

TOWN OF HINGHAM



AMENDMENT #1 TO AGREEMENT

This Amendment to Agreement (hereafter "Agreement") is made effective as of this ____ day of _____, 2026 by and between the Town of Hingham, Massachusetts, acting by and through the Town of Hingham Affordable Housing Trust a municipal trust established under M.G.L. c. 44 § 55C and the Town of Hingham General Bylaw Article 39, acting through its authorized agent the Lincoln Apartments LLC, a Massachusetts limited liability company, Massachusetts collectively a municipal corporation organized under the laws of the Commonwealth of Massachusetts, of 210 Central Street, Hingham, MA 02043 ("Town") and **TM Construction Management LLC**, a Massachusetts limited liability company, of **151 Mystic Avenue, Medford, MA 02155** ("Contractor").

Whereas, the Town and Contractor have previously entered into an Agreement dated on the **13th day of April, 2026** ("Agreement"), to supply the Town with the **Lincoln School Apartments Kersey Community Room, Kitchen and Laundry Room Renovation Project** pursuant to M.G.L. c. 149 and all other applicable laws; and

Whereas, the Town and Contractor wish to amend said Agreement;

Now, therefore, for good and valuable consideration the parties hereby agree as follows:

Whereas, the parties hereby amend the Agreement to include the additional scope of work as described in the Contractor's Quote, attached hereto and incorporated herein as "Exhibit A" as part of said Agreement. The Town shall pay the Contractor in the amount **not to exceed \$39,356.55**.

Whereas, the parties agree this **Amendment #1** to said Agreement hereby increases the total contract to **\$406,796.55**.

All other terms and conditions of said Agreement, as amended, shall remain in full force and effect and are hereby ratified and confirmed.

In witness whereof, the Town and the Contractor have caused this Agreement to be executed as a sealed instrument as of the above referenced effective date.

Town of Hingham:
Lincoln Apartments LLC

Contractor: **TM Construction Management LLC**

By: 
Name: **Elizabeth Cullen**
Title: Manager, Lincoln Apartments LLC

By: Felix Casazza
Digitally signed by Felix Casazza
DN: c=US, email=fcasazza@tmconstruction.com, o=TM
Construction Management, cn=Felix Casazza
Date: 2026.05.20 11:35:45-0400
Name: _____
Title: _____

The undersigned hereby certifies that the Town followed the applicable procurement laws and that the work, labor and materials procured under this Agreement are for the benefit of the Town.


Name: **David Sequeira**
Title: Procurement and Contracts Manager

The undersigned certifies that an appropriation and/or funds are available for the amount of this Agreement.

By: 
Name: **Elizabeth Cullen**
Title: Manager, Lincoln Apartments LLC

“Exhibit A” Contractor’s Quote

“Exhibit A”
Contractor ’s Quote



TM Construction Management

151 Mystic Ave Ste 1 • Medford, MA 02155-4632 • Phone: 617-908-6706

26029 - Hingham Community Room Kitchen Laundry
Town of Hingham

Print Date: 5-18-2026

C/O 1 - Heat Pump System Installation

Change Order ID: **0001**

Items	Description
Heat Pump System 23.00 - HVAC Labor	Furnish and install one (1) new Mitsubishi ducted hyper heat pump system, including all labor, materials, and components as follows: Mitsubishi 3-ton outdoor unit #PUZ-AK36NLHZ, set on new outdoor condenser pad Mitsubishi 3-ton indoor air handler #PVAAA36NL Six (6) T-Bar 3-cone drop-ceiling diffusers Ecobee Enhanced Smart Thermostat Pro #EB-STATE6 Refrigerant line set with insulation Condensate drain piping with float safety switch Low-voltage control wiring Supply and return plenums as required Standard sheet metal transitions and fittings as required Complete startup, testing, and verification per Mitsubishi manufacturer specifications AHRI Reference #215712216. Equipment includes 12-year manufacturer parts warranty upon system registration.
Baseboard Removal 22.00 - Plumbing Labor	Demolition and cap of baseboard heaters

Total price: \$30,919.05

I confirm that my action here represents my electronic signature and is binding.

Required clients

Donna Thompson - Town of Hingham



TM Construction Management

151 Mystic Ave Ste 1 • Medford, MA 02155-4632 • Phone: 617-908-6706

26029 - Hingham Community Room Kitchen Laundry
Town of Hingham

Print Date: 5-18-2026

C/O 2 - Laundry Room Electric Sub-Panel

Change Order ID: **0002**

Upon pre-construction inspection of the existing electrical panel, the electrical subcontractor determined that the panel is at full capacity and cannot support the additional circuits required by the contract scope. The following work is required beyond the original contract and is not included in the base bid:

Items	Description
New 100A sub-panel 26.00 - Electrical Labor	Furnish and install one (1) new 100-ampere, 32-space sub-panel adjacent to the existing panel. Work includes all associated breakers, feeders, conduit, connections, and code-required labeling
Three (3) new dedicated dryer circuits 26.00 - Electrical Labor	Provide and install three (3) new 2-pole, 208–240V dedicated circuits for the three additional commercial dryers required by the contract scope. Three existing dryer circuits to be re-used from the existing panel.
Two (2) new dedicated washer circuits 26.00 - Electrical Labor	Provide and install two (2) new dedicated circuits for the two additional commercial washers required by the contract scope. Four existing washer circuits to be re-used from the existing panel.
Two (2) new kitchen dedicated feeder circuits 26.00 - Electrical Labor	Provide and install two (2) additional dedicated feeder circuits to support the kitchen appliance loads as required by the contract drawings and appliance schedule.
Whole-panel surge protective device (SPD) 26.00 - Electrical Labor	Furnish and install one (1) listed surge protective device at the new sub-panel in accordance with NEC 230.67 and 527 CMR.

Total price: \$8,437.50

I confirm that my action here represents my electronic signature and is binding.

Required clients

Donna Thompson - Town of Hingham