ 2,600.00
Total	\$ 118,660.00

MORTGAGE AMENDMENT #1
(Contract #20220150)

AGREEMENT, made as of the 20th day of January, ~~2021~~²⁰²² by and between Magdalena Rodriguez, hereinafter referred to as "Mortgagor", of 26 Portland Street, Springfield, Hampden County, Massachusetts, and the City of Springfield, a municipal corporation within the County of Hampden, Commonwealth of Massachusetts, with the approval of its Mayor, hereinafter referred to as the "Mortgagee".

WHEREAS an existing Mortgage, dated August 6, 2021, granting a security interest in the property known as 26 Portland Street, Springfield, Massachusetts, is recorded at the Hampden County Registry of Deeds in Book 24052 Page 422. Said Mortgage expressly states an indebtedness in the principal amount of "Eighty Six Thousand Three Hundred Seventy Six 50/100 Dollars (\$86,316.50)"

WHEREAS the Mortgagee and the Mortgagor have since amended the Promissory Note (See Schedule A) by Increasing the amount borrowed to a total amount of One Hundred Eighteen Thousand Six Hundred Sixty 00/100 Dollars (\$118,660.00).

WHEREAS the Mortgagee seeks further security in the property to reflect total amount loaned to the Mortgagor,

NOW THEREFORE, the Mortgagor and Mortgagee hereto agree that the total indebtedness evidenced hereby is One Hundred Eighteen Thousand Six Hundred Sixty 00/100 (\$118,660.00) Dollars

All other terms and conditions contained in the Mortgage instrument dated August 6, 2021, recorded August 11, 2021 in the Hampden County Registry of Deeds in Book 24052, Page 422 remain the same and are incorporated herein by reference.

IN WITNESS WHEREOF, The Mortgagor and the Mortgagee have executed this Agreement on this 20th day of January, ~~2021~~²⁰²².

SIGNATURES APPEAR ON FOLLOWING PAGE

Witness

Magdalena Rodriguez - Mortgagor

Witness

Dominic J. Sarno - Mayor
City of Springfield
Mortgagee

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

On this 20th day of January, 2022, before me, the undersigned notary public, personally appeared Magdalena Rodriguez, proved to me through satisfactory evidence of identification, which was MASS ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose.

[Signature]
Notary Public, Maricely Vega
My Commission Expires: May 04, 2022

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

On this _____ day of _____, 2021, before me, the undersigned notary public, personally appeared **Dominic J. Sarno**, 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: _____.

SCHEDULE A – PROMISSORY NOTE

**AMENDMENT TO PROMISSORY NOTE
(City)**

THIS FIRST AMENDMENT TO PROMISSORY NOTE (this "Amendment") is executed as of the ____ day of _____, 2021, by and between THE CITY OF SPRINGFIELD, (the "City"), and Magdalena Rodriguez, (the "Borrower").

RECITALS

- A. The Borrower executed a Promissory Note, payable to the City, as of August 6, 2021 (the "Note").
- B. A change order, agreed upon by the Borrower and the City, will increase the borrowed amount to \$118,660.00

AMENDMENT

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

1. The August 6, 2021 Promissory Note had an original principal amount of \$86,376.50 (Eighty Six Thousand Three Hundred Seventy Six 50/100 Dollars).
2. Due to the Increased projected new costs, the parties agree to Increase the original principal amount of the Note to \$118,660.00 (One Hundred Eighteen Thousand Six Hundred Sixty 00/100 Dollars).

This Note will continue to be secured by a Mortgage (and amendment) duly filed for record at the Hampden County Registry of Deeds.

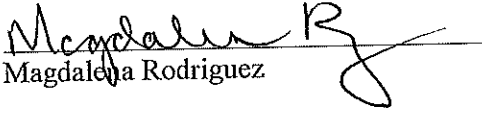
3. All other terms and conditions contained in the original Promissory Note dated August 6, 2021 remain unchanged.

IN WITNESS WHEREOF, this First Amendment to Promissory Note has been duly executed by the undersigned as of the date and year first above written.

