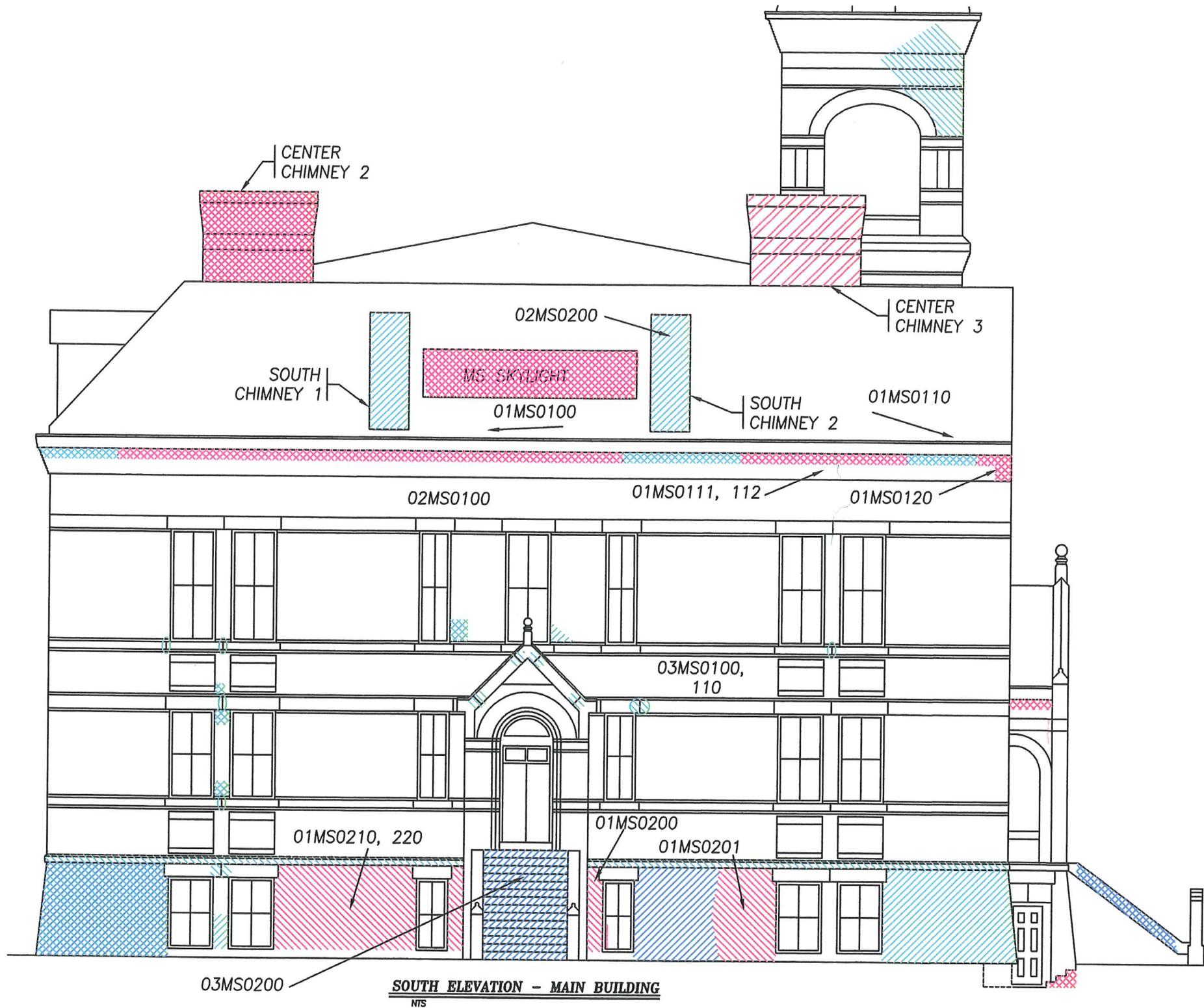




NORTH ELEVATION - MAIN BUILDING

NTS



CENTER
CHIMNEY 2

CENTER
CHIMNEY 3

SOUTH
CHIMNEY 1

SOUTH
CHIMNEY 2

02MS0200

MS SKYLIGHT
01MS0100

01MS0110

02MS0100

01MS0111, 112

01MS0120

03MS0100,
110

01MS0210, 220

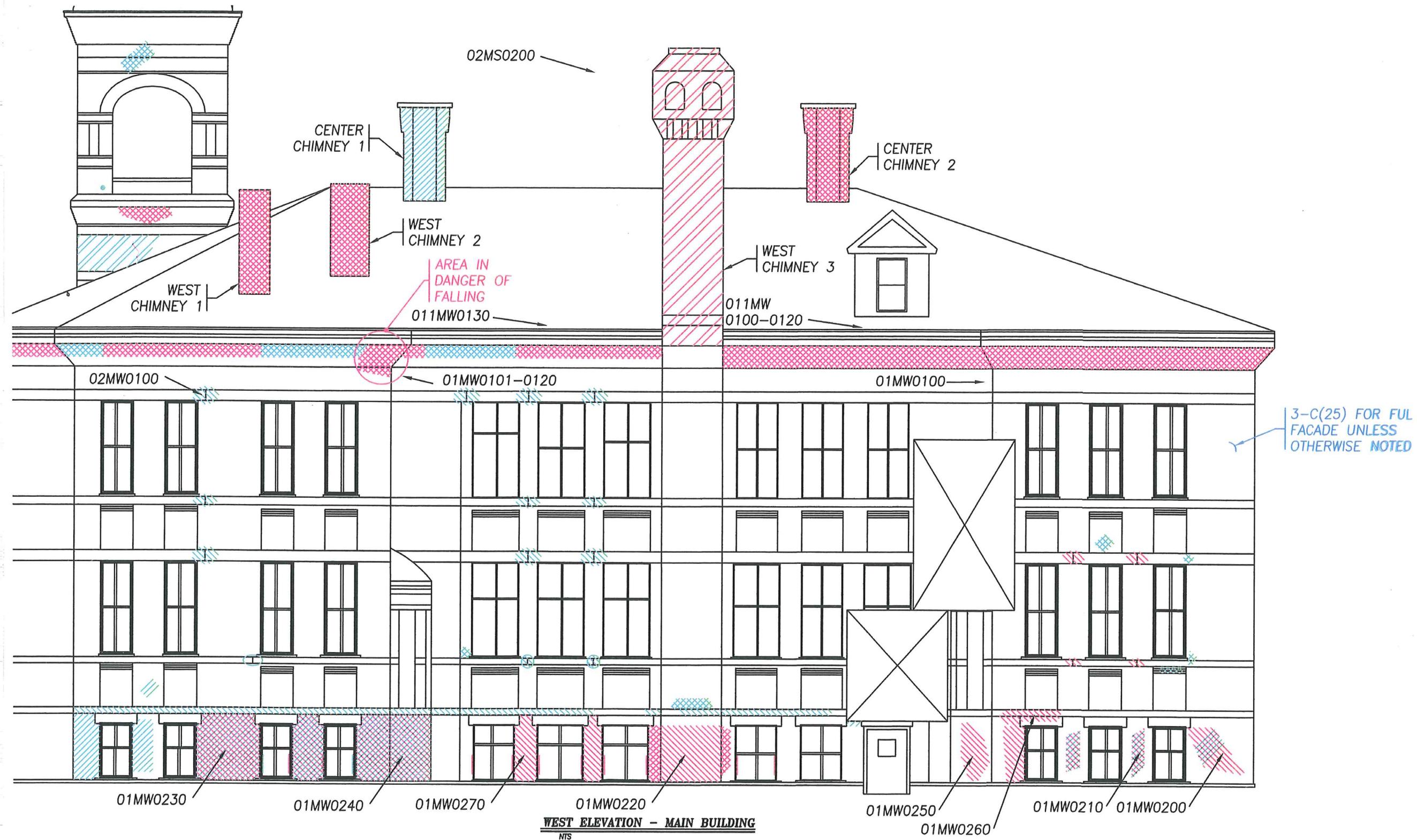
01MS0200

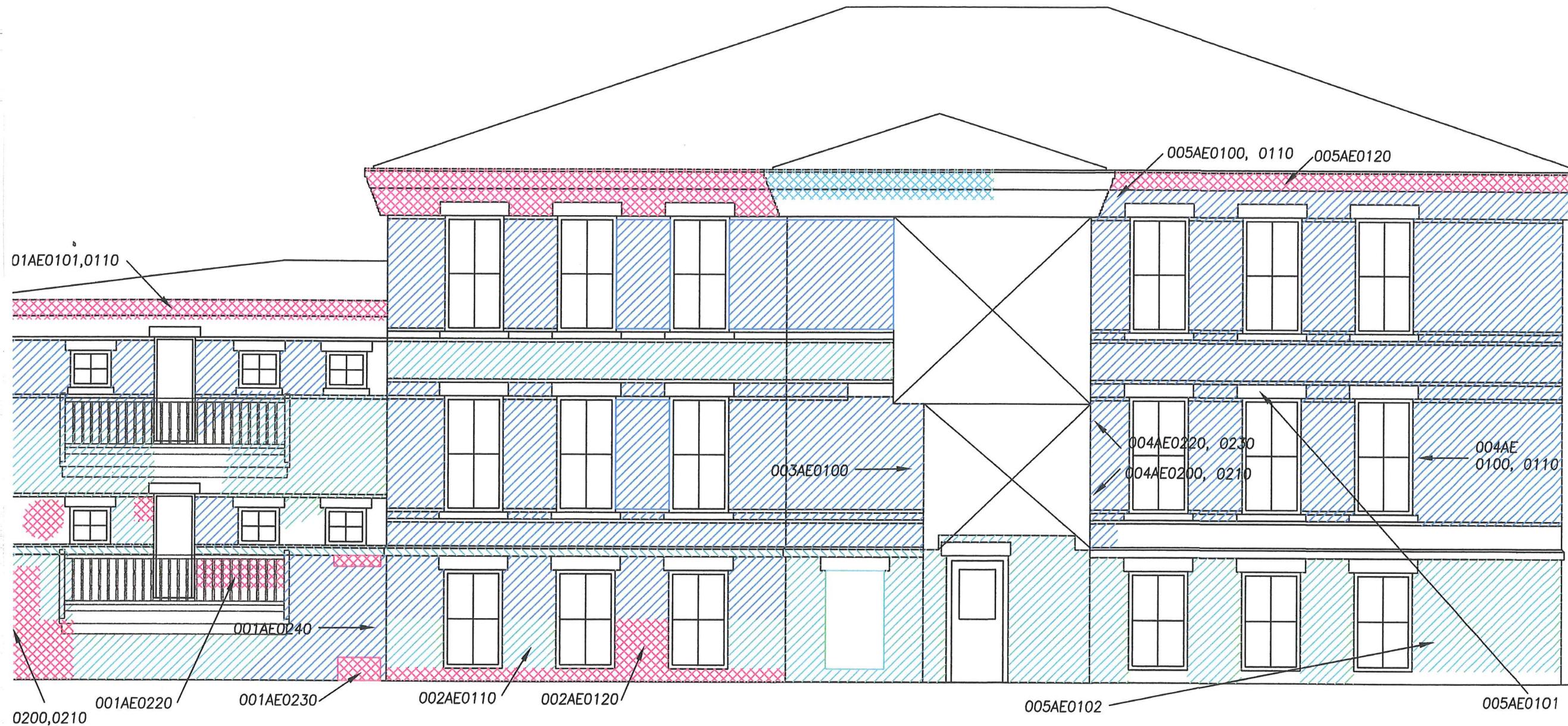
01MS0201

03MS0200

SOUTH ELEVATION - MAIN BUILDING

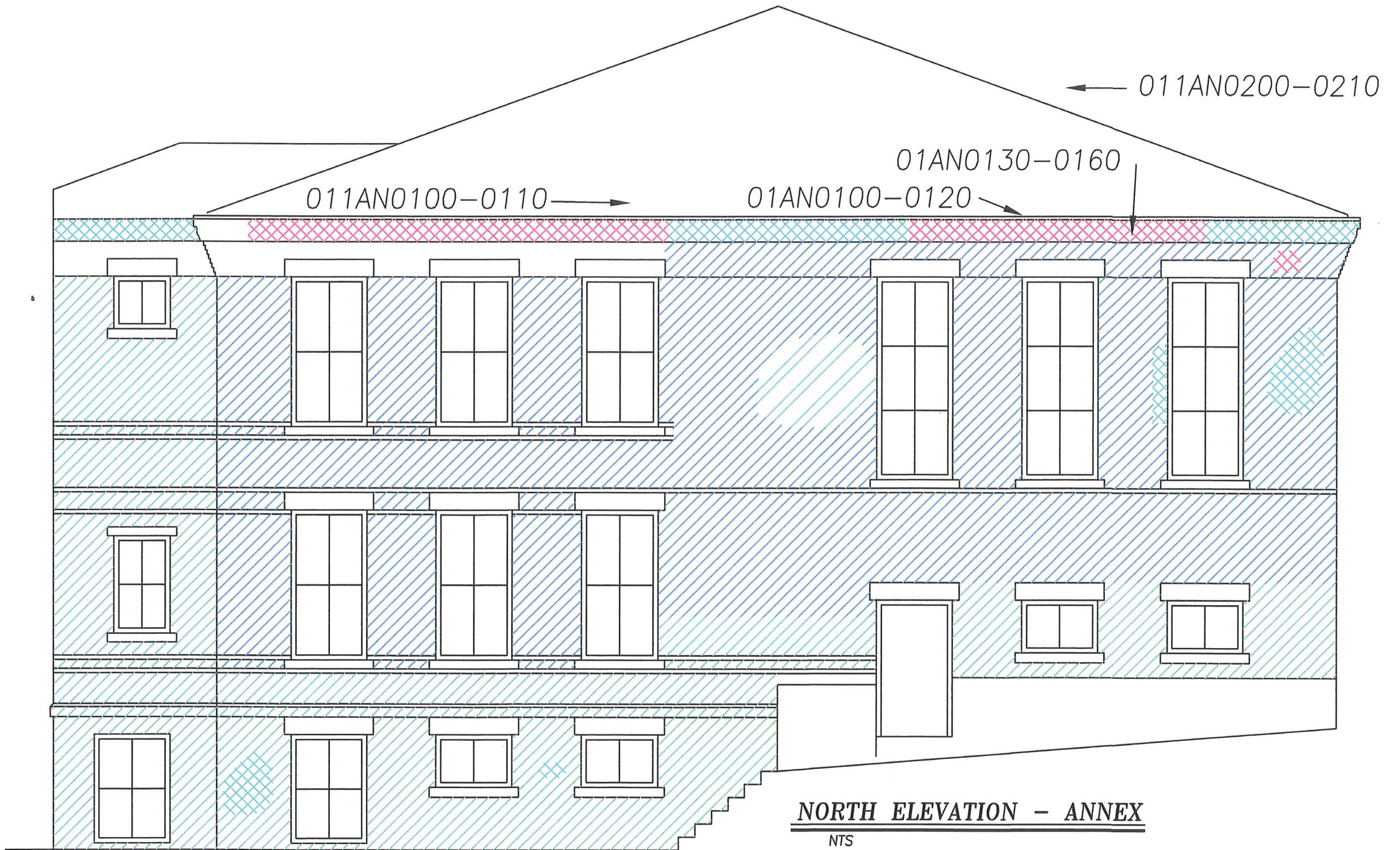
NTS





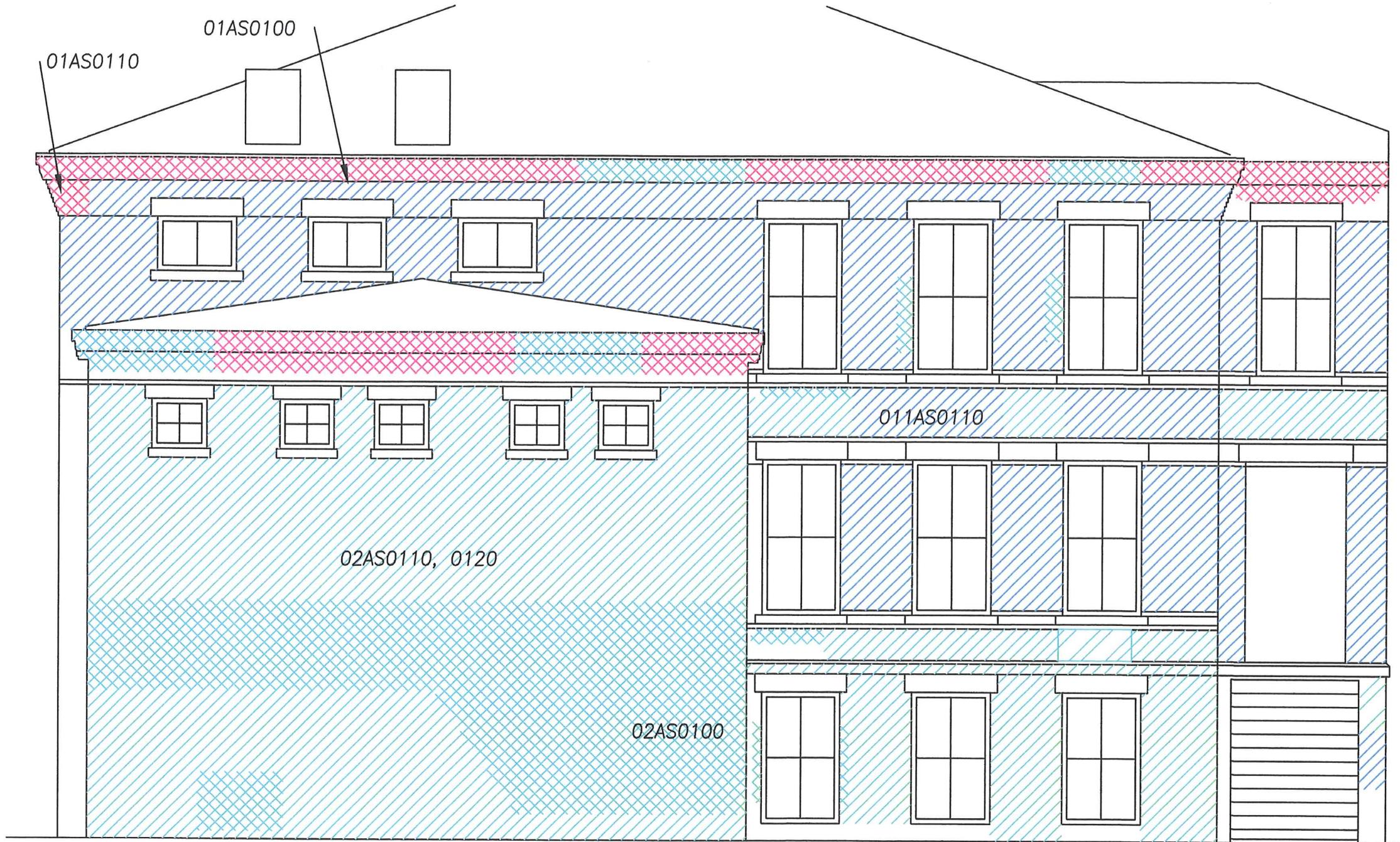
EAST ELEVATION - ANNEX

A/C



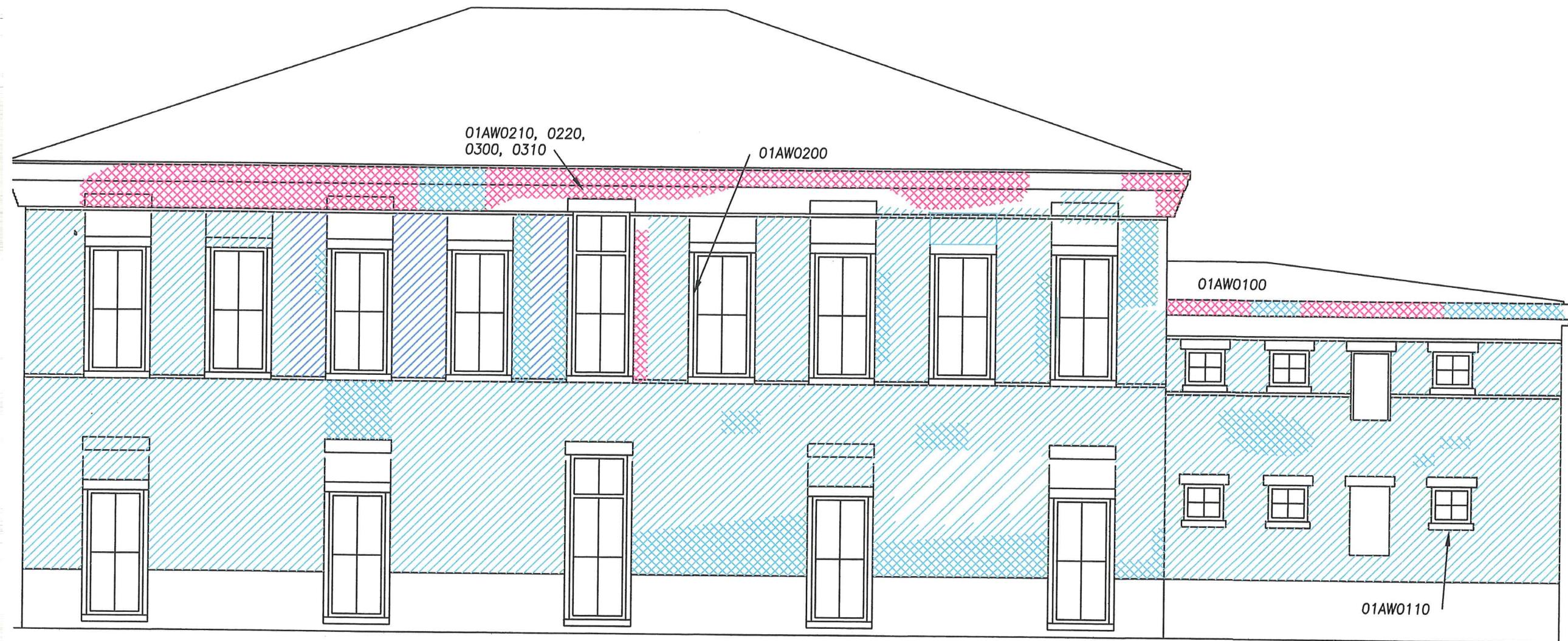
NORTH ELEVATION - ANNEX

NTS

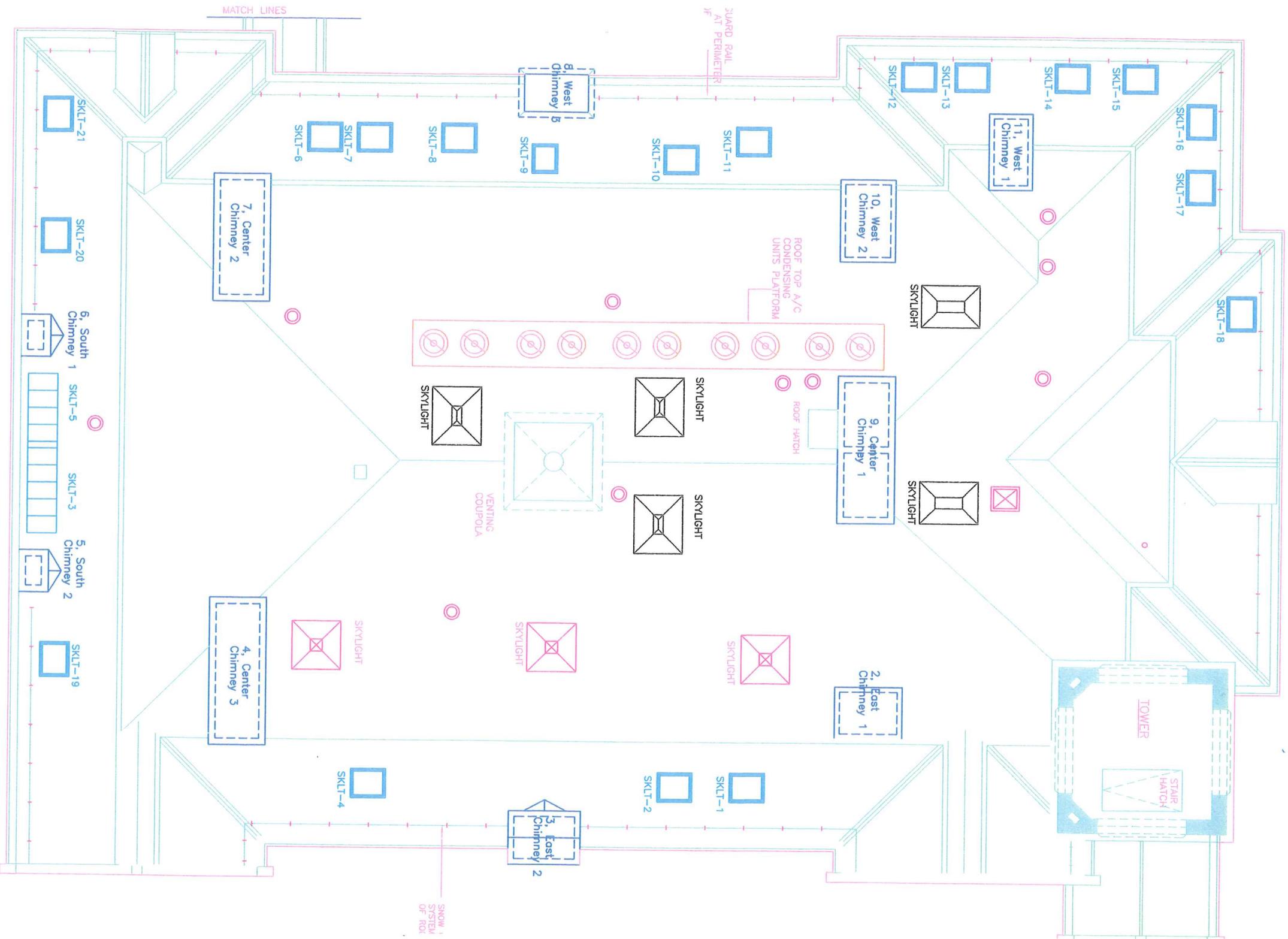


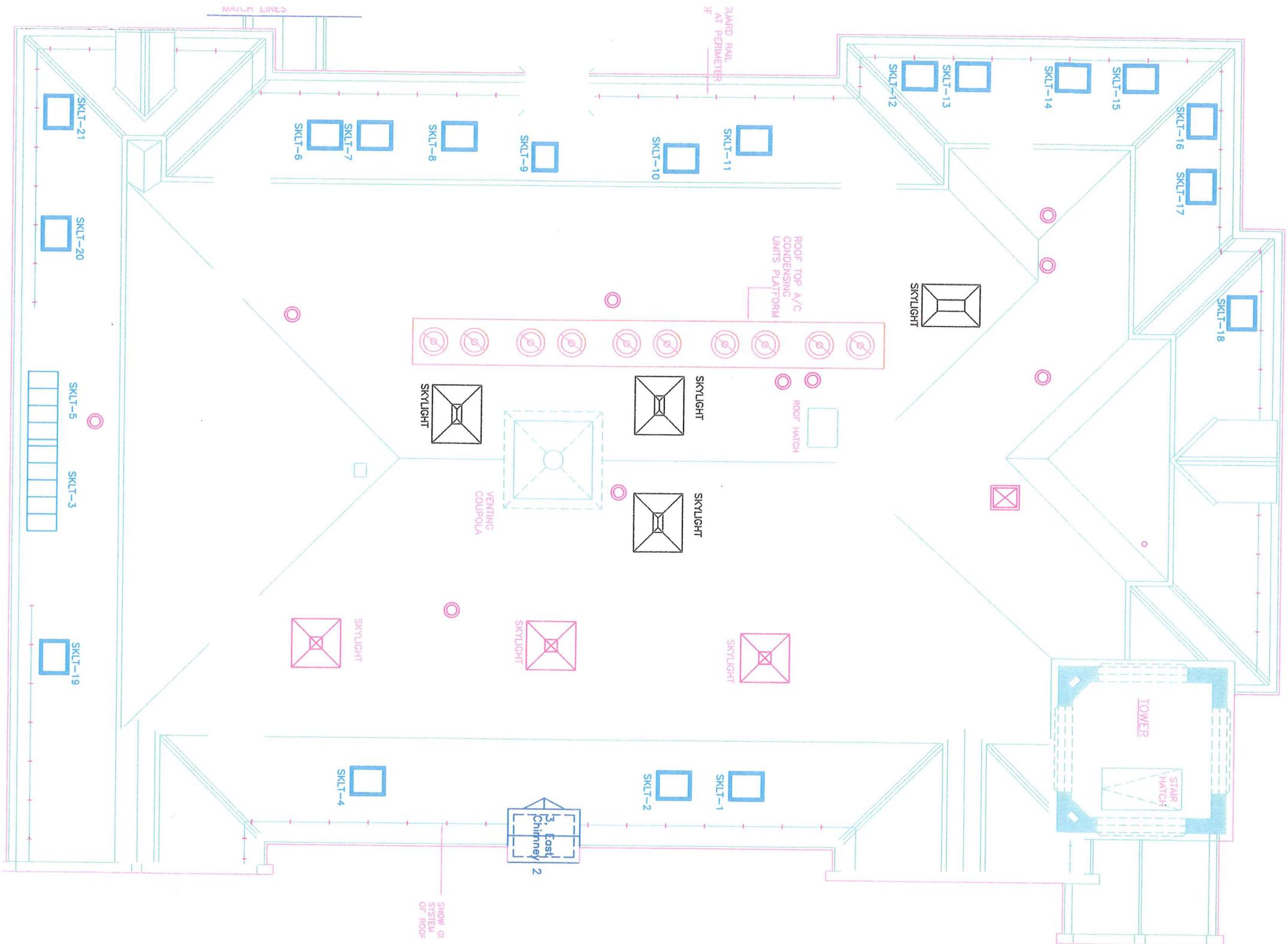
SOUTH ELEVATION - ANNEX

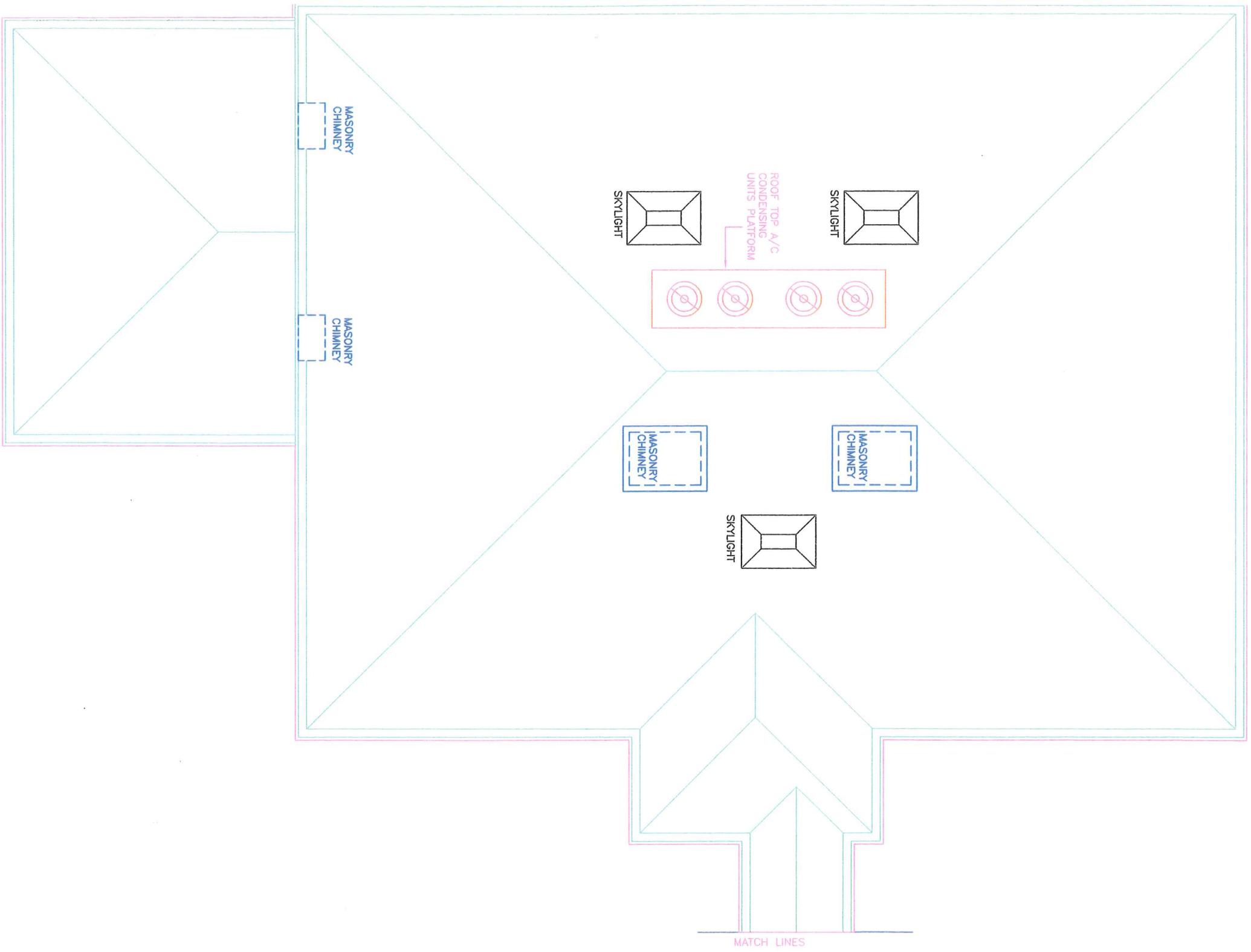
NTS



WEST ELEVATION - ANNEX
NTS

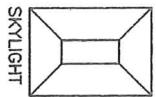




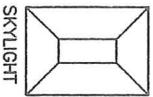


MASONRY
CHIMNEY

MASONRY
CHIMNEY

