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Contract 20210781

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			MG	6/22/21
City Comptroller				
Law	PT	6/25	PT	6/25
CAFO	MM	6/29/21	MM	6/30/21
Mayor	CG	6/30	CG	6/30/21
City Comptroller			LM	6/30/20
Community Development				

KB 6/25/2021

Vendor No.: 21877 Contract No.: 20210781 Contract Date: 06/07/2021

Contract Amt.: \$122,452.00 Issue Date: 06/22/2020 Renewal Date:

Appropriation Code1: 26451815-530105-64516 \$108,352.00

Appropriation Code2: 26881801-530105-68800 \$14,100.00

Appropriation Code3:

Appropriation Code4:

Description of Funding Source: CDBG-NDR

Bid No.: Requisition No.: 21015067 PO No.:

Vendor Name: Angela Borges

Contract Type: CDBG-NDR Healthy Homes

Contract Purpose: Rehab of 38 Merwin Street

Originating Dept.: Office of Disaster Recovery and Compliance

Expiration Date: 08/06/2026 Amendment Date: Extension Date:

TYPE OF DOCUMENT (Please select at least one):

New Renewal Amendment Extension

CB

**CITY OF SPRINGFIELD
HEALTHY HOMES PROGRAM**

**REHABILITATION LOAN AGREEMENT
FOR OWNER-OCCUPANTS**

Whereas, the City of Springfield ("City") is providing financial assistance to Angela M. Borges ("Borrower") from the Healthy Homes Program in the amount of \$ 122,452.00 to fund rehabilitation of the home located at 38 Merwin Street, Springfield, MA 01105, according to the terms of the agreed-upon Specs by Location/Trade, dated 10/28/20, attached hereto as Exhibit B and in compliance with Massachusetts and City of Springfield building and health codes. The Healthy Homes program is funded by the federal Community Development Block Grant - National Disaster Resilience (CDBG-NDR) program.

Now, therefore, the parties agree as follows:

Terms of the Loan

Financial assistance is provided as a 0% interest, five-year forgivable loan. As long as the Borrower complies with this Agreement, the principal amount of the loan shall be forgiven at an equal percentage rate of 20% per full year, plus 45 days until it is 100% forgiven after five years, plus 45 days.

Owner Occupancy

The Borrower will use the home as their principal residence for a period of five years, plus 45 days, following final payment to the contractor. In the event that the Borrower continues to own the property, but fails to maintain it as their principal place of residence for the five-year loan term referenced above, the entire sum of the loan will become immediately due and payable.

The Borrower understands that if, during the five-year loan term, part or all of the property is sold or refinanced without the City's prior written consent, the City shall require payment of the amount of the loan outstanding at time of sale.

Rental Units

If the property has multiple units, the Borrower must live in one unit and rent all other units to households with income at or below 80% area median income (AMI) for the five-year loan period. The AMI amount changes from year to year; the required income limits can be obtained from the Springfield Office of Housing.

The Borrower may not evict existing tenants without cause for a period of two years, following final payment to the contractor.

Income Eligibility

The Borrower certifies that he/she has provided complete, accurate, and current information regarding household income to demonstrate Borrower's eligibility to receive CDBG-NDR funds.

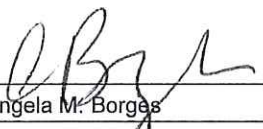
Schedule

The City and the Borrower expect the rehabilitation and related activities to be completed within 150 days of the execution of this agreement.

Enforcement

The Borrower and the City acknowledge that the City has the right and responsibility to enforce this agreement.

This contract is signed as of the 7th day of June, 2021.




Angela M. Borges
Property Owner



Office of Disaster Recovery
CITY OF SPRINGFIELD

26451815-53065-64516 \$108,352.00
26881801-53065-64800 \$14,100.00

 Approved as to Appropriation:

 6/25/21

Office of Comptroller
CITY OF SPRINGFIELD

Approved as to Form:



Law Department
CITY OF SPRINGFIELD

APPROVED:



Chief Administrative and Financial Officer
CITY OF SPRINGFIELD



Domenic J. Sarno, Mayor
CITY OF SPRINGFIELD

CITY OF SPRINGFIELD
HEALTHY HOMES PROGRAM

REHABILITATION LOAN AGREEMENT
List of Exhibits

Healthy Homes Rehabilitation Program Agreement

Exhibit A - Project Budget

Exhibit B - Itemized Repair Specs by Location/Trade

Exhibit C - Mortgage

Exhibit D - Promissory Note

Exhibit E - Section 3 Clause

Exhibit F - Tax Certification for Contracts

Exhibit G - Insurance Binder

Exhibit A

Healthy Homes Rehab Project Budget

Homeowner/Borrower: Angela Borges

Project Address: 38 Merwin Street

<u>Project Budget</u>	<u>Amount</u>
Repair/Rehab	\$85,550.00
Lead Abatement	\$14,100.00
Lead Services	\$1,205.00
Relocation	\$2,295.00
Legal Fees	\$730.00
Plotkin	\$2,600.00
Sub-Total	\$106,480.00
Contingency (15%)	\$15,972.00
Total	\$122,452.00

CITY OF SPRINGFIELD OFFICE OF HOUSING
1600 EAST COLUMBUS AVE
SPRINGFIELD, MA 01105

Bid Proposal Form

To: _____ Date Submitted: 3/12/2021
_____ Project Address: 38 Merwin Street

The following proposal is hereby submitted as per your request. This bid covers all Work shown and/or specified in the bid documents received for this job, which are:

1. General Conditions _____ Pages, Dated _____
2. Work Write-Up _____ Pages, Dated _____
3. Code Violation Notice _____ Pages, Dated _____
4. Performance Manual _____ Pages, Dated _____
5. Addenda 1 to _____ Pages, Dated _____
6. Other _____

The undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents and with local conditions affecting the performance and costs of the Work at the place where the Work is to be completed, and having fully inspection the site in all particulars, hereby proposes and agrees to fully perform the Work within the time stated and in strict accordance with the proposed Contract Document including furnishing of any and all labor and materials, and to do all work required to construct and complete said Work in accordance with the Contract Documents, for the total sum of money.

Base Bid:

All labor, materials, services, and equipment necessary for the completion of the Work:

ninty nine Six hundred fifty Dollars (\$ 99,650.00)

ADDITIONAL SUBMISSIONS

If awarded the Contract, the Bidder agrees to present the following documents to the Owner prior to the issuance of the Notice to Proceed; valid certificates covering Property Damage, Liability, and Workers' Compensation Insurance, all necessary building permits, and a Sworn Statement for Contractor and Subcontractor to Owner listing all of the subcontractors and subcontract amounts.

RETAINAGE

It is further agreed that if awarded this contract, 10% of all requested payouts will be retained until the project is completed to the approval of the Owner and all approving agents. Completion of this project will require **60 calendar days**. This proposal is valid for a period of 90 days.

TIME

Upon request by Our Program, contractor agrees to itemize any/or all aspects of this proposal on the attached form.

ALTERNATE ITEMS TO BID

NOTE: Failure to submit line prices for each individual alternate item may exclude your entire bid proposal.

<u>Item Number</u>	<u>Line Price</u>
1)..... <u>LEAD ABATEMENT NUMBER</u>	\$ <u>14,100</u>
2).....	\$ _____
3).....	\$ _____
4).....	\$ _____
5).....	\$ _____
6).....	\$ _____
	TOTAL \$ <u>99,650</u>

ADDITIONAL COMMENTS, RECOMMENDATIONS, SUBSTITUTIONS, ETC.:

THE CONTRACTOR FURTHER PROPOSES THE FOLLOWING CHANGES,
DELETIONS OR ADDITIONS TO THE WRITE-UP:

	<u>PRICE</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

Contractor: AK Construction Alexandra
Address: 710 Florence RD
Florence MA 01062
Phone: [REDACTED] Owner
Signature
Title

By my signature as a Contractor or agent of the Contractor, I swear that I have fully inspected the above noted property and have received all documents as listed on the Invitation to Bid and/or Bid Form.

