

**AMENDMENT TO HEALTHY HOMES REHABILITATION
PROGRAM AGREEMENT (CONTRACT # 20220114)**

AGREEMENT, made the 19 day of July, 2021 by and between **Felix G. Checo** and **Marilanda Turbi De Checo** with an address of **50 Ringgold 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 **50 Ringgold 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 July 19, 2021 shall be amended as follows:

1. Increasing the original contract amount of \$67,194.50 (Sixty Seven Thousand One Hundred Ninety Four 50/100 Dollars) as identified in the original agreement as Exhibit A – Project Budget, to an amended total of \$118,665.00 (One Hundred Eighteen Thousand Six Hundred Sixty Five 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 29 day of April, 2022.

BORROWERS:

Marilanda Turbi de checo.
Miralanda Turbi De Checo

[Signature]
Felix G. Checo

CITY OF SPRINGFIELD

[Signature]
Office of Disaster Recovery

26451815-530105-64516 \$51,470.50 inch

Approved as to Appropriation:

[Signature]
Office of Comptroller DEPUTY 5.03.22

Approved as to Form:

[Signature]
Law Department

APPROVED:

[Signature]
Chief Administrative & Financial Officer

APPROVED:

[Signature]
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: Felix and Miralanda DeCheco

Project Address: 50 Ringgold Street

<u>Project Budget</u>	<u>Amount</u>
Repair/Rehab	\$ 114,625.00
Lead Abatement	\$ 0.00
Lead Services	\$ 0.00
Relocation	\$ 0.00
Legal Fees	\$ 730.00
Final Recording	\$ 310.00
NAI Plotkin	\$ 2825.00
Total	\$118,490.00

MORTGAGE AMENDMENT # 1
(Contract # 20220114)

AGREEMENT, made as of the 19 day of July, 2021 by and between **Felix G. Checo and Marilanda Turbi De Checo**, hereinafter referred to as “**Mortgagor**”, of 50 Ringgold 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 July 19, 2021, granting a security interest in the property known as 50 Ringgold Street, Springfield, Massachusetts, is recorded at the Hampden County Registry of Deeds in Book 22497 Page 422. Said Mortgage expressly states an indebtedness in the principal amount of “**Sixty Seven Thousand One Hundred Ninety Four 50/100 Dollars (\$67,194.50)**”

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 Five 00/100 Dollars (\$118,665.00)**.

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 Five 00/100 (\$118,665.00) Dollars**

All other terms and conditions contained in the Mortgage instrument dated July 19, 2021, recorded July 23, 2021 in the Hampden County Registry of Deeds in Book 24019, Page 393 remain the same and are incorporated herein by reference.

IN WITNESS WHEREOF, The Mortgagor and the Mortgagee have executed this Agreement on this 29 day of April, 2021.
2022

SIGNATURES APPEAR ON FOLLOWING PAGE

[Signature]
Witness

[Signature]
Felix G. Checo – Mortgagor

Marilanda Turbi De Checo
Marilanda Turbi De Checo

Witness

[Signature]
Dominic J. Sarno - Mayor
City of Springfield
Mortgagee

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

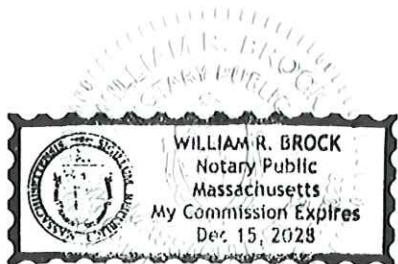
On this 29th day of April, 2022, before me, the undersigned notary public, personally appeared Felix G. Checo, proved to me through satisfactory evidence of identification, which was MASS LIC., to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose.

[Signature]
Notary Public, Mancely Vega
My Commission Expires: May 06, 2022

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS.

On this 6th day of May, 2022, 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.



William R. Brock
Notary Public, William R. Brock
My Commission Expires: Dec. 15, 2028

SCHEDULE A – PROMISSORY NOTE

(Schedule A)

FIRST AMENDMENT TO PROMISSORY NOTE (City)

THIS FIRST AMENDMENT TO PROMISSORY NOTE (this "Amendment") is executed as of the 19 day of July, 2021, by and between THE CITY OF SPRINGFIELD, (the "City"), and FELIX G. CHECO AND MARILANDA TURBI DE CHECO, (the "Borrower").

RECITALS

- A. The Borrower executed a Promissory Note, payable to the City, as of July 19, 2021 (the "Note").
- B. The Borrower's contractor completed the work at an Increased cost.

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 July 19, 2021 Promissory Note had an original principal amount of \$67,194.50 (Sixty Seven Thousand One Hundred Ninety Four 50/100 Dollars).
- 2. Due to the Increased costs incurred, the parties agree to Increase the original principal amount of the Note to \$118,665.00 (One Hundred Eighteen Thousand Six Hundred Sixty Five 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 July 19, 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:

Felix G. Checo and Marilanda Turbi De Checo,

By: 
Felix G. Checo

Marilanda Turbi de checo
Marilanda Turbi De Checo

CITY:

By: 
Domenic J. Sarno – Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

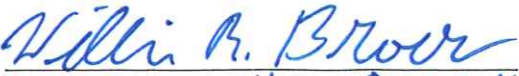
On this 29th day of April, 2022, before me, the undersigned Notary Public, personally appeared the above-named Felix G. Checo, proved to me through satisfactory evidence of identification, which was Mass U/C, to be the person whose name is signed on the preceding or attached document, and acknowledge that s/he signed it voluntarily for its stated purpose, and acknowledged to me that s/he executed the same as her/his free act and deed.