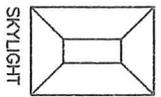


ROOF TOP A/C
CONDENSING
UNITS PLATFORM

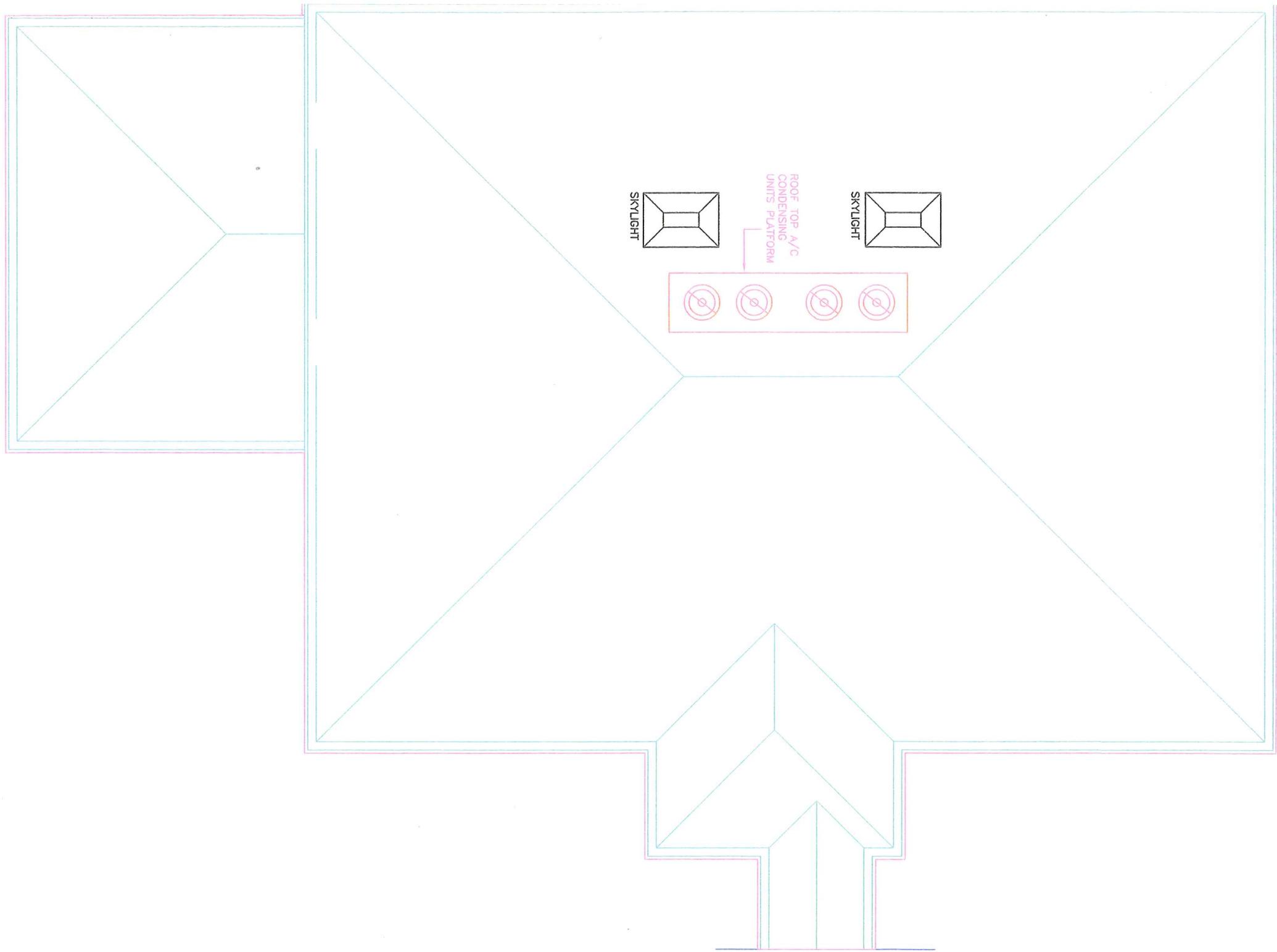


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CHIMNEY

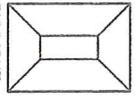
MASONRY
CHIMNEY



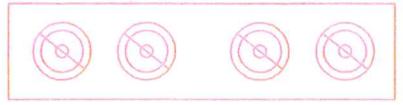
MATCH LINES



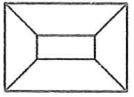
SKYLIGHT



ROOF TOP A/C
CONDENSING
UNITS PLATFORM



SKYLIGHT



MATCH LINES



Vision Management, LLC
PO Box 203
West Simsbury, CT 06092-0203

Tel: 860.242.4131
Fax: 860.760.6977
www.visionmgmt.com

October 10, 2008

Elizabeth Acly, PE
Structures North / Hartford
56 Arbor Street, Suite 302
Hartford, CT 06106

RE: Structural Engineering Consultation Services
Hillside Place Condominium, New Britain, CT

Dear Ms. Acly:

Please find enclosed a request for proposal engaging engineering services to address structural issues in a historic building located in New Britain, CT at 27 Hillside Place.

