

# 2017 Act 185

STATE  
FACILITIES  
CONSTRUCTION  
OVERVIEW

# Types of Facilities Related to Act 185

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## State Facilities

- **Mendota Juvenile Treatment Center (MJTC) Expansion** - construct a new secure treatment facility adjacent to the existing MJTC containing two units for 30 male and two units for 20 female juvenile offenders. The new units will be integrated into the existing MJTC facility at Mendota Mental Health Institute.
- **New Type 1 Juvenile Corrections Facilities** – construct three new buildings for juvenile corrections regional facilities. Each building will have 3 male units with 8 beds each and 1 female unit with 8 beds each for a total of 32 beds. Design will be based on concepts developed as a result of the Juvenile Corrections Prototype Study.

## County Facilities

- **Secured Residential Care Centers for Children and Youth (SRCCCYs)**

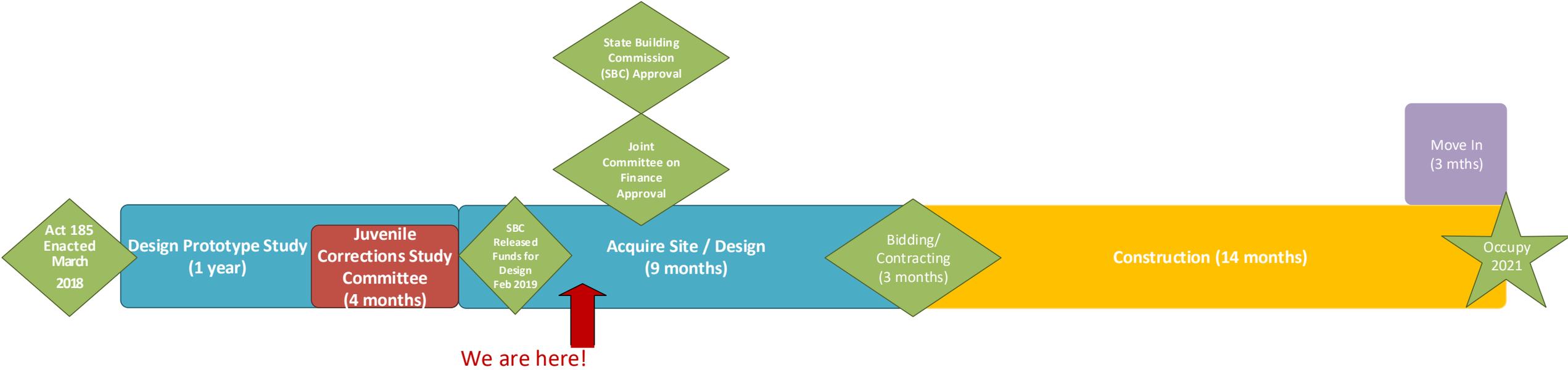
# Funding/Budget Estimates for Projects

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- **Mendota Juvenile Treatment Center (MJTC) Expansion -**
  - 2019-21 Capital Budget Governor's Recommendation included a request to amend the existing enumeration of \$15M in Act 185 by increasing the project budget with \$43.9M GFSB for an estimated total cost of \$58.9M.
- **New Type 1 Juvenile Corrections Facilities -**
  - 2019-21 Capital Budget Governor's Recommendation included a request to amend the existing enumeration of \$25M in Act 185 by increasing the project budget with \$90M GFSB for an estimated total cost of \$115M for the construction of three Type 1 facilities.
- **Secured Residential Care Centers for Children and Youth (SRCCCYs) -**
  - 2019-21 Capital Budget Governor's Recommendation included a request to enumerate \$100M GFSB for SRCCCYs (Act 185 only appropriated \$40M GFSB for SRCCCYs.)

# Overall Timeline

## State Juvenile Facility Construction Schedule



# Project Milestones

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- **Mendota Juvenile Treatment Center (MJTC) Expansion -**

- December 2018 - Design consultant was selected – BWBR
- February 2019 – State Building Commission released Building Trust Funds for design
- March 2019 – Design team began Workshops with program staff to define design elements
- March 2019 – Environmental Consultant selected to conduct environmental assessment

## UPCOMING MILESTONES

- Summer 2019 – Seek State Building Commission Authority to Construct
- Winter 2019/20 – Bid Project for Construction
- Spring 2020 – Start Construction

# Project Milestones

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## ■ **New Type 1 Juvenile Corrections Facilities -**