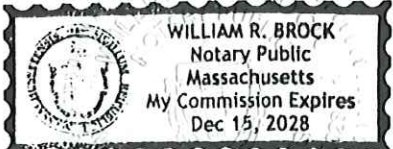

Notary Public Marualy Vega
My Commission Expires: May 06, 2022

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 6th day of May, 2022, 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 William R. Brock
My Commission Expires: Dec. 15, 2028



FINAL AMENDMENT TO PROMISSORY NOTE
(City)

THIS FIRST AMENDMENT TO PROMISSORY NOTE (this "Amendment") is executed as of the 19 day of July, 2021, by and between THE CITY OF SPRINGFIELD, (the "City"), and FELIX G. CHECO AND MARILANDA TURBI DE CHECO, (the "Borrower").

RECITALS

- A. The Borrower executed a Promissory Note, payable to the City, as of July 19, 2021 (the "Note").
- B. A change order, agreed upon by the Borrower and the City, will increase the borrowed amount to \$118,665.00

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 July 19, 2021 Promissory Note had an original principal amount of **\$67,194.50 (Sixty Seven Thousand One Hundred Ninety Four 50/100 Dollars)**.
2. Due to the Increased projected new costs, the parties agree to Increase the original principal amount of the Note to **\$118,665.00 (One Hundred Eighteen Thousand Six Hundred Sixty Five 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 July 19, 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

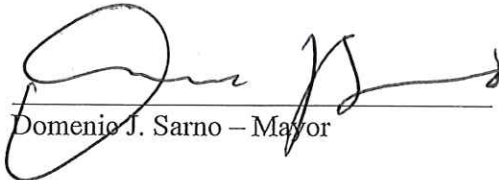
BORROWER:

Felix G. Checo and Marilanda Turbi De Checo,

By: 
Felix G. Checo

Marilanda Turbi De Checo
Marilanda Turbi De Checo


CITY:

By: 
Domenic J. Sarno - Mayor

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

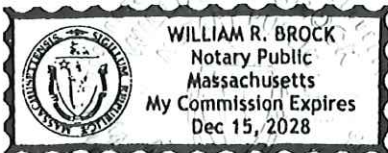
On this 29th day of April, 2022, before me, the undersigned Notary Public, personally appeared the above-named Felix G. Checo, proved to me through satisfactory evidence of identification, which was MASS LIC, to be the person whose name is signed on the preceding or attached document, and acknowledge that s/he signed it voluntarily for its stated purpose, and acknowledged to me that s/he executed the same as her/his free act and deed.

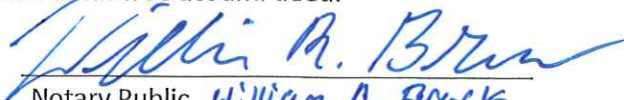

Notary Public May 06, 2022
My Commission Expires: Marilyn Reza

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 6th day of May, 2022, 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 William R. Brock
My Commission Expires: Dec. 15, 2028

MEMORANDUM

TO: FILE

FROM: HEALTHY HOMES STAFF

SUBJECT: 50 RINGGOLD STREET-EXPANDED SCOPE

The Original Specifications for the project taking place at 50 Ringgold Street were created by the City's Housing Rehab specialist as was common practice at the time that the initial inspection took place.

1. On August 24, 2020 a Healthy Homes Inspection was conducted on the property located at 50 Ringgold Street by the City of Springfield's Housing Rehabilitation Specialist.
2. A bid walkthrough occurred on November 9, 2020.
3. Due to the Covid-19 Pandemic, and related workplace shutdowns and gathering restrictions a low bidder was not identified until April 20, 2021.
4. Due to the unprecedented volatility in Covid-19 era construction market, rapid fluctuation in supply costs and the lapse of time from the receipt of bids to the contract award, the contractor informed the city that in order to undertake the project a price adjustment was necessary.
5. Upon receipt of the requested increase, it was reviewing by the Sr. Project Manager and the construction supervisor at NAI Plotkin. That review determined that Ideal Properties was still the lowest bidder, and the revised bid was still within the acceptable cost reasonability range.
6. During the duration of the project the City Rehabilitation Specialist was re-assigned and the City brought an outside vendor in to complete Healthy Homes Program inspections and construction oversight. During construction there were some structural issues, code enforcement violations and unforeseen problems identified that were not included within the original specifications.
7. Items not included in the original specification were identified as:
 - a. Structural and code deficiencies in the kitchen, including counters that weren't adequately fastened to the wall, permitting moisture build-up and rodent infestation. Damage required removal and replacement.
 - b. The original specification called for full service of the boiler system to increase functionality and energy efficiency. Unfortunately, upon completion of servicing it was determined by NAI Plotkin and the contractor, that servicing the boiler

would not return it to the necessary level of functionality and full replacement was necessary.

- c. Boiler malfunction and leakage lead to moisture and mold in the basement. This required mold remediation and removal and replacement of water damaged/rotting floor joists/lally columns not included within the original specification.
8. All of the additional work was reviewed and recommended by the construction supervisor at NAI Plotkin and the City's Sr. Project Manager. The work and costs associated with change orders have been determined to be reasonable and necessary. Pricing has been determined by NAI Plotkin to be competitive within the current market and within a reasonable range that would be paid on the private market.