SIGNATURES APPEAR ON FOLLOWING PAGE

BORROWER:

Magdalena Rodriguez,

By: 
Magdalena Rodriguez

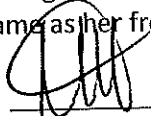
CITY:

By: _____
Domenic J. Sarno – Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 20th day of January, 2022, before me, the undersigned Notary Public, personally appeared the above-named Magdalena Rodriguez, proved to me through satisfactory evidence of identification, which was Obs ID, to be the person whose name is signed on the preceding or attached document, and acknowledge that she signed it voluntarily for its stated purpose, and acknowledged to me that she executed the same as her free act and deed.


Notary Public Marybeth Veepe
My Commission Expires: May 06, 2022

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this ___ day of _____, _____, before me, the undersigned Notary Public, personally appeared the above-named Domenic J. Sarno, 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 acknowledge that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed.

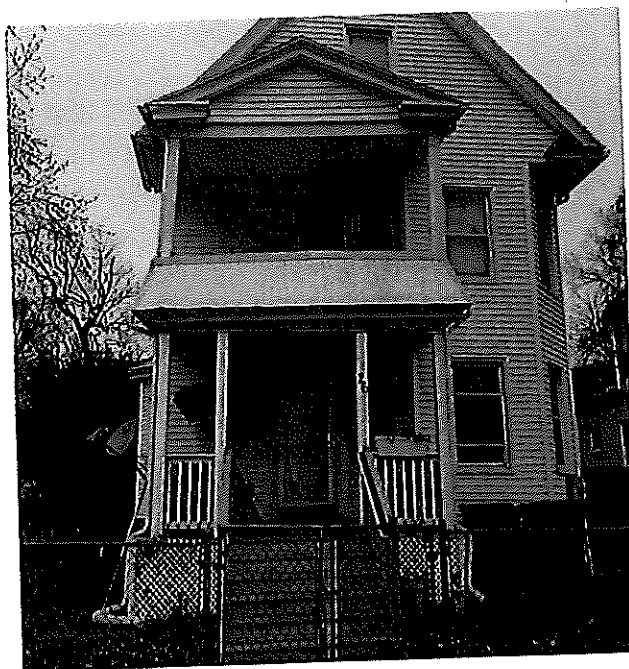
Notary Public
My Commission Expires:

Healthy Home's Change Order Property Inspection Report

For



The City of Springfield, MA



26 Portland Street
Springfield, MA

Conducted on December 6, 2021



December 7, 2021

Will Brock
Senior Project Manager
City of Springfield
Office of Disaster Recovery and Compliance
1600 East Columbus Avenue, 2nd Floor
Springfield, MA 01103

RE: Property Inspection Change Order Report: 26 Portland Street, Springfield, MA

Dear Will:

NAI Plotkin has completed a Healthy Home's Change Order Inspection of the above referenced property. The report and probable cost estimates were conducted in accordance with generally accepted industry standards.

NAI Plotkin certifies that to the best of its knowledge this report is true and accurate. We hope you find the report complete and informative. Please do not hesitate to contact us if you have any questions or if we can be of further service to you.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Rose', with a long horizontal stroke extending to the right.

Courtney O. Rose
Construction Manager

NAI Plotkin
1350 Main St Suite 1410
Springfield, MA 01103
Phone: [REDACTED]
Email: crose@splotkin.com

Office of Housing CHANGE ORDER REQUEST

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	26 Portland Street, Springfield, MA		
PROJECT MANAGER	William Brock	HOMEOWNER	Magdalena Rodriguez
REQUESTING PARTY	Al Shattelroe	DATE OF REQUEST	11/18/2021

