



11415 NE 128<sup>th</sup> St Suite 110 Kirkland WA 98034 • (425)820-3420 • FAX (425)820-3437  
www.americanforestmanagement.com

## NOTIFICATION OF TIMBER SALE AND INVITATION TO BID

### Washington Department of Social and Health Services (DSHS) DSHS Harvest 1 Timber Sale

American Forest Management, Inc. (AFM) is administering the sale of specified merchantable timber on approximately 67 timbered acres owned by the Washington State Department of Social and Health Services (DSHS). Approximately 2,300 MBF (thousand board feet) of Douglas-fir, red alder, western red cedar and western hemlock is involved in the sale. A summary of the timber, sale conditions and bidding procedures is as follows:

**Property Description:** Sale consists of three separate units totaling +/- 67 acres located in Section 12 of Township 19 North, Range 6 East, W.M. The property is located approximately one mile east of the Town of Buckley, WA. See the attached vicinity and unit maps.

**Access:** Interested parties can inspect the sale area during normal business hours by checking in and obtaining a Visitors Badge at the Rainier School Administration Building before you enter the property. The Administration Building is at the end of the driveway into the campus off Ryan Road. The Main Desk is just inside the first door on the left. The address is 2120 Ryan Rd, Buckley, WA 98321

**Estimated Volume:** There is an estimated 2,300 MBF to be harvested. American Forest Management, Inc. and DSHS make no warranties or guarantees in regards to volume that is provided as an estimate only. Volume determination is the responsibility of the purchaser. Volume estimates are as follows:

Douglas-fir	1,600,000 MBF
Red alder	500,000 “
Cedar	100,000 “
Hemlock	75,000 “

**Harvest Information:** **Timber is export-restricted.** Timber sale boundaries are marked with pink “Timber Harvest Boundary” flagging and fluorescent pink tags.

All Harvesting will be done in accordance with the approved forest practice application. Purchaser will not be responsible for reforestation.

RMZs, WMZs, and WRT/GRT clumps are bounded out using pink "Timber Harvest Boundary" flagging and pink tags. Scattered WRT/GRT trees are marked with orange paint. Trees to be retained in the outer zone of the RMZ are marked with "RMZ OZ" in orange paint.

Harvest Method: Even-aged Ground-Based Harvest - Shovel Logging.

Roads: There are approximately 26 stations or 2,600' of permitted road to be constructed by the purchaser at their sole expense. Road centerlines are marked in the field with orange flagging. Bid packet includes road construction specifications.

An on-site rock source is available (see the attached unit map), however shooting/blasting will not be allowed.

Wet weather haul will be allowed only when a 'Haul Plan' is developed by purchaser and approved in writing by AFM.

Hauling on any roads during October 15 through June 1 will require silt fencing over live streams and may require additional rocking of mainline at the sole expense of the Purchaser to keep sediment from entering typed water.

Purchaser is responsible for post haul road maintenance beyond normal wear and tear.

Landing locations are designated on the attached map. Landing locations can be relocated with AFM approval. Landings will be properly drained following harvest.

Acreage: Acreage was determined by GPS and survey. There is a net harvest area of +/- 67 acres. American Forest Management, Inc. and the DSHS make no warranties or guarantees in regards to acreage. Acreage determination is the responsibility of the purchaser.

### Bidding Procedures

Auction: Sealed Bids are due by **10:00 AM October 28, 2016**. Bid opening to be held at 10:00 AM on October 28, 2016 at American Forest Management's Regional Office in Kirkland (11415 NE 128<sup>th</sup> St, Suite 110, Kirkland WA, 98034). Apparent high bid will be presented to the Department of Social and Health Services for their

final approval and execution of contract. Should DSHS decide not to award the sale, the apparent high bidders bid deposit will be returned.