Office of Housing CHANGE ORDER REQUEST

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	50 Ringgold St		
PROJECT MANAGER	William Brock	HOMEOWNER	Marilinda Turbi
REQUESTING PARTY		DATE OF REQUEST	10/26/21

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	<p>Describe the change.</p> <p>Dumpster for owners mold items in basement \$1200.00 Replace window in Balcony area 600.00 Repair water feeder on Htg 1000.00 Repair/Replace water lines to water heater 500.00 Therm Coupling 250.00 Control 800.00 Inspect Htg why it is not working 500.00</p>
REASON FOR CHANGE	<p>Fill in reason for change order – narrative as to why scope was not foreseen, etc.</p> <p>UNforeseen.</p>
SUPPORT & JUSTIFICATION DOCUMENTS	<p>List all attached documents which support the requested change. Justify any increased cost and time.</p>
SPECIFICATIONS	<p>Detail changes to repair specifications.</p>
ADDITIONAL INFORMATION	<p>Entry door owner under impression she is getting 2 new doors additional door \$1200</p>

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	\$55,100.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	—	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$6,050.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$61,150.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME		SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quagliato-Sullivan, Director
DATE		DATE	11/17/2021	10/27/21

Identified Items

1. Dumpster to dispose of debris and mold item in basement.
2. Replace window in rear bedroom first floor.
3. Replace automatic low water cut off.
4. Replace damage brass water line connected to water heater in basement.
5. Supply install thermo coupling for boiler.
6. Supply and install control box on boiler.
7. Inspect and service boiler.

1. Exterior – Dumpster to dispose of debris and mold item in basement.

- To provide dump truck to transport and dispose of debris due to inadequate area for the dumpster.

No photo was available.

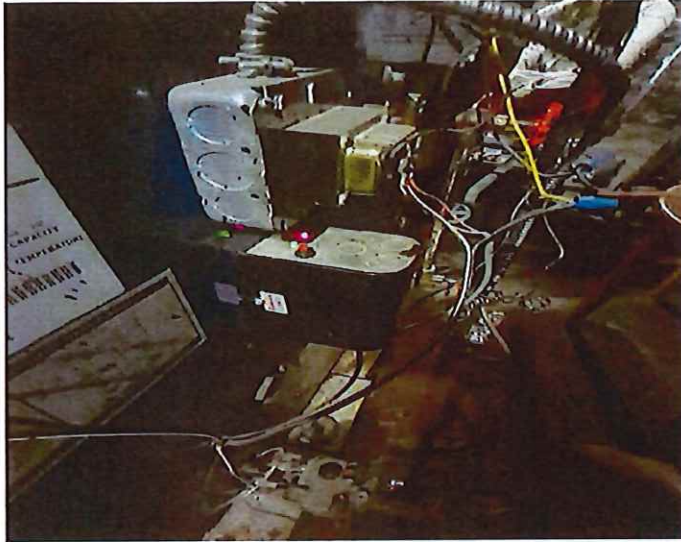
2. First Floor – Replace window in rear bedroom first floor.

- There is one (1) window at the rear bedroom that is broken.
- Remove and replace window with a new vinyl double insulated window with matching grid.
 - Repair all interior trim as needed.
 - Install metal wrap on the exterior as needed.
 - Caulk and seal all edges.



3. Basement - Replace automatic low water cut off.

- The automatic low water cut off is damaged and failing.
- Remove and replace with new automatic low water cut off.



4. Basement - Replace damage brass water line connected to water heater in basement.

- The brass water line is deteriorating and leaking.
- Replace damaged brass water line connected to water heater in basement.



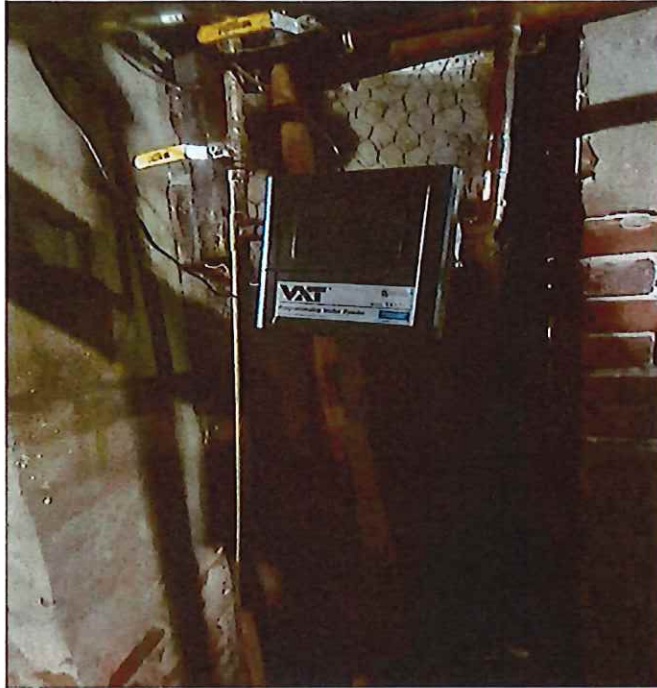
5. Basement- Supply install thermo coupling for boiler.

- The thermo coupling for the boiler is damaged and not functioning properly.
- Replace thermo coupling for boiler in basement.



6. Basement- Supply and install control box on boiler in basement.

- The control box on the boiler is not functioning properly.
- Replace damaged control box connected to boiler in basement.



