WELLESLEY
MUNICIPAL LIGHT PLANT

Presentation to Advisory Committee

Wednesday, October 5, 2011

WELLESLEY MUNICIPAL LIGHT PLANT
Administrative Building Addition

- 8,220 square feet
- Addition to garage and warehouse
- Office space for:
  - Engineering Staff
  - Customer Service
  - Administration
- Compliance with "Stretch Building Code"
- All approvals received:
  - Permanent Building Committee
  - Planning Board
  - Design Review Board
  - Zoning Board of Appeals

WELLESLEY MUNICIPAL LIGHT PLANT
Chronological Sequence

- March 2010 estimate $1,920,000
- AECom estimated $200/square foot
- Economic benefits of modular construction unfounded
- Bids ranged $2.6 to $3.1 million
- October 2010 Light Board elected not to award
- January 2011 Gienapp Design Associates hired to replace AECom

WELLESLEY MUNICIPAL LIGHT PLANT
Projected Cost Estimate

GIENAPP ESTIMATE	DPW BID RESULTS
8,220 sf	8,220 sf
$319.3/sf	$256.2/sf
$2,624,646	$2,105,964
Town Meeting additional funding $186,000 to $700,000	