Hillside Place is located at the end of the S. High Street extension by the Walnut Hill Park. It is the last property on the street at the top of the hill.

If you would like to walk around the property with a Hillside Place representative or have any questions regarding the property, contact the property manager:

Chris Weiland
E-mail: chris@visionmgmt.com
Direct Tel: 860.217.1265
Cell: 860.209.7646

An initial interest response, via e-mail or phone, is due on October 17, 2008. The board of directors is aiming at having proposals returned by October 31, 2008, but can be flexible if needed. Please return all bid information to:

Hillside Place
c/o Vision Mgmt
P.O. Box 203
West Simsbury, CT 06092-0203

Regards,

Chris Weiland
Managing Agent

Scope of Work

Hillside Place at New Britain Condominium Association, Inc., located in New Britain, Connecticut, is seeking engineering counsel to advise on short-term to long-term plans to address current structural issues. Hillside Place will need a customized Engineering Analysis Maintenance Study that will set priorities and advise the association what steps need to be taken to meet the given objectives. The long-term goal is to have a structurally sound building that will hold out all water, while maintaining the unique historical appearance and characteristics of the building.

Background

Hillside Place was built in 1883 and served as the Connecticut Normal School, which was the sixth normal school to be founded in the United States, to train teachers. After the school outgrew the building, it was used for many years to house the New Britain Board of Education until the property was abandoned, later be purchased and converted to a residential condominium from 1989 to 1991.

Physical Property

Hillside Place consists of two three-story brick structures, the main building and the annex, each connected by a common skywalk. The main building houses 22 units totaling roughly 30,883 square feet, and the annex has 8 units totaling roughly 9,426 square feet. The thirty units all vary in design and consist of one, two, and three-bedrooms. Access to each of the units is provided through an entrance foyer, four other exterior entrances, and common hallways; units 3, 4 and 5 also have separate entrances to the exterior.

The buildings are built of the following principal matter:

Brownstone foundation and concrete floors, wood-framed walls and roofs, slate and rolled roof installation on the main building and raised seam metal roofing on the annex, wood kitchen cabinets, standard piping, standard electrical fixtures and dishwashers and disposals.

The units are served by separate metered gas and electric utility systems and the City of New Britain supplies common sanitary sewer and water. Each unit has its own hot water heater and forced air furnace/AC system, which is controlled by a separate thermostat within each unit.

Issues Requiring Your Expertise

There are several issues that Hillside Place needs to deal with; however, they all revolve around water infiltration into the structure. It is apparent to Hillside Place that the main areas of concern are:

- The upper structure of the main building, roof, masonry, skylights, a/c units, and gutters.
- Brownstone areas are eroding
- Masonry in general
- Landscape grading

Upper Structure

The upper structure of the main building is of great concern since this building has been experiencing roof leaks for many years on a continual basis. This year there have been twenty

leaks alone. The roof is of Mansard design. The lower roof is shingled with slate and the upper roof is covered with torched down rolled roofing. The upper roof is very cut up with many chimney's, skylights, vents, and a bank of air conditioning units. In the last year there have been leaks at all points of the upper and lower roofs, that is the flashing, main deck, vents, slate, skylights, and chimneys.

All of the chimneys have been decommissioned and have been capped with flat stone. Of great concern regarding the chimneys is the sever deterioration of the brick faces and the rotting mortar. Much of the chimney mortar is turning to dust or can be pulled out by hand.

Given the numerous years of leaking, the antique skylights, and the deteriorated masonry, Hillside Place feels the entire roof structure from the framing up needs to be evaluated and a holistic plan put in place to address all of it for the long-term.

Brownstone

The brownstone foundation is also of concern because of the sever deterioration of the stone. There are gaps in many places between the stone that are the size of a person's fist. When looking closely, it is apparent that large areas of stone are soft, or breaking down into a "sand" type of material. As a result of this, water is penetrating the stone and entering into the building. A large part of the foundation on the annex was repaired and cement finished in 2007 to stop water infiltration into people's living spaces.

Masonry

Hillside Place has a huge amount of masonry to contend with, much of it decorative. In 2008, it was discovered that one area of the building, a subgrade brick foundation wall, had collapsed. This was repaired, but Hillside is concerned about the integrity of the masonry in general and what steps need to take place to remediate these concerns.

Landscape Grading

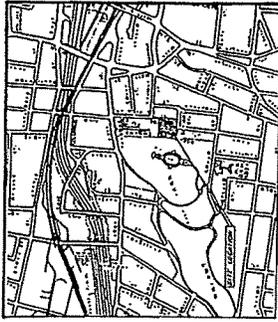
Lastly is the issue the grading of the landscaping. This is straightforward to address, but we would like any insights you may have regarding possible ways to maximize the water moving away from the building.

Summary

In the end, Hillside Place is seeking an engineering firm that understands this type of structure; has the flexibility to work with a condominium; can provide recommendations with corrective measures that will include options of phases, short-term plans, long-term plans; and all coupled with cost analysis to give us the opportunity to set up the needed financial plan to match the construction plan.

Your proposal shall be for the initial consultation costs for reviewing the property, drafting a set of priorities with timeline and construction costs (We understand these will be your best guess at this point and you will not be held accountable for them.), and one formal meeting with the board of directors.

EXHIBIT A-3



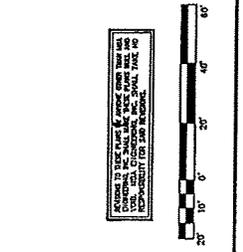
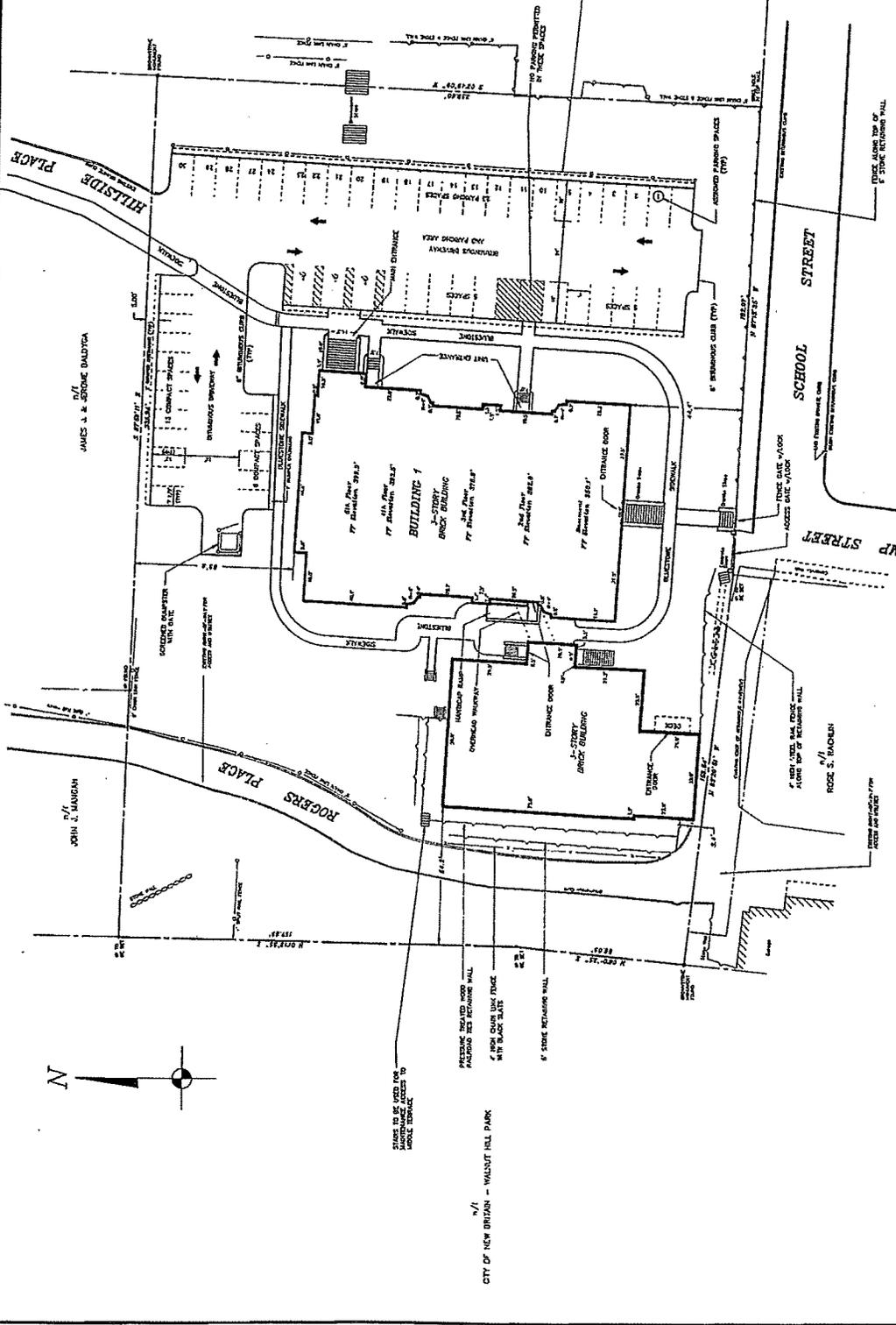
LOCATION MAP
SCALE: 1" = 1000'

CAMP SCHOOL ASSOCIATES

- NOTES:
1. LOCATION AND DIMENSIONS OF EXISTING BUILDINGS ARE AS SHOWN. ALSO SHOWN ARE DIMENSIONS TO EXISTING FOUNDATIONS AND FOUNDATIONS TO EXISTING WALLS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE OF EXISTING WALLS AND FOUNDATIONS TO FACE OF EXISTING WALLS. DIMENSIONS TO FACE OF EXISTING WALLS AND FOUNDATIONS TO FACE OF EXISTING WALLS.
 2. PROPERTY IS LOCATED IN AN S-P ZONE AND PUBLIC ZONES OFFICE.
 3. ELEVATIONS TO THE CITY OF NEW BRITAIN OFFICE.
 4. TOTAL AREA OF PROPERTY IS 24,000 SQUARE FEET.
 5. DIMENSIONS SHOWN FOR BUILDINGS ARE EXISTING FOUNDATION WALLS.
 6. DIMENSIONS TO BE SHOWN BY PUBLIC WATER AND SANITARY SEWER.

SCHEDULE A-3

CONDOMINIUM DECLARATION HILLSIDE PLACE CONDOMINIUMS	JOB NUMBER 38020	SHEET 1 OF 1
OWNED BY CRENSHIELD-WALNUT HILL LIMITED PARTNERSHIP	SCALE 1"=20'	DATE NOVEMBER 20, 1991
PROPERTY FORMERLY KNOWN AS THE PUBLIC SCHOOL CAMP AND SCHOOL	DRAWN BY A-JN	
CAMP AND SCHOOL NEW BRITAIN, CONNECTICUT	CHECKED BY BNS & LJA	
DATE PREPARED BY MBA Engineering, Inc.	DATE NOVEMBER 20, 1991	
MBA Engineering, Inc. Surveying and Engineering Services 1000 Main Street, Suite 100 New Britain, Connecticut 06101 (860) 853-8200		



I HEREBY CERTIFY THAT THE ABOVE DESCRIBED CONDOMINIUM DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CONNECTICUT. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN CONNECTION WITH THIS DECLARATION AND I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN CONNECTION WITH THIS DECLARATION.

DATE: 11/20/91

BY: [Signature]

DOCK T. WENTWORTH, REGISTERED PROFESSIONAL ENGINEER, No. 12529

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED CONDOMINIUM DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CONNECTICUT. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN CONNECTION WITH THIS DECLARATION AND I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN CONNECTION WITH THIS DECLARATION.

DATE: 11/20/91

BY: [Signature]

DOCK T. WENTWORTH, REGISTERED PROFESSIONAL ENGINEER, No. 12529

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED CONDOMINIUM DECLARATION AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CONNECTICUT. I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN CONNECTION WITH THIS DECLARATION AND I AM NOT PROVIDING ANY PROFESSIONAL SERVICE IN CONNECTION WITH THIS DECLARATION.

DATE: 11/20/91

BY: [Signature]

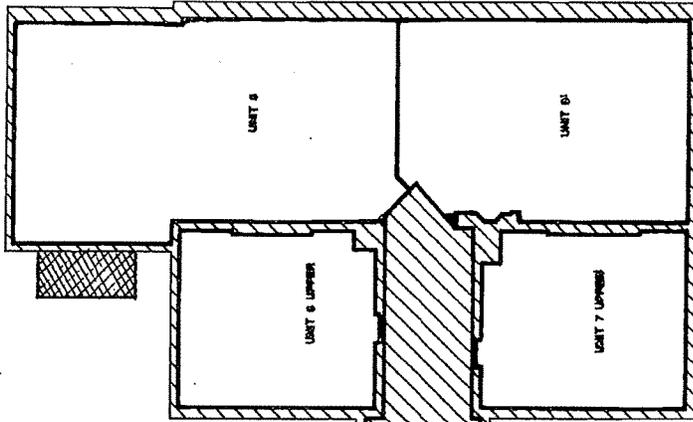
DOCK T. WENTWORTH, REGISTERED PROFESSIONAL ENGINEER, No. 12529

HILLSIDE PLACE CONDOMINIUMS
 27 HILLSIDE PLACE
 NEW BRITAIN, CONNECTICUT

moser
 pilon
 nelson
 architects

DATE 10/1/88

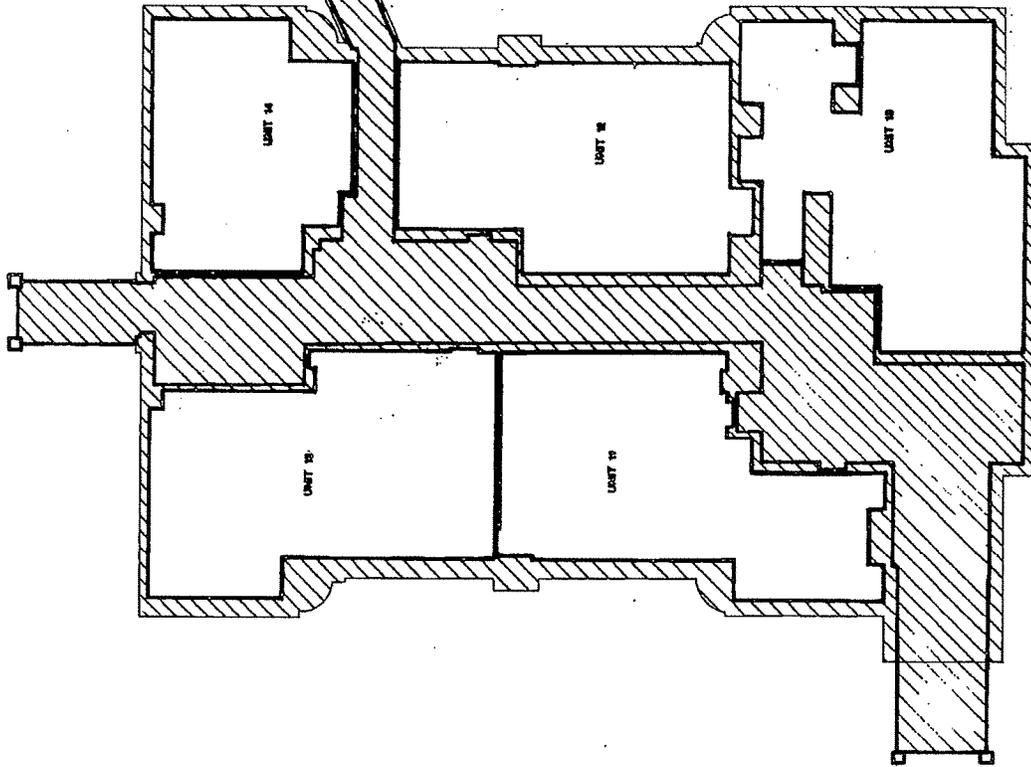
SHEET NO. A-2

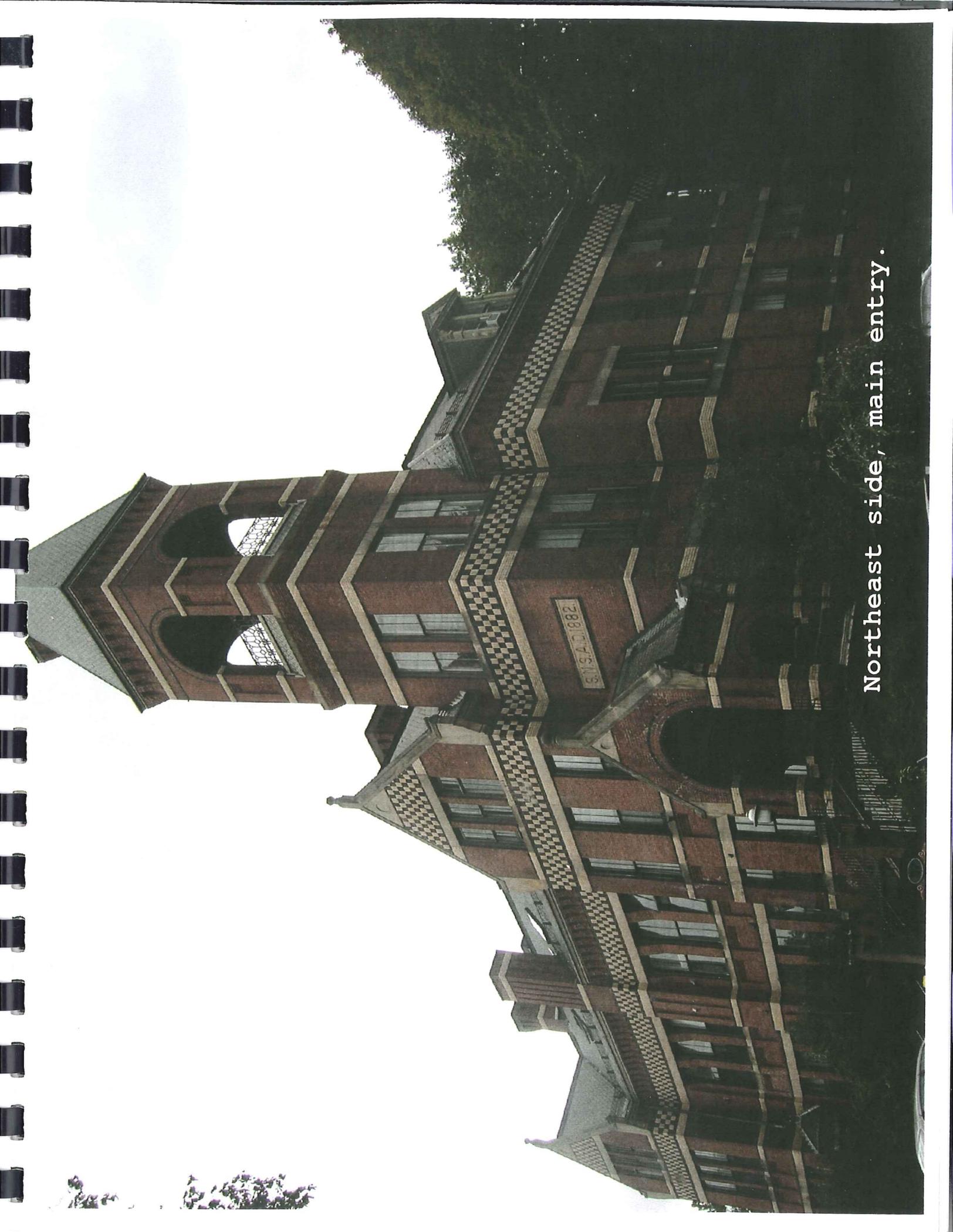


UNIT BOUNDARY
 LIMITED COMMON ELEMENT #
 COMMON ELEMENT #
 * SEE INDIVIDUAL UNIT PLANS FOR COMMON ELEMENTS
 AND LIMITED COMMON ELEMENTS WITHIN UNITS