Signature Alexandra
Title Owner
Company AK Construction
Date 3/12/2024

SPECS BY LOCATION/TRADE

10/28/2020

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

Case Number: Angela Borges _____
 Project Manager: Sean Pham _____
 Phone: _____

Address: 38 Merwin 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

10	OWNER ACCEPTS SCOPE OF WORK	1.00	DU		
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 _____ x _____ Applicant Date Applicant Date					

14	CONTRACTOR ACCEPTS SCOPE OF WORK	1.00	DU		
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>Aditya Pham</u> _____ Contractor Date					

28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS	1.00	GR		
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/tr-0502-review-of-residential-ventilation-technologies/					

30	WALL NAMING PROTOCOLS	1.00	EA		
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.					

31	CONSTRUCTION DEFINITIONS	1.00	GR		
"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.					

32	SUBSTITUTION APPROVAL PROCESS	1.00	GR		
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.					

34	LINE ITEM BREAKDOWN	1.00	DU		
The apparent winning bidders shall provide the owner with a line item cost breakdown within 3 working days of a request.					

35	VERIFY QUANTITIES/MEASUREMENTS	1.00	GR		
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.					

APK

Address: 38 Merwin 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		
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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.

CONTRACTOR MUST CHECK OFF ALL PERMITS THAT APPLY TO PROJECT.

45	CONTRACTOR PRE-BID SITE VISIT	1.00	DU		
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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		
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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		
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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		
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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.

85	CLOSE-IN INSPECTIONS REQUIRED	1.00	GR		
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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		
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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		
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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

9003	LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES	1.00	GR		
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The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.

9020	LEAD-BASED PAINT REGULATIONS - FEDERALLY FUNDED HOUSING REHABILITATION	1.00	GR		24,100
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Per HUD Regulation 24 CFR Part 35; the contractor must conform to the Lead-based paint requirements for rehabilitation in the appropriate category listed below, based on the amount of rehabilitation assistance provided.

1. When the Federal Rehabilitation Assistance is \$1 to \$5,000 per unit:

a. The Contractor shall implement safe work practices during rehabilitation work in accordance with Sec. 35.1350 and repair any paint that is disturbed.

b. After completion of any rehabilitation disturbing painted surfaces, each work site must pass a clearance examination in accordance with Sec. 35.1340. Neither Clearance nor Lead Safe Work Practices are required if rehabilitation does not disturb painted surfaces of a total area of more than 20 SF on exterior, 2 SF per interior room or 10% of a small component.

JK

Address: 38 Merwin 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: 9	Environmental Rehab				

- a. The contractor shall abate all identified or presumed lead-based paint hazards in accordance with Sec. 35.1325.
- b. The contractor shall implement safe work practices during rehabilitation work in accordance with Sec. 35.1350 and repair any paint that is disturbed.
- c. The entire unit shall pass a clearance examination in accordance with Sec. 35.1340.

Location Total:

14,109

Location: 2 - Exterior

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

465 TRIM BACK TREE BRANCHES 1.00 EA 750
 Cut and remove tree branches back from house to a min. 10' distance, to legal dump.
 REAR OF HOUSE

Trade: 6 Concrete & Paving

905 CONCRETE SLAB--PATCH 25.00 SF 1,100
 Break up deteriorated slab section. Grade and compact soil to 95%. Apply a bonding agent per manufacturers specs on exposed concrete. Pour a 4", 2200 psi concrete slab to match elevation of surrounding slab. Float and steel trowel finish.
 DRIVEWAY SIDE OF HOUSE NEAR FOUNDATION WALL

Trade: 7 Masonry

1230 MASONRY--REPOINT 150.00 SF 2,100
 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, tool concave joints and clean brick face.
 FOUNDATION WALLS

1235 BRICK WALL REPAIR 50.00 SF 600
 Remove damaged brick and tooth replacement brick into wall. Match brick and tooling as closely as possible.
 FOUNDATION WALLS

1350 MASONRY CHIMNEY--REBUILD 5.00 LF 4,200
 Tear down chimney to below lowest point on roof. Rebuild chimney using new 4" thick solid bricks without cored holes. Color of brick to match existing as closely as possible. Chimney to a height required by the state building code. Install roof flashing, chimney cap and terra cotta flue liner.
 FRONT CHIMNEY

Trade: 10 Carpentry

2985 WINDOW--VINYL BASEMENT AWNING 3.00 EA 1200
 Field measure, order and install a vinyl awning double glazed, single lite basement window. Caulk, prime and top coat both sides and all trim.

AL

Address: 38 Merwin Street Unit: Unit 01

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

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

DRIVEWAY SIDE (2)
REAR OF HOUSE (1) REPLACE BROKEN WINDOW

3183	CREATE NEW EXTERIOR DOOR OPENING -- ENERGY STAR	1.00	EA		<u>4200</u>
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Create a new 36" exterior door. Create an opening in the existing wall to accommodate a new 36" prehung door unit. Frame opening as needed with wood and steel to provide fastening for the prehung door and support for the opening. Install a Jeld Wen ENERGY STAR certified 36" insulated prehung steel door, model 692 with 2 lites, clear low e glass, a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors.

FRONT ENTRY DOOR TO HALLWAY

3185	DOOR--PREHUNG METAL ENTRANCE	1.00	EA		<u>1100</u>
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Dispose of door and frame. Install a prehung metal, insulated, 6-panel entrance door and jamb including interior and exterior casing, spring metal weatherstripping, interlocking threshold, one entrance and one mortised deadbolt keyed alike. Prime and top coat.

REAR BASEMENT ENTRY DOOR

3515	PORCH GUARD RAIL REPAIR-WOOD	20.00	LF		<u>900</u>
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Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 4" on center.

SIDE PORCHED 1ST AND 2ND FLOOR

3550	PORCH LATTICE--REPLACE	120.00	SF		<u>350</u>
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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.

FRONT PORCH

3590	STEPS/LANDING--REPL EXTERIOR	6.00	EA		<u>3950</u>
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Dispose of existing steps. Construct a replacement unit with 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, on a solid concrete footer. Frame stairs 8" wide connecting to existing porch. Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 4" on center. Create

Construct a graspable wood handrail on one side 32" above tread nosing.

FRONT STEPS

3595	STEPS--REPLACE EXTERIOR--RI	5.00	RI		<u>3750</u>
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Dispose of existing steps. Construct a replacement stair unit with two 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, 1x PTP risers on a solid concrete footer. Frame stairs 6-5" wide. Construct a preservative treated pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 4" on center. Create

Construct a graspable wood handrail on one side 32" above tread nosing.

SIDE PORCH

Trade: 15 Roofing

4567	ROOF--REPAIR SHINGLES	4.00	SQ		<u>2400</u>
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Carefully remove any damaged shingles without damaging any surrounding roof components. Replace missing or damaged shingles with matching shingles. When installing under existing shingles higher on the roof fasten the new shingles by gently prying up existing shingles. Add roofing felt under the repaired area as necessary to maintain a continuous layer maintaining a waterfall installation. The finished repair will be water tight.