CONTRACTORS BID FORM

IDENTIFIED ITEMS AND PROPOSED LABOR & MATERIAL COSTS		
Item	Description	Total
	Exterior	
1	Dumpster to dispose of debris and mold item from basement To provide dump truck to transport and dispose of debris due to inadequate area for a dumpster.	
2	Replace window in rear bedroom first floor. To remove and replace existing window with new vinyl double insulated window.	
3	Replace automatic water low cut off. Supply and replace damage automatic water cut off feeder for boiler in basement.	
4	Replace damage brass water line connected to water heater in basement. Supply and replace damage brass water line connected to water heater in basement	
5	Supply install thermo coupling for boiler. Supply and install thermo coupling	
6	Supply and install control box on boiler. Supply and install control box on boiler.	
7	Inspect test and analyses boiler after full service is complete.	
	Grand Total:	

Office of Housing CHANGE ORDER REQUEST

#2

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	50 Ringgold Street		
PROJECT MANAGER	William Brock	HOMEOWNER	marilanda Turbi
REQUESTING PARTY	Ideal Property Maintenance	DATE OF REQUEST	11/9/21

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	<p>Describe the change.</p> <p>① 2ND Floor Kitchen Replace 5' section of cabinet that has hole in it. \$800.00</p> <p>② Kitchen Floor is cracked/Holes needs New floating floor \$1000.00</p> <p>③ Bathroom Floor " " " \$250.00</p> <p>④ Bedroom Closet needs new flooring floating \$275.00</p>
REASON FOR CHANGE	<p>Fill in reason for change order -- narrative as to why scope was not foreseen, etc.</p>
SUPPORT & JUSTIFICATION DOCUMENTS	<p>List all attached documents which support the requested change. Justify any increased cost and time</p>
SPECIFICATIONS	<p>Detail changes to repair specifications.</p>
ADDITIONAL INFORMATION	<p>⑤ Bedroom door has hole in it needs to be replaced with new pine door \$300</p>

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	\$155,100.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$6,050.00	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$16,075.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$167,225.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY		APPROVED BY	
SIGNATURE	<i>Marilanda Turbi</i>	SIGNATURE	<i>[Signature]</i>
HOMEOWNER NAME	Marilanda Turbi	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin
DATE	11/9/21	DATE	11/24/2021
			12/2/21

Identified Items

1. Second floor kitchen replace 5' of base cabinet.
2. Repair damage Kitchen floor.
3. Repair bathroom floor.
4. Repair floor in closet.

1. Second Floor – Second floor kitchen replace 5' of base cabinet.

- The existing base cabinet is damaged and has a hole in it.
- Remove and dispose of existing base cabinet (5 linear feet) patch and prepare wall for new installation, then supply and install new base cabinets with laminate countertop with size matching existing.
- Then reinstall plumbing fixtures and fittings.



2. First Floor – Repair damage Kitchen floor.

- The kitchen floor is worn, failing, and needs to be replaced.
- Strip and dispose old vinyl floor.
- Install ¼ inch underlayment over entire floor surface attached with recommended fasteners.
- Install new LVT flooring over entire surface and adjust baseboards as required.



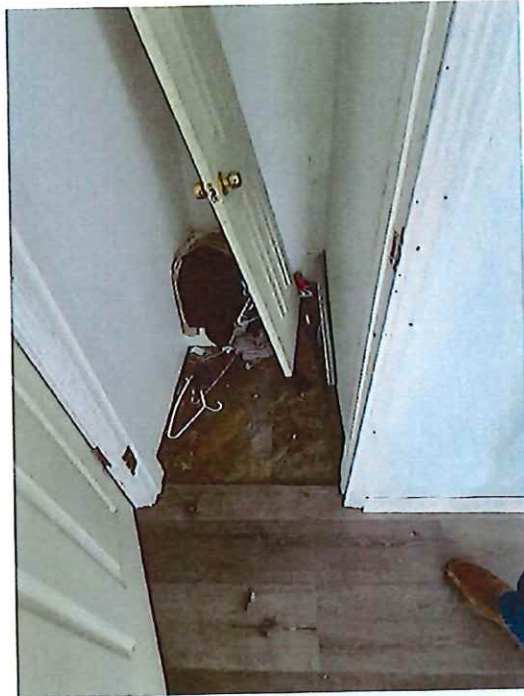
3. First Floor – Repair damage Bathroom Floor.

- The bathroom floor is worn, failing, and needs to be replaced. Approx. 64 Sq. Ft.
- Strip and dispose old vinyl floor.
- Install ¼ inch underlayment over entire floor surface attached with recommended fasteners.
- Install new LVT flooring over entire surface and adjust baseboards as required.



4. First Floor – Repair damage Bedroom closet Floor.

- The bathroom floor is worn, failing, and needs to be replaced. Approx. 20 Sq. Ft.
- Strip and dispose old vinyl floor.
- Install ¼ inch underlayment over entire floor surface attached with recommended
- Install new LVT flooring over entire surface and adjust baseboards as required.