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	30 ft. of driveway asphalt-Original Scope did not include the entirety of driveway. \$9,250.00 1 Commode-1 st floor bathroom \$600.00 1 Vanity-1 st Floor Bathroom \$1,450.00 2 Dumpsters for debris removal \$1,200.00 Exposure and Replacement of load bearing support beam in kitchen and repaint- \$6,500.00
REASON FOR CHANGE	Items not present in original scope of work, Kitchen wall is leaning due to an improperly installed load bearing support beam.
SUPPORT & JUSTIFICATION DOCUMENTS	List all attached documents which support the requested change. Justify any increased cost and time.
SPECIFICATIONS	Complete Driveway to a total of 60 ft. in length. Replace commode and vanity in first floor bathroom. Expose support beam to assess damage, replace support beam if necessary and shore up. Repair and repaint all walls.
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	\$69,835.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS		NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$13,000.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$82,835.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY	<i>Magdalena Rodriguez</i>	APPROVED BY	<i>[Signature]</i>	<i>[Signature]</i>
SIGNATURE		SIGNATURE		
HOMEOWNER NAME	Magdalena Rodriguez	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quaglato-Sullivan, Director
DATE		DATE	12/7/21	12/8/21

Identified Items

1. 30 feet additional for asphalt driveway.
2. Replace damage Toilet 1st floor bathroom.
3. Replace damage Vanity 1st floor bathroom.
4. Additional dumpster for additional debris removal from basement.
5. Replacement of load bearing support beam in ceiling between kitchen and dining room.

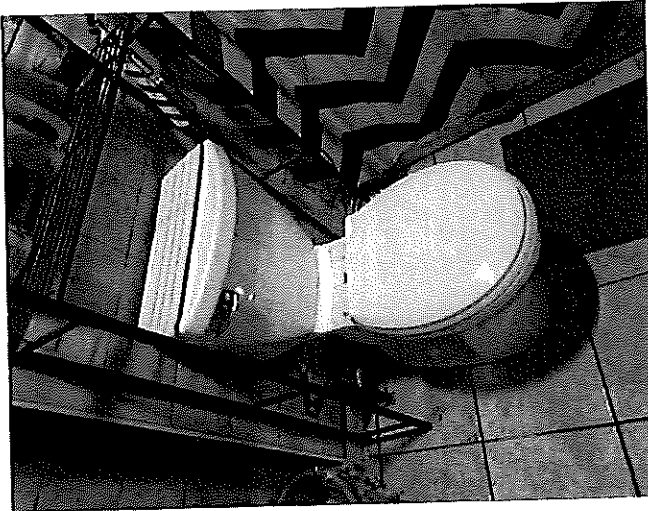
1. Driveway – 30' by 10' additional for asphalt driveway.

- Remove deteriorated driveway surface material. Then level surface by compacting with 4" thick gravel base graded and compacted subgrade. Spread, compact and level with bituminous base coat, and top 1" coat driveway 10' wide with 1/8" per foot slope.



2. Replace damage Toilet 1st floor bathroom.

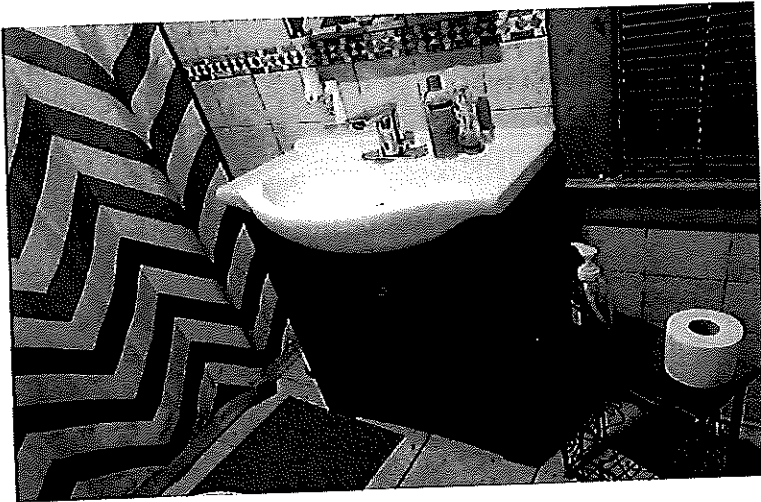
- The existing toilet is lower than the standard height for a handicap access toilet and it is not secured to the floor properly.
- Remove toilet and water connection, reinstall wax seal and properly install new toilet anchors.
 - o Reinstall toilet and caulk around the toilet / floor seam.



Picture above shown new installed toilet

3. Replace damage Vanity 1st floor bathroom.

- The vanity is old, worn, and hard to keep sanitized.
- Install a new 30-inch vanity, vanity top and faucet to replace old.