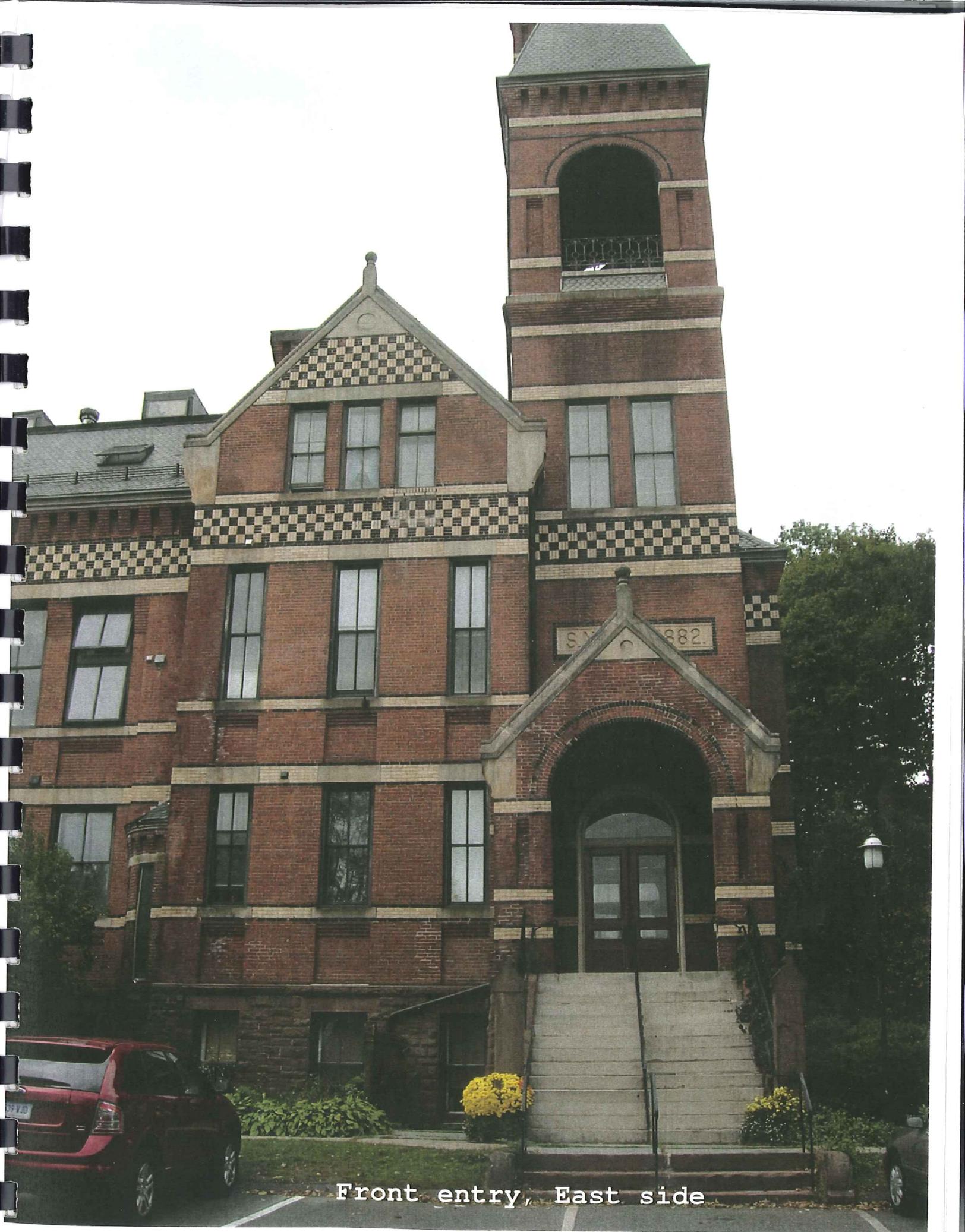
TO THE BEST OF MY KNOWLEDGE
 AND BELIEF, I HEREBY CERTIFY THAT
 THE ABOVE DESCRIBED CONDOMINIUM
 DEVELOPMENT IS IN ACCORDANCE WITH
 THE APPLICABLE LAWS, ORDINANCES
 AND REGULATIONS OF THE STATE OF
 CONNECTICUT, AND THAT THE
 DECLARATION DATED 10/1/88
 IS IN FULL COMPLIANCE WITH THE
 CONDOMINIUM ACT OF THE STATE OF
 CONNECTICUT.

Edgar S. Nelson
 ARCHITECT/REGISTRAR NO. 3127

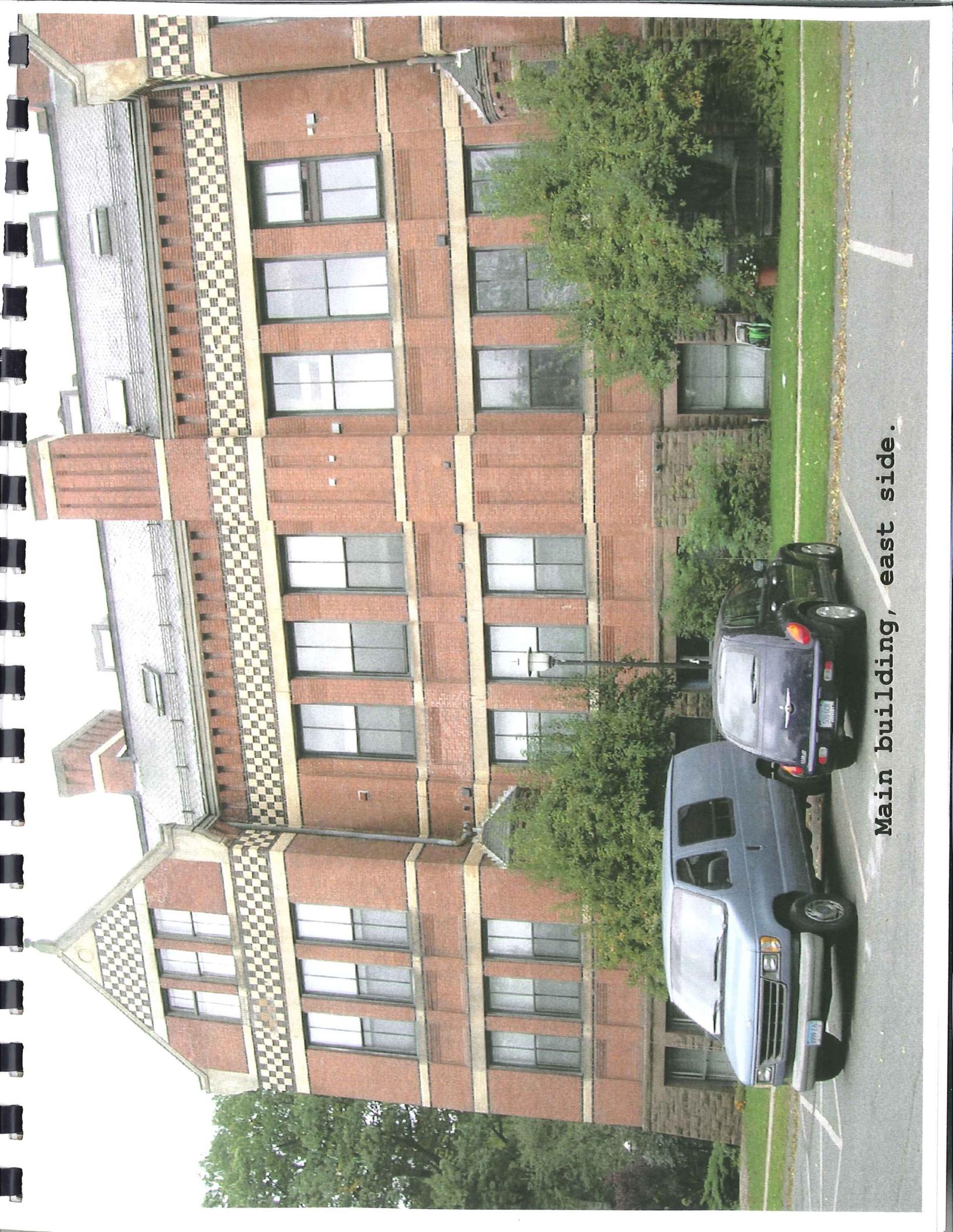




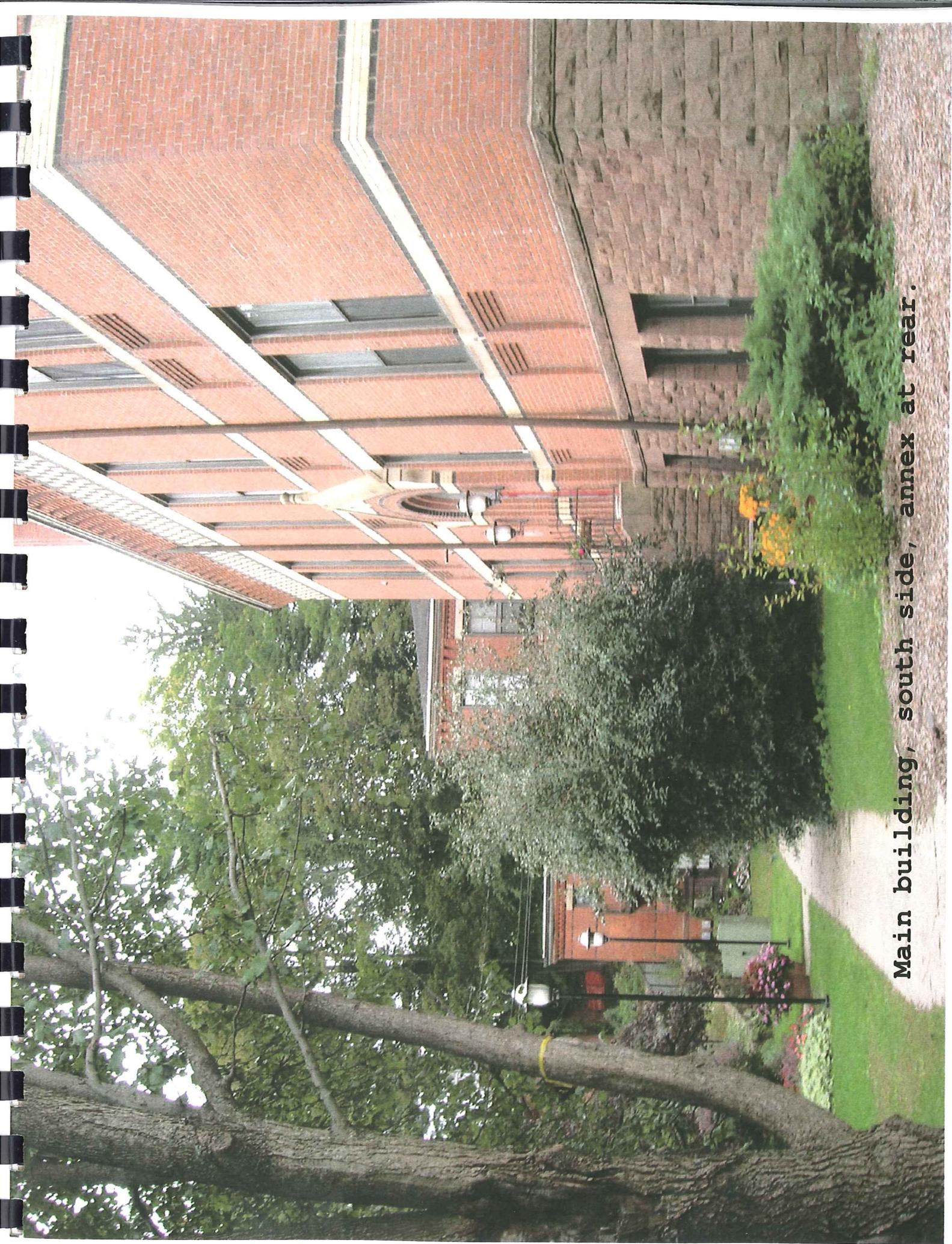
Northeast side, main entry.



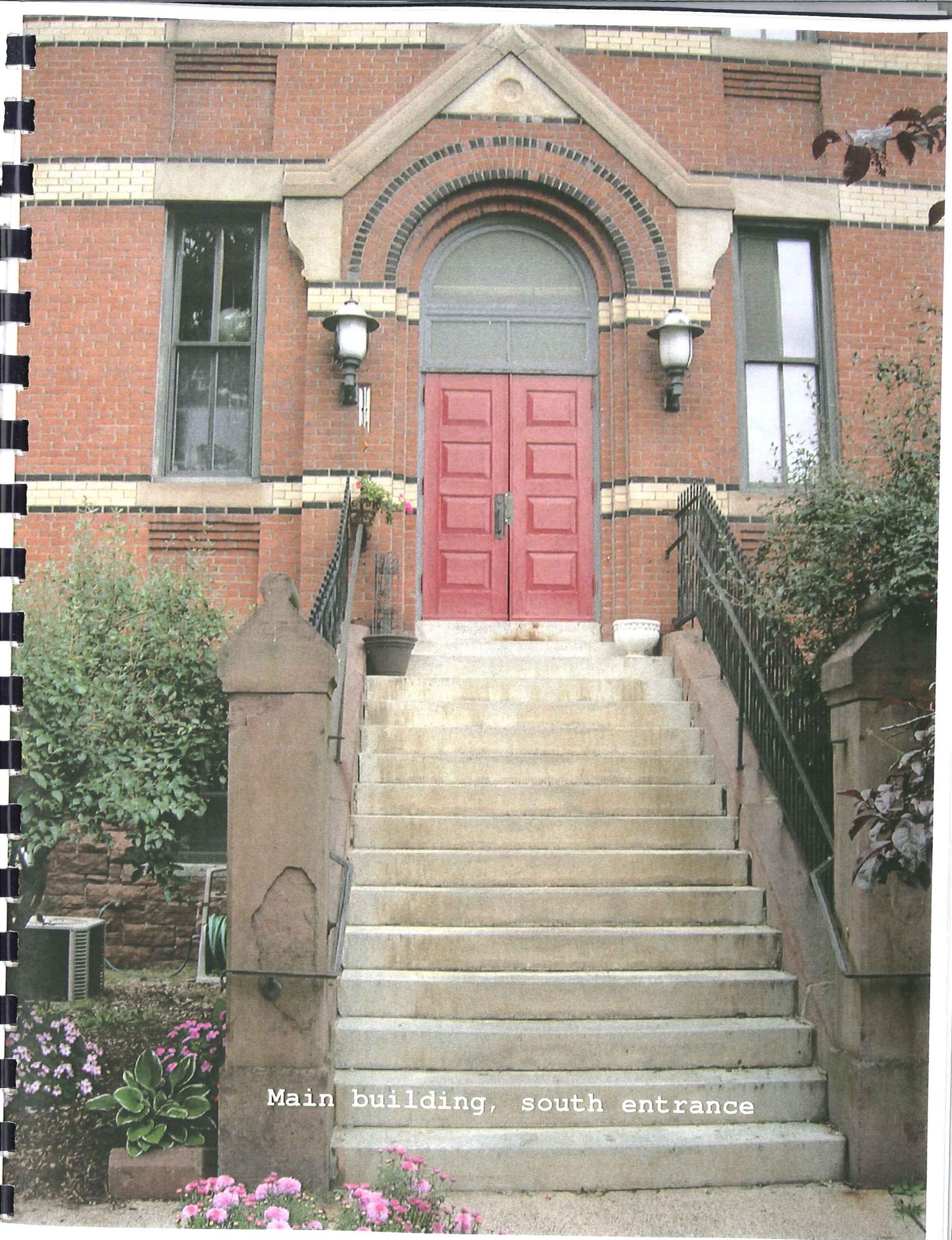
Front entry, East side



Main building, east side.



