

McKenna Rowhouse Condominium Association

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North Courtyard Drainage

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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.

The four (4) Phase 2 condo units¹ located adjacent to the northern half of the association's central courtyard have regularly experienced water entering their basements, over the foundation wall, and we have identified several factors contributing to the problem including that the foundation wall sits below the surrounding grade. These units are impacted by runoff from their own roofs, in addition to runoff from Phase 1 units to the north.

This confluence of storm water has undermined the integrity of sidewalks within and adjacent to the northern half of the central courtyard, particularly those serving the eight (8) south-facing Phase 1 condo units².

With this project we intend to permanently resolve these issues through grade adjustments, installation of a more durable retaining wall, installation of a multi-chamber storm water detention system, directing downspouts toward the detention system, and replacing concrete sidewalks with new concrete and permeable pavement.

The project also involves beautification through new tree, shrub, and ornamental grass plantings.

¹ 2029, 2031, 2033, and 2035 McKenna Blvd

² 6633, 6637, 6641, 6645, 6649, 6653, 6657, and 6661 Raymond Rd

Goals

1. **Stop water from entering basements of Phase 2 units:** Provide unit owners with peace of mind that basement flooding is a thing of the past.
2. **Improve stormwater drainage away from Phase 2 units:** A stormwater detention system has been designed to handle rooftop runoff from Phase 1 and Phase 2 roofs.
3. **Improve curb appeal of all affected units:** Plant new trees, shrubs, and ornamental grasses for beautification and to assist with soil dewatering.
4. **Build community support for future projects:** The combined effect of the improvements in this project should build confidence within the community that similar holistic improvements should be pursued for our common property.
5. **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 \$300,000.

Specifications

The project will be governed by existing construction documents (i.e. sheets numbered “L-0” through “L-16”) prepared by our landscape architect, Kelly Design Group, LLC.

Construction Document Overview	Page
Conceptual master plan	L-0
Grading and drainage plan	L-1
Horizontal control plan	L-2
Details for construction	L-3

<ul style="list-style-type: none"> ● (A) Column & Rail ● (B) Concrete Steps, Handrail, & 'Keystone' Walls ● (C) Stone Placement ● (D) Terrace Railing 	
Details for construction <ul style="list-style-type: none"> ● (E) Post Base ● (F) Concrete Pavement ● (G) Handrail ● (H) Post Base Plate 	L-4
Details for construction <ul style="list-style-type: none"> ● (I) Steps & Deepened Pour Concrete ● (J) 'Keystone' Wall ● (K) Front View Steps at Unit 6661 ● (L) Step & Terrace - Unit 6661 	L-5
Details for construction <ul style="list-style-type: none"> ● (M) Low-Voltage Lighting Plan ● (N) Handrail & Railing Plan 	L-6
Details for construction <ul style="list-style-type: none"> ● (O) 'NDS Stormchamber' ● (P) Down Spout & Catch Basin ● (Q) Concrete & Brick Pavement ● (R) 'NDS' Catch Basin & 'Keystone' Wall 	L-7
Details for construction <ul style="list-style-type: none"> ● NDS StormChamber notes 	L-8, L-9, L-10, L-11, L-12, L-13
Planting plan	L-14
Notes and specifications	L-15, L-16

Milestones

1. Solicitation of Bids

This request for proposal (RFP) was distributed to vendors beginning 7/14/2025.

2. Bid Selection

A winning bid will be selected on or before 12/31/2025.

3. Project Completion

Bids submitted for this RFP shall propose a completion date no later than 10/20/2026.

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
 - Sidewalks:
 - Removal of existing concrete
 - Estimated material costs; new concrete, pavers, edging, base, etc.
 - Labor for installation
 - StormChamber, peripheral drains, and final grade:
 - Excavation and tree root removal
 - Estimated material costs; devices, pipes, stone, geotextiles, soil, etc.
 - Labor for installation
 - Retaining walls
 - Estimated material costs; blocks, stones, adhesives, etc.
 - Labor for installation
 - Plantings
 - Estimated material costs; plants, seed, sod, etc.
 - Labor for installation
 - Permits and inspections
- Proposed key dates:
 - Excavation
 - Installation of StormChamber and peripheral drains
 - Construction of retaining walls
 - Construction of new sidewalks
 - Construction of permeable pavements
 - Final grading
 - Seeding/planting of grasses
 - Planting of deciduous shrubs
 - Final acceptance date