



# UPPER BLACKSTONE WATER POLLUTION ABATEMENT DISTRICT

Engineer Director / Treasurer Karla H. Sangrey, P.E.

## REQUEST FOR PROPOSALS

### For APPRAISAL OF LAND, STRUCTURES, EQUIPMENT AND OTHER IMPROVEMENTS

Located at 50 SOUTH WEST CUTOFF (ROUTE 20) MILLBURY,  
MASSACHUSETTS

**JULY 31, 2017**

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#### BACKGROUND

The Upper Blackstone Water Pollution Abatement District ("District") is seeking proposals from qualified appraisers to perform an appraisal of its land, structures, equipment and other improvements. The District was established by the Legislature by Chapter 752, Acts of 1968 (Enabling Act) for the purpose of abating water pollution through treatment of sewerage collected from local systems. The City of Worcester and the Towns of Auburn, Holden, Millbury, Rutland, West Boylston and the Cherry Valley Sewer District of Leicester, are members of the District.

The District operates a municipal wastewater treatment plant permitted for average flow of 56 million gallons per day (MGD) with the capability of dewatering and incinerating the sludge stream, and disposing of ash in a monofill located on plant property. The facility is connected to a partially combined sewer and stormwater system owned by its members that serves a mixed customer base of residential, commercial and industrial users.

The District provides three basic services: (1) connected sewer wastewater treatment; (2) trucked septage and industrial waste treatment; and (3) sludge management services. The wastewater treatment plant is designed to treat an average sewage flow of 45 MGD. The present average daily flow is approximately 30 MGD. The facility utilizes an advanced biological nutrient removal activated sludge system prior to discharging into the Blackstone River.

As a result of the wastewater treatment process, a sludge is produced which is then dewatered and incinerated on site. The District operates two on-site incinerator units, each with a design capacity of 72 dry tons per day (DT/D). Current average sludge throughput is about 40 DT/D. Ash produced as a result of incineration is disposed of at a dedicated, DEP-approved, ash landfill located on-site.

Wastewater treatment services are provided to the member communities and to those nonmember entities whose sewer lines are connected to the sewer systems feeding the plant. The nonmember municipalities and public agencies connected to the sewer system are located in parts of Sutton, Shrewsbury and Oxford, within an approximate 10-mile radius of Worcester. In addition to treating wastewater and disposing of resulting sludges for "connected" member/nonmember municipalities, the District also receives and treats septage and sludge trucked in from "non-connected" communities; e.g., from septic tanks and other sewage treatment facilities located in non-member communities. These services are also provided by contractual arrangements.

The wastewater treatment plant and sludge processing complexes were initially constructed in the mid-1970s, started operating in 1976. Major plant improvements were constructed between 2004 through 2012. Most of the facility's mechanical systems and processes have either been updated or replaced during this period. The District financed the above through long-term borrowing, primarily through the Massachusetts Clean Water Trust and Federal Grants. The District has spent and capitalized on the above projects approximately \$191,000,000 including capitalized interest of \$9,326,539. These projects were completed in fiscal 2013.

Additional information regarding the District may be found at the District's website: [ubwpad.org](http://ubwpad.org)

## **SCOPE**

Section 10 of the Enabling Act provides, in relevant part, that "the District shall determine the value of the assets of the District including, but not limited to land, structures, equipment, other improvements, inventories and restricted and unrestricted reserve funds, excluding any debt service costs associated with bonded indebtedness for which payments are yet due. In establishing the value of the land, structures, equipment and other improvements, the District shall, not less frequently than once every ten years, use the services of an independent appraiser to estimate the value of such land structures, equipment and other improvements, taking into account the replacement costs of such land, structures, equipment and other improvements than actual physical and functional depreciation thereof."

The District seeks qualified appraisal services to complete the functions described above and as required by Section 10 of the Enabling Act. A complete copy Enabling Act is provided on the UBWPAD website. Section 10 of the Enabling Act must be reviewed in its entirety. The appraisal shall follow and must meet standard appraisal requirements, including the Uniform Standard of Professional Appraisal Practice (USPAP), the Code of Professional Ethics, the Standard of Professional Appraisal Practice of the Appraisal Institute, the Massachusetts Board of Real Estate Appraisers, and the National Association of Independent Fee Appraisers.

## **SCHEDULE**

The District seeks proposals by August 21, 2017.

## **QUALIFICATIONS**

The selected appraiser shall demonstrate a thorough knowledge of the USPAP, and must hold a valid Massachusetts Appraiser's License and be a Massachusetts Certified General Appraiser. The District anticipates that the selected appraiser will work with a technical professional qualified and experienced in the construction and/or operation of similarly sized wastewater treatment facilities. A proposed fee structure shall be included with the proposal. The proposal shall provide a minimum of three references from projects of similar type and scope completed by the appraiser and appraisal team.

## **PROPOSAL SUBMISSION**

Proposals demonstrating understanding of the project, scope and comments shall be submitted by email or hard copy to:

Karla H. Sangrey, P.E., Engineer Director / Treasurer  
Upper Blackstone Water Pollution Abatement District  
50 Route 20  
Millbury, MA 01527-2199  
[ksangrey@ubwpad.org](mailto:ksangrey@ubwpad.org).

The District reserves the right to reject any submittal.