FRONT OF HOUSE TOP (2) DORMERS

4635	GUTTER--5" SEAMLESS ALUMINUM	165.00	LF		<u>1650</u>
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Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by owner.

ALONG PERIMETER OF HOUSE INCLUDING PORCHES

AK

Address: 38 Merwin Street Unit: Unit 01

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

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 15 Roofing

4640	DOWNSPOUT--5" SEAMLESS ALUMINUM	130.00	LF		<u>1,300</u>
Dispose of existing downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout. Strap at least 3' on center.					

Trade: 19 Paint & Wallpaper

5785	PREP & PAINT EXTERIOR MASONRY	420.00	SF		<u>1,315</u>
Protect ground with drop cloth. Scrape or pressure wash all loose, peeling, cracked and blistered paint from surface. Spot prime with latex primer. Paint one top coat with latex. Color choice by owner.					
FOUNDATION WALLS					

Trade: 23 Electric

7583	REPLACE RECEPTACLE WITH GFCI DEVICE	1.00	EA		<u>200</u>
Replace existing receptacle with an ivory surfaced mounted ground fault circuit interrupt receptacle with waterproof cover plate.					
1ST FLOOR FRONT PORCH					

Location Total: 31,065

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

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

6015	HVAC ADJUST SERVICE AND CLEAN	2.00	EA		<u>780</u>
Clean, inspect and service and adjust heating equipment and controls. Replace and defective components.					
BOTH BOILERS					

6290	STEAM BOILER--AUTOMATIC FEED	2.00	EA		<u>320</u>
Install an automatic feed and low water cutoff valve. McDonell-Miller or preapproved equal.					
BOTH BOILERS					

6415	DRYER VENT	1.00	EA		<u>400</u>
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.					

Trade: 22 Plumbing

7070	WATER HEATER--40 GALLON GAS	1.00	EA		<u>2,200</u>
Install a 40 gallon, glass lined, high recovery, insulated to R-7, gas water heater with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.					
2ND FLOOR TANK					

Trade: 23 Electric

7430	CERTIFY ELECTRIC DISTRIBUTION	1.00	AL		<u>1,300</u>
Electrician shall inspect all exposed wiring, motors, fixtures and devices for malfunction, shorts and housing code compliance. Non-functioning and dangerous equipment and wiring shall be replaced with Romex wire, ivory devices and fixtures, with \$20 per fixture allowance. The service panel shall conform to the BOCA Existing Structures code.					
REPAIR ALL OPEN JUNCTIONS BOXES INCLUDED					

HR

Address: 38 Merwin Street

Unit: Unit 01

Location Total: _____

Location: 4 - Attic Rooms Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

2980	WINDOW--VINYL DBL HNG DBL GLZ	3.00	EA		<u>1950</u>
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Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.

FOLLOWING LOCATIONS:
MIDDLE ROOM (1)
REAR BEDROOM (2)

3345	DOOR--FLUSH INT, HOLLOW CORE	2.00	EA		<u>750</u>
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Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.
REAR BEDROOM

Trade: 17	Drywall & Plaster				
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5210	DRYWALL--PATCH--LARGE	100.00	SF		<u>1400</u>
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Cut back defective gypsum to expose half of the studs on each side of the hole. Cut and tightly fit drywall patch. Glue and nail or screw patch. Apply tape and 3 coats of compound feathered out at least 8". Wet sand ready for paint.
FRONT AND REAR HALL/STAIRCASES WALLS AND CEILINGS

Trade: 19	Paint & Wallpaper				
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5570	PREP & PAINT OCCUPIED ROOM	1.00	RM		<u>1,150</u>
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Remove/cover all hardware, fixtures, furniture, personal items not to be painted. Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks and repair any damage to walls/ceiling. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.
REAR BEDROOM

Trade: 23	Electric				
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7565	INSTALL RECEPTACLE--15 AMP	3.00	EA		<u>600</u>
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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.
FOLLOWING LOCATIONS:
FRONT BEDROOM (1)
MIDDLE BEDROOM (1)
REAR BEDROOM (1)

8145	ELECTRIC--CUSTOM	8.00	EA		<u>1,300</u>
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Have a licensed electrician inspect/test and replace all 2-prong ungrounded outlets and repair/replace all 3 prong open ground outlets thru out house.
FOLLOWING LOCATIONS:
FRONT BEDROOM (2 HNR)
MIDDLE BEDROOM (2 HNR) (1 NO POWER)
MIDDLE ROOM (1 HNR)
REAR BEDROOM (2 HNR)

Location Total: 12,150

Location: 5 - Front 2nd to 3rd fl Hall/Stairs Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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AR

Address: 38 Merwin Street

Unit: Unit 01

Location: 5 - Front 2nd to 3rd fl Hall/Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2520 HANDRAIL--REPLACE INTERIOR

15.00 LF

100

Install 2" round Pine 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.

Trade: 19 Paint & Wallpaper

5570 PREP & PAINT OCCUPIED ROOM

15.00 SF

980

Remove/cover all hardware, fixtures, furniture, personal items not to be painted. Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks. Repair any damaged to walls and ceilings. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.

Location Total:

1,580

Location: 6 - Rear 2nd to 3rd Fl Hall/Stairs

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 19 Paint & Wallpaper

5570 PREP & PAINT OCCUPIED ROOM

200.00 SF

1900

Remove/cover all hardware, fixtures, furniture, personal items not to be painted. Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks. Repair any damaged to walls and ceilings. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.

Location Total:

1,900

Location: 7 - 2nd Fl Kitchen

Approx. Wall SF: 0

Ceiling/Floor SF: 0

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

2820 ALUMINUM SCREEN & FRAME

2.00 EA

400

Field measure and install an aluminum screen and frame in window opening.

3350 DOOR--PANELED INT, SOLID CORE

1.00 EA

700

Install a solid pine, 6-panel door on existing jamb. Include privacy lockset and 2 butt hinges.

HALLWAY

3765 COUNTER TOP--CUSTOM

1.00 AL

230

Resecure loose sink countertop to prevent movement. Install missing end caps on side of countertops to prevent water damage.

Trade: 22 Plumbing

6645 SHUT-OFF VALVE

2.00 EA

310

Install a PVC or chromed brass shut-off valve on existing fixture supply line.

KITCHEN SINK

6720 TRAP--REPLACE

1.00 EA

250

Replace trap and all plastic piping from floor stub out to fixture with PVC or polypropylene.

Trade: 23 Electric

Address: 38 Merwin Street Unit: Unit 01

Location: 7 - 2nd Fl Kitchen Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
7583	REPLACE RECEPTACLE WITH GFCI DEVICE Replace existing receptacle with an ivory surfaced mounted ground fault circuit interrupt receptacle with ivory cover plate.	1.00	EA		<u>200</u>
7840	RANGE HOOD--RECIRCULATING Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Owner's choice of color.	1.00	EA		<u>500</u>
8145	ELECTRIC--CUSTOM Have a licensed electrician inspect/test and replace Non working outlets in kitchen.	1.00	EA		<u>600</u>
Location Total:					<u>2,910</u>