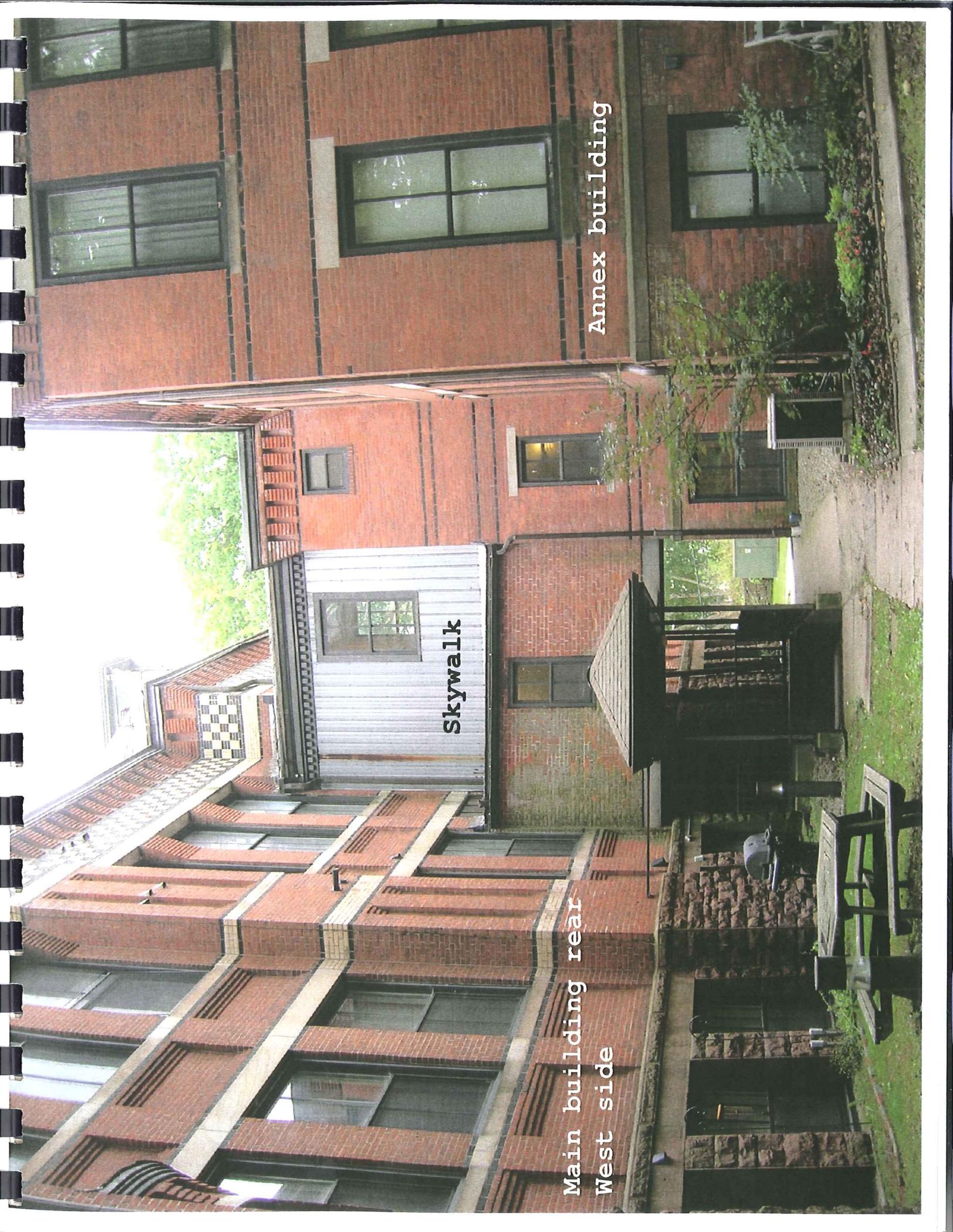
Main building, south side, annex at rear.



Main building, south entrance



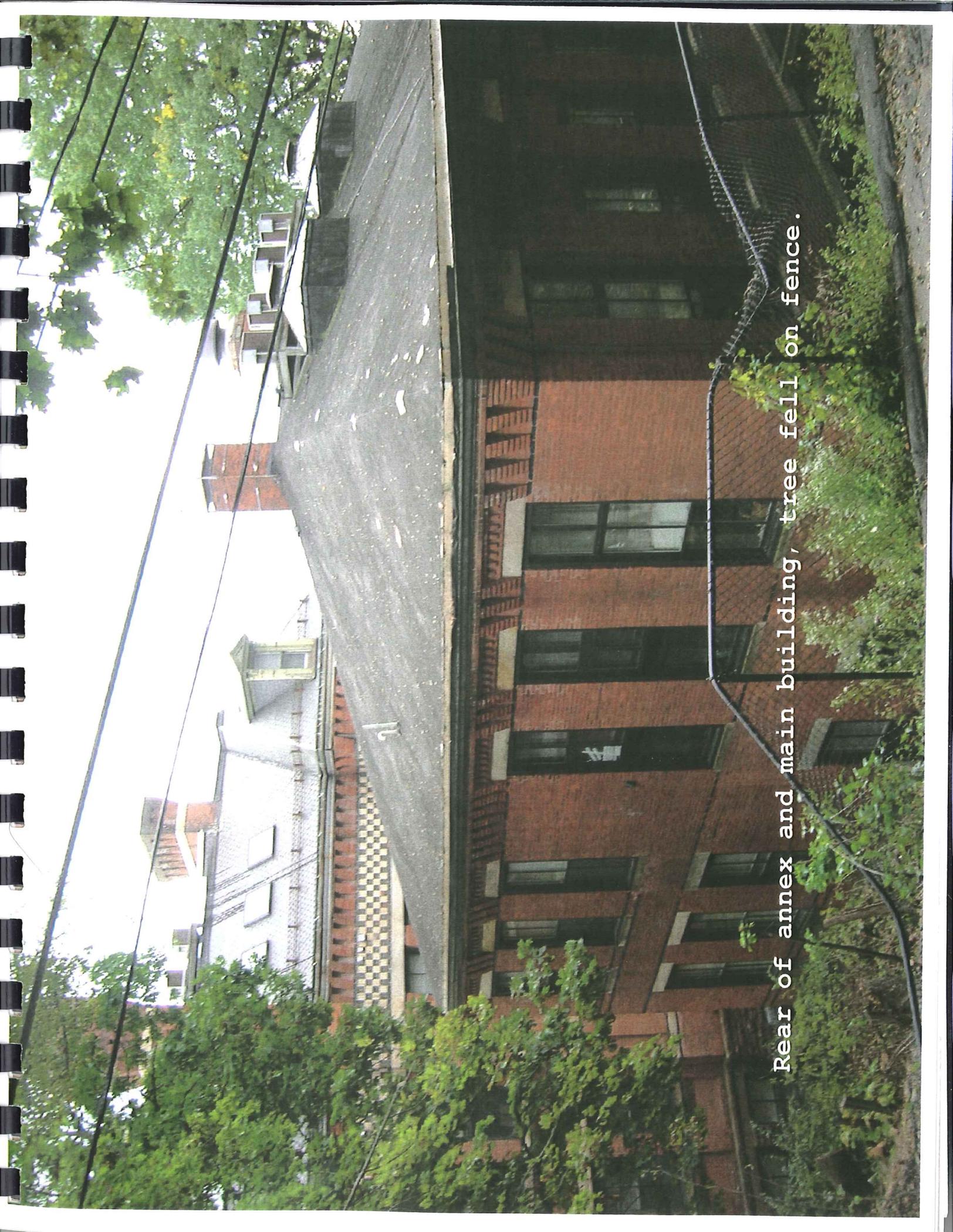
North side of main building



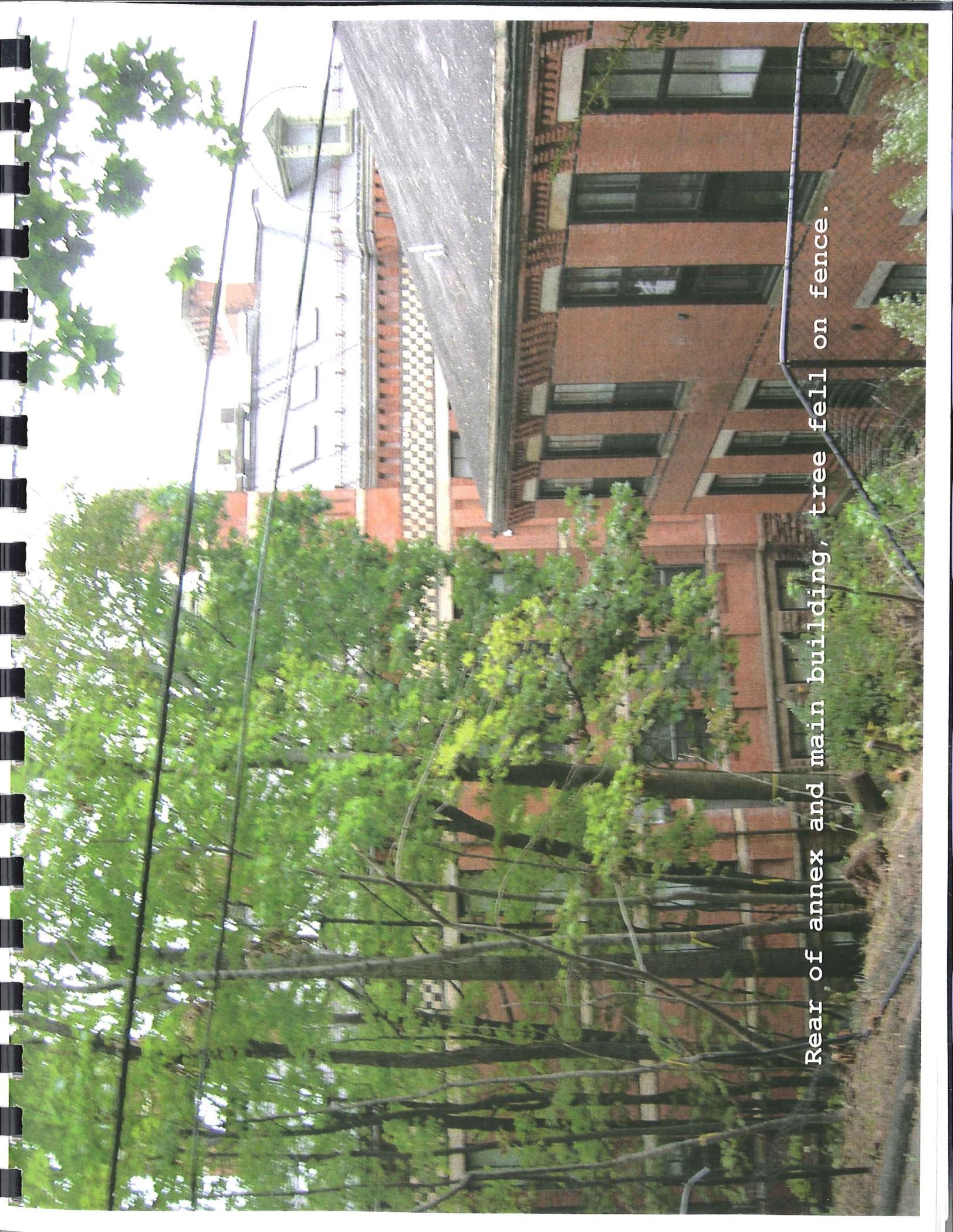
Main building rear
West side

skywalk

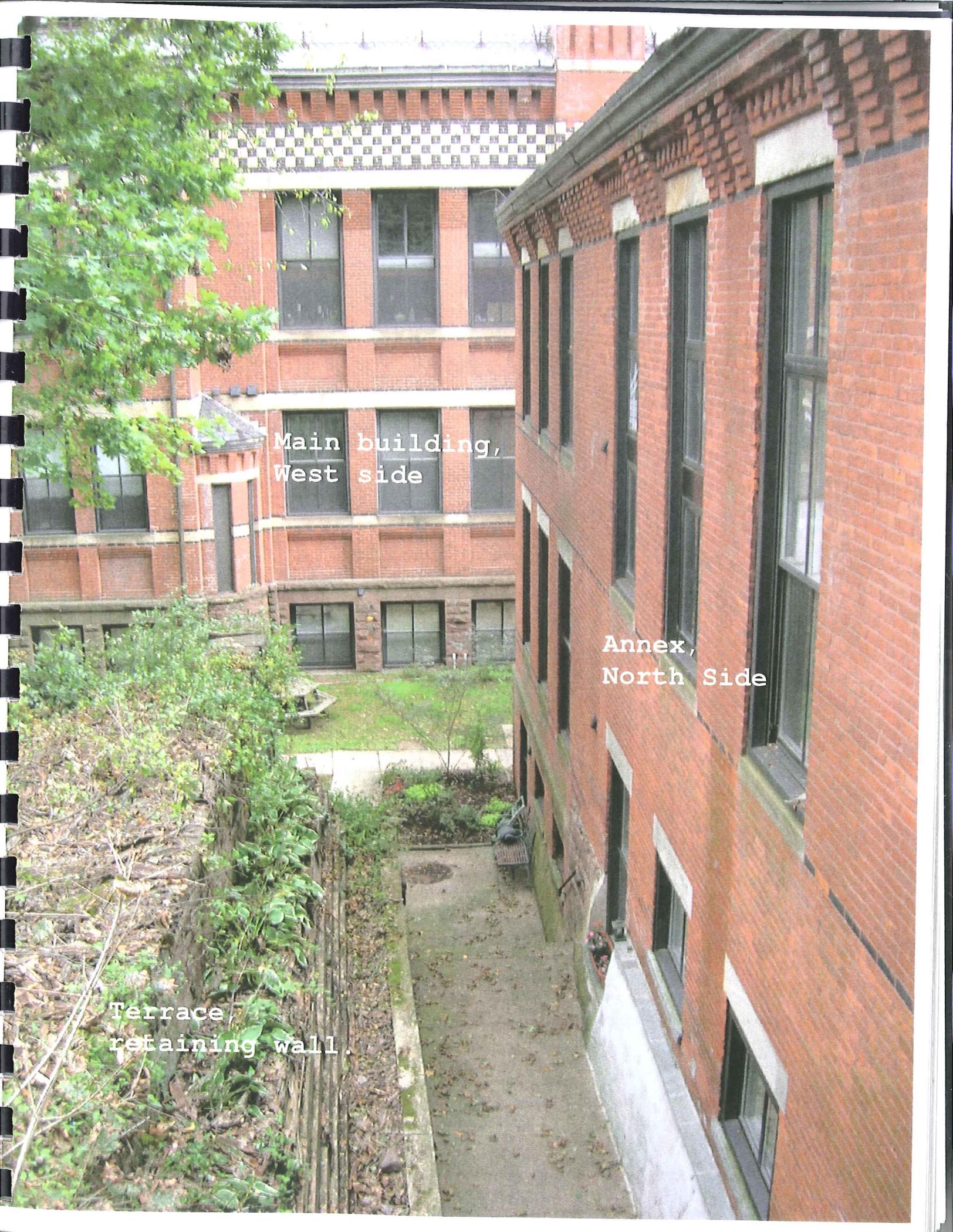
Annex building



Rear of annex and main building, tree fell on fence.



Rear of annex and main building, tree fell on fence.