**To receive a bid packet that includes the logging contract, approved FPA, road construction specifications, road use permit and bid form contact Emina Davis at 425-820-3420 or [emina.davis@afmforest.com](mailto:emina.davis@afmforest.com)**

For questions, contact Bob Layton at 425-820-3420 or [bob.layton@afmforest.com](mailto:bob.layton@afmforest.com)

FPA #: 2418860

Sale Type: 'Lump Sum'

Allocation: Export Restricted

Performance Bond: \$50,000, due at contract signing

Minimum Bid: \$650,000

Bid Deposit: 10% of bid amount due at the bid opening in the form of a cashiers check or bid bond.

Payment Schedule: 25% of bid due when 25% of timber is cut as determined by AFM  
25% of bid due when 50% of timber is cut as determined by AFM  
25% of bid due when 75% of timber is cut as determined by AFM  
Remaining 15% of bid due when all timber is cut

Insurance Requirements: General Liability - \$2,000,000 each occurrence  
Stop Gap - \$1,000,000 each occurrence  
Business Auto Liability - \$1,000,000  
Purchaser shall name "Washington Department of Social and Health Services" and "American Forest Management Inc." as additional insured.

Award Date: November 9, 2016 (Anticipated Contract Sign Date)

Expiration Date: Harvest to be completed by **September 30, 2017** (there will be NO extensions).

Additional Information: Purchaser is responsible for the harvest and removal of all timber from the harvest area. All merchantable timber, pulpwood and firewood within the harvest area will be removed by purchaser.

Purchaser is responsible for payment of road use permit with neighboring land manager (Olympic Resources Management) for access to Unit 6. Estimated total cost is \$1,550

Landing and unit slash will be scatter piled to easily facilitate reforestation on a 10'x10' spacing.

Purchaser will comply with all Department of Revenue requirements for export-restricted timber and file all necessary forms related to the sale and transfer of export-restricted timber.

Purchaser is responsible for all federal, state and local related taxes, including but not limited to the Forest Excise Tax.

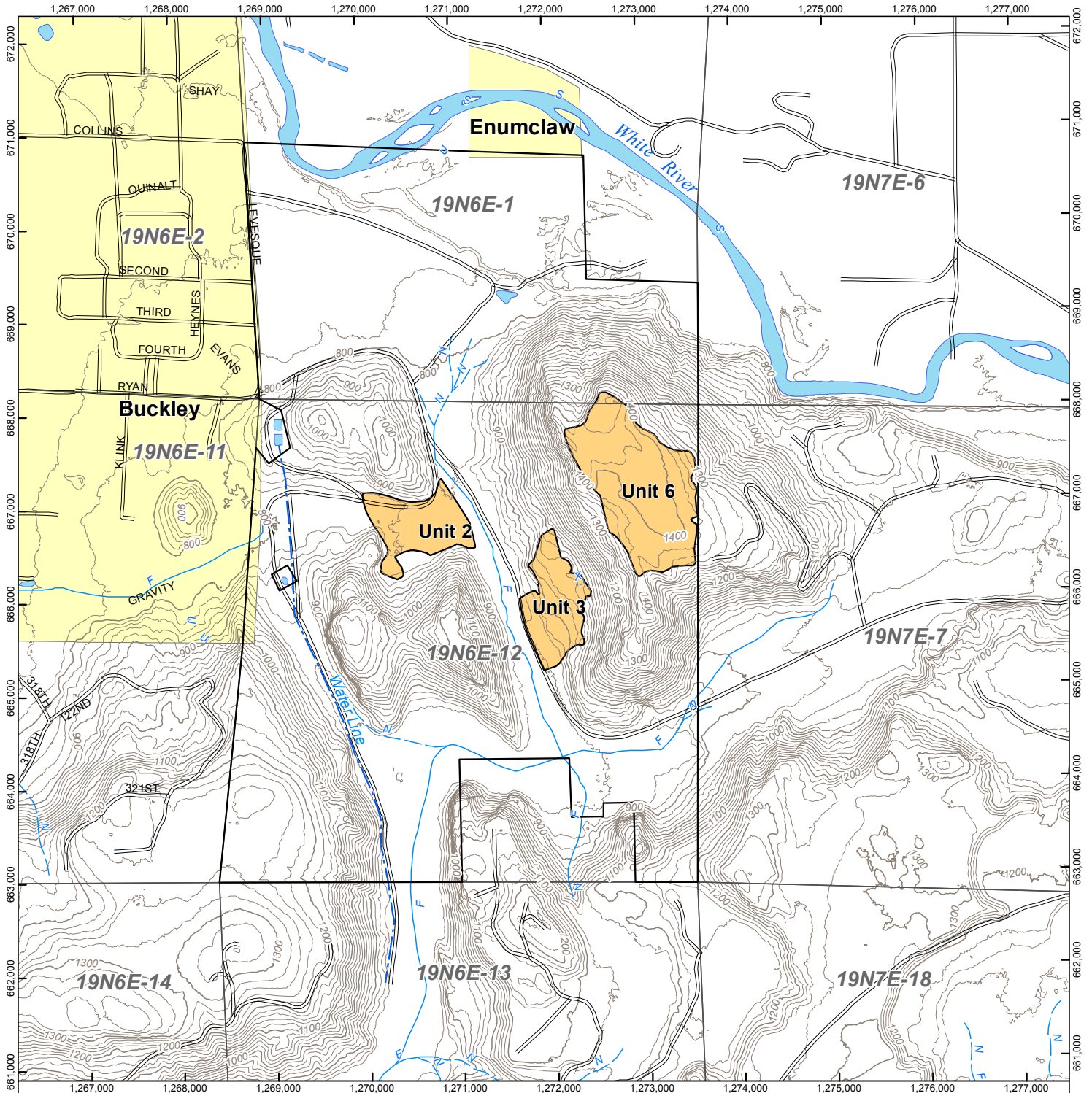
Purchaser will become the Timber Owner and Operator on the DNR forest practice application by completing a change of timber owner/operator form.