Location: 8 - 2nd Fl Bathroom Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 9 Environmental Rehab					
9130	CLEANING/CAULKING OF TUB SHOWER UNIT Clean tub/shower unit of all mildew and soap scum, apply recaulking to perimeter of tub/shower.	1.00	AL		<u>600</u>
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD). PATCH WALLS AND CEILING PRIOR TO PAINTING	1.00	RM		<u>900</u>
Trade: 20 Floor Coverings					
5922	UNDERLAYMENT & LINOLEUM SHEET GOODS Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install Forbo's Marmoleum or Armstrong Marmorette linoleum sheet goods, per manufacturer's most current recommendations. Owner's choice of color.	60.00	SF		<u>880</u>
Trade: 23 Electric					
7583	REPLACE RECEPTACLE WITH GFCI DEVICE Replace existing receptacle with an ivory surfaced mounted ground fault circuit interrupt receptacle with ivory cover plate. DEFECTIVE GCI WITH NO POWER	1.00	EA		<u>200</u>
7814	FIXTURE--HEAT, VENT Install a ceiling mounted fixture containing a 1200 watt, forced air heater, and an exterior ducted vent fan with damper, capable of 60 cfm and a single bulb light fixture controlled by two manufacturer-supplied switches on an independent 20 amp circuit, using #14 copper Romex. Fish all wire and patch all tear out.	1.00	EA		<u>900</u>
Location Total:					<u>3,480</u>

AR

Address: 38 Merwin Street		Unit: Unit 01			
Location: 9 - 2nd Fl Interior Rooms		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
2820	ALUMINUM SCREEN & FRAME Field measure and install an aluminum screen and frame in window opening.	8.00	EA		<u>800</u>
FOLLOWING LOCATION: LIVING ROOM (2) DINING ROOM (1) KITCHEN (2) REAR BEDROOM (3)					
3184	DOOR -- PREHUNG METAL ENTRANCE -- ENERGY STAR Install a Jeld Wen ENERGY STAR certified 36" insulated prehung steel door, model 692 with 2 lites, clear low e glass, a passage latch and double cylinder dead bolt keyed to match the deadbolts of other exterior doors. FRONT PORCH DOOR	1.00	EA		<u>1100</u>
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD). FOLLOWING LOCATIONS: LIVING ROOM WALLS & CEILING 1ST TO 2ND FL. FRONT HALL/STAIRCASE	2.00	RM		<u>2100</u>
5570	PREP & PAINT OCCUPIED ROOM Remove/cover all hardware, fixtures, furniture, personal items not to be painted. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Repair all trim as necessary w/ a stainable wood filler shaped & sanded to match existing cross sections exactly. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room. REAR BEDROOM REMOVE EXPOSED FRAMING MEMBERS. REPAIR WALLS AND CEILING.	1.00	RM		<u>800</u>
Trade: 23 Electric					
7565	INSTALL RECEPTACLE--15 AMP 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. FOLLOWING LOCATIONS: LIVING ROOM (2) FRONT BEDROOM (1) REAR BEDROOM (1)	4.00	EA		<u>5100</u>
7752	ENERGY STAR INTERIOR CEILING FIXTURE Install an Energy Star approved, flush mounted ceiling light fixture using a GU24 Base lamp such as the Efficient Lighting model EL-815-123-W. FRONT BEDROOM (NO POWER)	1.00	EA		<u>175</u>

AK

Address: 38 Merwin Street Unit: Unit 01

Location: 9 - 2nd Fl Interior Rooms Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

8145	ELECTRIC--CUSTOM	8.00	EA		<u>860</u>
Have a licensed electrician inspect/test and replace all 2-prong ungrounded outlets, replace all 3 prong open ground outlets and outlets with no power thru out house.					
FOLLOWING LOCATIONS:					
LIVING ROOM (1) No power (1) OG					
DINING ROOM (2) No power					
FRONT BEDROOM (2) No power					
REAR BEDROOM (1) No power (1) OG					

Location Total: 6345

Location: 10 - 1st Fl Kitchen Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

2980	WINDOW--VINYL DBL HNG DBL GLZ	1.00	EA		<u>650</u>
Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.					
3350	DOOR--PANELED INT, SOLID CORE	1.00	EA		<u>770</u>
Install a solid pine, 6-panel door on existing jamb. Include privacy lockset and 2 butt hinges.					
DOOR TO REAR HALL					
3726	CABINET - WOOD WALL-PLYWOOD	6.50	LF		<u>2,300</u>
Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors with 1/2" plywood carcasses & floors. Carcasses will be joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. 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.					
(2) 24" X 30" WALL CABINETS					
(03" X 15" WALL CABINET ABOVE STOVE					
3765	COUNTER TOP--CUSTOM	3.00	LF		<u>300</u>
Resecure loose sink countertop to prevent movement. Install missing end caps on side of countertops to prevent water damage.					

Trade: 23 Electric

7840	RANGE HOOD--RECIRCULATING	1.00	EA		<u>520</u>
Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Owner's choice of color.					
8145	ELECTRIC--CUSTOM	1.00	EA		<u>150</u>
Have a licensed electrician inspect/test and replace all 2-prong ungrounded outlets and repair/replace all 3 prong open ground outlets thru out house.					

Location Total: 4,690

Location: 11 - 1st Fl Bath Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 17 Drywall & Plaster

AR

Address: 38 Merwin Street		Unit: Unit 01			
Location: 11 - 1st Fl Bath		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 17 Drywall & Plaster					
5245	DRYWALL--LAMINATE WATER RESIST	45.00	SF		<u>1,300</u>
Hang 1/2" water resistant drywall over existing surface with screws 8" on center and 3/8" adhesive beads 16" on center. Remove top molding from 3-piece base. Butt drywall to door and window casing. Tape, 3 coat finish, and sand ready for paint. Install 3/8" ogee or shoe molding. BATHROOM CEILING					
Trade: 19 Paint & Wallpaper					
5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	1.00	RM		<u>600</u>
Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).					
Trade: 20 Floor Coverings					
5922	UNDERLAYMENT & LINOLEUM SHEET GOODS	50.00	SF		<u>820</u>
Repair damaged floor under toilet area. Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install Forbo's Marmoleum or Armstrong Marmorette linoleum sheet goods, per manufacturer's most current recommendations. Owner's choice of color.					
Trade: 23 Electric					
7582	GFCI RECEPTACLE	1.00	EA		<u>200</u>
Repair open ground connection. Install a new ivory GFCI receptacle and required distribution with an appropriate box and with an ivory cover plate. CURRENT GCI HAS OPEN GROUND CONNECTION.					
7819	FAN/LIGHT FIXTURE-ENERGY STAR	1.00	EA		<u>700</u>
Install an ENERGY STAR approved ceiling mounted Fan/Light fixture, such as the NuTone QTREN080FLT, or a Broan QTXE080FLT capable of min. 80 CFM operating at 1 Sone or less, with an integral damper, and vented to the exterior. The fixture must accommodate 2 - GU24 fluorescent lamps. Switch fan & light using a single switch with a time delay for the fan such as the EFI Fan/Light Time Delay Switch part # 5100.505 (in Ivory) http://www.energyfederation.org/consumer/default.php/cPath/39_766_134 or equipped with a humidistat sensor. Install galvanized metal duct the same diameter as the fan outlet and vent to the exterior ideally through a wall or gable end using a metal hooded vent of like diameter and with damper. All duct seams shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk.					
7895	HEATER--2' BASEBOARD	1.00	EA		<u>600</u>
Install a high density, 2' long, 1,000 watt electric baseboard heater with an integral thermostat on the exterior wall. Include an independent 20 amp circuit. Fish all wire and patch all tear out.					
Location Total:					<u>4,220</u>

Location: 12 - 1st Fl Interior Rooms		Approx. Wall SF: 0		Ceiling/Floor SF: 0	
Spec #	Spec	Quantity	Units	Unit Price	Total Price

AC

Address: 38 Merwin Street Unit: Unit 01

Location: 12 - 1st Fl Interior Rooms Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec # Spec Quantity Units Unit Price Total Price

Trade: 10 Carpentry

2980 WINDOW--VINYL DBL HNG DBL GLZ 10.00 EA 6,500

Field measure, order and install a vinyl, double hung, double glazed, one-over-one window and jamb including screen, caulk, interior casing and exterior trim. Install half screen.