- February 2018 - Design consultant was selected – BWBR
- April 2018 – Contract was authorized to develop a prototype of facilities
- Summer 2018 – Juvenile Corrections Study Committee convened
- October 2018 – Prototype design presented to the Juvenile Corrections Study Committee
- February 2019 – State Building Commission released Building Trust Funds for design
- March 2019 – Governor Evers announces two sites – Hortonia and Milwaukee
- April 2019 – Design team began Workshops with program staff to define design elements
- April 2019 – Environmental Consultant selected to begin environmental assessments

### UPCOMING MILESTONES

- Summer 2019 – Seek State Building Commission and Joint Committee on Finance Authority to Construct in accordance with Act 185
- Winter 2019/20 – Bid Project for Construction
- Spring 2020 – Start Construction

# Project Team

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- Robert Hoffmann - DFDM Project Manager
- Mark Ludgatis - BWBR Design Consultant

# MJTC EXPANSION

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March 26-28, 2019

# FINAL BED COUNT

## MENDOTA JUVENILE TREATMENT CENTER

	NUMBER OF UNITS	NUMBER OF BEDS PER UNIT	TOTAL BEDS
EXISTING MJTC BOYS	2	29	29
EXISTING FMU*	1	14	14
NEW BOYS	2	15	30
<b>SUBTOTAL BOYS</b>			<b>73</b>
NEW GIRLS	2	10	20
<b>TOTAL</b>			<b>93</b>

\*Existing FMU is currently adults, will be transitioned to juvenile boys after renovation.