Disclaimer of  
Warranties:

DSHS and American Forest Management Inc. have provided the above information as estimates. Neither DSHS nor American Forest Management Inc. guarantees volume estimates, acreage estimates or logging conditions. Bidders are expected inspect the sale area and the forest products in the sale area. Bidders shall not rely on any information provided by DSHS and American Forest Management Inc.

# RAINIER SCHOOL VICINITY MAP

## TOWNSHIP 19 NORTH., RANGE 6 EAST, SECTION 1 & 12



- |  |   |
|--|---|
|  Harvest unit |  S. Shoreline of the State |
|  20' contour  |  F. Fish Bearing           |
|  100' contour |  N. Non-fish bearing       |
|  |  U. Unknown                |
|  |  X. Untyped                |



NAD 1983 StatePlane Washington South FIPS 4602 Feet  
 Map prepared American Forest Management, Inc.  
 Kirkland, WA. (425) 820-3420  
 Date: 8/11/2016

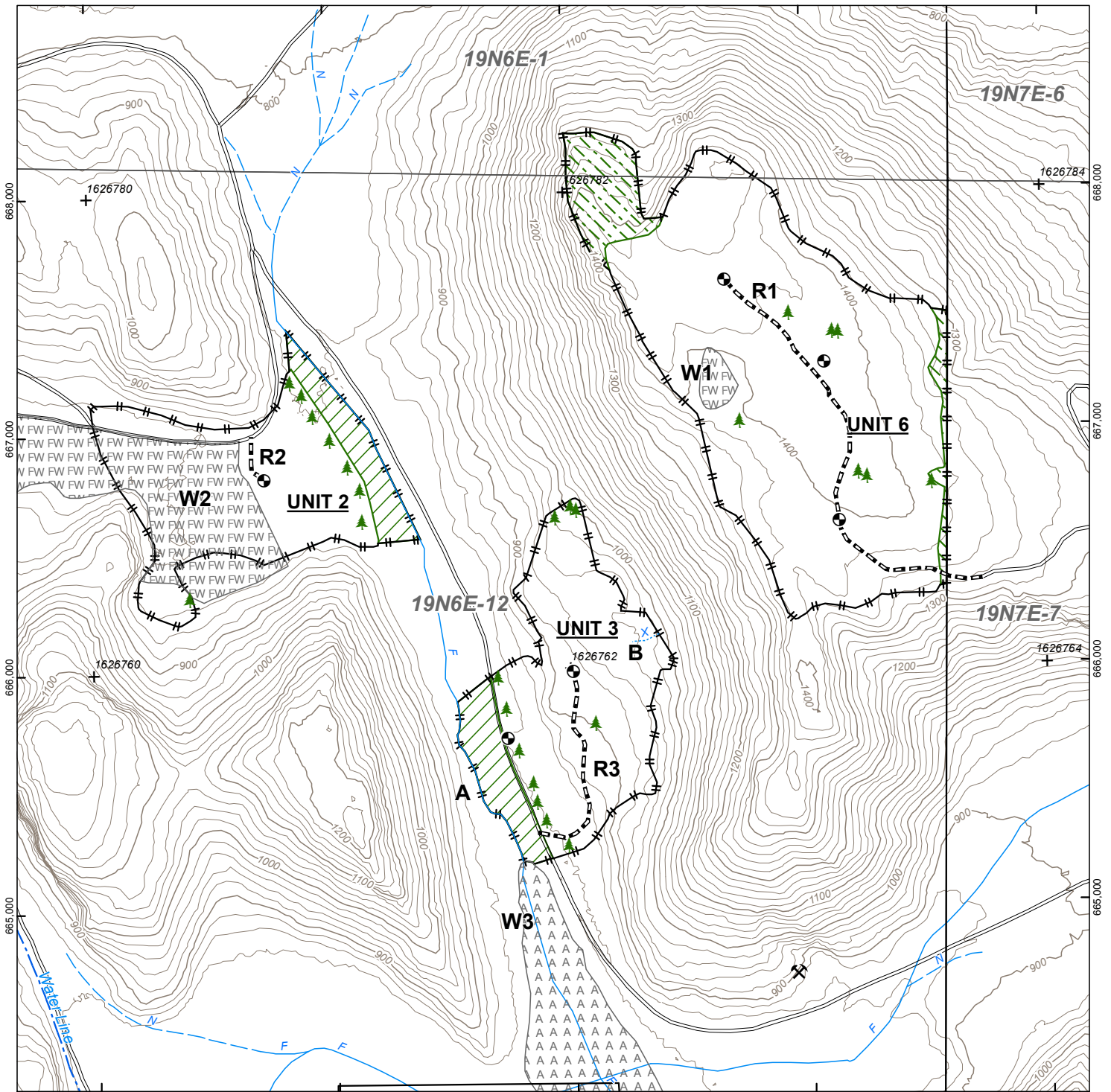


1 inch = 1,500 feet  
 0 1,500 Feet

# RAINIER SCHOOL FOREST PRACTICE ACTIVITY MAP

## TOWNSHIP 19 NORTH., RANGE 6 EAST, SECTION 1 & 12

Application # \_\_\_\_\_



- |   |   |   |   |
|---|---|---|---|
| <ul style="list-style-type: none"> <li> Road construction</li> <li> WRT/ GRT</li> <li> RMZ</li> </ul> | <ul style="list-style-type: none"> <li> Forested wetland</li> <li> Type A wetland</li> <li>— 20' contour</li> <li>— 100' contour</li> </ul> | <ul style="list-style-type: none"> <li> Unit bdy.</li> <li> Landing</li> <li> DNR Tick</li> </ul> | <ul style="list-style-type: none"> <li> Water type break</li> <li> UMPPF</li> <li> Scattered WRT/GRT</li> </ul> |
|---|---|---|---|

- Water Type**
- S. Shoreline of the State
  - F. Fish Bearing
  - N. Non-fish bearing
  - U. Unknown
  - X. Untyped



NAD 1983 StatePlane Washington South FIPS 4602 Feet  
 Map prepared American Forest Management, Inc.  
 Kirkland, WA. (425) 820-3420  
 Date: 7/28/2016