FOLLOWING LOCATIONS:
KITCHEN (1)
LIVING ROOM (2)
FRONT BEDROOM (3)
MIDDLE BEDROOM (3)
REAR BEDROOM (1)

Trade: 17 Drywall & Plaster

5355 PATCH PLASTER CEILING/PAINT 1.00 RM 700

Cut back damaged plaster. Cut out cracks 1/4" wide in a vee joint. Renail all loose lath. Install 1/8" flat rib metal lath where wood is not reusable. Apply basecoat, allowing at least 1/16" for finish coat. After 24 hour cure, apply finish coat. Prime and paint with flat latex paint

MIDDLE BEDROOM

Trade: 19 Paint & Wallpaper

5570 PREP & PAINT OCCUPIED ROOM 1.00 RM 2,100

Remove/cover all hardware, fixtures, furniture, personal items not to be painted. Scrape loose, cracked, peeling, blistered surfaces. Feather edges/dull gloss surfaces w/ sandpaper. Clean all surfaces w/ non-phosphate detergent. Fill all holes/cracks and repair any damage to walls/ceiling. Spot prime & top coat trim, ceiling, walls, doors & windows with owner's choice of premixed acrylic latex. Include any closets. Replace furniture and vacuum room.

REAR BEDROOM
REMOVE EXPOSED FRAMING MEMBERS. REPAIR WALLS AND CEILING.

Trade: 20 Floor Coverings

5920 UNDERLAY AND LAMINATE FLOORING 650.00 SF 6,500

Repair floor of any holes. Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Lay Vinyl or wood composite laminated flooring. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.

FOLLOWING LOCATIONS:
LIVING ROOM
MIDDLE BEDROOM
REAR BEDROOM

CLOSETS ARE INCLUDED IN ALL FLOORING

Trade: 23 Electric

7565 INSTALL RECEPTACLE--15 AMP 4.00 EA 600

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.

FOLLOWING LOCATIONS:
MIDDLE BEDROOM (2)
REAR BEDROOM (2)

7730 LIGHT FIXTURE--REPLACE 1.00 EA 130

Replace a ceiling mounted, 2 bulb, UL approved, incandescent light fixture with shade and lamps. \$30 allowance for fixture.

REAR BEDROOM
CURRENT LIGHT FIXTURE HAS NO POWER.

8145 ELECTRIC--CUSTOM 2.00 EA 400

Handwritten initials 'AN'

Address: 38 Merwin Street Unit: Unit 01

Location: 12 - 1st Fl Interior Rooms Approx. Wall SF: 0 Ceiling/Floor SF: 0

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

Have a licensed electrician inspect/test and replace all 2-prong ungrounded outlets and repair/replace all 3 prong open ground outlets thru out house.

FOLLOWING LOCATIONS:
REAR BEDROOM (2) OG

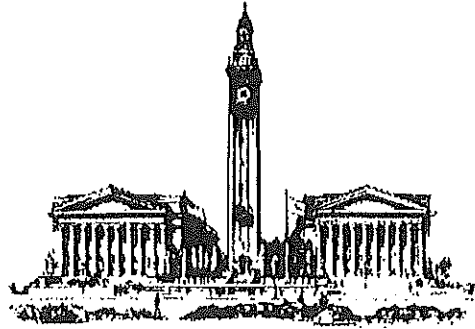
Location Total: 16,930

Unit Total for 38 Merwin Street, Unit Unit 01: 99,650

Address Grand Total for 38 Merwin Street: ~~106,650~~

Bidder: _____

Disaster Recovery
1600 E. Columbus Avenue
Springfield, MA 01103
Phone (413) 750-2114



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

Date: 12/08/2020
Project Address: 38 Merwin Street
Program: Healthy Homes Program

Redundant Items:

Pg 10 of 13

2980 Window—Vinyl Dbl Hng Dbl Glz 1st Floor Kitchen

Kitchen Window Count also identified on Pg 12 of 13

2980 Window—Vinyl Dbl Hng Dbl Glz 1st Fl Interior Rooms

Missing Items:

Pg 3 of 13

905 Concrete Slab Patch

Could not locate this area. Entire slab area abutting the driveway appears to be in good condition

Please provide in your bid, pricing to remove and replace 25 Sq. Ft. of concrete slab.

We will work with the awarded contractor to identify this area and will credit back as needed.

Pg 5 of 13

6415 Dryer Vent

Could not locate a dryer within the basement area

Please identify this scope within your bid.

We will work with the awarded contractor to identify this area and will credit back as needed.

Questionable item

Pg 5 of 13

6015 HVAC Adjust Service and Clean

MORTGAGE

City of Springfield Healthy Homes Rehabilitation Program

THIS MORTGAGE is made as of June 7, 2021, between Angela M. Borges, whose address is 38 Merwin Street, Springfield, MA 01105 ("**Borrower**"), and the **City of Springfield**, a municipal corporation with the address 36 Court Street, Springfield, Massachusetts ("**City**").

WHEREAS, the Borrower and the City entered into a **HEALTHY HOMES REHABILITATION PROGRAM AGREEMENT** dated June 7, 2021 in the sum of \$122,452.00 (the Principal Amount"), together with interest of 0%, (this indebtedness is called the "**Note**", a copy of which is attached to this Mortgage as **Schedule A**); and

WHEREAS, to secure the performance of all the terms, covenants, agreements, conditions and obligations of the Note and this Mortgage, the Borrower wishes to grant to the City its rights, title, and interest in the property located at 38 Merwin Street, Springfield, MA 01105 in Springfield, Massachusetts and described on the attached **Schedule B** (the "**Mortgaged Property**").

NOW THEREFORE, in consideration of the loan for the Principal Amount made by the City to the Borrower, the Borrower and the City hereby agree as follows:

1. **Purpose.** This Mortgage and the Note are to secure a loan made by the City to the Borrower for the purpose of making home improvements to the Mortgaged Property, as detailed in the **Work Write-Up Specifications** dated 10/28/20. The Borrower is responsible for making the improvements, and the City shall only make payment of Principal for such improvements as it inspects and verifies that the improvements have been completed.
2. **Conditions of the Loan.**
 - a. **Due Upon Sale or Transfer.** If the Borrower sells or transfers the Mortgaged Property before the final maturity date, the amount of the loan still owing at the time of sale or transfer will be immediately due and payable to the City.
 - b. **Owner Occupancy.** If the Borrower is an owner-occupant at the time this loan is entered into, the Borrower must continue to live in the Mortgaged Property as his/her principal place of residence during the term of the loan.

- c. **Rental Unit Affordability.** If the Borrower (including a Borrower who lives in one unit of a multi-unit property) rents out units in the Mortgaged Property to others, the Borrower must rent all units in the Mortgaged Property to households with income at or below 80% of the area median income¹ during the term of the loan.