CONTRACTORS BID FORM

IDENTIFIED ITEMS AND PROPOSED LABOR & MATERIAL COSTS		
Item	Description	Total
1	<p>Second floor kitchen replace 5' of base cabinet</p> <p>To provide dump truck to transport and dispose of debris due to inadequate area for a dumpster.</p>	
2	<p>Repair damage Kitchen floor</p> <p>The kitchen floor is worn, failing and needs to be replaced. Strip and dispose old vinyl floor. Install ¼ inch underlayment over entire floor surface attached with manufactures recommended fasteners. Install new LVT flooring over entire surface and adjust baseboards as required.</p>	
3	<p>Repair damage Bathroom Floor</p> <p>The bathroom floor is worn, failing and needs to be replaced. Approx. 64 Sq. Ft. Strip and dispose old vinyl floor. Install ¼ Inch underlayment over entire floor surface attached with manufactures recommended fasteners. Install new LVT flooring over entire surface and adjust baseboards as required.</p>	
4	<p>Repair damage Bedroom closet Floor</p> <p>The closet floor is worn, failing and needs to be replaced. Approx. 20 Sq. Ft. Strip and dispose old vinyl floor. Install ¼ Inch underlayment over entire floor surface attached with manufactures recommended fasteners. Install new LVT flooring over entire surface and adjust baseboards as required.</p>	
Grand Total		

Office of Housing CHANGE ORDER REQUEST

#3

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	50 Ringgold Street		
PROJECT MANAGER	William Brock	HOMEOWNER	MariLanda Turci
REQUESTING PARTY	Head Property Maintenance Corp	DATE OF REQUEST	11/18/21

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	<p>Describe the change.</p> <p>① Basement near rear chimney install 4x6x8 Beam w/2 lolly columns Old existing cement floor \$1,500.00</p> <p>② Basement ^{after} second cement column near boiler install 4x6x8 beam w/2 lolly columns \$1,500.00</p>
REASON FOR CHANGE	<p>Fill in reason for change order -- narrative as to why scope was not foreseen, etc.</p> <p>Unforeseen.</p>
SUPPORT & JUSTIFICATION DOCUMENTS	<p>List all attached documents which support the requested change. Justify any increased cost and time.</p>
SPECIFICATIONS	<p>Detail changes to repair specifications.</p>
ADDITIONAL INFORMATION	

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	\$55,000.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$12,125.00	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$3,000.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$70,205.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME	MariLanda Turci	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quagliato-Sullivan, Director
DATE		DATE	11/24/21	12/2/21

Identified Items

1. Wooden Beam replacements and installation of two (2) lally columns.

1. Basement – Wooden Beam replacements and installation of two (2) lally columns.

- There is a huge crack observe in the wooden beam due to sagging of the floor above.
- Remove and replace damage 4"x 6" beam 8' in length with 2 lally columns.


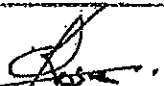
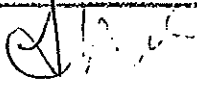


Office of Housing CHANGE ORDER REQUEST

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	50 Ringgold Street		
PROJECT MANAGER	William Brock	HOMEOWNER	Felix and Miralanda
REQUESTING PARTY	Contractor	DATE OF REQUEST	12/08/21

CHANGE REQUEST OVERVIEW	
DESCRIPTION OF CHANGES NEEDED	Full Replacement of Steam Boiler
REASON FOR CHANGE	Boiler could not be repaired by routine service and part replacement.
SUPPORT & JUSTIFICATION DOCUMENTS	Increase of line item from \$800 to \$9,200 for complete replacement of Boiler.
SPECIFICATIONS	Remove boiler and all controls. Replace steam boiler with new boiler and controls.
ADDITIONAL INFORMATION	It was found after attempted service that it would be more costly to replace the parts on the existing boiler, than to replace the boiler entirely.

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (if applicable)	
ORIGINAL PRICE	\$ 55,100.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$ 15,125.00	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$ 8,400.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$ 78,625.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME	Felix/Miralanda DeCheco	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quaglato-Sullivan, Director
DATE	12/08/21	DATE	12/8/21	12/9/21

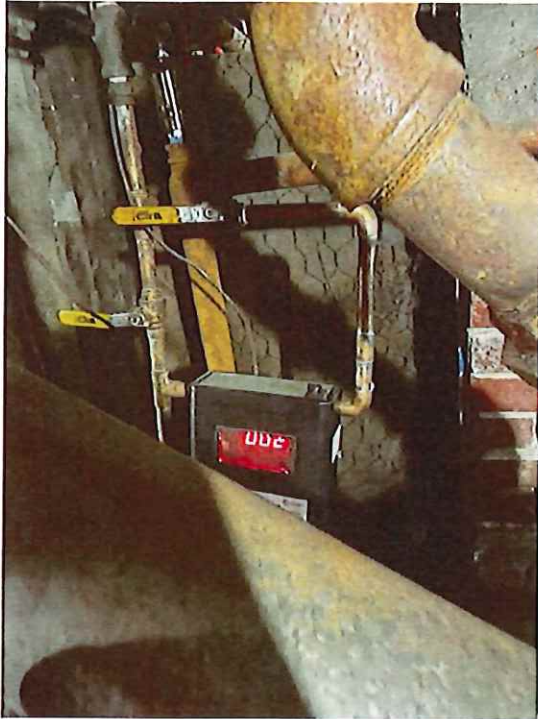
Identified Items

1. Replacement of boiler for the first floor. Service to boiler was administered however the repairs couldn't bring back the boiler to fully function. A decision was made to replace it.

1. Basement – Replacement of boiler.

- Replacement of boiler for the first floor. Service to boiler was administered however the repairs couldn't bring back the boiler to fully function. A decision was made to replace it.



