

Oregon Department of State Lands



INVITATION TO BID

Scholfield

TIMBER SALE

BID ATTACHMENTS:

Attachment 1: Timber Sale Bid Form

Attachment 2: Certification of Eligibility to Bid on State Timber

Attachment 3: Oregon Design Vehicles

EXHIBITS:

Exhibit A: Maps

Exhibit B: Sample Timber Sale Contract

Exhibit C: Designation by Prescription (DxP)

Exhibit D: DxP Sample Inspection Sheet

Exhibit E: Forest Road Specifications

Exhibit F: Wet Weather Road Use

Exhibit G: Boundary Markings

Introduction

The Oregon Department of State Lands (DSL or STATE) Elliott State Research Forest (ESRF) manages forest resources for various public objectives and research outcomes through a range of forest management activities.

The goals of the Scholfield Timber Sale are to improve long term forest health, enhance ecological and structural diversity, and set the stands on a trajectory towards complex old forest stage. These goals are reached by reducing Douglas fir densities and retaining minor species and hardwoods.

DSL is seeking bids from qualified bidders to thin approximately 268 acres on the west side of the Elliott State Research Forest in Douglas County, Oregon. This is a scaled, recovery sale. The sale contains an estimated 5,386,000 board feet of merchantable conifer sawlog volume. Pulpwood removal is optional but not required. For all pulpwood removed there is a fixed rate of \$3/Ton. If pulpwood is not removed, then it will be piled for burning. The conifer sawlog volume is an estimate, and not a guarantee of the volume or quality of timber that will be sold under the resulting contract. Volume is estimated from STATE'S inventory.

As a result of this solicitation process, DSL intends to award one contract to a "PURCHASER" for the services described in this solicitation document. The form of the resulting contract and applicable general provisions are included in **Exhibit B (Sample Timber Sales Contract)**.

Bid Details

SALE NAME:	Scholfield Timber Sale
PRE-BID MEETING:	March 9th, 2026, 10:00 AM Meeting # (+1 503-446-4951) Meeting ID (749 737 564#) If unable to attend, please call Kaitlyn Athearn @ 541-808-7135
DEADLINE FOR INQUIRIES:	March 13th, 2026, 4:00 PM
Q&A ADDENDUM POSTED:	March 16th, 2026
BID CLOSING DATE:	March 30th, 2026, 12:00 PM
BID OPENING DATE:	March 30th, 2026, 12:05 PM
BID MAILING ADDRESS:	c/o Kaitlyn Athearn Department of State Lands Elliott State Research Forest 95200 Shutters Landing Lane, North Bend, OR 97459
CONTRACT EXPIRATION DATE:	April 1st, 2029
ACTS AND REGULATIONS:	Bidders shall comply with all State and Federal Laws including but not limited to: <ul style="list-style-type: none">▪ Timber Export Regulations: ORS 526.801 to 526.831, and 526.992▪ Oregon Forest Practices Act 1972, as amended, OAR 141-079 Elliott State Research Forest Management Plan
HARVEST ACRES/TYPE:	268 net acres, Partial Cut Harvest
LOGGING SEASON:	The operating season is restricted by Marbled Murrelet seasonal and timing restrictions, and wet weather haul in areas not accessible by gravel roads. See Exhibit A.

HARVEST METHOD: 76% Cable, 24% Ground-based

SALE LOCATION: Scholfield Units. Located in Sections 19, 20, 27, 28, 33, 34, and 35 of Township 22 South, Range 11 West, W.M., Douglas County, OR. See Exhibit A.

PERFORMANCE SECURITY: 20% of bid value; The performance bond must be provided within 30 days of bid acceptance.

BID METHOD: Sealed bids

BID DEPOSIT: \$97,000. 10% of minimum bid value.

ADVANCED PAYMENTS: PURCHASER shall make cash deposits in advance of cutting in such amounts to maintain a balance equal to the applicable charges for timber estimated to be cut in not less than 30 days and not more than 60 days.

INSURANCE: \$2,000,000 Commercial General Liability; \$2,000,000 Automobile Liability; \$2,000,000 Logger's Broad Form.

NO WARRANTIES/DISCLAIMER: The volume reported is based on STATE'S inventory. The STATE has not made any guarantees, warranties, or representations as to the quantity or quality of the timber included in the timber sale or the logging costs or feasibility. Prospective bidders should inspect the sale area to determine timber quality, quantity, and logging conditions.

Bid Instructions

Bids shall be submitted on the forms and in the format required by this solicitation document.