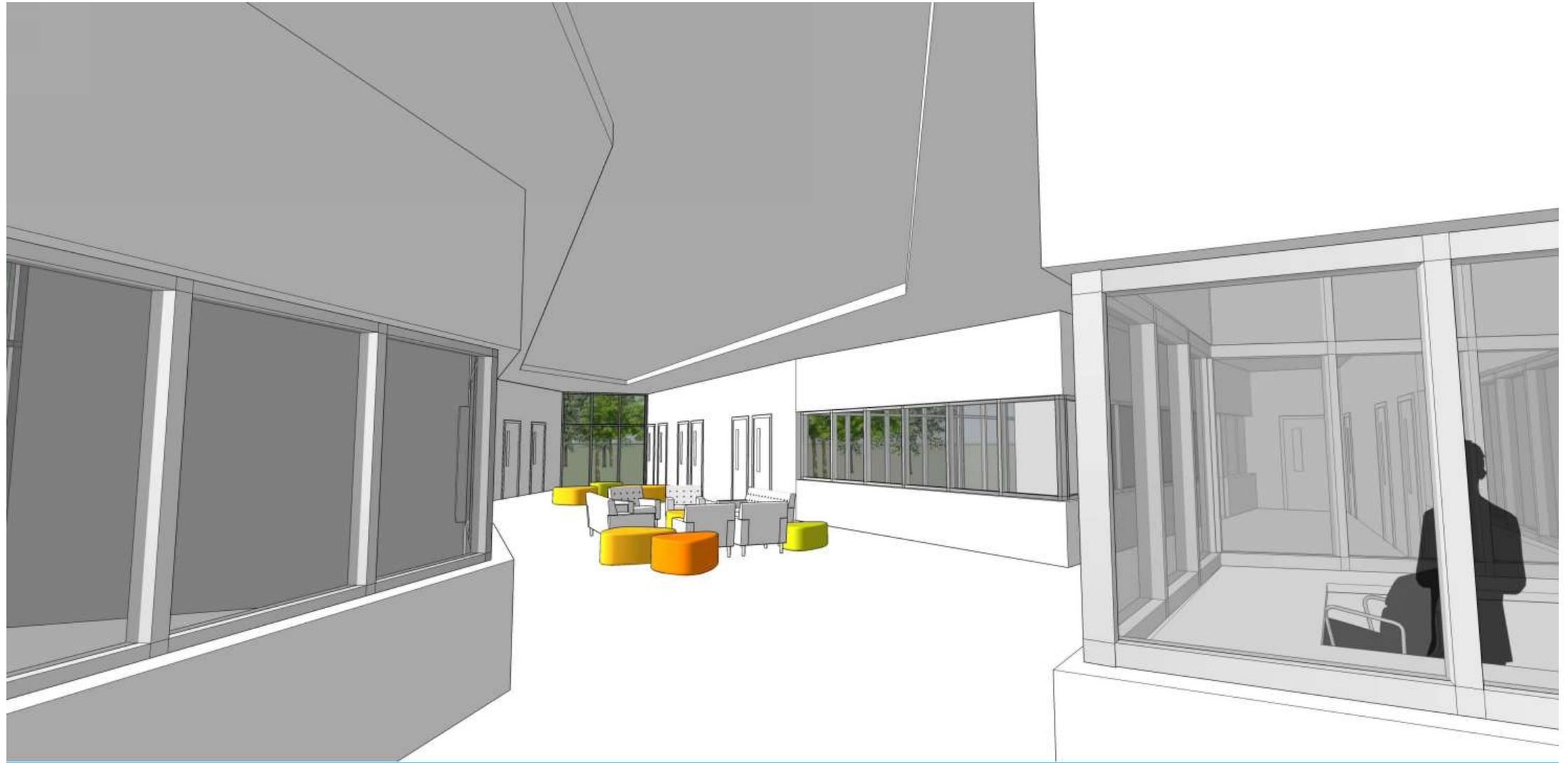
# INTERIOR IMAGES

## Mainstreet



# INTERIOR IMAGES

## West Wing Dayroom



# INTERIOR IMAGES

Control Station and Mainstreet



# INTERIOR IMAGES

Mainstreet



# INTERIOR IMAGES

## East Wing Control Station



# EXTERIOR IMAGES



# EXTERIOR IMAGES



# COST ESTIMATING METHODOLOGY

## Cost per SF basis

- Today's dollars
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## Utilized historic data adjusted to current market conditions

