



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Cost Summary Ash Valley School Sale 341-06-25

District: Coos

Date: 1/19/06

	Conifer	Hardwood	Total
Gross Timber Sale Value	\$1,097,992.14	\$67,616.64	\$1,165,608.78
		Project Work	(\$70,185.00)
		Advertised Value	\$1,095,423.78



Timber Sale Appraisal Timber Description Ash Valley School Sale 341-06-25

"STEWARDSHIP IN FORESTRY"

District: Coos

Location: Portion of Section 24; T23S, R10W, W.M.
Douglas County, OR

Date: 1/19/06

Stand Stocking: 60%

Species	Avg. DBH	Amortized%	Recovery%
Douglas - Fir	15	0	95
Western Hemlock / Fir	14	0	95
Grand Fir	20	0	90
Alder (Red)	12	0	90
Other	11	0	90

Volume by Grade	Douglas - Fir	Western Hemlock / Fir	Alder (Red)	Total
2S	1,260	119	19	1,398
3S	754	40	91	885
3S 12"+	265	60	0	325
4S	102	38	82	222
Total	2,381	257	192	2,830

Comments: Pond Values Used: 4th Quarter Calendar Year 2005.

Ash Valley School is a 76 acre timber sale consisting of 65-year-old Douglas-fir.

Western Red Cedar Price = Pond Value minus Logging Costs.

$\$715/\text{MBF} = \$800/\text{MBF} - \$85/\text{MBF}$

Hauling Costs Used: System currently uses hauling costs of \$460 daily truck cost. Additional hauling costs added in Other Costs (No P&R) to make equivalent to \$700 daily truck cost.

TOTAL Other Costs (Profit & Risk added): \$9,881.50

Felling -

Felling of Unmerch Material = $\$1/\text{MBF} \times 15.5\text{MBF} = \15.50

Directional Felling = $\$2/\text{MBF} \times 52.5\text{MBF} = \105

Yarding and Loading -

Rigging Tailtree = $\$100/\text{Tree} \times 23 \text{ Trees} = \$2,300$

Brand and Paint Logs = $\$1/\text{MBF} \times 3,111\text{MBF} = \$3,111$

Loader Time for Firewood Stacking = $\$75/\text{Hour} \times 6 \text{ hours} = \450

Rig Intermediate Supports = $\$50/\text{Support} \times 6 \text{ Supports} = \300

Snag Creation -

Tree Topping = $\$100/\text{Tree} \times 36 \text{ Trees} = \$3,600$

TOTAL Other Costs (No Profit & Risk added): \$42,858

Additional Hauling Costs = $\$18/\text{MBF} \times 2,381\text{MBF} = \$42,858$



Timber Sale Appraisal Logging Conditions Ash Valley School Sale 341-06-25

"STEWARDSHIP IN FORESTRY"

Combination#: 1	Douglas - Fir	100.00%	
	Western Hemlock / Fir	100.00%	
	Alder (Red)	100.00%	
Yarding Distance:	Medium (800 ft)		Downhill Yarding: No
Logging System:	Cable: Medium Tower >40 - <70		Process: Manual Delimiting
Tree Size:	Mature Private Forest / Regen Cut (250 Bft/tree), 6-11 logs/MBF		
Loads/Day:	10		Bd. Ft./Load: 4,000
Cost/MBF:	\$82.92		
Machines:			
	Log Loader (A)		
	Tower Yarder (Medium)		



Timber Sale Appraisal Logging Costs Ash Valley School Sale 341-06-25

"STEWARDSHIP IN FORESTRY"

Date: 1/19/06

Operating Seasons: 0.5

Profit & Risk: 10%

Project Costs: \$70,185

Other Costs (P/R): \$9,882

Slash Disposal: \$0

Other Costs: \$42,858

Miles of Road			
Dirt	Rock (Contractor)	Rock (State)	Paved
0.0	1.4	0.0	0.0

Road Maintenance: \$0.00

Hauling Costs

Species	\$/MBF	Trips/Day	MBF/Load
Douglas - Fir	\$0.00	3.0	4.0
Western Hemlock / Fir	\$0.00	3.0	4.0
Grand Fir	\$0.00	3.0	4.0
Alder (Red)	\$0.00	3.0	3.5
Other	\$0.00	3.0	3.5



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Logging Costs Breakdown Ash Valley School Sale 341-06-25

Costs	Douglas - Fir	Western Hemlock / Fir	Alder (Red)
Logging	82.92	82.92	82.92
Road Maintenance	0.77	0.77	0.81
Fire Protection	0.48	0.48	0.48
Hauling	40.37	40.37	48.67
Other (P/R appl.)	3.49	3.49	3.49
Profit & Risk	12.80	12.80	13.64
Slash Disposal	0.00	0.00	0.00
Scaling	2.00	2.00	2.00
Other	15.14	15.14	15.14
Total	157.97	157.97	167.15