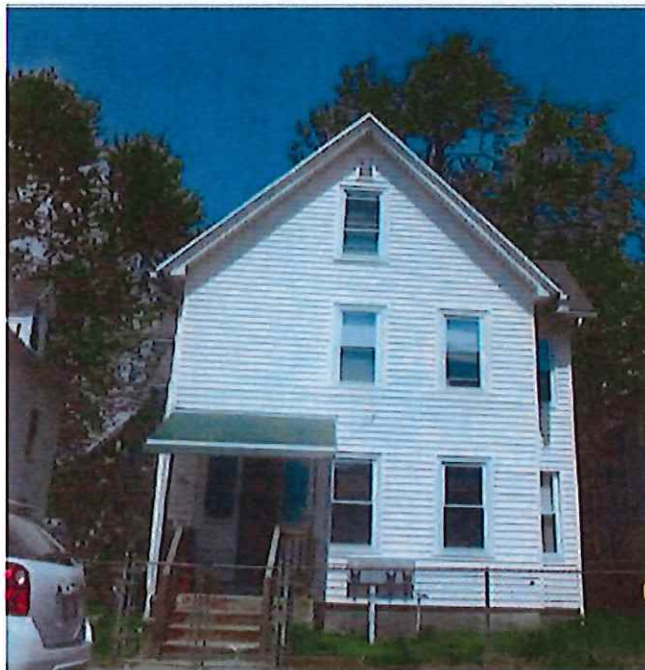


Healthy Home's Change Order Property Inspection Report

For



The City of Springfield, MA



50 Ringgold Street
Springfield, MA

Conducted on January 04, 2022



January 4, 2022

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: 50 Ringgold 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. Prices are within the guidelines of the industry standard; therefore, I recommend the additional prices in the change order.

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,

Courtney O. Rose
Construction Manager

NAI Plotkin
1350 Main St Suite 1410
Springfield, MA 01103
Phone: [REDACTED]
Email: [REDACTED]

Office of Housing CHANGE ORDER REQUEST

"Revised"

PROJECT NAME	Healthy Homes Program		
LOCATION OF WORK	50 Ruggold Street		
PROJECT MANAGER	William Brock	HOMEOWNER	Felix / Mirchanka
REQUESTING PARTY	Idea Property Maintenance Corp	DATE OF REQUEST	12/30/21

CHANGE REQUEST OVERVIEW

DESCRIPTION OF CHANGES NEEDED	<p>Describe the change. Bathroom got all side walls. Remove a dispoase bathroom fixture. Remove flooring & fix to the center beam which is in the hall. This will remove the sag but will not level floor. install new white stock fixtures. flooring will be a flexing floor over these color with a material of 2 1/2" sq ft. \$20,000 Fill in reason for change order - narrative as to why scope was not foreseen, etc.</p>
REASON FOR CHANGE	
SUPPORT & JUSTIFICATION DOCUMENTS	List all attached documents which support the requested change. Justify any increased cost and time.
SPECIFICATIONS	Detail changes to repair specifications.
ADDITIONAL INFORMATION	<p>Kitchen - Remove base cabinets - ^{existing base} install base cabinets. Remove all flooring. Fixtures. This will allow kitchen, Hall & bathroom to become level. \$16,000.00</p>

CHANGE IN CONTRACT PRICE		CHANGE IN CONTRACT SCHEDULE (If applicable)	
ORIGINAL PRICE	\$55,100.00	ORIGINAL TIMES	
NET CHANGES OF PREVIOUS CHANGE ORDERS	\$23,525.00	NET CHANGES OF PREVIOUS CHANGE ORDERS IN DAYS	
NET INCREASE / DECREASE	\$36,000.00	NET INCREASE / DECREASE	
TOTAL CONTRACT PRICE WITH APPROVED CHANGES	\$114,625.00	TOTAL CONTRACT TIME WITH APPROVED CHANGES	

ACCEPTED BY SIGNATURE		APPROVED BY SIGNATURE		
HOMEOWNER NAME	Felix	SUPERVISOR NAME & TITLE	Courtney Rose, NAI Plotkin	Tina Quagliato-Sullivan, Director
DATE		DATE	1/6/2022	1/11/22

Identified Items for Bathroom on first floor.

1. Remove all damage walls and fixtures in Bathroom then cart away from site.
2. Remove existing flooring and floor to the center beam of the building then cart away from site.
3. Repair floor joists under and hall connect to the center beam that is deteriorating and not level.
4. Supply and install sub floor and LVL flooring.
5. Repair all walls and ceiling in bathroom.
6. Supply and install new fixtures and fittings.

Identified Items for Kitchen on first floor.

1. Carefully remove existing base cabinets and secure for reinstallation.
2. Remove all flooring, then level flooring joists between kitchen and bathroom, secure all floor joists and floor underlayment.
3. Supply and install sub floor and LVL flooring.