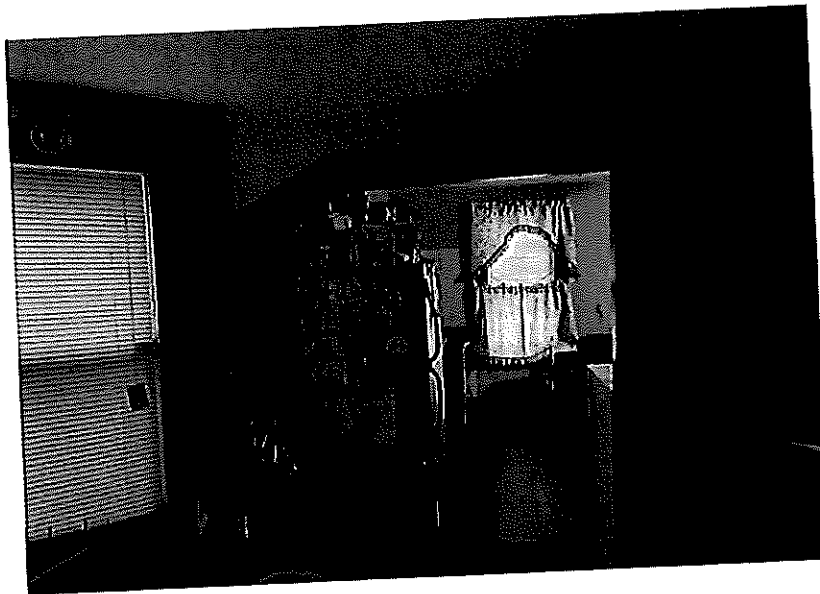
The picture above shows a newly installed vanity.

4. Additional dumpster for additional debris removal from basement.

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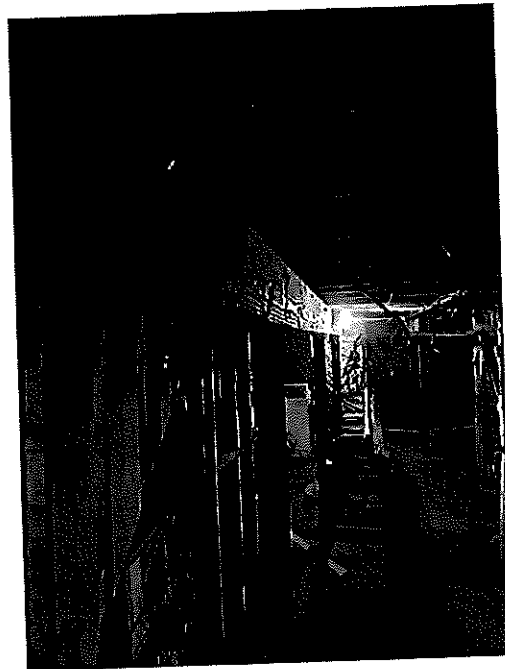
5. **First Floor** - Replacement of load bearing support beam in ceiling between kitchen and dining room.

- The existing beam is damaged and sagging.
- Replace damaged sagging beam with 3- 2"x10", bolted together supported by 4 lally columns constructed as per specifications.



5. **First Floor** - Replacement of load bearing support beam in ceiling between kitchen and dining room.

- The existing beam is damaged and sagging.
- Replace damaged sagging beam with 3- 2"x10", bolted together supported by 4 lally columns constructed as per specifications.



CONTRACTORS BID FORM

IDENTIFIED ITEMS AND PROPOSED LABOR & MATERIAL COSTS		
Item	Description	Total
1.	30' by 10' additional for asphalt driveway.	
	Remove deteriorate driveway surface material. Then level surface by compacting with 4" thick gravel base graded and compacted subgrade. Spread, compacted and level with bituminous base coat, and top 1" coat driveway 10' wide with 1/8" per foot slope.	
2.	Replace damage Toilet 1st floor bathroom.	
	The existing toilet is lower than the standard height for handicap access toilet and it is not secured to the floor. Remove toilet and water connection, reinstall wax seal and properly install new toilet anchors. Reinstall toilet and caulk around the toilet / floor seam.	
3.	Replace damage Vanity 1st floor bathroom.	
	The vanity is old, worn, and hard to keep sanitized. Install and replace the 30-inch vanity, vanity top and faucet.	
4.	Additional dumpster for additional debris removal from basement.	
5.	Replacement of load bearing support beam in ceiling between kitchen and dining room.	
	The existing beam is damage and sagging. Replace damaged sagging beam with 3- 2"x10" bolted together supported by 4 lally columns constructed as per specifications.	
	Grand Total:	

