

**Old Colony Beach Club Association
WPCA
AGENDA**

WPCA Meeting

Time: May 4, 2026 06:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/83241406289?pwd=Yxf9dL8QblsbdmNWirPmUW82bDD3Fg.1>

Meeting ID: 832 4140 6289

Passcode: 627672

One tap mobile

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- 1. Call Meeting to Order**
- 2. Minutes Approval April 6, 2026**
- 3. Notice to Proceed**
- 4. Projected Construction Cost for Shared and OCBCA Internal**
- 5. Projected Cost of Benefit Assessment**
- 6. Projected Cost Operation & Maintenance**
- 7. Other Business**
- 8. Public Comment**
- 9. Next meeting will be June 1, 2026**
- 10. Adjournment**

Submitted:

Frank Noe, Chairman

**Table 2b: Estimated Annual O&M Costs for
Centralized Sewer System Options to East Lyme - OCBCA**

O&M COSTS (2025)	
Contract Operations Fee ⁽³⁾	\$6,667
Annual Payment to East Lyme for conveyance/treatment at New London WPCF ⁽¹⁾	\$59,000
Electricity (Assume 4 hr/day operation, 2@ 75 hp pumps, 60% efficiency) ⁽²⁾	\$13,555
Gas and oil for generator(s)	\$400
General Engineering/Legal	\$2,000
Audit	\$500
Discretionary Fund	\$500
Odor Control (Conservative)	\$11,000
Short lived asset account (Reserve for capital non-recurring)	\$2,500
State fees	\$300
Billing & Collection	\$2,500
Annual OCBCA O&M Cost (Rounded)	\$99,000

1) Based on 2025 East Lyme Sewer Rates of \$12.88/1000 gallons of wastewater and 2016 Cost Sharing Agreement EDU Numbers.

2) Based on \$0.28/KW-h, 4 hrs per day summer operation, 60% efficiency, 300 gpm flowrate, 75 hp pumps for all Associations

3) Based on EL adding Shared PS and Internal Infrastructure O&M to Contract Operations,escalated 100% from draft agreement 2018

Section 4: Project Cost Summary
 Old Colony Beach Club Association Sewers and Association Improvements

	A	B	C	D	E	G
	Total Project Cost	Funding from Other Sources	Local Share	Eligible Project Cost	Grant Amount	Loan Amount
Technical Services:						
Planning:	-	-	-	-	-	-
Technical Services:						
Design:	\$593,000.00	-	-	\$593,000.00	\$148,250.00	\$444,750.00
Technical Services:						
Construction Admin:	\$318,000.00	-	-	\$182,500.00	\$45,025.00	\$136,875.00
Technical Services:						
Resident Representative:	\$346,000.00	-	-	\$500,000.00	\$125,000.00	\$375,000.00
Technical Services:						
Specialty Services:	\$31,000.00	-	-	\$31,000.00	\$7,750.00	\$23,250.00
Subtotal Tech Svcs:	\$1,298,000.00	-	-	\$1,306,500.00	\$326,625.00	\$979,875.00
Legal	\$38,456.50	-	-	\$38,456.50	-	\$38,456.50
Other:	0	-	-	0	0	0
Subtotal Legal & Other	\$38,456.50	-	-	\$38,456.50	\$0.00	\$38,456.50
Construction						
Contract No.: OCBCA Sewers and Association Improvements ⁶	\$7,326,295.00	-	-	\$7,326,295.00	\$1,831,273.75	\$5,494,721.25
Contract No.: OCBCA Storm Drainage Improvements Project ³	-	-	-	-	-	-
Escalation Clause ⁴	\$293,669.50	-	-	\$293,669.50	\$73,267.38	\$219,992.13
Later Contracts	-	-	-	-	-	-
Equipment/ Materials	-	-	-	-	-	-
Subtotal	\$8,948,921.00	-	-	\$8,964,321.00	\$2,231,466.13	\$6,732,854.88
Contingency	\$415,718.23	-	-	\$415,718.23	\$103,929.56	\$311,788.67
Interest During Construction⁵	\$70,692.50	-	-	\$70,692.50	-	\$70,692.50
Other:	-	-	-	-	-	-
Grand Total	\$9,432,231.73	-	-	\$9,450,731.73	\$2,335,395.68	\$7,115,336.05

- Notes:
- \$16,000,000 applied to total shared project costs prior to small community program CWF Grant and Loan defrayment per DEEP conversation with all Associations and stakeholders on 1/12/2026.
 - Assumed 1% interest over construction project.
 - Storm Drainage Improvements not included herein and to be paid by private financing.
 - Escalation provided by Genovesi Construction, LLC dated February 25, 2026
 - Contingency increased to 5% on Construction and Construction Services
 - \$696,310 add from the Shared Shoreline Sewer Project for the installation of sewer on Hartung Place.