3. Terms of the Loan

Loan Type:	Forgivable loan, due upon default or upon sale or transfer of property prior to final maturity
Interest Rate:	0%
Payment Schedule:	No monthly payments
Final Maturity Date:	5 years from date of execution
Forgiveness:	An equal amount of the loan will be forgiven for each year that passes from the date the loan is entered, until the loan is fully forgiven at the final maturity date. (For example, a 5-year loan is forgiven 20% per year; a 10-year loan is forgiven 10% per year.)
Prepayment penalty:	None

- 4. **Completion of Agreed-Upon Improvements.** If construction required to meet the Work Write-Up Specifications is discontinued or not carried out with reasonable diligence, the City after due notice to the Borrower is authorized to enforce or carry out existing contracts between the Borrower and other parties to make contracted improvements, to make and enter into additional contracts and incur obligations for the purposes of completing the improvements, and to pay and discharge all debts, obligations and liabilities incurred by reason of any action taken by the City, the cost of which shall be payable from the Borrower to the City on demand and shall be secured by this Mortgage.
- 5. **Compliance with Building and Health Codes.** The improvements shall comply with all applicable municipal and state ordinances, laws, regulations, and rules made or promulgated by lawful authority, and upon their completion shall comply therewith and with the rules of the Board of Fire Underwriters having jurisdiction.
- 6. **Payment of Property Taxes and Other Charges.** The Borrower will pay when due all taxes, assessments, water & sewer charges, and other governmental charges, fines and impositions, now or hereafter imposed, on the Mortgaged Property and will pay when due every amount of indebtedness secured by any lien on the Mortgaged Property.

¹ The area median income (AMI) for the Springfield Metropolitan Area is established annually by the U.S. Department of Housing and Urban Development. The Springfield Office of Housing will provide the current AMI for the Springfield Metropolitan area upon request.

7. **Maintenance and Repair.** The Borrower shall maintain the Property and shall not allow the property to deteriorate or decrease in value due to its condition. If the Property is damaged, the Borrower shall promptly repair the Property to avoid further deterioration or damage, unless repair or restoration is not economically feasible. The Borrower shall not commit waste or permit others to permit actual, permissive, or constructive waste on the Property.

8. **Property Insurance.**

a. **Maintenance of Insurance.** The Borrower shall keep the Property insured against loss by fire, earthquakes, floods, hazards included within the term "extended coverage," and any other hazards for which the City requires insurance. The insurance amounts (including deductible levels) and periods and the insurance carrier shall be subject to the City's approval. Unless otherwise required by the City, all such insurance shall be effected by Standard Fire and Extended Coverage Insurance policies, in amounts not less than necessary to comply with the coinsurance clause percentage of the value applicable to the location and character of the property to be covered.

All such property insurance shall be in such form and shall have attached loss payable clauses in favor of the City. All such policies and attachments shall be delivered promptly to the City, unless they are required to be delivered to the holder of a lien of a mortgage or similar instrument to which this Mortgage is expressly subject, in which case a certificate of insurance shall be delivered to the City. The Borrower will pay any and all premiums on such insurance promptly when due.

b. **City Rights to Payment for Loss or Damage.** In the event of loss or damage to the mortgaged property, the Borrower will give to the City immediate notice of the event and the City may make and file proof of loss if not made otherwise promptly by or on behalf of the Borrower. Each insurance company issuing any such policy is authorized and directed to make payment under the policy for such loss to the Borrower and the City jointly, unless the amount of loss is payable first to the holder of a lien under a mortgage or similar instrument to which this Mortgage is expressly subject. Insurance proceeds received by the City may be applied, at the City's option, either in reduction of the indebtedness secured by this Mortgage, or to the restoration or repair of the damaged Mortgage Property.

9. **Rights of City as Lender.** If the Borrower fails to carry out the covenants and agreements set forth in this mortgage, the City may do and pay for whatever is necessary to protect the value of and the City's rights in the property, and any amounts so paid shall be added to the Principal amount due to the City hereunder
10. **Inspection.** The City shall have the right to inspect the Mortgaged Property from time to time at any reasonable hour of the day.
11. **Acceleration upon Default.** If any condition of this Mortgage shall be in default, the entire outstanding balance of the Principal Amount shall become immediately due and payable at the option of the City. The City shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred. If the City exercises its option to require immediate payment of the balance of funds secured by this Mortgage, the City shall give Borrower notice of acceleration. This notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all remaining sums secured by the Mortgage.

The following "**events of default**" will cause the Note to be immediately due and payable:

- a. The Borrower's nonperformance of any covenant, agreement, term, or condition of this Mortgage or of the Note, after the Borrower has been given due notice by the City of such nonperformance;
 - b. The Borrower's failure to perform any covenant, agreement, term, or condition in any Mortgage or instrument creating a lien upon the Mortgaged Property, which lien shall have priority over the lien of this mortgage;
 - c. The City's discovery that the Borrower failed to disclose in the Borrower's application for funds any fact deemed to be material by the City, or that the Borrower made any misrepresentations in the application or in any agreements entered into between the Borrower and the City (including but not limited to, the Note and this Mortgage);
 - d. The sale, lease or other transfer of any kind or nature of the Mortgaged Property, or any part thereof, without the prior written consent of the City.
12. **No waiver.** No party shall be deemed to have waived any provision of this Mortgage or the exercise of any rights under this Mortgage unless such waiver is made expressly and

in writing. Waiver by any party of a breach or violation of any provision of this Mortgage shall not constitute a waiver of any other subsequent breach or violation.

13. **Surrender after Default.** If the Borrower defaults, and upon demand from the City, the Borrower shall immediately surrender possession of the Mortgaged Property to the City, and the City may enter such property, rent out and collect rent from Mortgaged Property units, and apply rental income to the indebtedness secured by this Mortgage. The City may also dispossess, by usual summary proceedings, any tenant defaulting in the payment of any rent to the City. The Borrower shall cooperate and facilitate any summary process proceedings under this paragraph.

If the Borrower continues to occupy the Mortgaged Property after default and City demand to surrender, such possession shall be as a tenant of the City, and the Borrower shall pay in advance upon demand by the City, a reasonable monthly use and occupancy fee for the premises occupied by the Borrower, and upon the failure of the Borrower to pay such monthly fee, the Borrower may also be disposed by the usual summary proceedings applicable to tenants.

This covenant shall become effective immediately upon the happening of any such default, as determined in the sole discretion of the City, who shall give notice of such determination to the Borrower; and in the case of foreclosure and the appointment of a receiver of the rents, the within covenant shall insure to the benefit of such receiver.

14. **Notice of Change of Ownership.** The Borrower will give immediate notice by certified mail, return-receipt requested, to the City of any conveyance, transfer or change in ownership of such property, or any part thereof.

15. **No Assignment of Rents.**

The Borrower will not assign the rents, if any, in whole or in part, from the mortgaged property, or any part thereof, without the prior written consent of the City.

16. **Notice.** Notice and demand or request shall be made in writing and may be served in person or by mail.

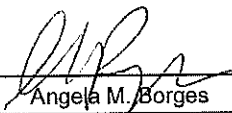
17. **Waiver of Homestead Exemption.** The Borrower hereby waives the benefit of all homestead exemptions, as to the debt secured by this Mortgage and as to any expenditure for insurance, taxes, levies, assessments, dues or charges incurred by the City pursuant to any provision of this Mortgage.

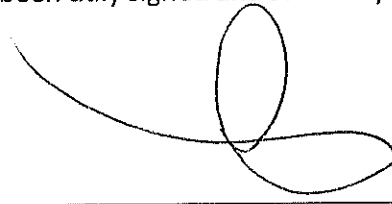
18. **City Right to Nonjudicial Foreclosure.** This Mortgage is upon the **STATUTORY CONDITION**, for any breach of which, or for breach of any of the aforementioned provisions or conditions, the City may declare all sums secured hereby immediately due and payable, and the City shall have the **STATUTORY POWER OF SALE**.

19. **Joint and several liability.** If the Borrower, as defined herein, consists of two or more parties, this Mortgage shall constitute a grant and mortgage by all of them jointly and severally, and they shall be obligated jointly and severally under all the provisions hereof and under the Note.