PROBABLE COST ESTIMATE

IDENTIFIED ITEMS AND PROPOSED LABOR & MATERIAL COSTS		
Item	Description	Total
1.	30' by 10' additional for asphalt driveway	\$4,500.00
	Remove deteriorate driveway surface material. Then level surface by compacting with 4" thick gravel base graded and compacted subgrade. Spread, compacted and level with bituminous base coat, and top 1" coat driveway 10' wide with 1/8" per foot slope.	
2.	Replace damage Toilet 1st floor bathroom.	\$520.00
	The existing toilet is lower than the standard height for handicap access toilet and it is not secured to the floor properly. Remove toilet and water connection, reinstall wax seal and properly install new toilet anchors. Reinstall toilet and caulk around the toilet / floor seam.	
3.	Replace damage Vanity 1st floor bathroom.	\$1,270.00
	The vanity is old, worn, and hard to keep sanitized. Install and replace with new 30-inch vanity, vanity top and faucet.	
4.	Additional dumpster for additional debris removal from basement.	\$1,200.00
5.	Replacement of load bearing support beam in ceiling between kitchen and dining room.	\$7,200.00
	The existing beam is damage and sagging. Replace damaged sagging beam with 3- 2"x10" bolted together supported by 4 lally columns constructed as per specifications.	
	Grand Total:	\$14,690.00

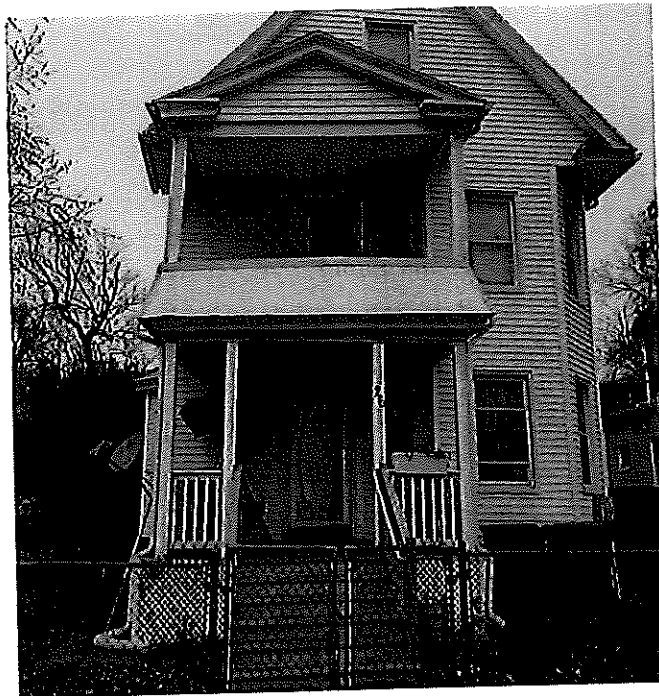


Healthy Home's Change Order Property Inspection Report

For



The City of Springfield, MA



26 Portland Street
Springfield, MA

Conducted on December 6, 2021



December 7, 2021

Will Brock
Senior Project Manager
City of Springfield
Office of Disaster Recovery and Compliance
1600 East Columbus Avenue, 2nd Floor
Springfield, MA 01103

RE: Property Inspection Change Order Report: 26 Portland Street, Springfield, MA

Dear Will:

NAI Plotkin has completed a Healthy Home's Change Order Inspection of the above referenced property. The report and probable cost estimates were conducted in accordance with generally accepted industry standards.