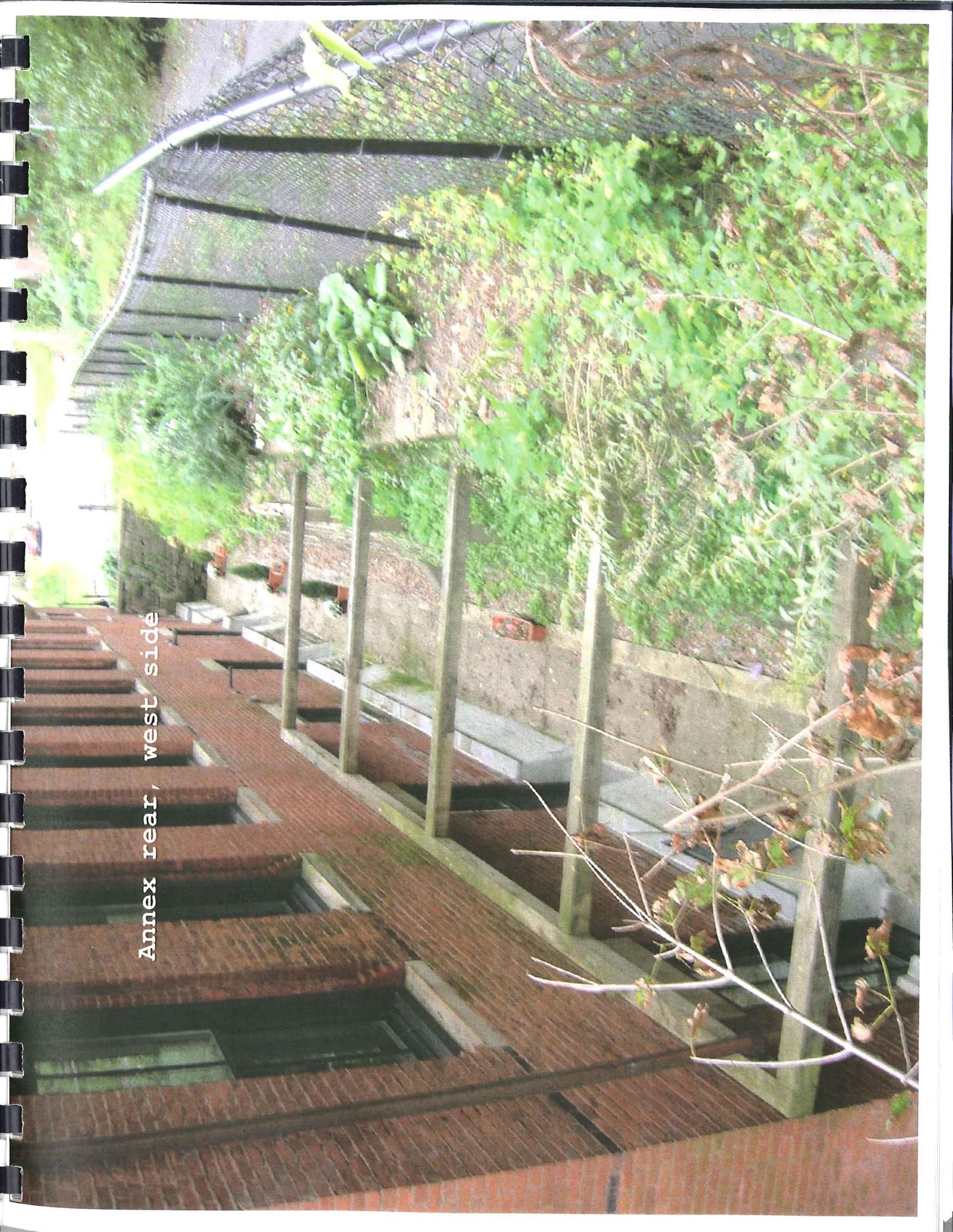


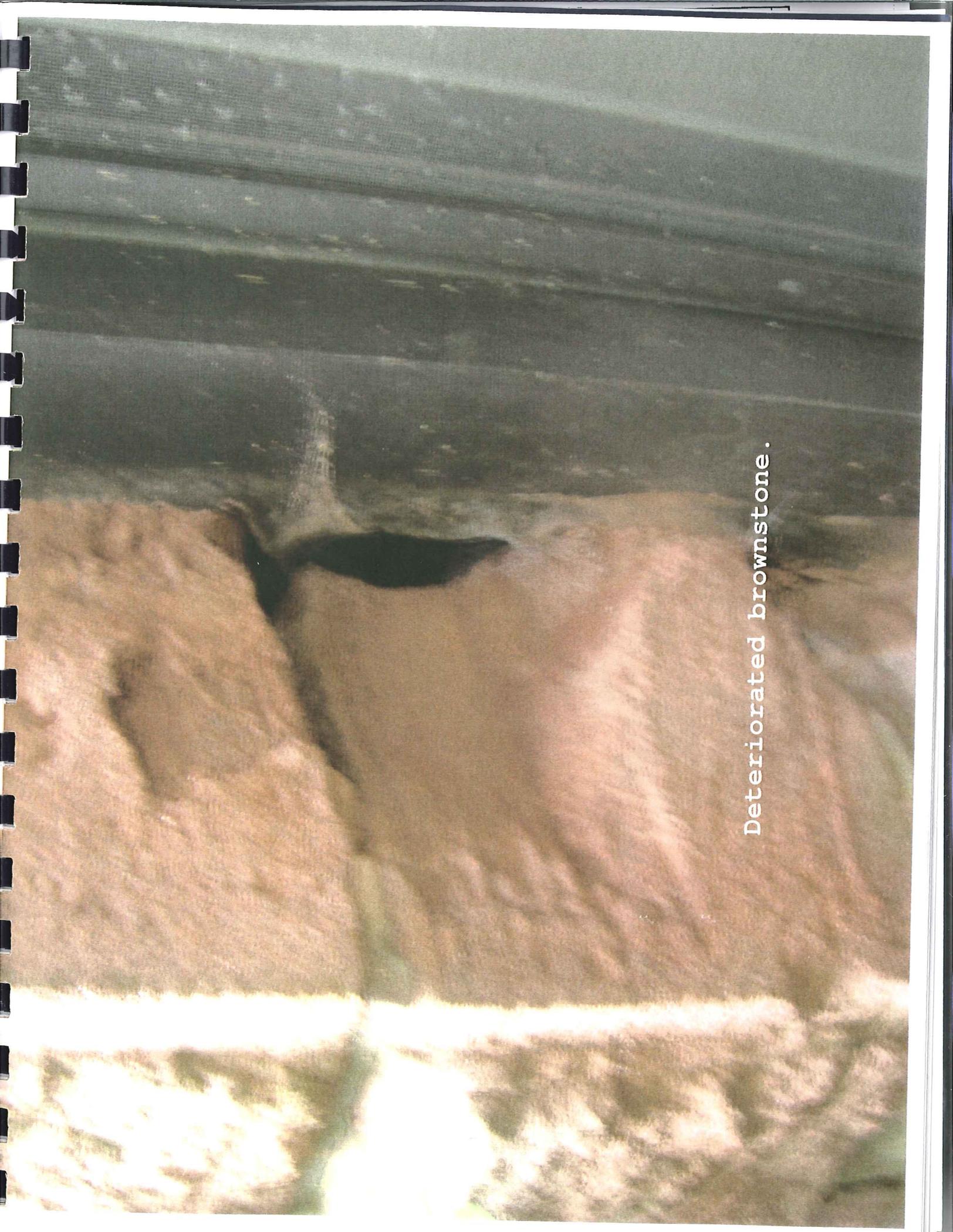
Main building,
West side

Annex,
North Side

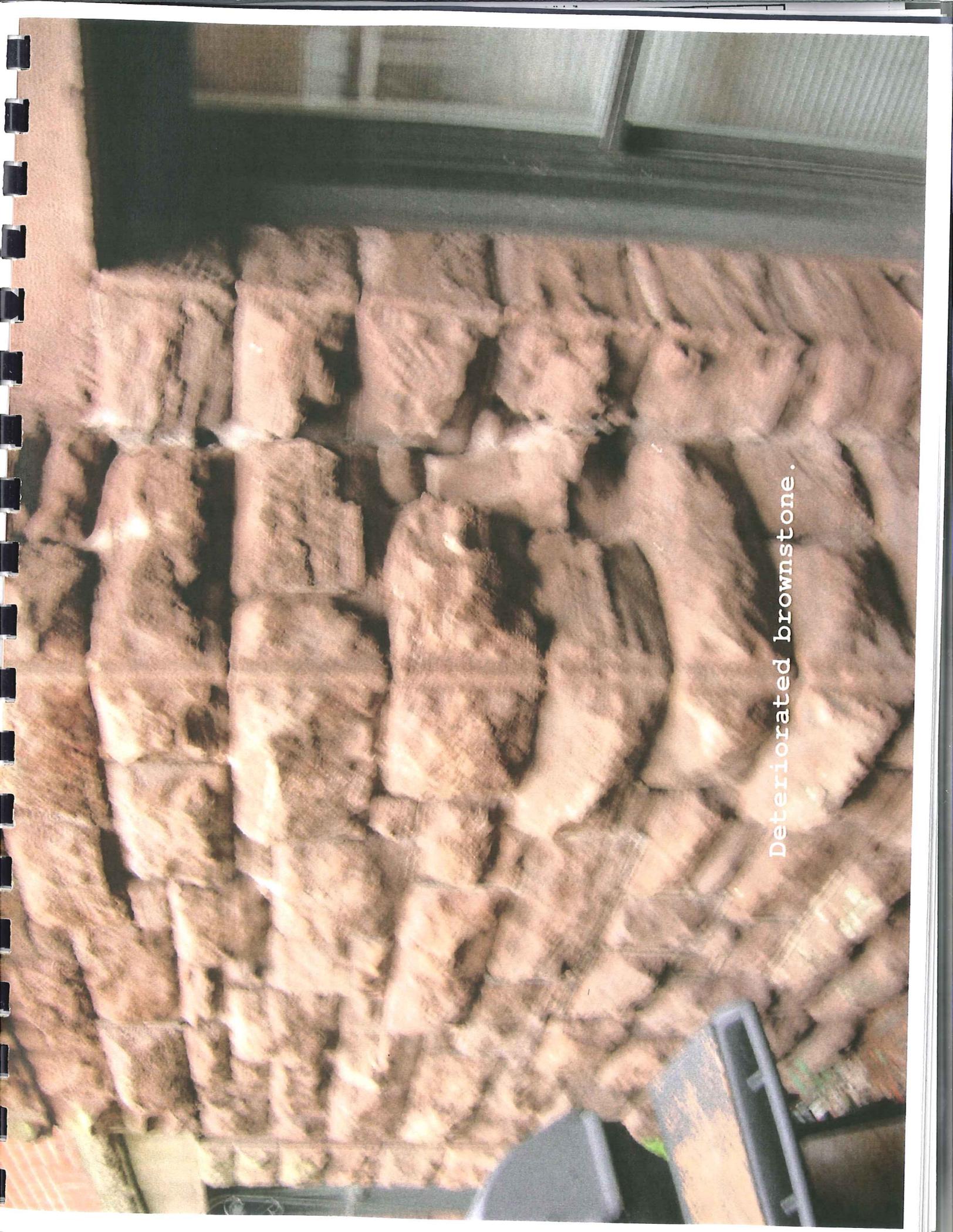
Terrace
retaining wall.

Annex rear, west side

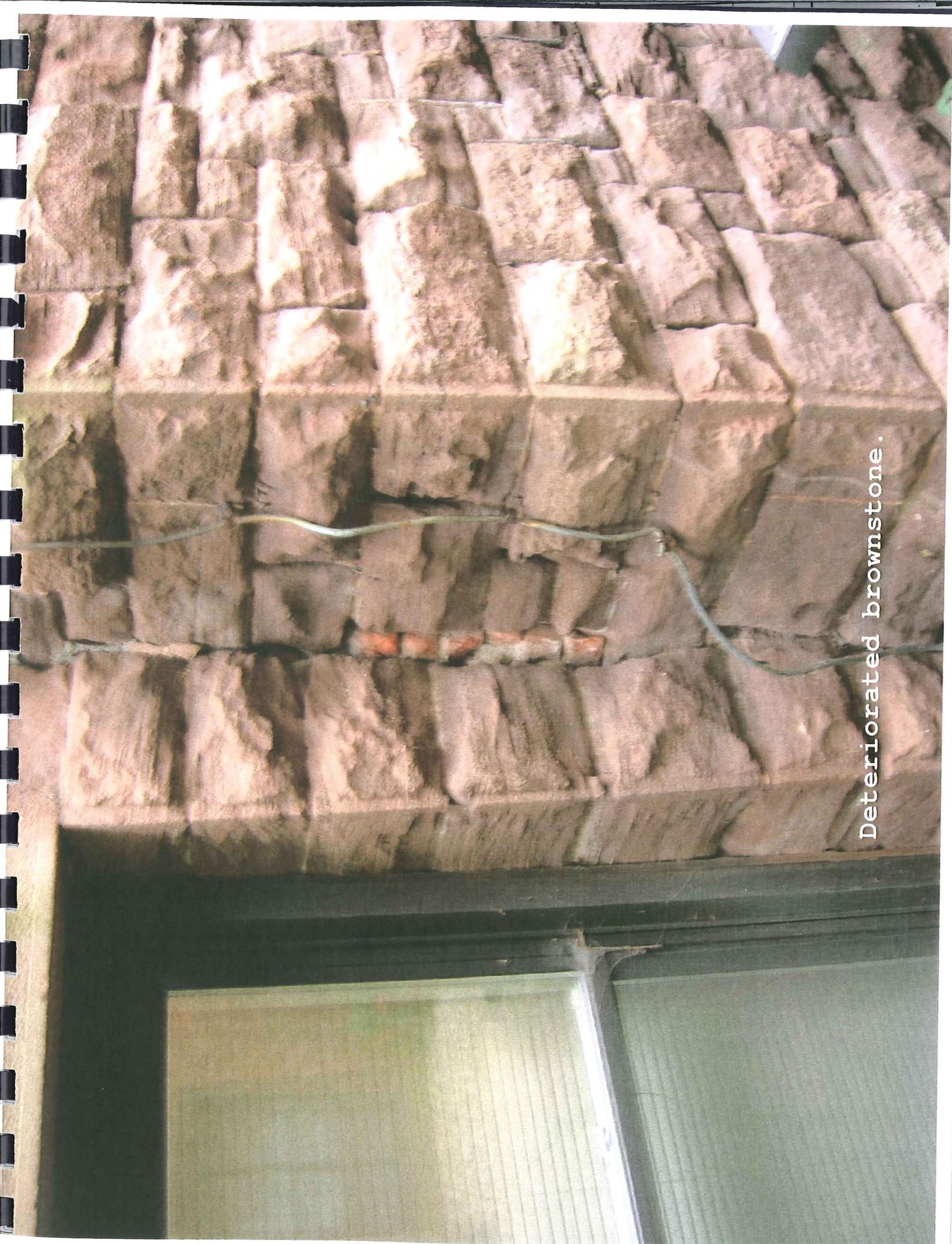




Deteriorated brownstone.



Deteriorated brownstone.



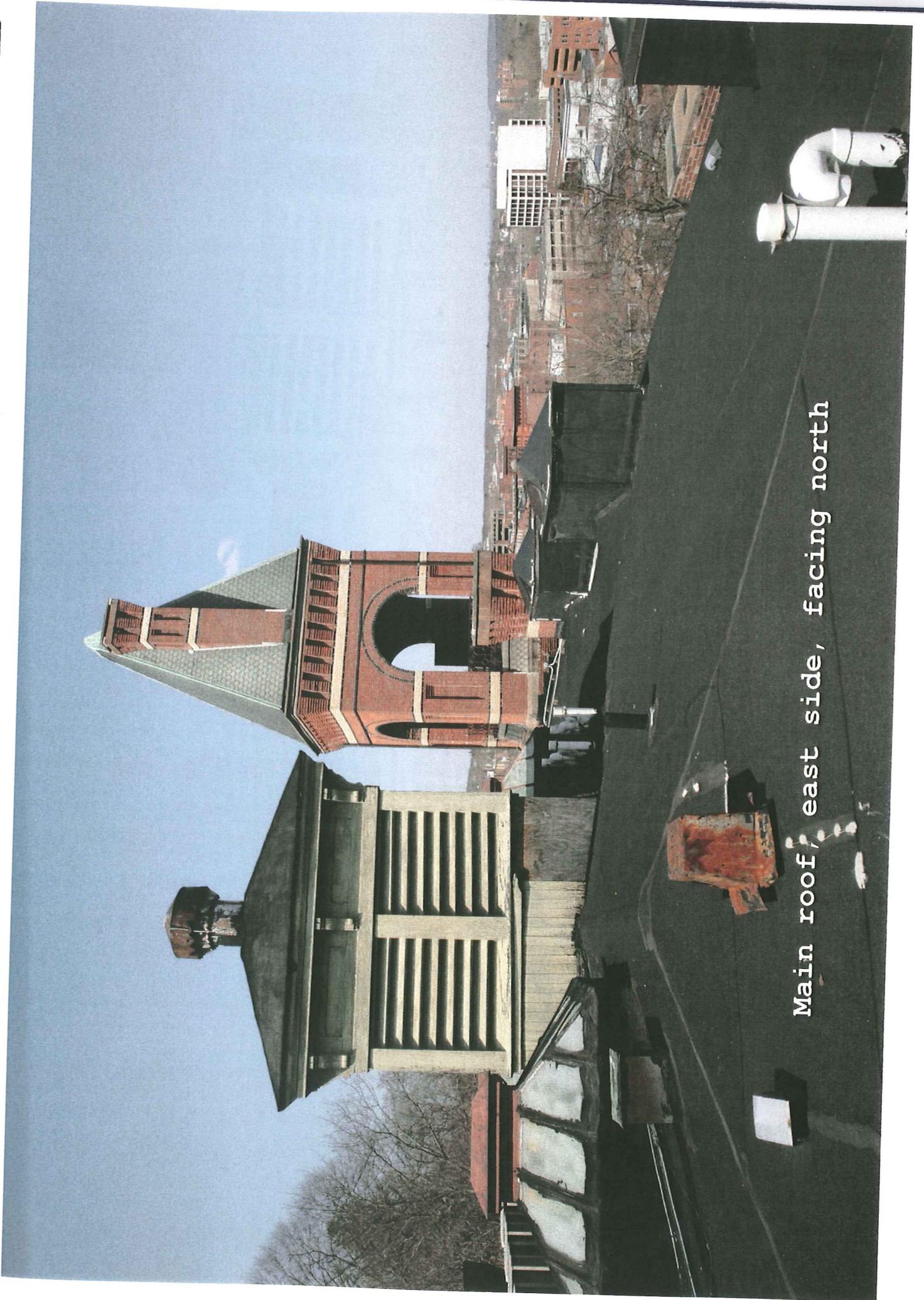
Deteriorated brownstone.



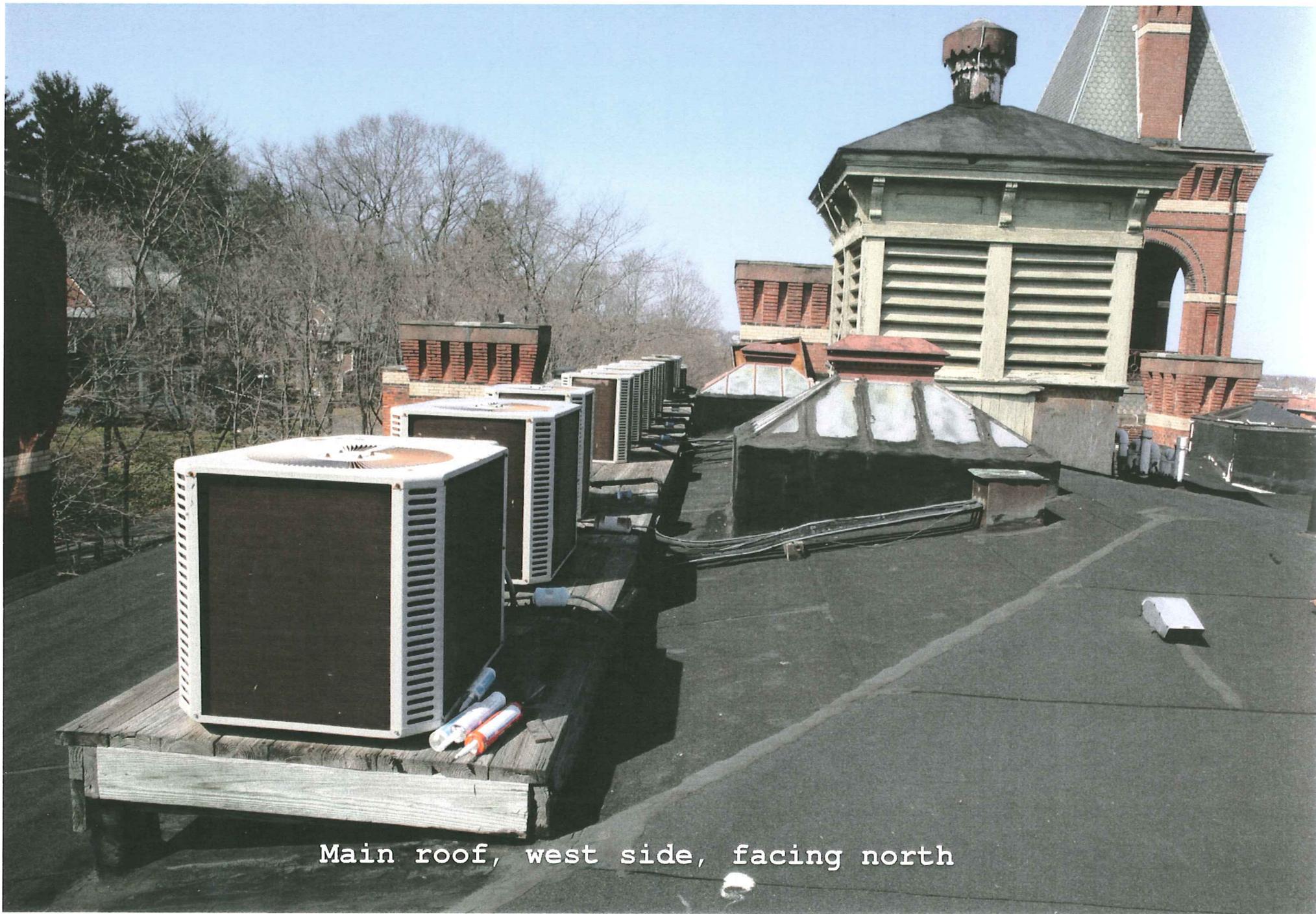
Main building roof, rear, west side.



