

McKenna Rowhouse Condominium Association

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Spring 2022 Miscellaneous

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Overview

McKenna Rowhouse Condominium Association is located at the southeast corner of Raymond Rd and McKenna Blvd in Madison, WI. It comprises 50 units across seven (7) buildings grouped into three (3) “phases” of development. The newest units were completed in 1999.

Several issues have accumulated that we would like to be addressed as a single project.

Goals

1. **Preserve water-tightness of our buildings**
2. **Improve curb appeal of 2069 through 2081 McKenna:** The porches of these units are highly visible as owners and guests come and go along our association’s south drive.
3. **Improve safety of staircases leading to 2069 through 2081 McKenna**
4. **Allow direct comparison of bids:** We define a common format for all responses to aid in our comparison of bids from multiple vendors.

Budget

The budget for construction of this project is \$20,000.

Summary

Item	Description	Unit
A1	Install missing vinyl siding on south face of rear deck	2009 McKenna
A2	Install missing vinyl siding on west (rear) face	2047 McKenna
B1	Address missing metal fascia/apron below 2nd floor picture window on west (front) face	2027 McKenna
B2	Address missing metal fascia/apron below 2nd floor double-hung window on north (side) face	2029 McKenna
B3	Address missing metal fascia/apron below 3rd floor casement window on south (front) face	2071 McKenna
C	Replace missing metal downspout extension on south (rear) face	2055 McKenna
D	Replace missing shingles on roof of front porch	2071 McKenna
E1	Replace two (2) free-standing railing posts and sleeves	2069 McKenna
E2	Replace two (2) free-standing railing posts and sleeves	2071 McKenna
E3	Replace two (2) free-standing railing posts and sleeves	2073 McKenna
E4	Replace two (2) free-standing railing posts and sleeves	2075 McKenna
E5	Replace two (2) free-standing railing posts and sleeves	2077 McKenna
E6	Replace two (2) free-standing railing posts and sleeves	2079 McKenna
E7	Replace two (2) free-standing railing posts and sleeves	2081 McKenna
F1	Replace eroded concrete cap supporting handrail along front stairs	2069 McKenna
F2	Replace eroded concrete cap supporting handrail along front stairs	2071 McKenna
F3	Replace eroded concrete cap supporting handrail along front stairs	2073 McKenna
F4	Replace eroded concrete cap supporting handrail along front stairs	2075 McKenna
F5	Replace eroded concrete cap supporting handrail along front stairs	2077 McKenna

F6	Replace eroded concrete cap supporting handrail along front stairs	2079 McKenna
F7	Replace eroded concrete cap supporting handrail along front stairs	2081 McKenna
G1	Replace crumbling concrete between top step and front porch slab	2073 McKenna
G2	Replace crumbling concrete between top step and front porch slab	2075 McKenna

Specifications

Item	Description
E1-E7	Existing structural posts shall be replaced with metal posts that will resist damage from water and snowmelt (salt).
E1-E7	Post sleeves (if used) shall not be susceptible to rot or require painting.
F1-F7	A durable concrete mix shall be used that is unlikely to rapidly deteriorate due to exposure to the elements.
G1-G2	Anchors and/or reinforcement shall be used within concrete to secure its position and ensure its longevity.
G1-G2	A durable concrete mix shall be used that is unlikely to rapidly deteriorate due to exposure to the elements.

Milestones

1. Solicitation of Bids

This request for proposal (RFP) will be distributed to vendors beginning 3/7/2022.

2. Bid Selection

A winning bid will be selected on or before 4/8/2022.

3. Project Completion

Bids submitted for this RFP shall propose a completion date no later than 6/30/2022.

Bid Format

Vendors shall include the following information along with their submitted bid:

- Name and address of vendor
- Name and contact information for primary bid contact
- Certificate of insurance showing:
 - Proof of insurance
 - Coverage limits
- Fixed price quotation
- Projected breakdown of costs
 - Items A1-A2:
 - Estimated material and labor costs
 - Items B1-B3:
 - Estimated material and labor costs
 - Item C:
 - Estimated material and labor costs
 - Item D:
 - Estimated material and labor costs
 - Items E1-E7:
 - Estimated material and labor costs
 - Items F1-F7:
 - Estimated material and labor costs
 - Items G1-G2:
 - Estimated material and labor costs
 - Permits and inspections

Addendum

This section contains illustrations of each of the issues from the Summary section.

