NAI Plotkin certifies that to the best of its knowledge this report is true and accurate. We hope you find the report complete and informative. Please do not hesitate to contact us if you have any questions or if we can be of further service to you.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. O. Rose', written over a horizontal line.

Courtney O. Rose
Construction Manager

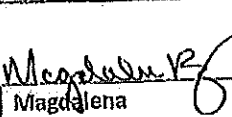

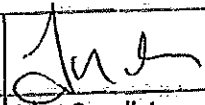
NAI Plotkin
1350 Main St Suite 1410
Springfield, MA 01103
Phone: [REDACTED]
Email: crose@splotkin.com

Office of Housing CHANGE ORDER REQUEST

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	26 Portland Street, Springfield, MA		
PROJECT MANAGER	William Brock	HOMEOWNER	Magdalena Rodriguez
REQUESTING PARTY	Al Shattelroe	DATE OF REQUEST	11/18/21

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	Front Porch is sagging and unlevel. New columns and railings to be installed, demo from roof line down and porch completely rebuilt. \$25,000.00 Basement Windows are boarded and a glass pane does not exist. Propose to replace 7 basement windows at a rate of \$600 per window. \$4,200.00
REASON FOR CHANGE	Items did not exist on original city scope.
SUPPORT & JUSTIFICATION DOCUMENTS	List all attached documents which support the requested change. Justify any increased cost and time.
SPECIFICATIONS	7 Basement windows will be replaced, sealed and insulated. Front porch rebuild will include both floors.
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	\$69,835.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$13,000.00	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$29,200.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$112,035.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

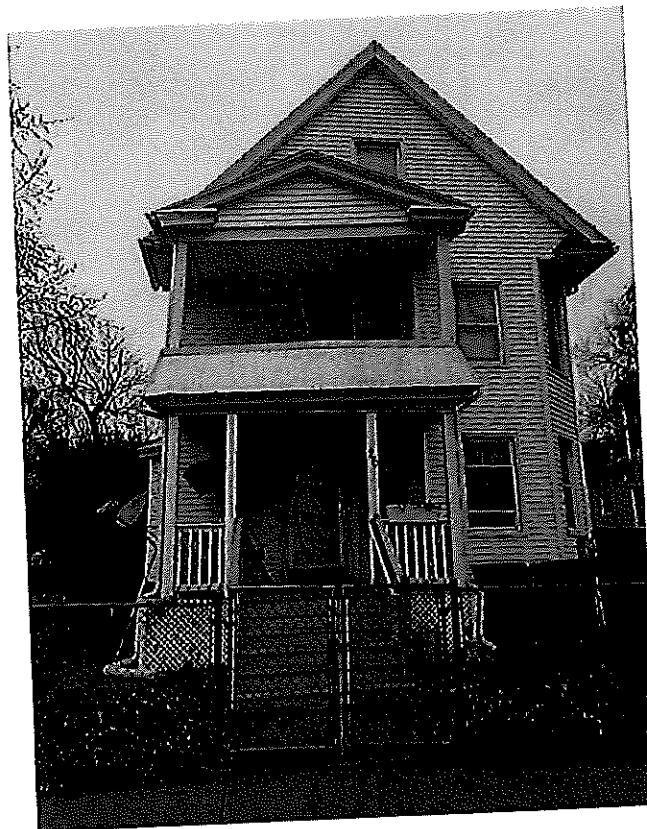
ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME	Magdalena Rodriguez	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quagliato-Sullivan, Director
DATE		DATE	12/7/21	12/8/21

