WATER AND SEWER AUTHORITY

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE WATER AND SEWER AUTHORITY

The Water and Sewer Authority held a regular meeting, Thursday, August 11, 2022. The meeting was held at Newtown Public Works, 4 Turkey Hill Road, Newtown, CT. The meeting was called to order at 7:00pm.

Present: Lou Carbone, George Hill, Gene Vetrano, Carl Zencey, Alan Shepard
Absent: Mark Benedict, Marianne Brown
Also Present: Director of Public Works, Fred Hurley

Public Participation - None

Minutes – G. Hill moved to approve the minutes of the 6/9/22 public hearing. L. Carbone seconded, all in favor. L. Carbone moved to approve the minutes of the 6/9/22 meeting. A. Shepard seconded, all in favor.

Report by Veolia – None

Report by Public Works Director –

FH Water Tank Improvement project
Fuss & O’Neill found the membrane that covered two tanks had voids and rips. All the cement work has been fixed. The town received 2 bids; one under one-half million and the second over 1 million. F. Hurley explained that this project will probably not be considered a capital project, but he is checking with Finance. If repair and maintenance is required, then it will be under the operational budget for the system. A. Shepard questioned the difference in the bid amounts. F. Hurley said that the bids have been sent to Fuss & O’Neill for review. Members discussed that the weight of the membranes could account for the difference.

Report of GIS Project – F. Hurley has asked the GIS Specialist for an updated mapping of the sewer service which need to be submitted to the State.

UNFINISHED BUSINESS

FH Water/Sewer System Improvement (Refer to attachment A) - F. Hurley reported that the Fairfield Hills sewer main replacement project is over 80% complete. Contractors have run into ledge along Keating Farms Ave in the areas of NewSylum and Plymouth Hall. Work to install manholes and connections continues. It is estimated the project will be completed in September. There is a quantity in the bid for rock and trench, but it is now going beyond the initial estimates. They are currently working on negotiating additional costs. The engineer has to prepare a request to the EDA for an amount change on the contract. Amounts are pending.

F. Hurley reported that the Fairfield Hills water project has started and explained details of the maps. The interconnection with Aquarion has been removed from the project, and replaced with piping from the pump house to the bunkers. Well 8 will be rehabbed. They will be checking lines, and any pipes cement lined will not require relining. They are in the process of getting final contracts done and the design should begin shortly.

Financials - No update.

I&I - No update.

A recording of this meeting is available at the Land Use Office in the Newtown Municipal Center.
NEW BUSINESS

Annual Base Compensation Adjustment (Refer to attachment B) - F. Hurley reported that the base compensation has increased 10 – 11% over last year. There are 3 factors that caused most of the increase; loading levels, increase chemical costs and the Consumer Price Index. The water side went up 11% and the sewer side went up 9.8%. F. Hurley will provide more information in the next meeting.

With no further business, C. Zencey motioned to adjourn, L. Carbone seconded and the meeting was adjourned at 7:41 p.m.

Respectfully submitted, Kimberly Chiappetta, Clerk.
A recording of the meeting is available by contacting Kimberly.Chiappetta@newtown-ct.gov.
## Sealed Bid Sheet

<table>
<thead>
<tr>
<th>Project Number</th>
<th>2023-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Title</td>
<td>Fairfield Hills Storage Tanks Improvements</td>
</tr>
<tr>
<td>Subject</td>
<td>Sealed Bids</td>
</tr>
<tr>
<td>Date</td>
<td>Wednesday, August 10, 2022 1:00 pm</td>
</tr>
<tr>
<td>Location</td>
<td>Newtown Municipal Center</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Company</th>
<th>Bid Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scholar Painting</td>
<td>Lump Sum $463,320 +</td>
</tr>
<tr>
<td>Silk Town Roofing</td>
<td>$903,275 +</td>
</tr>
</tbody>
</table>
ARTICLE 9 – BID SUBMITTAL

BIDDER: [Indicate correct name of bidding entity]

Scholar Painting, LLC

By: [Signature] 

Vaughn Butler

[Printed name] 

Vaughn Butler

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: 

[Signature] 

[Printed name] 

Cynthia Hubbard 

Title: 

Junior Accountant

Submittal Date: 

8/9/22

Address for giving notices:

2 Klarides Village Dr. #145

Seymour CT 06483

Telephone Number: 

(877) 447-2465

Fax Number: 

(877) 737-5543

Contact Name and e-mail address: Vaughn Butler scholarpainting@gmail.com

Isabel Trujillo itrujillo@scholarpainting.com

Bidder’s License No.: 

MCO. 0902897

(where applicable)

NOTE TO USER: Use in those states or other jurisdictions where applicable or required.
ATTACHMENT A