The following forms are required for bid submittal:

- Attachment 1 – Timber Sale Bid Form
- Attachment 2 - Certification of Eligibility to Bid on State Timber

Bids must be submitted via mail or in person to the address below:

Attn: Scholfield Timber Sale
c/o Kaitlyn Athearn
Department of State Lands
Elliott State Research Forest
95200 Shutters Landing Lane, North Bend, OR 97459

Bid deposits: A certified check, cashier’s check, bank draft, bid bonds, or postal money order, payable to the Department of State Lands must accompany the bid.

Winning bid will be the highest total bid per MBF for Douglas fir. The minimum acceptable bid will be:

Species	Minimum Acceptable Bid (MBF Westside Scribner or Tons)
Douglas fir	\$181 per MBF
Red Alder (No Bid)	\$47 per MBF or \$6 per Ton (Fixed)
Western Hemlock (No Bid)	\$100 (Fixed)
Pulpwood (No Bid)	\$3 per Ton (Fixed)

Additional information regarding the timber, conditions of the sale, and submissions of bids can be obtained from the Department of State Lands. Contact Kaitlyn Athearn at kaitlyn.athearn@dsl.oregon.gov or call 541-808-7135.

Spatial Data for Sale Area Available Upon Request

Scope of Work

Operations associated with this contract include Partial Cut Harvest, road maintenance, road improvement, and temporary spur road construction and decommissioning.

Logging:

- Logging Method: 76% Cable Yarding, 24% ground-based, conventional felling methods, whole-tree yarding, leave tops attached to landings.
- Logging Season: The operating season is restricted by Marbled Murrelet seasonal and timing restrictions, and wet weather haul in areas not accessible by gravel roads. Marbled Murrelet (MAMU) Seasonal Operating Restrictions affect 15% of sale in parts of units 1, 3, and 4. See Exhibit A.
 - MAMU critical nesting: April 1st - August 5th requires 110 yard (330 ft) buffer for chainsaws & heavy equipment from occupied MAMU habitat.
 - MAMU late season nesting August 6th– September 15th requires daily timing restrictions (2 hours after dawn and 2 hours before sunset) for chainsaws & heavy equipment
- Wet weather haul restrictions in portions of units 1, 2, and all of 4 (Condition-dependent and option to improve road surface). PURCHASER will be required to follow Oregon Forest Practices Act OAR 629-625-0700 for wet weather road use. See Exhibit F.
- Unit Boundary: Sale unit boundary is designated with Orange Paint and Pink Glo "Timber Harvest Boundary" flagging. Boundary trees have three vertical bars. Two vertical bars on either side of the bole face in the direction of the boundary, and one vertical bar faces into the unit, at or above breast height. The vertical Orange bar facing into unit is periodically replaced with unit number. Boundary unit tags are posted at unit corners at junction with system roads. Virtual boundary is utilized where unit boundary is adjacent to system roads. System roads are considered discernable boundary. Boundary corners are marked with two vertical orange bars facing the next boundary trees on either side of the corner and a horizontal bar connecting them facing into the unit. See section 2250 of the Timber Contract and Exhibit G. Old Timber sale tags and Red Paint may be adjacent or within sale units and should be ignored.
- Access: The primary Haul Route indicated in Exhibit A has a locked gate on the 5000 road, Scholfield Creek. Purchaser will receive gate keys. Three alternate haul routes are identified in Exhibit A. Alternate #2 is out Dean Creek (2000 rd).

Alternate #3 is on Benson Ridge (4000 rd). Alternate # is out Charlotte Ridge (6000 rd). DSL has active Easements on all haul route alternatives.

The Lower Scholfield Creek bridge at junction with county road has a Load Restriction Limit of 32 tons for SU6 and 34 tons for SU7 vehicles. These restrictions apply to specific vehicles shown in Attachment 3: Oregon Design Vehicles.

- Leave Trees: Trees marked with orange paint are leave trees and PURCHASER shall not cut these trees. PURCHASER shall not cut unit boundary trees marked with orange paint. In units 2 and 3, leave trees are designated with orange band and butt mark prior to operations by the STATE. In units 1 and 4 leave trees are designated by prescription. See Exhibit C. PURCHASER may cut orange-marked trees for landings, skid trails, and road construction only with prior approval of State Authorized Representative. State Authorized Representative must approve the location and clearing of all landings, skid trails, and roads before PURCHASER begins construction. (Sections 2210, 2220, and 2240 of the Timber Contract. Exhibit B)
- Operations Plan: PURCHASER must submit, and State Authorized Representative must approve a written operations plan prior to logging.
- Gaps: Canopy gaps are prescribed in all units. Gaps are either $\frac{1}{4}$ ac or $\frac{1}{2}$ acre gaps. The center of the gaps are designated with yellow paint and 1 or 2 bands of paint. Yellow indicates the center tree is a cut tree. 1 band indicates all trees within 58 feet slope distance of center tree shall be cut. 2 bands indicate all trees withing 83 feet slope distance should be cut. Gaps are shown in Exhibit A and described in Exhibit D. Gap areas will be excluded from basal area retention targets.
- Skips. Most skips are stand exclusions outside of harvest unit boundary. Skips within harvest units are marked with an orange painted "S" with orange painted bar facing into the unit. Interior skips are posted with "Special Treatment Area" signs. Skips are shown on sale maps (Exhibit A). No harvest activity should occur within Skips.
- R-ELZs. Retention Equipment limitation Zones are displayed on sale maps in Exhibit A. The upstream extent of the R-ELZ is marked in the harvest units with a Blue painted E on a tree. "R-ELZ" means an equipment limitation zone in which disturbance from equipment activity shall be minimized and all trees less than six inches DBH and shrub species are retained where possible.