Identified Items

1. Renovation of Front Porch.
2. Replacement of windows in basement.

1. Exterior – Renovation of Front Porch.

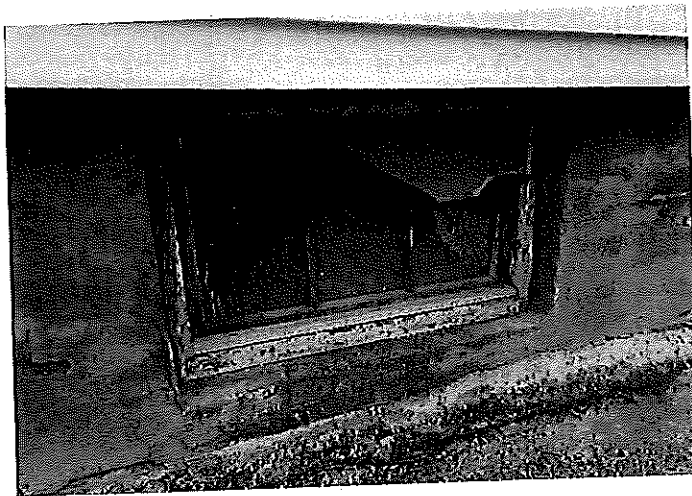
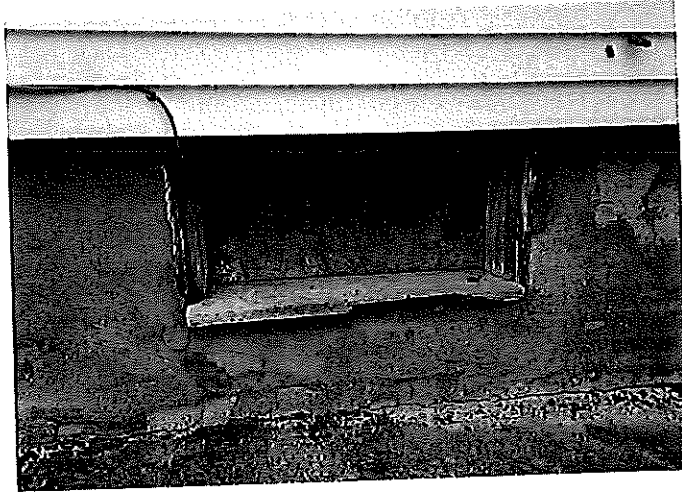
- Carefully demolish and repair existing front porch to upper level includes:
 - Floor joists
 - Flooring
 - Ceiling
 - Soffit
 - Handrails
 - Damaged columns
 - Siding (as per original).





2. Basement - Replacement of windows in basement.

- The existing windows are old, failing and not energy efficient.
- Measure and replace windows with vinyl Low E insulated windows with matching grid pattern.
 - Operation to match existing. i.e., double hung / casement / hopper.
 - Repair all interior and exterior trim as needed.
 - Caulk and seal all edges.



CONTRACTORS BID FORM

IDENTIFIED ITEMS AND PROPOSED LABOR & MATERIAL COSTS		
Item	Description	Total
	Exterior	
1	Exterior – Renovation of Front Porch.	
	<ul style="list-style-type: none"> • Carefully demolish and repair existing front porch to upper level includes: <ul style="list-style-type: none"> ○ Floor joists ○ Flooring ○ Ceiling ○ Soffit ○ Handrails ○ Damaged columns ○ Siding (as per original). 	
2	Replacement of windows in basement.	
	<ul style="list-style-type: none"> • The existing windows are old, failing and not energy efficient. • Measure and replace windows with vinyl Low E insulated windows with matching grid pattern <ul style="list-style-type: none"> ○ Operation to match existing. i.e., double hung / casement / hopper. ○ Repair all interior and exterior trim as needed. ○ Caulk and seal all edges. 	
Grand Total:		

PROBABLE COST ESTIMATE

IDENTIFIED ITEMS AND PROPOSED LABOR & MATERIAL COSTS		
Item	Description	Total
1.	Renovation of Front Porch.	\$22,000.00
	<ul style="list-style-type: none"> • Carefully demolish and repair existing front porch to upper level includes: <ul style="list-style-type: none"> ○ Floor joists ○ Flooring ○ Ceiling ○ Soffit ○ Handrails ○ Damaged columns ○ Siding (as per original). 	
2.	Replacement of windows in basement. (7)	\$4,900.00
	<ul style="list-style-type: none"> • The existing windows are old, failing and not energy efficient. • Measure and replace windows with vinyl Low E insulated windows with matching grid pattern <ul style="list-style-type: none"> ○ Operation to match existing. i.e., double hung / casement / hopper. ○ Repair all interior and exterior trim as needed. ○ Caulk and seal all edges. 	
	Grand Total:	\$26,900.00