

**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

Construction Cost Based on Engineers Estimate of 3/14/26	\$8,824,447
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Benefit Assessment Calculation Based on Number of Laterials

	Properties	Structures
Properties with 1 struct.	178	178
Properties with 2 struct's	12	24
Properties with 3 struct's	1	3
Properties with 4 Unit's	1	1
Properties with 5 struct's	1	5
Commercial Property	1	1
	194	212

BASE ASSESSMENT	\$44,067.15
25% surcharge for each additional lateral (+)	(Varies)
TOTAL BENEFIT ASSESSMENT	(Varies)

	178 1 Structure on Property	12 2 Structures on Property	1 3 Structures on Property	1 4 Condo Units on Property	1 5 Structures on Property	1 Commercial Property
Benefit Assessment	\$44,067.15	\$55,083.94	\$66,100.73	\$77,117.51	\$88,134.30	\$88,134.30
Annual Payment	(\$2,695.00)	(\$3,368.75)	(\$4,042.50)	(\$4,716.25)	(\$5,390.00)	(\$5,390.00)
Total Collected	\$7,843,952.89	\$661,007.27	\$66,100.73	\$77,117.51	\$88,134.30	\$88,134.30

<i>Total Collected</i>	\$8,824,447.00
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4/14/2026

Rules applied to Benefit Assessment Calculation based on Distributing Costs by Laterals

Non-Condo Properties

Properties with a single structure

Base Assessment

Properties with multiple structure

Base Assessment plus 25% Surcharge for Each Additional Lateral

Condos

Property with a single structure

Base Assessment

Properties with multiple structures and individual property owners (under separate roofs)

Base Assessment for Each Dwelling

Properties with single structure and multiple property owners (under same roof)

Base Assessment for structure plus 25% surcharge for each Condo Owner, the sum of which to be distributed equally by all condo owners.

Commercial

Rental Property with 5 or more rental units

Base Assessment times two (2)

**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	-	-	\$1,206,500.00	\$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	\$8,945,921.00	-	-	\$8,945,921.00	\$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:

- \$15,000,000 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.