Road Construction and Maintenance:

- Mainlines shall be maintained by STATE unless road condition meets the definitions of “Adverse maintenance” or "Extraordinary Maintenance" as defined in Section 2130 of the contract (Exhibit B).
- Project 1: PURCHASER must perform "Normal road maintenance" as described in section 2130 of the timber sale contract and Exhibit E, for any roads utilized for operations outside of Mainline roads. Purchaser may add rock to natural surface roads at their expense, with written approval from STATE'S Authorized Representative.
- Project #2: Road Improvement on unnamed spur road in Unit 1. PURCHASER shall open, clear, and shape approximately 2019 feet of road as depicted in Exhibit A. This segment is currently not drivable, blocked by boulders, and lined with encroaching Alder. Upon completion of operations, PURCHASER shall block the road via tank trap, and/or natural material blockages.

Unit	Road #	Stations	Surface	Project #	Purchaser Responsibility
1	Spur	20	Gravel	2	Road Improvement and Maintenance
1	Spur	12	Gravel	1	Maintenance
2	5100	37	Natural	1	Maintenance
2	Spur	72	Gravel	1	Road Improvement and Maintenance
2	Spur	12	Natural	1	Road Improvement and Maintenance
3	2740	32	Gravel	1	Road Improvement and Maintenance
4	5600	60	Natural	1	Road Improvement and Maintenance
Total		245			

*Actual roads utilized for sale may vary, these are an estimate of roads that may be used. If not utilized by Purchaser, no road work required. If roads not listed are used for sale activities, they are subject to Project 1 requirements.

Road Use Permit: Easements have been secured by DSL for log hauling through private lands on Scholfield Creek (5000 rd) , Dean Creek (2000 rd), Benton Ridge (4000 rd), and Charlotte Ridge (6000 rd.) as set forth by File Numbers: 311.0049, 311.0047, 311.0048, 311.10042, 311.10147, 311.10007, 311.06044, 311.06192, 311.0641, and 311.10073. PURCHASER is responsible for complying with the conditions of the permits.

APPRAISED VOLUMES AND QUALITY:

The trees being harvested within the sale are primarily Douglas fir. Red alder and western hemlock may be cut for operations and removed upon PURCHASER'S Discretion. PURCHASER will have the option to remove pulpwood, but it is not required to be delivered. Any pulpwood not removed must be piled for burning. There is a fixed rate of \$3/Ton for pulpwood. No guarantee is made of volume or timber quality mentioned herein. The volume reported is based on STATE'S inventory. Bidders are urged to conduct an examination and to determine their own independent estimates to inform bidding decisions. See volume summary and sawlog/pulp specification in tables below. The reported volume advertised under this contract is westside scale

Volume Summary Table

	<u>Sawlogs-Conifer and Hardwood</u>	
<u>Species</u>	<u>Board feet per acre</u>	<u>MBF</u>
Douglas fir	20,000	5,360
Western Hemlock	105	26
Red Alder	1,000	268
TOTAL	21,105	5,654

Minimum Sawlog and Pulp Specifications as represented in advertised volume

	<u>Small End Diameter</u>	<u>Minimum Length</u>	<u>Net % of Gross</u>
Sawlogs (all species)	5 inches	16 feet	33 1/3 %
Pulpwood (all species)	3 inches	8 feet	33 1/3 %

Treatment Summary Table

Unit	Acres	Stand Age 2026	Current Basal Area (sq.ft/acre)	Target Basal Area (sq. ft./acre)	Current Trees per Acre	Target Trees Per Acre	Current QMD (inches)	Timber Designation Method
1	54	48	260	80	245	58	14	DxP
2	84	53	290	100	221	50	16	Marked by STATE
3	38	47	286	100	364	85	12	Marked by STATE
4	93	48	304	100	204	50	17	DxP

*Cut species for all units is Douglas fir. Incidental red alder and western hemlock may be cut for operations and removed upon purchaser's discretion. DxP=Designation by Prescription.