

# McKenna Rowhouse Condominium Association

% Katie Myhre  
360 Commercial Real Estate  
701 E Washington Ave  
Suite LL2  
Madison, WI 53703  
(608) 807-0660

## Patio Deck and Fence for 6601 Raymond Rd

**August 22, 2023**

### 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.

The original concrete slab patio of 6601 Raymond Rd was significantly altered to improve drainage in the summer of 2022. The unit owner has not had access to the patio from their unit since then.

The cedar dog ear picket fence surrounding the same patio has deteriorated due to exposure to the elements and is currently shorter than fences of newer comparable units.

### Goals

1. **Provide safe access to concrete patio via sliding patio door**
2. **Provide a highly durable deck surface**
3. **Provide safe access to concrete patio via fence access gate**
4. **Increase the fence height to 6’ or above**
5. **Remain compliant with all applicable codes**

## Summary

Item	Description	Unit
A1	Replace ledger board (as needed)	6601 Raymond
A2	Install deck framing	6601 Raymond
A3	Install deck surface	6601 Raymond
B1	Remove and dispose fence materials that will not be reused	6601 Raymond
B2	Install cedar horizontal members between posts	6601 Raymond
B3	Install 6' x 6" cedar dog ear pickets	6601 Raymond
B4	Install matching access gate adjacent to garage door	6601 Raymond
B5	Support locking of access gate	6601 Raymond

## Specifications

Item	Description
A1	Ledger board shall be inspected for suitability and replaced if appropriate.
A2	Deck framing shall be UC4A or better pressure-treated lumber. Where allowed by code, screws are highly preferred.
A3	Deck surface shall be gray composite. Fasteners shall be compatible screws.
B1	Existing fence materials that will not be reused in the reconstructed fence shall be removed and disposed of by the bidder.
B2	Fence horizontal members shall be raw cedar. Fasteners shall be stainless steel screws.

B3	Vertical fence boards shall be 6" wide cedar dog ear pickets giving an overall height of no less than 6'. Fasteners shall be stainless steel screws.
B4	An access gate shall be installed immediately adjacent to the unit garage.
B5	Gate hardware shall support the use of a padlock for access control.

## Milestones

### 1. Solicitation of Bids

This request for proposal (RFP) will be distributed to vendors beginning 8/23/2023.

### 2. Bid Selection

A winning bid will be selected promptly after sufficient bids are received.

### 3. Project Completion

Bids submitted for this RFP shall propose a completion date no later than 11/30/2023.

## 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
  - Deck:
    - Estimated material and labor costs
  - Fence:
    - Estimated material and labor costs
  - Permits and inspections

## 4

- Limited materials list:
  - Category of treated lumber
  - Species of untreated wood
  - Type and material of fasteners
  - Material of gate hardware

## Addendum

This section contains relevant photos of the project area.







