



1241 John Q. Hammons Dr., Ste. 503  
Madison, WI 53717

608.829.3701  
bwbr.com

**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

*For professional licensure, visit [bwbr.com/licenses-registrations](http://bwbr.com/licenses-registrations)*