FUSS & O'NEILL, INC.
1992248.W70

FAIRFIELD HILLS STORAGE TANKS IMPROVEMENTS
NEWTOWN, CT

BID SCHEDULE

Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Item and Unit Price</th>
<th>Engineer's Estimate of Quantity</th>
<th>Computed Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fairfield Hills Storage Tanks Improvements at the Lump Sum Price of Four hundred sixty-three thousand three hundred twenty dollars and zero cents ($463,320.00)</td>
<td>1</td>
<td>$463,320.00</td>
</tr>
<tr>
<td>2</td>
<td>Concrete Repair (Type A) at the Square Foot Price of Fifty-four dollars and zero cents ($54.00)</td>
<td>1</td>
<td>$54.00</td>
</tr>
<tr>
<td>3</td>
<td>Concrete Repair (Type B) at the Square Foot Price of One hundred twenty dollars and zero cents ($120.00)</td>
<td>1</td>
<td>$120.00</td>
</tr>
<tr>
<td>4</td>
<td>Concrete Repair (Type C) at the Square Foot Price of Seventy-five dollars and zero cents ($75.00)</td>
<td>1</td>
<td>$75.00</td>
</tr>
<tr>
<td>5</td>
<td>Concrete Repair (Crack Repair) at the per Linear Foot Price of Twenty-five dollars and zero cents ($25.00)</td>
<td>1</td>
<td>$25.00</td>
</tr>
</tbody>
</table>

END OF BID SCHEDULE
ARTICLE 9 – BID SUBMITTAL

BIDDER: [Indicate correct name of bidding entity]

Silktown Roofing, Inc.

By:
[Signature]

[Printed name] John C. McConville, President

(If Bidder is a corporation, a limited liability company, a partnership or a joint venture, attach evidence of authority to sign.)

Attest:
[Signature]

[Printed name] Joan K. McConville

Title: Corporate Secretary

Submittal Date: August 10, 2022

Address for giving notices:

Silktown Roofing, Inc.
27 Pleasant Street
Manchester, CT 06040

Telephone Number: 860-647-0198
Fax Number: 860-646-0775

Contact Name and e-mail address: Sean Morrissey, PM/sean@silktownroofing.com

Bidder’s License No.: CT Major Contractor-MCO.0900776
(where applicable)

NOTE TO USER: Use in those states or other jurisdictions where applicable or required.
BID SCHEDULE

Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern.

<table>
<thead>
<tr>
<th>Item No.</th>
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<th>Engineer's Estimate of Quantity</th>
<th>Computed Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fairfield Hills Storage Tanks Improvements at the Lump Sum Price of</td>
<td>LS 1</td>
<td>$903,275.00</td>
</tr>
<tr>
<td></td>
<td>Nine Hundred Three Thousand Two Hundred Seventy Five Dollars</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>and No Cents ($)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Concrete Repair (Type A) at the Square Foot Price of</td>
<td>SF 1</td>
<td>$572.00/SF</td>
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<tr>
<td></td>
<td>Five Hundred Seventy-Two Dollars</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>and No Cents ($)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Concrete Repair (Type B) at the Square Foot Price of</td>
<td>SF 1</td>
<td>$605.00/SF</td>
</tr>
<tr>
<td></td>
<td>Six Hundred Five Dollars</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>and No Cents ($)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Concrete Repair (Type C) at the Square Foot Price of</td>
<td>SF 1</td>
<td>$720.00/SF</td>
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<tr>
<td></td>
<td>Seven Hundred Twenty Dollars</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>and No Cents ($)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Concrete Repair (Crack Repair) at the per Linear Foot Price of</td>
<td>LF 1</td>
<td>$55.00/LF</td>
</tr>
<tr>
<td></td>
<td>Fifty-Five Dollars</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>and No Cents ($)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

END OF BID SCHEDULE
July 15, 2022

Mr. Frederick W. Hurley, Jr.
Public Works Director
Town of Newtown
4 Turkey Hill Road
Newtown, CT 06470

Subject: Town of Newtown WSA
Annual Base Compensation Adjustment

Dear Mr. Hurley:

As per Section 6.2 of the Operation, Maintenance, and Management Services Agreement for the Town of Newtown Water and Wastewater Facilities that commenced on July 1, 2004, the Annual Base Compensation shall be adjusted at the start of each Agreement year. Listed below are our calculations for the proposed Total Adjusted Base Compensation (TABC) for the next Agreement Year. The TABC is consistent with our ongoing cost associated with the operation of the facility.

Annual Base Compensation Adjustment

Subject to Section 6.5, the Base Compensation shall be adjusted at the start of each Agreement Year in accordance with the following formula to account for annual changes in the Price Index and Influent flow, Total Suspended Solids (TSS), and BOD5.