- Similar security/construction types

## Contingency

- Design Contingency
- Construction Contingency

## Escalation

- Projections
- Mid-point of Construction

## Cost Estimator has proven track record

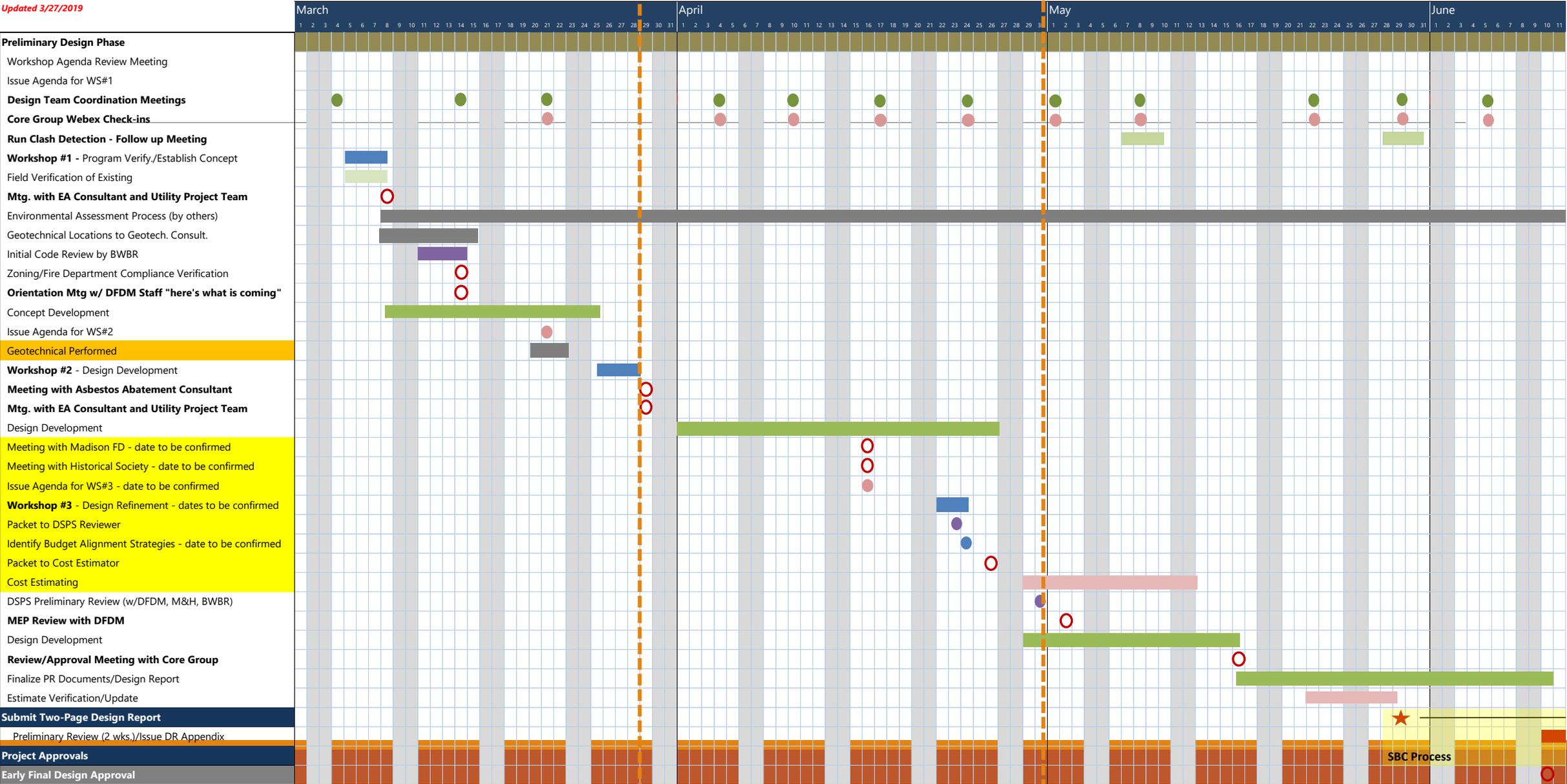
- BWBR Projects
- State of Wisconsin

# Budget

Construction Costs	Unit Cost	Quantity	Totals	Notes
New Construction Program Areas	\$440	63,000	\$27,720,000	GSF as of start of WS2
New Construction Penthouses	\$200	5,500	\$1,100,000	GSF as of start of WS2
New Constructuion Basement	\$180	6,650	\$1,197,000	GSF as of start of WS2
Remodeling East Housing Unit - Core	\$300	3,415	\$1,024,500	Complete gut, with systems upgrades
Remodeling East Housing Unit - Housing	\$200	5,827	\$1,165,400	Minimal changes to configuration, new finishes, limited systems upgrades
Remodeling West Housing Unit	\$600,000	1	\$600,000	Allowance for limited remodeling
Remodeling Office Area	\$180	2,265	\$407,700	Scope also includes systems upgrades
Remodeling Gym	\$300,000	1	\$300,000	Allowance for acoustic treatment, daylighting, new finishes
Systems Remodeling Allowance	\$500,000	1	\$500,000	Allowance - needs verification following WS2
Service Tunnel	\$5,900	175	\$1,032,500	LF as of start of WS2
Existing Parking Modifications	\$100,000	1	\$100,000	Allowance
Parking for 100 stalls	\$5,400	100	\$540,000	
Fencing	\$340	700	\$238,000	Needs verification following WS2
Utilities Allowance	\$250,000	1	\$250,000	Allowance - needs verification following WS2
Site Improvements Allowance	\$150,000	1	\$150,000	Allowance - needs verification following WS2
Phasing Premium			\$500,000	
<b>Subtotal</b>			<b>\$36,825,100</b>	<i>includes GC/OP, 10% design cont. and escalation</i>
Design Contingency/Unknowns	7%		\$2,577,757	
<b>Total Escalated Construction Cost</b>			<b>\$39,402,857</b>	<i>includes GC/OP, 10% design cont. and escalation</i>
<b>Soft Costs</b>				
Design			\$2,817,000	
DFDM Fee			\$1,723,000	
Contingency			\$3,917,000	
Equipment			\$1,175,000	
Other Fees			\$196,000	
<b>Soft Costs Subtotal</b>			<b>\$9,828,000</b>	
<b>Estimated Total Project Cost</b>			<b>\$49,230,857</b>	