20. **Discharge.** Upon payment in full by the Borrower of the Note and any other instruments secured by this Mortgage, this Mortgage shall be terminated, and the City shall provide the Borrower the appropriate notice of termination.

IN WITNESS THEREOF this mortgage has been duly signed and sealed by the Borrower on or as of the day and year first above written.

BY: 
Angela M. Borges
Borrower

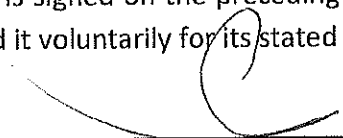

Witness Cornelius W. Phillips

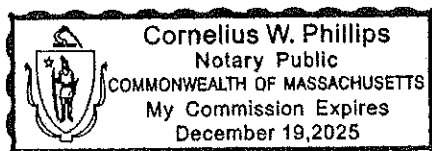
Commonwealth of Massachusetts

Hampden, ss
2021

June 7 ,

On June 7, 2021, before me, the undersigned notary public, personally appeared, Angela M. Borges proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that ~~she~~ she signed it voluntarily for its stated purpose.

 (Official signature and seal of notary).



Notary Public: Cornelius W. Phillips
My Commission Expires: December 19, 2025

The note secured by this Mortgage has:

A principal sum of \$ 122,452.00

A rate of interest of Zero (0%) percent.

The sum of \$ 122,452.00 with interest thereon at a rate of Zero (0.00%) per annum, is due and payable upon sale, lease or other transfer of any kind of the above-referenced property, or any part thereof without the prior written consent of the City, other than a transfer by will or by operation of the laws of descent and distribution.

SCHEDULE A
PROMISSORY NOTE

Springfield, Massachusetts

Property Address: 38 Merwin Street, **Springfield, MA** 01105

1. BORROWERS' PROMISE TO PAY

In return for a loan that I have received, I, Angela M. Borges ("Borrower"), promise to pay \$ 122,452.00 (this amount is called "Principal"), without interest, to the **City of Springfield**, a Massachusetts municipal corporation with a usual address of 36 Court Street, Springfield, Massachusetts 01103 ("City").

2. INTEREST

Interest will not be charged on unpaid principal.

3. TIME AND PLACE OF PAYMENTS

No monthly payments are due. If there is no default on the loan, the Principal shall be forgiven at an equal percentage rate per year until it is 100% forgiven at the end of the fifth year.

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment." When I make a prepayment, I will tell the City in writing that I am doing so.

I may make a full prepayment or partial prepayments without paying any prepayment charge. The City will use all of my prepayments to reduce the amount of principal that I owe under this Note. If I make a partial prepayment, there will be no changes in the due date or in the amount of my payment unless the City agrees in writing to those changes.

6. BORROWER DEFAULT

(A) Default If I am in default of or breach of the Healthy Homes Rehabilitation Program Agreement ("Program Agreement") or the Mortgage, both dated the same date as this Note, and if I do not cure any default or breach within any applicable cure period, then I will be in default of this Note.

(B) Notice of Default If I am in default, the City may send me a written notice telling me that if I do not come into compliance with the Program Agreement and Mortgage by a certain date, the City may require me to pay immediately the full amount of principal I owe.

(C) No Waiver by City Even if, at a time when I am in default, the City does not require me to pay immediately in full as described above, the City will still have the right to do so if I am in default at a later time.

(D) Payment of City's Costs and Expenses If the City has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees, court costs and witness fees, including but not limited to expert witness fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or mailing it by first class mail to me at the Property Address above or at a different address if I give the City a notice of my different address.

Any notice that must be given to the City under this Note will be given by mailing it by first class mail to:

Director
City of Springfield Office of Housing
1600 E. Columbus Ave.
Springfield, MA 01103

with a copy simultaneously mailed by first class mail to:

City Solicitor
City of Springfield Law Department
36 Court Street
Springfield, MA 01103

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or

endorser of this Note, is also obligated to keep all of the promises made in this Note. The City may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owned under this Note. This Note is binding on me and my executors, administrators, heirs, successors and assigns.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of presentment and notice of dishonor. "Presentment" means the right to require the City to demand payment of amounts due. "Notice of dishonor" means the right to require the City to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the City under this Note, a Mortgage dated the same date as this Note protects the City from possible losses which might result if I do not keep the promises which I make in this Note. That Mortgage describes how and under what condition I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

Due Upon Sale or Transfer. If all or any part of the Property or any interest in it is sold or transferred without the City's prior written consent, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.


Owner Occupancy. If the Borrower is an owner-occupant at the time this loan is entered into, and the Borrower ceases to live in the Mortgaged Property as his/her principal place of residence during the term of the loan, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.

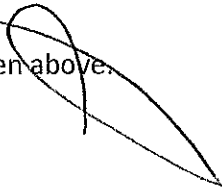
Rental Unit Affordability. If the Borrower (including a Borrower who lives in one unit of a multi-unit property) rents out units in the Mortgaged Property to others, and the Borrower rents units to households with income above 80% area median income, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.

If the City exercises its option to require immediate payment of the balance of funds secured by the Mortgage, the City shall give Borrower notice of acceleration. This notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which

Borrower must pay all remaining sums secured by the Mortgage.

EXECUTED as a sealed instrument as of the date first written above.


Angela M. Borges
Borrower

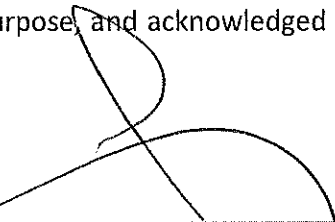

Witness Cornelius W. Phillips

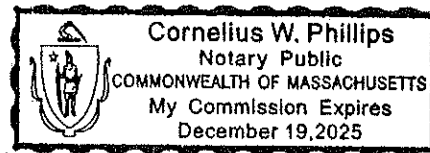
Witness

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 7th day of June, 2021, before me, the undersigned Notary Public, personally appeared the above-named Angela M. Borges, proved to me through satisfactory evidence of identification, which was MA Drivers License, 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 ~~his~~ free act and deed.
her


Notary Public Cornelius W. Phillips
My Commission Expires: December 19, 2025



PROMISSORY NOTE

June 7, 2021

Springfield, Massachusetts

Property Address: 38 Merwin Street, Springfield, MA 01105

1. BORROWERS' PROMISE TO PAY

In return for a loan that I have received, I, Angela M. Borges ("Borrower"), promise to pay \$ 122,452.00 (this amount is called "Principal"), without interest, to the **City of Springfield**, a Massachusetts municipal corporation with a usual address of 36 Court Street, Springfield, Massachusetts 01103 ("City").

2. INTEREST

Interest will not be charged on unpaid principal.

3. TIME AND PLACE OF PAYMENTS

No monthly payments are due. If there is no default on the loan, the Principal shall be forgiven at an equal percentage rate per year until it is 100% forgiven at the end of the 5th year.

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6. BORROWER DEFAULT

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(B) Notice of Default If I am in default, the City may send me a written notice telling me that if I do not come into compliance with the Program Agreement and Mortgage by a certain date, the City may require me to pay immediately the full amount of principal I owe.

(C) No Waiver by City Even if, at a time when I am in default, the City does not require me to pay immediately in full as described above, the City will still have the right to do so if I am in default at a later time.

(D) Payment of City's Costs and Expenses If the City has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees, court costs and witness fees, including but not limited to expert witness fees.

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Director
City of Springfield Office of Housing
1600 E. Columbus Ave.
Springfield, MA 01103

with a copy simultaneously mailed by first class mail to:

City Solicitor
City of Springfield Law Department
36 Court Street
Springfield, MA 01103

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If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any

person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The City may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note. This Note is binding on me and my executors, administrators, heirs, successors and assigns.