Inflation Adjustment on Initial Term

\[ \text{ABC}_0 = 454,860 \times \frac{300.325/199.9}{199.9} = 683,370.83, \text{ where} \]
\[ \text{BC}_0 = 454,860 \]
\[ C = 300.325 \]
\[ C_0 = 199.9 \]
\[ \text{AFM} = 17.83/\text{million gallons} \times \frac{300.325/199.9}{199.9} = 26.79/\text{MG} \]
\[ \text{ATM} = 0.16/\text{lb} \times \frac{300.325/199.9}{199.9} = 0.24/\text{lb} \]
\[ \text{ABM} = 0.04/\text{lb} \times \frac{300.325/199.9}{199.9} = 0.06/\text{lb} \]

Inflation Adjustment on Renewal Term

\[ \text{ABC} = 69,619 \times \frac{300.325/253.598}{253.598} = 82,446.73, \text{ where} \]
\[ \text{BC}_0 = 69,619 \]
\[ C = 300.325 \]
\[ C_0 = 253.598 \]
Flow and Loads Adjustment

\[ \Delta \text{Flow} = 0.449926027 - 0.53 = -0.080073973 \text{ MGD}, \]
\[ \text{TF}_1 = 0.449926027 \text{ MGD} \]
\[ \text{TF}_0 = 0.53 \text{ MGD} \]
\[ \Delta \text{TSS} = 1,068 - 703 = 365.1372549 \text{ lbs}, \]
\[ \text{TT}_1 = 1,068 \text{ lbs} \]
\[ \text{TT}_0 = 703 \text{ lbs} \]
\[ \Delta \text{BOD}_5 = 943 - 999 = -55.96078431 \text{ lbs}, \]
\[ \text{TB}_1 = 943 \text{ lbs} \]
\[ \text{TB}_0 = 999 \text{ lbs} \]

Total Adjusted Base Compensation

\[ \text{TABC} = \text{ABC}_0 + \text{ABC} + (\Delta \text{Flow} \times 365 \text{ days} \times \text{AFM}) + (\Delta \text{TSS} \times 365 \text{ days} \times \text{ATM}) + (\Delta \text{BOD}_5 \times 365 \text{ days} \times \text{ABM}), \]
\[ \text{TABC} = 683,370.83 + 82,446.73 + (-0.080073973 \text{ MGD} \times 365 \text{ days} \times 26.79/\text{MG}) + (365 \times 1372549 \text{ lbs} \times 365 \text{ days} \times 0.24/\text{lb}) + (-55.96078431 \text{ lbs} \times 365 \text{ days} \times 0.06/\text{lb}) \]
\[ \text{TABC} = 683,370.83 + 82,446.73 + (-782.91) + 32,036.69 + (-1,227.48) \]

\[ \text{TABC} = 795,843.86 \]

From the calculations above, the adjusted annual base compensation fee starting July 1, 2022 will be $795,843.86. The breakdown of the new annual base fee of $795,843.86 will be $684,425.72 for the Newtown WPCF and $111,418.14 for the Fairfield Hills Water Treatment Facility. Attached is the CPI and flow and loads data for the Agreement year.

Please review this submittal and provide us with your comment. If you have any questions or need any additional information, please call me at 203-525-7117.

Sincerely,

Julio Segarra
Project Manager

Veolia North America
24 Commerce Road
Newtown, CT 06470
cell +1 203 525 7117
www.veolianorthamerica.com
# CPI for All Urban Consumers (CPI-U)
## Original Data Value

**Series Id:** CUUR0100SA0,CUUS0100SA0  
**Not Seasonally Adjusted:**  
**Series Title:** All items in Northeast urban, all urban consumers,  
**Area:** Northeast  
**Item:** All items  
**Base Period:** 1982-84=100  
**Years:** 2012 to 2022

<table>
<thead>
<tr>
<th>Year</th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Annual</th>
<th>HALF1</th>
<th>HALF2</th>
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</thead>
<tbody>
<tr>
<td>2012</td>
<td>242.879</td>
<td>243.850</td>
<td>245.125</td>
<td>245.850</td>
<td>245.709</td>
<td>245.201</td>
<td>244.984</td>
<td>246.252</td>
<td>247.409</td>
<td>247.564</td>
<td>247.097</td>
<td>246.456</td>
<td>245.698</td>
<td>244.769</td>
<td>246.627</td>
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<tr>
<td>2016</td>
<td>251.739</td>
<td>252.250</td>
<td>252.854</td>
<td>254.270</td>
<td>255.023</td>
<td>255.471</td>
<td>255.386</td>
<td>255.545</td>
<td>256.085</td>
<td>256.605</td>
<td>256.541</td>
<td>256.427</td>
<td>254.850</td>
<td>253.601</td>
<td>256.098</td>
</tr>
<tr>
<td>2018</td>
<td>262.188</td>
<td>263.260</td>
<td>263.556</td>
<td>264.669</td>
<td>265.840</td>
<td>265.950</td>
<td>265.630</td>
<td>266.425</td>
<td>266.709</td>
<td>266.464</td>
<td>265.487</td>
<td>265.286</td>
<td>265.139</td>
<td>264.244</td>
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<td>2019</td>
<td>266.109</td>
<td>266.706</td>
<td>268.025</td>
<td>269.070</td>
<td>269.744</td>
<td>270.133</td>
<td>270.381</td>
<td>270.548</td>
<td>270.563</td>
<td>270.348</td>
<td>270.643</td>
<td>270.429</td>
<td>269.392</td>
<td>268.298</td>
<td>270.485</td>
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</table>

Source: Bureau of Labor Statistics  
Generated on: June 3, 2022 (07:58:55 AM)