# NEXT STEP - SCHEDULE

Updated 3/27/2019



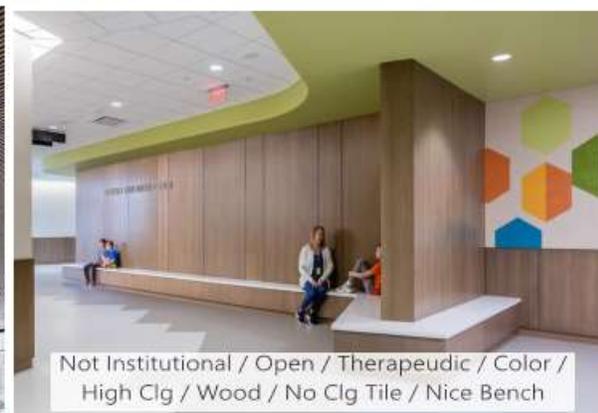
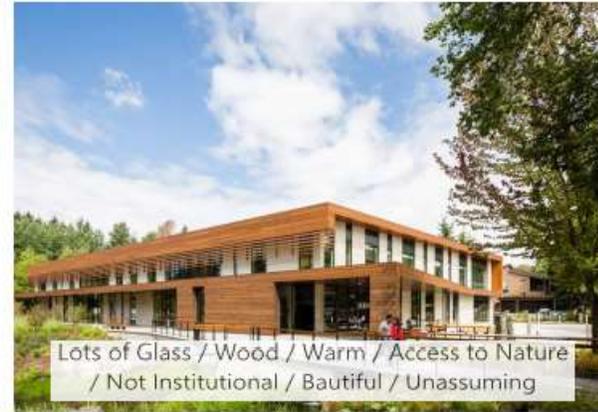
# TYPE 1 JUVENILE CORRECTIONAL FACILITIES

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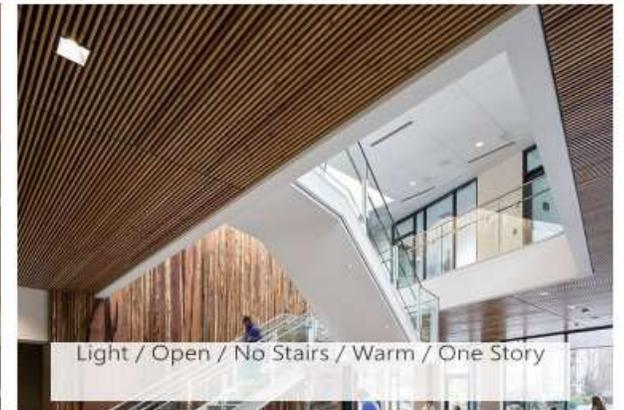
BWBR