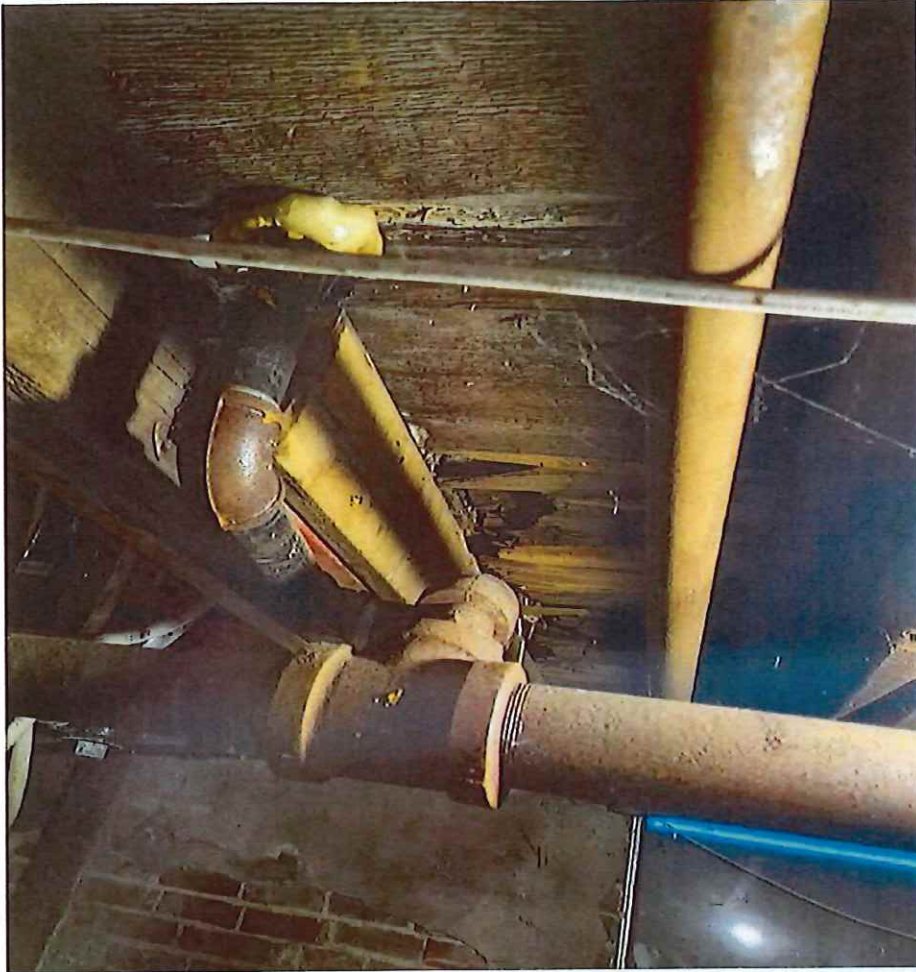


Photo showing deteriorating floor underlayment in bathroom on first floor.

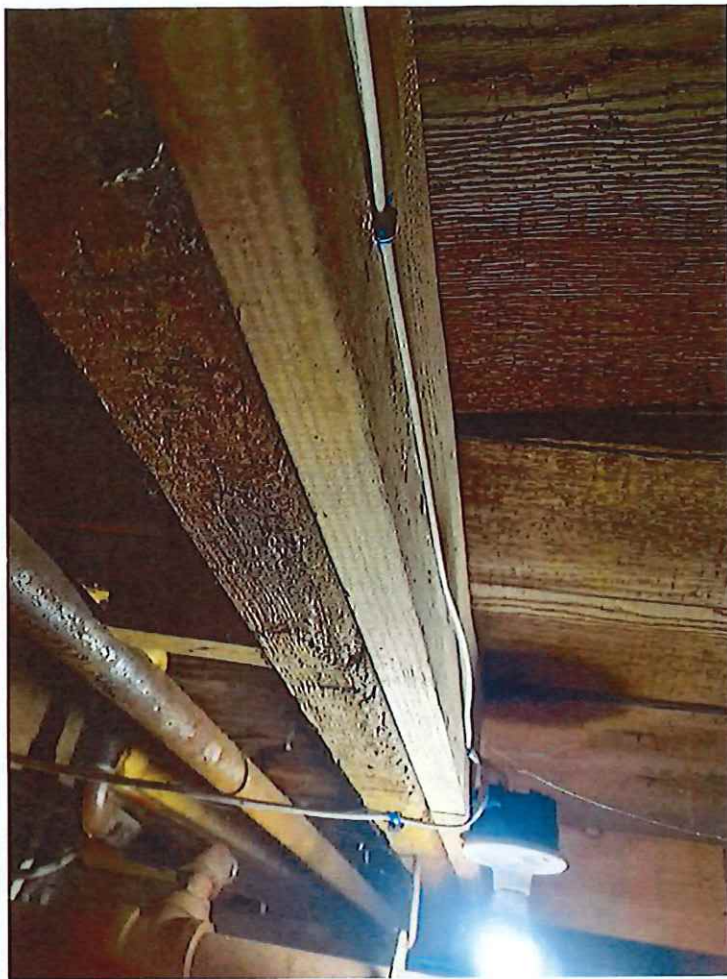


Photo showing additional floor joists to support damage floor joists under underlayment in bathroom on first floor.

