

Old Colony Beach Club Association (OCBCA)

WPCA Sanitary Sewer System Project

June 13, 2026

WPCA Costs of Project

- Internal costs for Old Colony Beach Club Association (OCBCA)
 - Construction costs
 - Based upon bids
 - Including contingency, design and engineering oversight costs (Fuss & O'Neill)
- Shared Costs
 - Construction costs – Force main (Route 156), pump station, shoreline trunk (Sea Lane & Hartung Place) – including contingency and design costs
 - Costs for “tie-ins” to existing systems (East Lyme, Waterford & New London)
 - Costs will be shared with Old Lyme Shores, and Miami Beach

How Will Project Be Funded?

- Grant from Clean Water Fund – 25% of costs
- Forgivable grant from State of Connecticut – \$15,000,000
- Balance to be funded by DEEP loan – 20 years at 2% interest
- Homeowners' assessment for loan repayment
 - „ Will be assessed based upon equivalent dwelling units (EDU)
 - „ Assessment will be for 20 years
- Note – Lateral cost from house to curb will be homeowners' responsibility

Shared Costs

Construction Costs - Shared		
Force Main		17,126,354
Pump Station		5,117,082
All other -- including design		3,774,438
Total Estimated Costs		26,017,874
less Clean Water Fund Loan Amount (25%)		(6,504,469)
Less forgivable grant from State of CT		(15,000,000)
Subtotal		4,513,406
Estimated accrued interest (3 years)		290,000
Legal		136,223
Estimated Total Shared Construction		4,939,629
Amount to be paid by Old Lyme Shores and Miami Beach		(3,230,517)
OCBCA Portion of Shared Costs (34.6%)		1,709,111

Internal Costs and Total

Internal Costs (OCBCA only)			
	OCBCA internal bids	6,922,664	
	Design and accrued interest to date	2,170,586	
	Subtotal	9,093,250	
	less Clean Water Fund Loan Amount (25%)	(2,273,313)	
	Net Amount	6,819,938	
	Estimated interest (3 years)	292,000	
	Total Estimated OCBCA Internal	7,111,938	
	OCBCA Portion of Shared Costs	1,709,111	
	Total Estimated OCBCA	8,821,049	

Estimated Benefit Assessment/EDU Recap

	1 Structure on Property	2 Structures on Property	3 Structures on Property	4 Condo Units on Property	5 Structures On Property	Commercial Property
Number of properties	178	12	1	1	1	1
EDU	1	1.25	1.5	1.75	2	2
Benefit Assessment	44,050.18	55,062.73	66,075.27	77,087.82	88,100.37	88,100.37
Annual Payment by unit	\$2,693.96	\$3,367.46	\$4,040.95	\$4,714.44	\$5,387.93	\$5,387.93

Estimated Annual Costs (O&M)

Contract Operations Fee	\$ 6,667
Annual payments to East Lyme for conveyance/treatment at New London WPCF	59,000
Electricity (assume 4 hr/day operation, 2 @ 75 hp pumps, 50% efficiency)	13,555
Gas and oil for generators(s)	400
General engineering/legal	2,000
Audit	500
Discretionary fund	500
Odor control (conservative)	11,000
Short live asset account (reserve for capital non-recurring)	2,500
State fees	300
Billing & collection	2,500
Annual OCBCA O&M Cost (rounded)	\$ 99,000
Annual Easy Lyme buy-in (for 20 years)	11,096
Annual New London buy-in (for 20 years)	35,374
Total O&M	\$ 145,470
Old Colony annual costs per EDU (estimated)	\$ 729