Concept Development

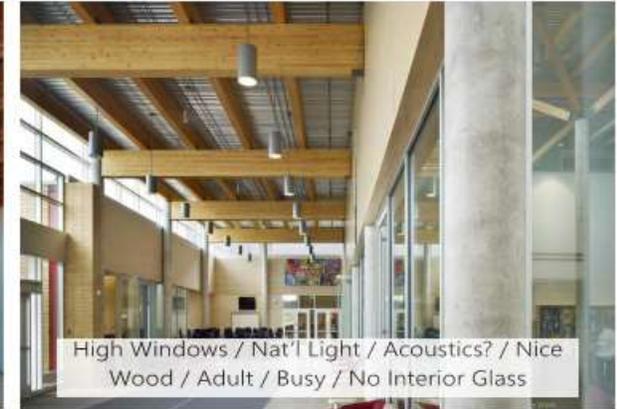
# Visual Dialogue



# Visual Dialogue

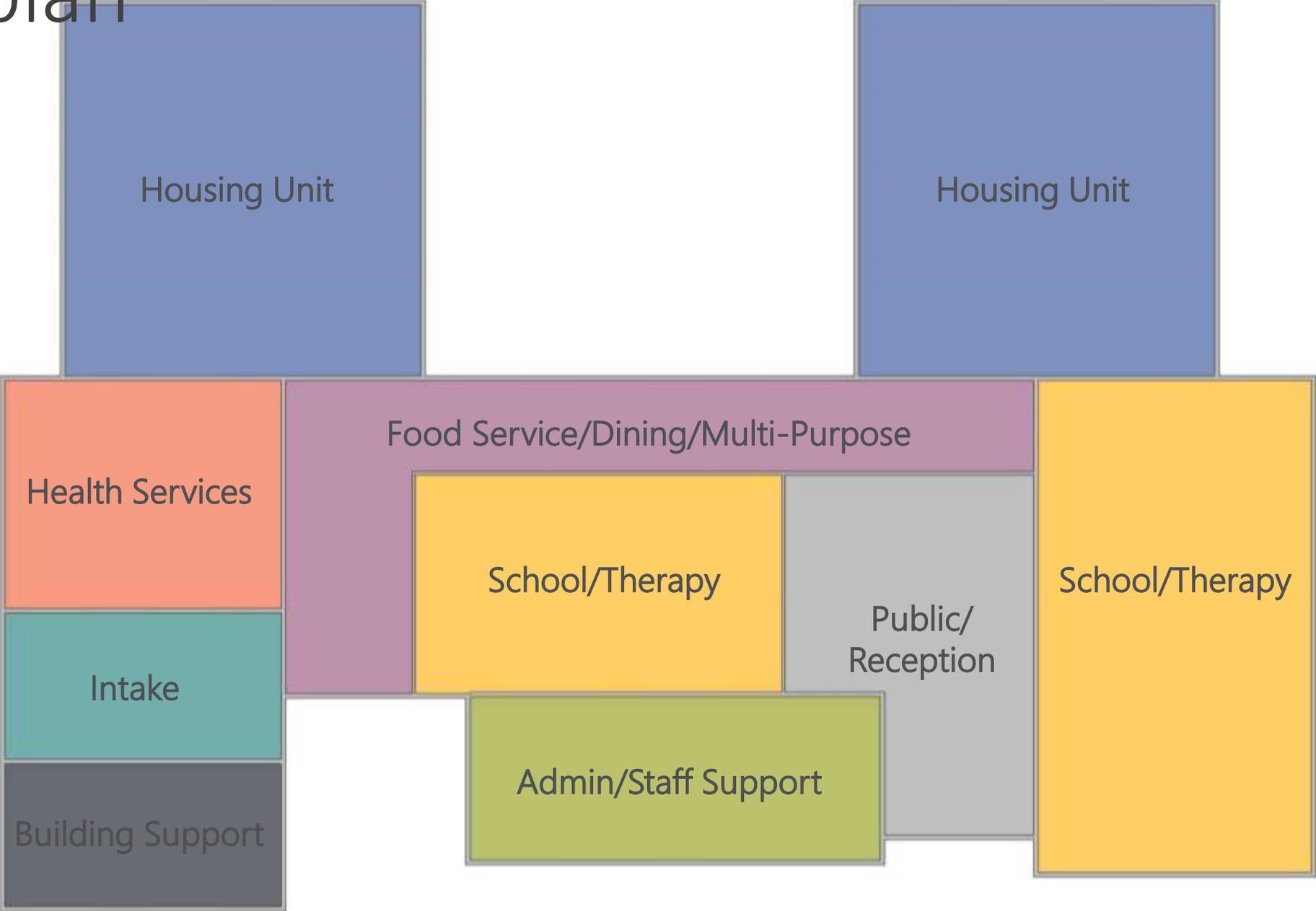


# Visual Dialogue



# Floor plan

43,862 SQ FT (46,662 SQ FT w/Mezzanine)