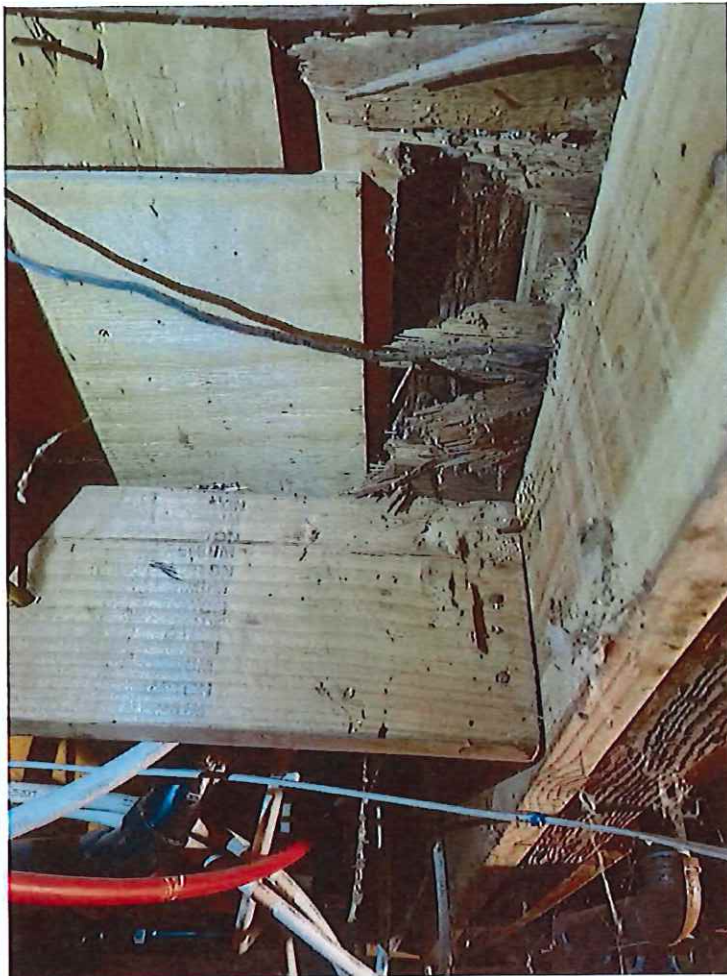


Photo showing deteriorating floor underlayment in bathroom on first floor.



Photo showing additional floor joists to support damage floor joists under underlayment in bathroom on first floor.



Photo showing deteriorating floor underlayment in bathroom on first floor.



Photo showing deteriorating floor in bathroom on first floor and uneven floor in bathroom on first floor.



Photo showing deteriorating floor in bathroom on first floor and uneven floor in bathroom on first floor.



Photo showing deteriorating floor in bathroom on first floor and uneven floor in bathroom on first floor.



Photo showing deteriorating floor in bathroom on first floor and uneven floor in bathroom on first floor.

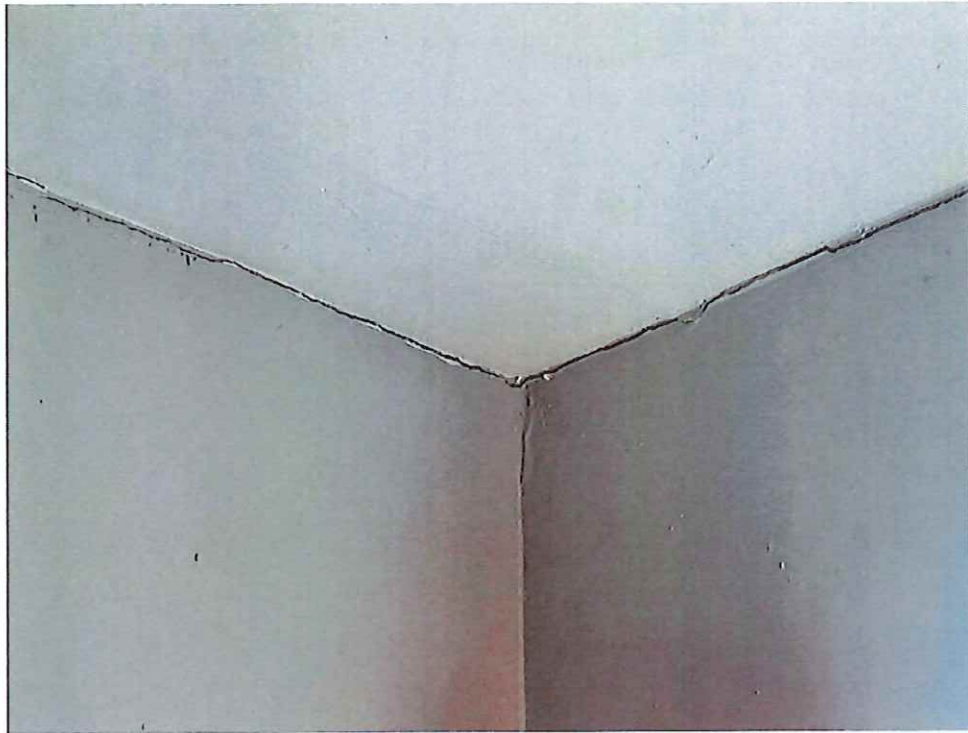


Photo showing wall to ceiling separation in bathroom on first floor
due to uneven floor.

CONTRACTORS BID FORM

IDENTIFIED ITEMS AND PROPOSED LABOR & MATERIAL COSTS		
Item	Description	Total
	Repair beam under bathroom floor then renovate bathroom	
A	Remove all damage walls and fixtures in Bathroom then cart away from site.	
B	Remove existing flooring and floor to the center beam of the building then cart away from site.	
C	Repair floor joists under and hall connect to the center beam that is deteriorating and not level.	
D	Supply and install sub floor and LVL flooring.	
E	Repair all walls and ceiling in bathroom.	
F	Supply and install new fixtures and fittings.	

	Repair beam under Hallway and kitchen floor then reinstall base cabinets.	
G	Carefully remove existing base cabinets and secure for reinstallation.	
H	Remove all flooring, then level flooring joists between kitchen and bathroom, secure all floor joists and floor underlayment.	
I	Supply and install sub floor and LVL flooring.	
	Grand Total	