

McKenna Rowhouse Condominium Association

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North Courtyard Stopgap

July 14, 2025

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.

A complete, holistic, and permanent solution is covered by a separate request for proposal (RFP) document.

Goals

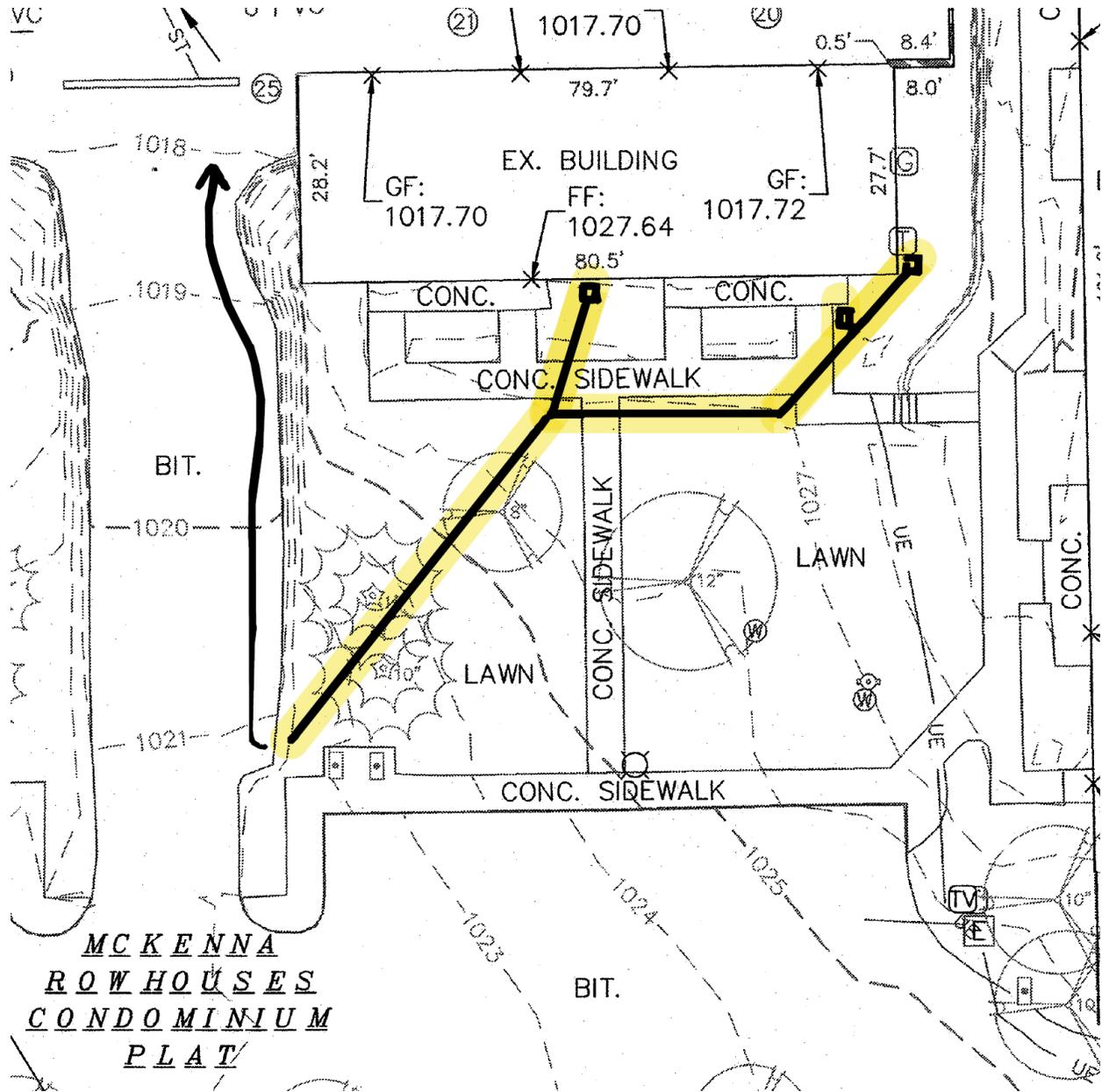
1. **Redirect water from Phase 2 unit downspouts:** Mitigate basement water infiltration while we prepare a permanent solution. This solution must have a designed life of two (2) years, at a minimum.

Budget

The budget for construction of this project is \$8,000.

¹ 2029, 2031, 2033, and 2035 McKenna Blvd

Concept



Milestones

1. Solicitation of Bids

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

2. Project Completion

Bids submitted for this RFP shall propose a completion date no later than 10/20/2025.

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
 - Drains:
 - Estimated material costs; drain pipes, catch basins, etc.
 - Labor for installation
 - Permits and inspections
- Proposed key dates:
 - Excavation
 - Construction
 - Final acceptance date