9. WAIVERS

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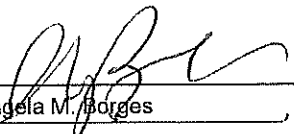
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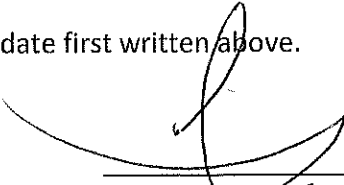
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EXECUTED as a sealed instrument as of the date first written above.



Angela M. Borges
Borrower



Witness Cornelius W. Phillips

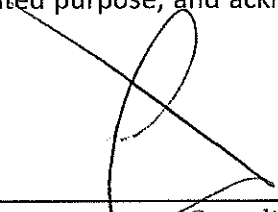
Witness

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 7th day of June, 2021, before me, the undersigned Notary Public, personally appeared the above-named Angela M. Borges, proved to me through satisfactory evidence of identification, which was MA Drivers License, 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 ~~his~~ free act and deed.

her



Notary Public Cornelius W. Phillips
My Commission Expires: December 19, 2025

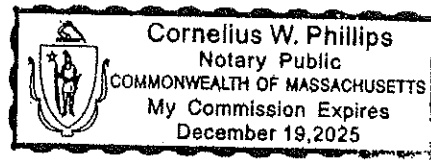


Exhibit E:
SECTION 3 CLAUSE

"All section 3 covered contracts shall include the following clause (referred to as the section 3 clause):

- A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.
- F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

TAX CERTIFICATION AFFIDAVIT FOR CONTRACTS

Individual Social Security Number

Street Address Only: 38 Merwin Street

City/State/Zip Code: Springfield, Massachusetts 01105

Telephone Number: [Redacted] Email: [Redacted]

List address(es) of all other property owned by company in Springfield:

Name of Individual: Angela M. Borges

You must complete the following certifications and have the signature(s) notarized on the lines below.

FEDERAL TAX CERTIFICATION

I, Angela M. Borges certify under the pains and penalties of perjury that I, to my best knowledge and belief, have complied with all United States Federal taxes required by law.

Signature [Handwritten Signature] Date: 6/7/21

CITY OF SPRINGFIELD TAX CERTIFICATION

I, Angela M. Borges certify under the pains and penalties of perjury that I, to my best knowledge and belief, have complied with all City of Springfield taxes required by law.

Signature [Handwritten Signature] Date: 6/7/21

COMMONWEALTH OF MASSACHUSETTS TAX CERTIFICATION

Pursuant to M.G.L. c. 62C '49A, I, Angela M. Borges certify under the pains and penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and have complied with all state taxes required by law.

Bidder/Proposer [Handwritten Signature] Authorized Person's Signature Date: 6/7/21

Notary Public

COMMONWEALTH OF MASSACHUSETTS

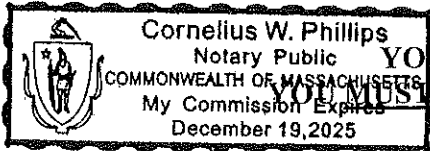
Xs Hampden, ss.

June 7, 2021

Then personally appeared before me [name] Angela M. Borges, [title] of [company name], being duly sworn, and made oath that she has read the foregoing document, and knows the contents thereof; and that the facts stated therein are true of his/her own knowledge, and stated the foregoing to be his/her free act and deed and the free act and deed of [company name]

Notary Public Cornelius W. Phillips December 19, 2025

My commission expires:



YOU MUST FILL THIS FORM OUT COMPLETELY AND SUBMIT THIS FORM WITH YOUR CLOSING DOCUMENTS.



INSURANCE BINDER

OP ID: CM

DATE (MM/DD/YYYY)

6/15/2021

THIS BINDER IS A TEMPORARY INSURANCE CONTRACT, SUBJECT TO THE CONDITIONS SHOWN ON THE REVERSE SIDE OF THIS FORM.

AGENCY Haberman Insurance Group Inc 95F Ashley Avenue West Springfield, MA 01089 99		COMPANY Safety Insurance BINDER # [REDACTED]	
PHONE (A/C, No, Ext): [REDACTED] FAX (A/C, No): [REDACTED]		THIS BINDER IS ISSUED TO EXTEND COVERAGE IN THE ABOVE NAMED COMPANY PER EXPIRING POLICY # [REDACTED]	
AGENCY CUSTOMER ID: [REDACTED]		DESCRIPTION OF OPERATIONS/VEHICLES/PROPERTY (Including Location) Form 03 property located at 35 Merwin St, Springfield, MA Policy term: 05/31/2021- 05/31/2022 Annual Premium \$1954	
INSURED Angela Borges 38 Merwin Street Springfield MA 01107			

COVERAGES

TYPE OF INSURANCE	COVERAGE/FORMS	LIMITS		
		DEDUCTIBLE	COINS %	AMOUNT
PROPERTY CAUSES OF LOSS <input type="checkbox"/> BASIC <input type="checkbox"/> BROAD <input type="checkbox"/> SPEC	A. Dwelling B. Other Structures C. Personal Property E. Pers Liability Ea Occur	2500		579000 57900 405300 500000
GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE	\$	
		DAMAGE TO RENTED PREMISES	\$	
		MED EXP (Any one person)	\$	
		PERSONAL & ADV INJURY	\$	
		GENERAL AGGREGATE	\$	
		PRODUCTS - COMP/OP AGG	\$	
AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	RETRO DATE FOR CLAIMS MADE:	COMBINED SINGLE LIMIT	\$	
		BODILY INJURY (Per person)	\$	
		BODILY INJURY (Per accident)	\$	
		PROPERTY DAMAGE	\$	
		MEDICAL PAYMENTS	\$	
		PERSONAL INJURY PROT	\$	
		UNINSURED MOTORIST	\$	
			\$	
AUTO PHYSICAL DAMAGE DEDUCTIBLE <input type="checkbox"/> COLLISION: _____ <input type="checkbox"/> OTHER THAN COL: _____	<input type="checkbox"/> ALL VEHICLES <input type="checkbox"/> SCHEDULED VEHICLES	ACTUAL CASH VALUE		
		STATED AMOUNT	\$	
		OTHER		
GARAGE LIABILITY <input type="checkbox"/> ANY AUTO	RETRO DATE FOR CLAIMS MADE:	AUTO ONLY - EA ACCIDENT	\$	
		OTHER THAN AUTO ONLY:		
		EACH ACCIDENT	\$	
		AGGREGATE	\$	
EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	RETRO DATE FOR CLAIMS MADE:	EACH OCCURRENCE	\$	
		AGGREGATE	\$	
		SELF-INSURED RETENTION	\$	
		WC STATUTORY LIMITS		
WORKER'S COMPENSATION and EMPLOYER'S LIABILITY		E.I. EACH ACCIDENT	\$	
		E.I. DISEASE - EA EMPLOYEE	\$	
		E.I. DISEASE - POLICY LIMIT	\$	
SPECIAL CONDITIONS/ OTHER COVERAGES		FEES	\$	
		TAXES	\$	
		ESTIMATED TOTAL PREMIUM	\$	

Name & Address

CITY OF SPRINGFIELD ISAOA ATIMA 36 COURT ST SPRINGFIELD MA 01103	<input checked="" type="checkbox"/>	MORTGAGEE	<input type="checkbox"/>	ADDITIONAL INSURED
	<input type="checkbox"/>	LOSS PAYEE	<input checked="" type="checkbox"/>	2ND MORT
	LOAN #			
AUTHORIZED REPRESENTATIVE 