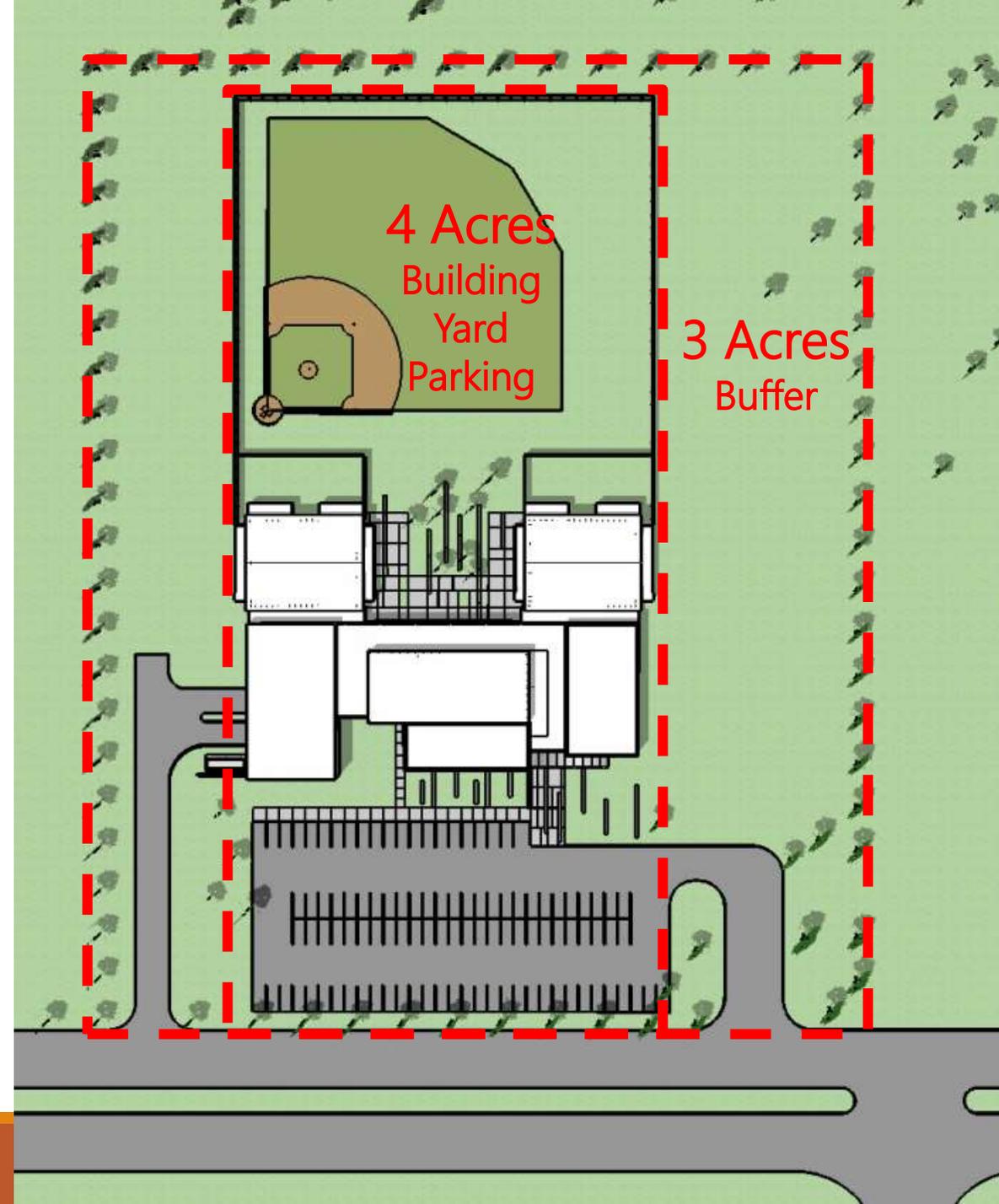
# PROPOSED BED COUNT

## DOC TYPE 1 CORRECTIONAL FACILITIES

	NUMBER OF UNITS	NUMBER OF BEDS PER UNIT	TOTAL BEDS
BOYS	3	8	24
GIRLS	1	8	8
TOTAL			32

# Site plan

- Minimum 7 acres for site
  - 1 acre for the building, 2 acres for the recreation yard , 1 acre for the parking lot and the remaining 3 acres for entry drive, loading dock drive, and buffer
- 100 Parking Stalls
- Site suitable for standard storm water management
- Utilities at edge of site
- No significant topographic challenges
- No historic or archeologic challenges
- Below grade is favorable for typical foundations
- No remediation or environmental clean-up needed
- Assumes standalone facility with it's own central plant. Potential savings if it is an addition to an existing facility.



# FRONT ENTRANCE



ENTRY



INTAKE



# DINING



# OUTDOOR RECREATION



# DAYROOM



# Cost Estimating Methodology

Cost per SF basis

- Today's dollars

Utilized historic data adjusted to current market conditions

- Similar security/construction types

Contingency

- Design Contingency
- Construction Contingency

Escalation

- Projections
- Mid-point of Construction

Cost Estimator has proven track record

- BWBR Projects
- State of Wisconsin

## POTENTIAL COST RANGE

Component		Low End Total	High End Total	Notes
Building		\$14,688,800	\$16,445,800	
Sitework		\$1,591,100	\$1,591,100	
<b>Direct Cost Subtotal</b>		<b>\$16,279,900</b>	<b>\$18,036,900</b>	
General Conditions, OH & Profit		\$2,442,000	\$2,705,600	
Design Contingency		\$1,497,800	\$1,659,400	
<b>Construction Cost Subtotal</b>		<b>\$20,219,700</b>	<b>\$22,401,900</b>	
Labor & Material Escalation		\$1,415,400	\$1,568,200	February 2020 Midpoint of Construction
<b>Escalated Construction Cost</b>		<b>\$21,635,100</b>	<b>\$23,970,100</b>	
Construction Contingency		\$1,839,000	\$2,037,500	
A/E Fees		\$1,730,900	\$1,917,700	
Other Fees		\$216,400	\$239,800	
DFD Fees		\$939,000	\$1,040,400	
Moveable Equipment		\$432,800	\$479,500	Allowance
<b>Estimated Total Project Cost</b>		<b>\$26,793,200</b>	<b>\$29,685,000</b>	



Thank you - Questions?