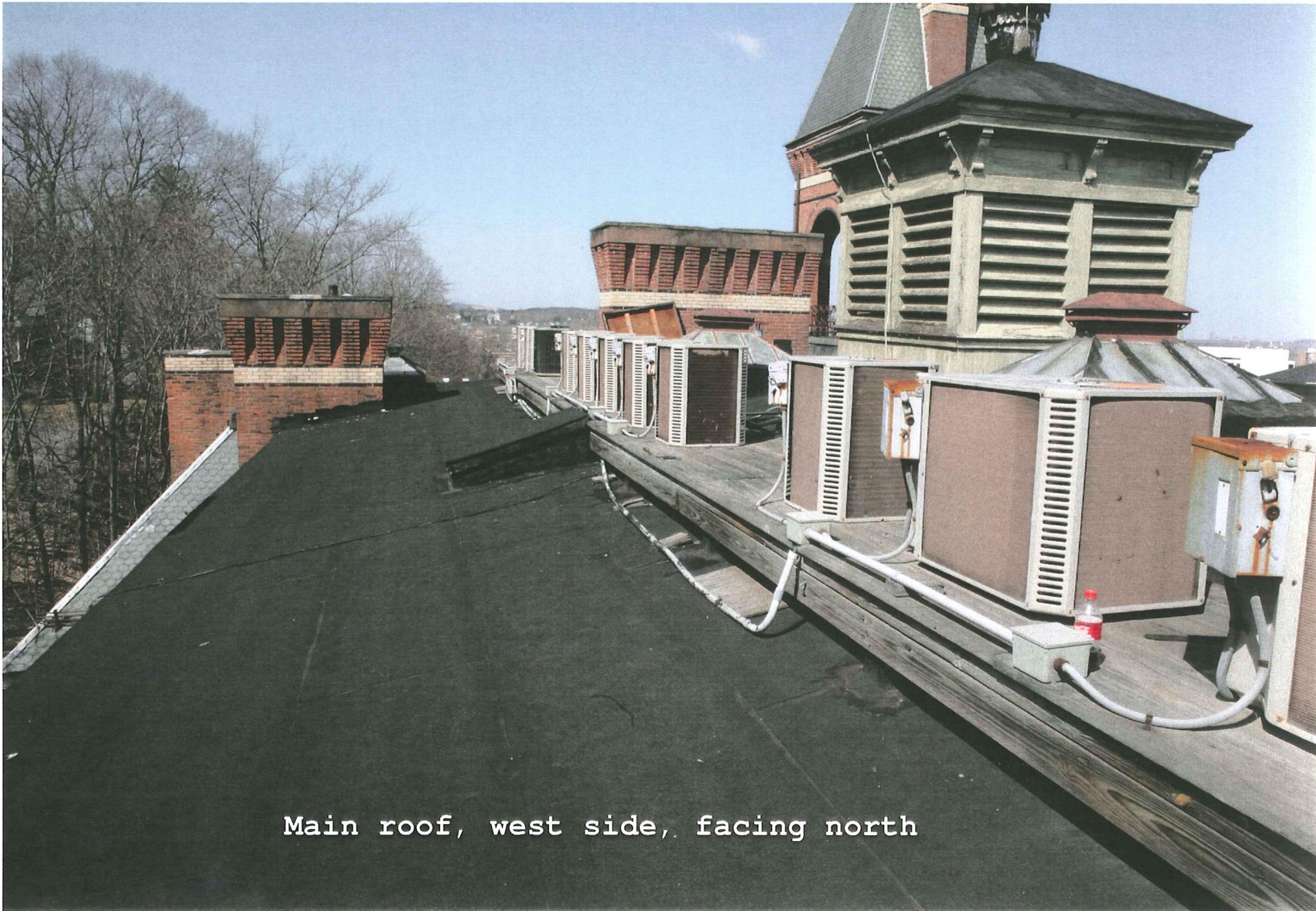
Main building roof, rear, west side.



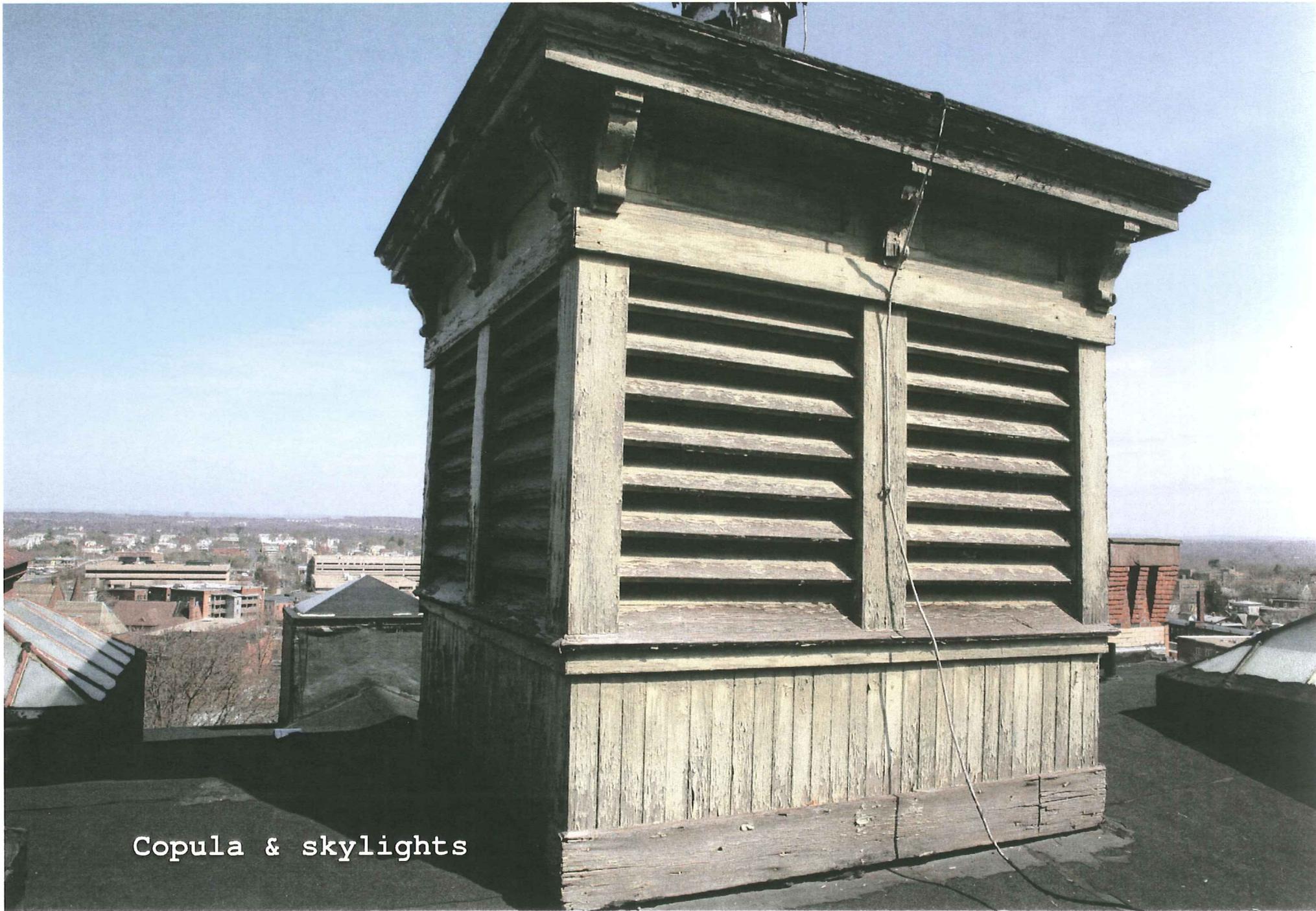
Main roof, east side, facing north



Main roof, west side, facing north



Main roof, west side, facing north

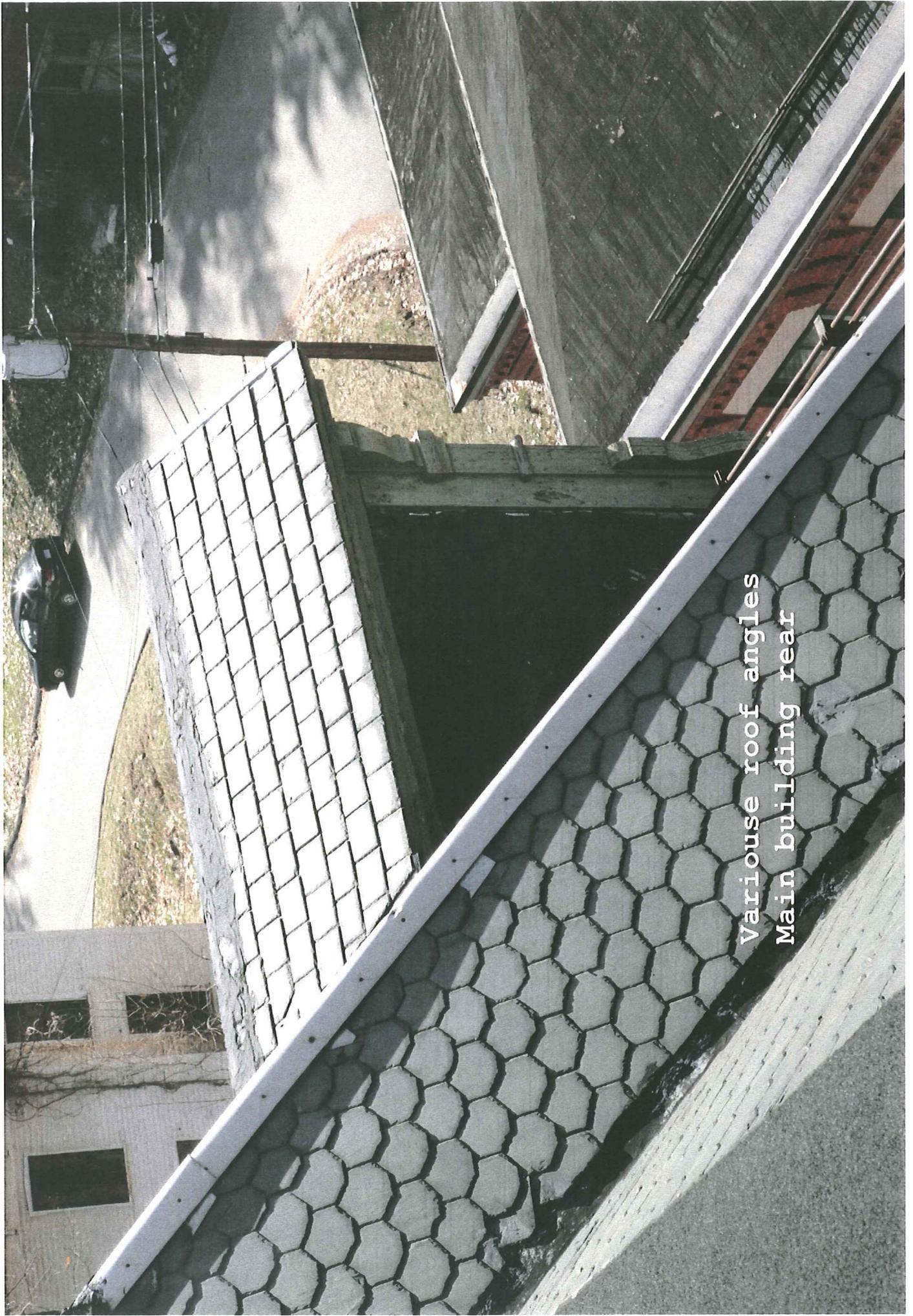


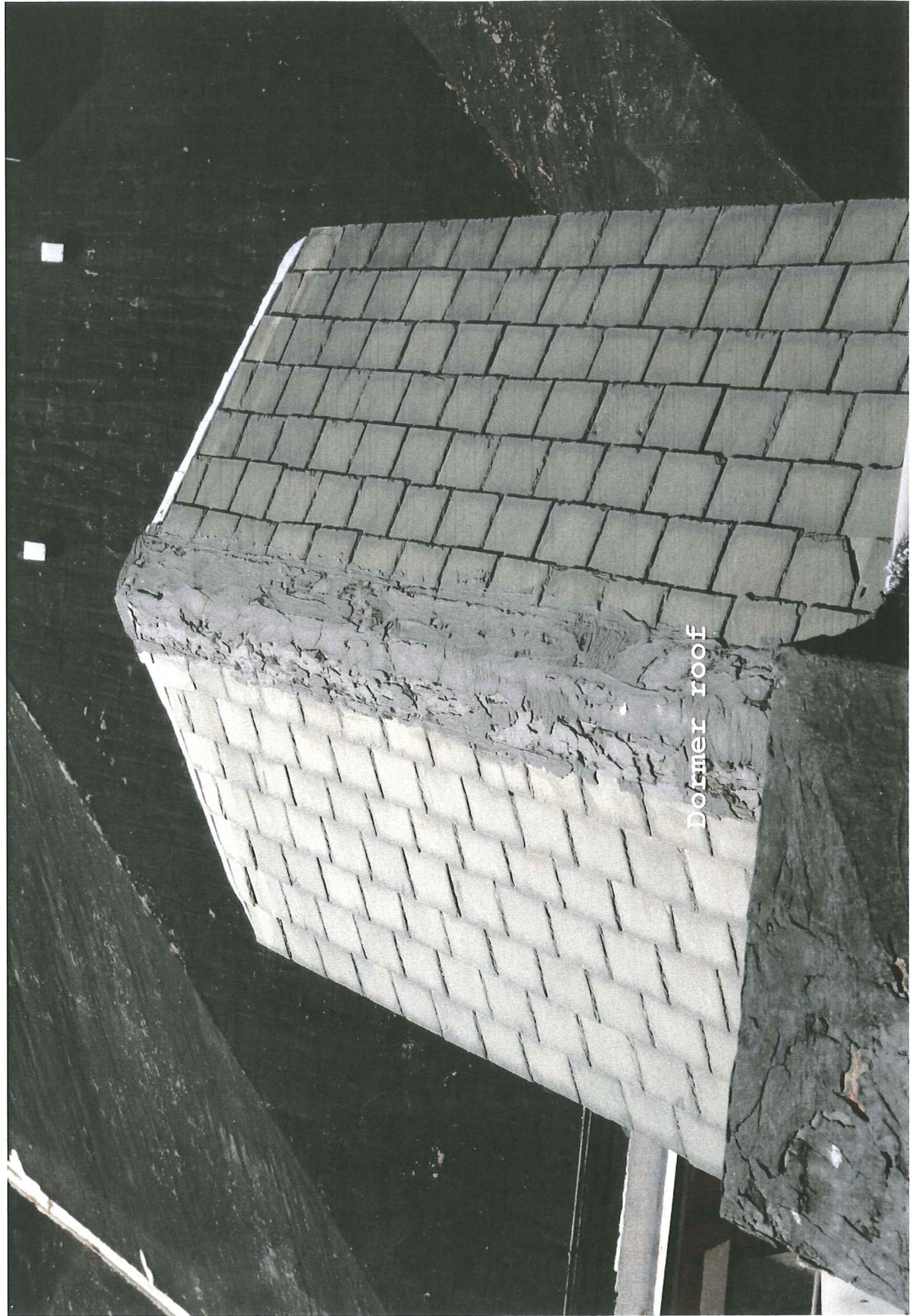
Copula & skylights



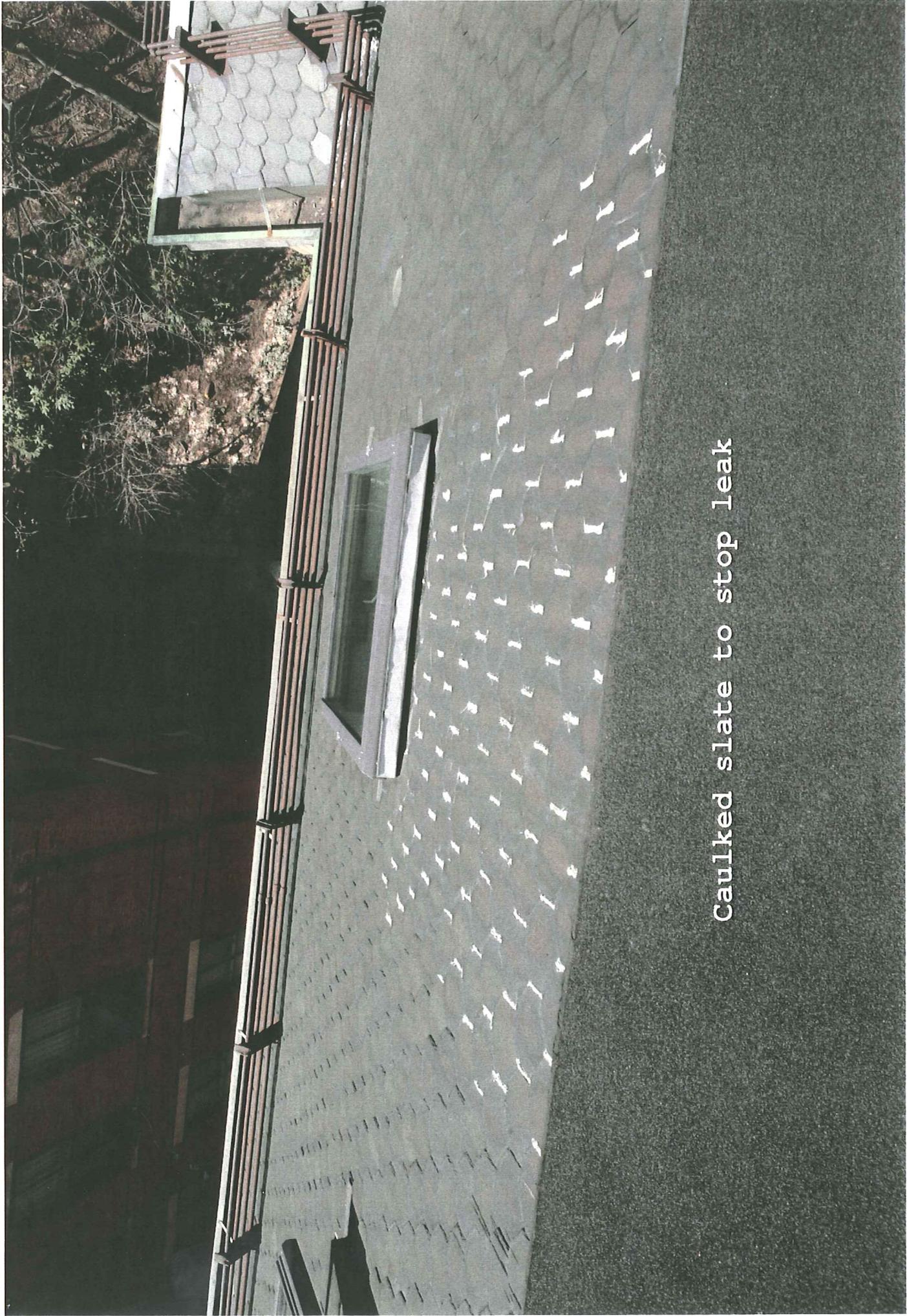
Copula interior vent.