Section 4 - Project Cost Summary Shared Infrastructure Project
Shared Sewer Infrastructure

	A	B	C	D	E	F	G
	Total Project Cost	Funding from Other Sources	Local Share	Eligible Project Cost	Grant Amount	Loan Forgiveness ¹	Loan Amount
Technical Services:							
Planning	-	-	-	-	-	-	-
Technical Services: ³							
Design	\$764,248.40	-	-	\$764,248.40	\$188,562.10	\$483,434.37	\$136,881.93
Technical Services:							
Construction Admin	\$663,100.00	-	-	\$663,100.00	\$165,775.00	\$342,294.88	\$115,030.12
Technical Services:							
Resource Representation	\$494,400.00	-	-	\$494,400.00	\$123,600.00	\$265,614.52	\$85,765.18
Technical Services:							
Specialty Services	\$42,500.00	-	-	\$42,500.00	\$10,625.00	\$24,502.29	\$7,372.41
Subtotal Tech Svcs:	\$1,954,248.40	-	-	\$1,954,248.40	\$488,562.10	\$1,126,676.46	\$339,069.64
Legal ⁴	\$136,223.00	-	-	\$136,223.00	-	-	\$136,223.00
Other:	-	-	-	-	-	-	-
Subtotal Legal & Other	\$136,223.00	-	-	\$136,223.00	-	-	\$136,223.00
Construction	\$4,817,700.00	-	-	\$4,817,700.00	\$1,214,425.00	\$2,777,532.88	\$835,742.12
Contract No. Shared Pump Station Project	-	-	-	-	-	-	-
Contract No. Shared Shoreline Sewer Project ⁵	\$16,082,000.00	-	-	\$16,082,000.00	\$4,135,250.00	\$9,271,249.19	\$1,789,810.81
Escalation Clause: Shared Shoreline Pump Station ⁶	\$299,382.30	-	-	\$299,382.30	\$74,845.58	\$172,601.50	\$51,534.82
Escalation Clause: Shared Shoreline Sewer ⁷	\$353,261.79	-	-	\$353,261.79	\$88,306.25	\$203,631.43	\$61,273.41
Later Contracts	-	-	-	-	-	-	-
Equipment/ Materials	-	-	-	-	-	-	-
Subtotal	\$23,642,637.49	\$0.00	\$0.00	\$23,642,637.49	\$5,876,651.63	\$13,552,191.97	\$4,213,992.00
Contingency (8%) ⁸	\$1,891,189.29	-	-	\$1,891,189.29	\$473,807.32	\$1,019,187.80	\$315,754.17
Interest During Construction ⁹	\$250,000.00	-	-	\$250,000.00	-	-	\$250,000.00
Other: CTDOT Bridge Project	\$479,076.00	-	-	\$479,076.00	\$172,767.50	\$198,420.34	\$111,882.16
Other: IMA Buys ⁹	-	-	-	-	-	-	-
Grand Total	\$26,444,096.78	\$0.00	\$0.00	\$26,444,096.78	\$6,504,488.44	\$15,000,000.00	\$4,939,628.33

Notes:

- \$15,000,000 applied to the Loan portion of the small community set aside CWF Grant and Loan defrayment after the 25% grant is applied per DEEP conversation with all Associations and stakeholders on March 13, 2026.
- Assumed 1% interest over construction project.
- IMA Buyin Costs pursuant to Email from DEEP dated 1/29/2026 are CWF Ineligible, unless those costs are invested in some form of capital wastewater improvement project that can help the downstream community to be more prepared or better equipped to receive the external flows and provide adequate conveyance and/or treatment. Buyin costs based upon 2018 IMAs Executed with New London and East Lyme. Increased by 9.3% for New London IMA Amendment 2024. Does not include \$224,106.52 increase for additional 50k flow to EL 8/19/2022. Pursuant to email received from Association Members dated April 13, 2026 IMA Costs will be included as O&M.
- Legal and Administrative Costs estimated based on 0.5% of construction cost. Loan only services include Bond Counsel costs, Finance Director Costs, setup assessment policy, setup user fee policy, create programmatic administrative policies, easement and land acquisition procurement costs, and misc. legal and admin. costs during design and construction of the project.
- Includes reduction for payment from Town of \$272,279, provided as part of the execution of the 2020 CSA.
- Escalation provided by JL Raymakers & Sons dated April 7, 2026.
- Escalation provided by Baltazar Contractors dated March 25, 2026.
- Contingency increased to 8% based on actual escalation values received from Contractors and DEEP spreadsheet provided on January 12, 2026.
- \$696,310 subtracted from the Shared Shoreline Sewer Project for the installation of sewers on Hartung Place and is included in the Table 4 for DCBA Internal Infrastructure.

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