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DRAFT

June 25, 2019

LETTER OF INTENT

Matt Tucker
City of Madison

Re: Mendota Mental Health Institute, Juvenile Treatment Center Expansion (MJTC)
Letter of Intent
BWBR Commission No. 3.2018319.00

Dear Mr. Tucker:

This project expands the existing MJTC facility by constructing additions onto the existing facility. The current facility houses 43 male juvenile offenders. The new facility will add two units for 30 male and two units for 20 female juvenile offenders for a total of 50 new units. The new units will be integrated into the existing MJTC facility.

The existing MJTC building will be remodeled to improve circulation and safety and to update building and security systems. The new facility will include programming space including areas for life skills training, health/dental services, education, counseling, and recreation, visitation space, staff offices, and support areas.

Fenced courtyards will be created on the grounds adjacent to the buildings for outdoor programming space. An underground service tunnel will be constructed from the new building to the existing service tunnel network at MMHI. The parking lot to the south of the existing MJTC building will be expanded.

Project Team

Owner: State of Wisconsin
Agency: Department of Health Services (DHS)
User: Mendota Mental Health Institute

Architect: BWBR Madison
Civil and Structural Engineering: OTIE
Landscape Design: Saiki Design
HVAC, Plumbing, Electrical, Security, Technology: Mead & Hunt

Project Schedule:

Submission of Documents for Final Review:	September 2019
Bid Opening:	December 2019
Start of Construction:	February 2020
Substantial Completion / Occupancy:	March 2022

Phasing Plan:

MJTC must remain operational; therefore, between February 2020 and March 2022 there will be three phases; build the bedroom unit wings and supporting program spaces first, move current juveniles into new facility, remodel existing facility and then build the administration and visitation areas.

Proposed Use:

The proposed use of the building will not change from its current use, which is:

"Mendota Juvenile Treatment Center (MJTC) is a 29-bed secure treatment facility located on the property of MMHI. Staff deliver comprehensive mental health services to teen boys whose highly disruptive behavior and failure to respond to standard treatment has warranted their transfer to the facility from Wisconsin's juvenile corrections system. MJTC seeks to rehabilitate youth by focusing on helping participants understand interpersonal processes, acquire social skills, and improve normative social connections." <https://www.dhs.wisconsin.gov/mendota/mjtc.htm>

Hours of Operation:

24/7 364 days a year

Number of Employees:

180

Gross Square Footage

Additions: 77,850 GSF
Remodeled Building: 24,700 GSF
Total GSF: 102,550 GSF

Drawings Attachments:

A410.2 – Lower Level Zone 2 and Zone 4 Dimension Plan
A411.1 – First Level Zone 1 – Dimension Plan
A411.2 - First Level Zone 2 – Dimension Plan
A411.3 - First Level Zone 3 – Dimension Plan
A412.1 - Second Level Zone 1 – Dimension Plan
A412.2 - Second Level Zone 2 – Dimension Plan
A500 – Roof Plan
A510 – Exterior Elevations
A511 - Exterior Elevations
A512 - Exterior Elevations
A513 - Exterior Elevations
C210 – Existing Survey
C213 – Site layout Plan - North
C214 - Site Layout Plan - South
C216 - Site Grading and Erosion Control Plan - North
C217 - Site Grading and Erosion Control Plan - South
C218 – Site Utility – North
C219 – Site Utility - South
C220 – MRI Trailer Access Plan
L100 – Overall Landscape Plan
L101 – Site Plan – South
L102 – Site Plan - North

Sincerely,

BWBR

Laura M. Davis
Sr. Project Architect

LMD

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