Various roof angles
Main building rear

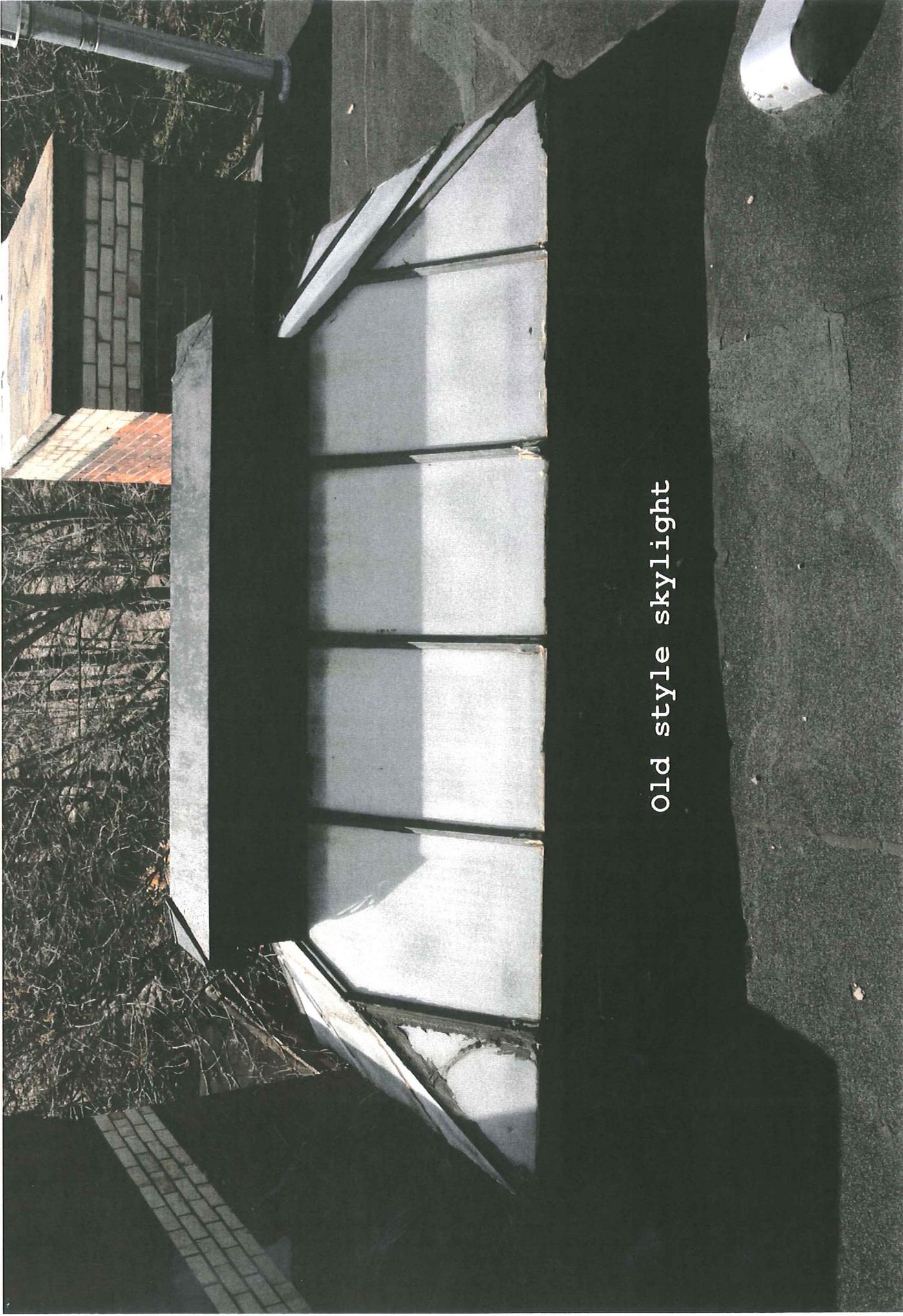




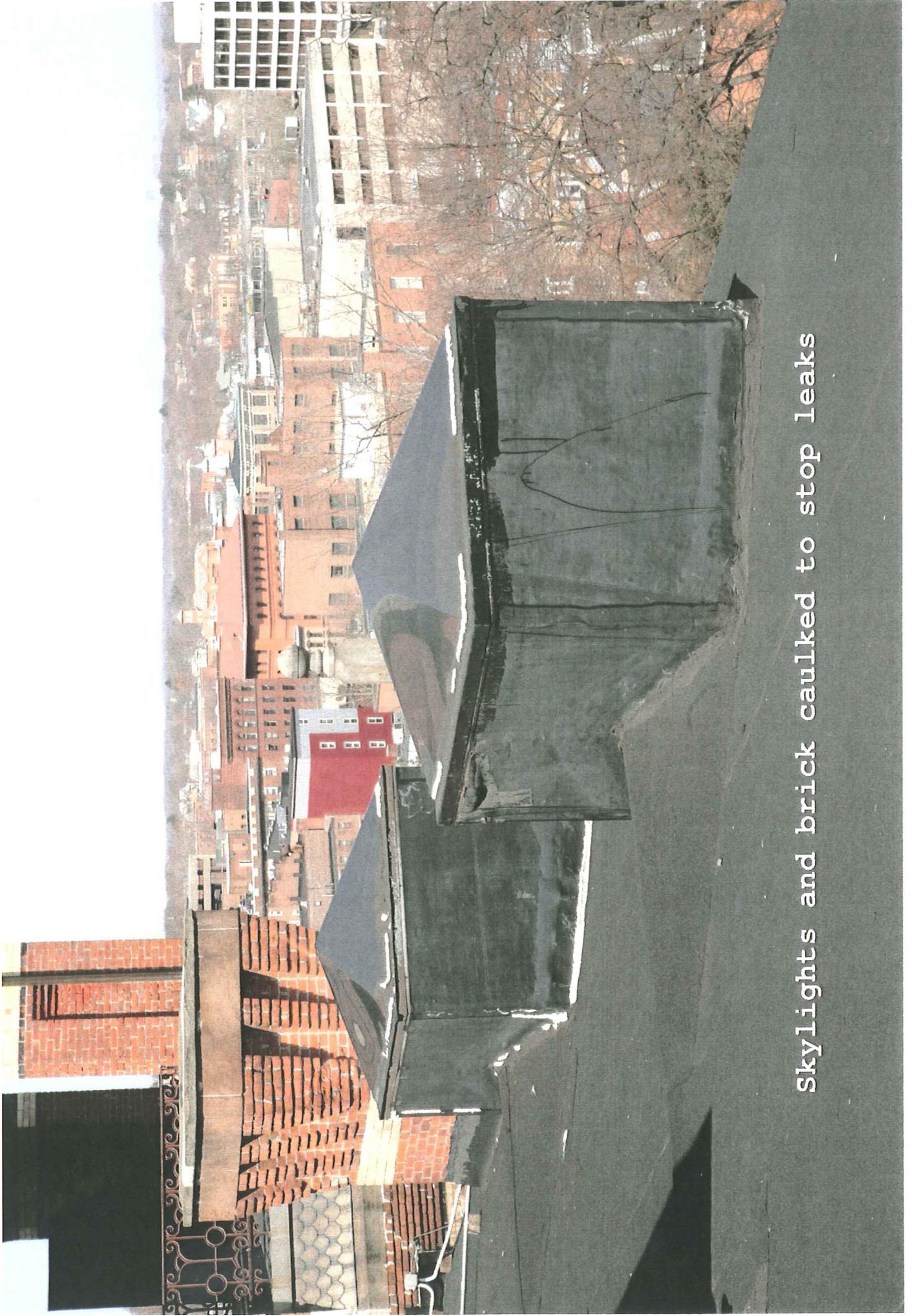
Dormer roof



Caulked slate to stop leak



Old style skylight



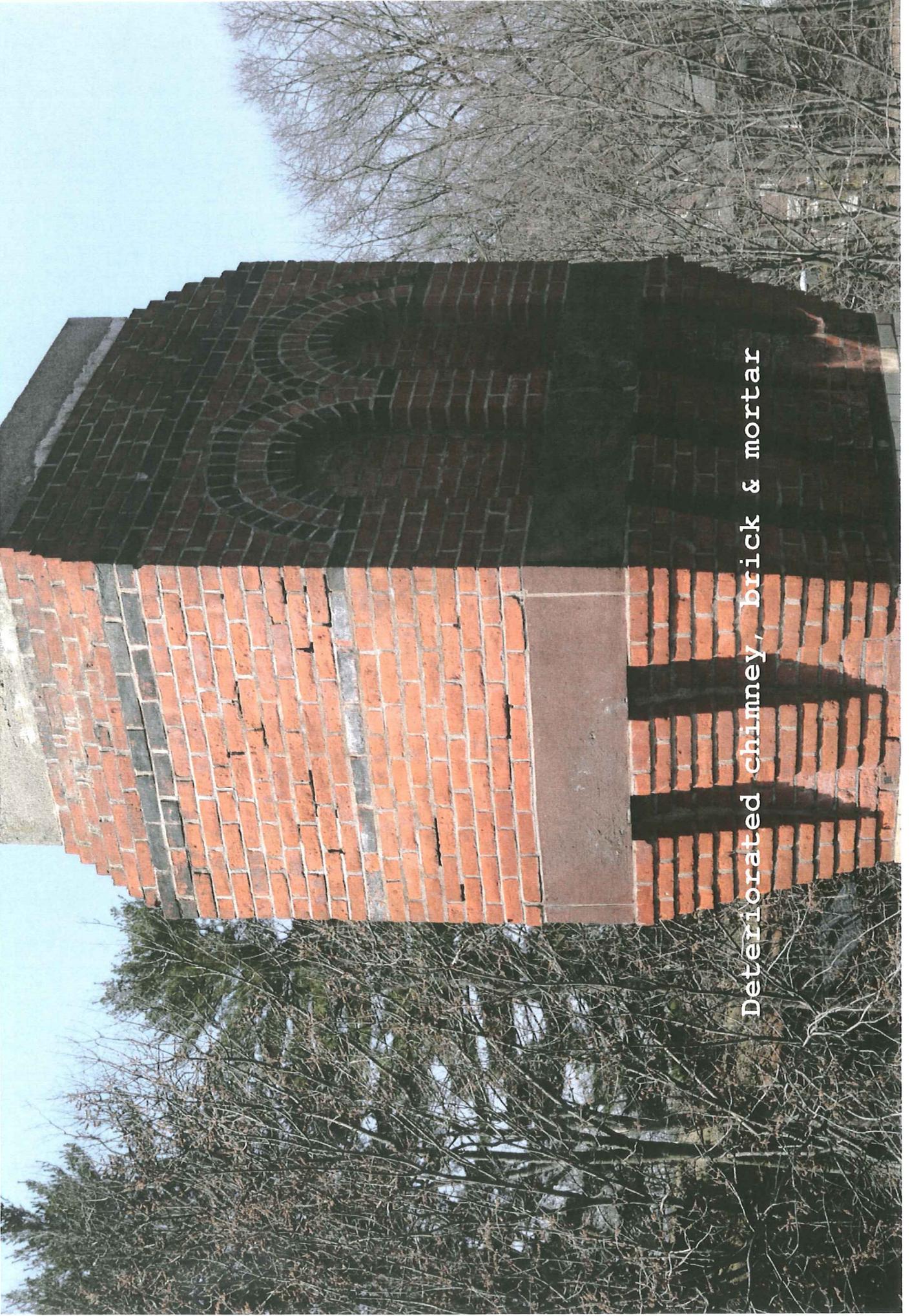
Skylights and brick caulked to stop leaks



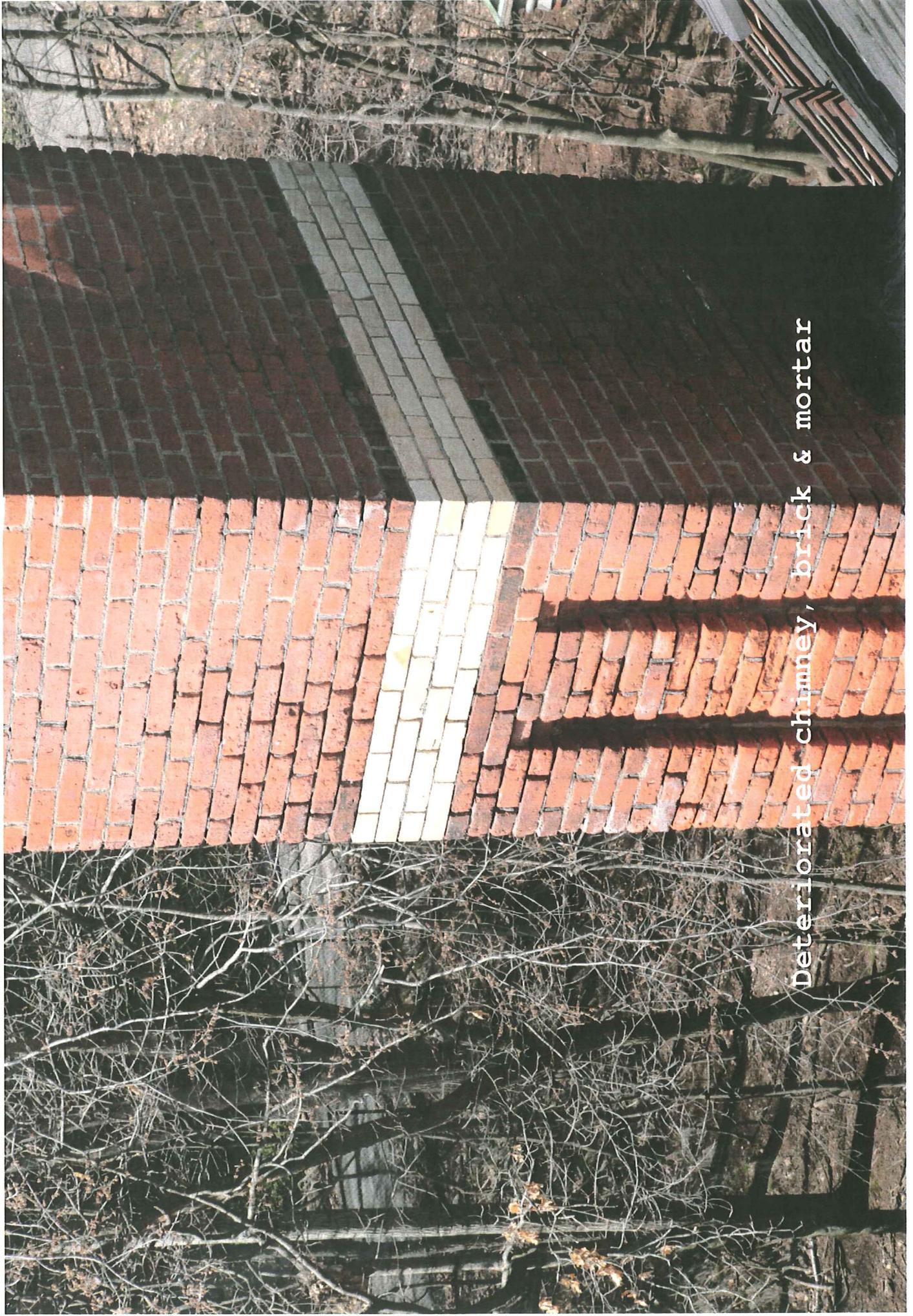
Mortar falling out



Mortar falling out, caulked flashing



Deteriorated chimney, brick & mortar



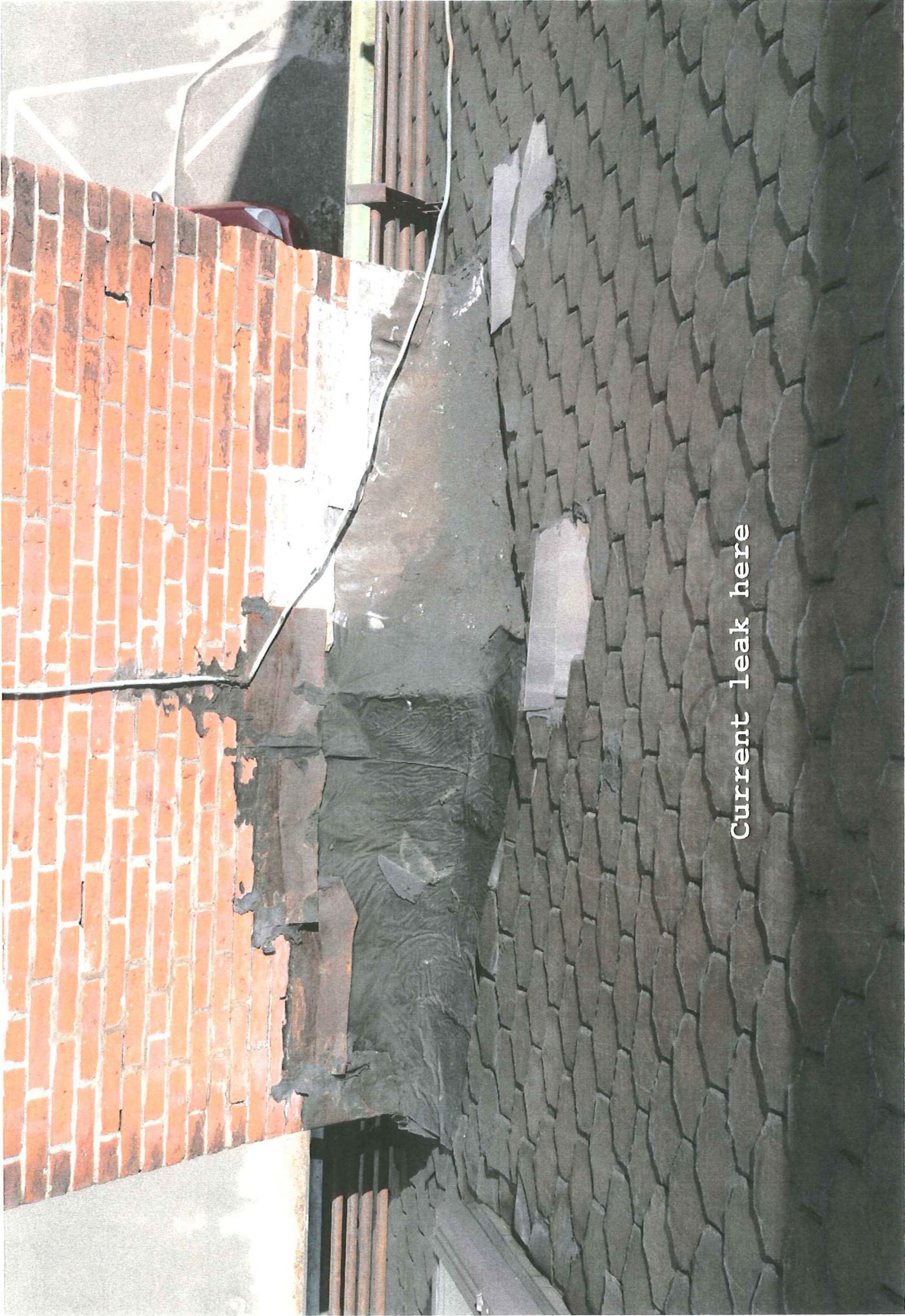
Deteriorated chimney, brick & mortar



Caulked chimney to stop leaks



Deteriorated flashing



Current Leak here