Amortization	0.00	0.00	0.00
Pond Value	594.73	383.91	519.32
Stumpage	436.76	225.94	352.17
Amortized	0.00	0.00	0.00



"STEWARDSHIP IN FORESTRY"

Timber Sale Appraisal Summary Ash Valley School Sale 341-06-25

Amortized

	Douglas - Fir	Western Hemlock / Fir	Alder (Red)
MBF	0.00	0.00	0.00
Value	0.00	0.00	0.00
Total	0.00	0.00	0.00

Unamortized

	Douglas - Fir	Western Hemlock / Fir	Alder (Red)
MBF	2,381.00	257.00	192.00
Value	436.76	225.94	352.17
Total	1,039,925.56	58,066.58	67,616.64

Gross Timber Sale Value

Recovery \$1,165,608.78

Prepared by: Norma Kline

Date: 1/19/06

District: Coos

Phone: (541) 267-1754

**SUMMARY OF CONSTRUCTION COST
Ash Valley School**

Project 1A: Road Improvement

Points: A to J Length: 1775' Type: 14' subgrade no ditch

Excavation

Excavator for clean up & gate removal	<u>11</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$1,320.00</u>
Cat time to shape road	<u>10</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$1,200.00</u>
Laborer	<u>10</u>	hrs at	<u>\$30.00</u>	per hour	<u>\$300.00</u>
Total Excavation					\$2,820.00

Grade and shape road surface

Grader time	<u>3</u>	hrs. at	<u>\$75.00</u>	per hour	<u>\$225.00</u>
Total Grader					\$225.00
Total Project 1A:					\$3,045.00

Project 1B: Road Improvement

Points: L to N Length: 830' Type: 14' subgrade no ditch

Excavation

Excavator to clean up slough & slides	<u>15</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$1,800.00</u>
Cat time to shape road	<u>10</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$1,200.00</u>
Dump Truck to haul material to Pt L (approx 1000 yds)	<u>15</u>	hrs at	<u>\$75.00</u>	per hour	<u>\$1,125.00</u>
Laborer	<u>15</u>	hrs at	<u>\$30.00</u>	per hour	<u>\$450.00</u>
Total Excavation					\$4,575.00

Grade and shape road surface

Grader time	<u>2</u>	hrs. at	<u>\$75.00</u>	per hour	<u>\$150.00</u>
Total Grading					\$150.00
Total Project 1B:					\$4,725.00

Move-in

Equipment	Miles	hrs/RT	Lowboy Rate/hr	Total
Excavator	55	4	\$95.00	\$380.00
Cat	55	4	\$95.00	\$380.00
Grader	55	4	\$95.00	\$380.00
Dump Truck	55	4	\$95.00	\$380.00
Dump Truck	55	4	\$95.00	\$380.00
Drill & Comp	55	4	\$95.00	\$380.00

Total Move-in: \$2,280.00

Project 1 Total \$10,050.00

**SUMMARY OF CONSTRUCTION COST
Ash Valley School**

Project 2A: Landing Construction

Points: C Length: n/a Type: n/a

Excavation

Excavator to dig stumps	<u>5</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$600.00</u>
Cat time	<u>5</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$600.00</u>
Laborer	<u>5</u>	hrs. at	<u>\$30.00</u>	per hour	<u>\$150.00</u>

Total Excavation \$1,350.00

Total Project 2A: \$1,350.00

Project 2B: Landing Construction

Points: D to E Length: 250' Type: 14' subgrade no ditch

Excavation

Excavator to dig stumps	<u>10</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$1,200.00</u>
Cat time for excavation and shape fill (approx 1250 yds hauled from Pt B)	<u>10</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$1,200.00</u>
Laborer	<u>10</u>	hrs. at	<u>\$30.00</u>	per hour	<u>\$300.00</u>

Total Excavation \$2,700.00

Total Project 2B: \$2,700.00

Project 2C: Road and Landing Construction

Points: F to I Length: 1315' Type: 14' subgrade no ditch

(excludes cost for landing construction at Points G and H)

(includes cost for landing construction at Point I)

Clearing and Grubbing

(includes Cat and Excavator removing overburden and stumps)

<u>3</u>	hrs at	<u>\$240.00</u>	per hour	<u>\$720.00</u>
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Total clearing and grubbing: \$720.00

Excavation

(moving approx. 1450 yds)

Excavator	<u>20</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$2,400.00</u>
Cat time	<u>20</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$2,400.00</u>
Laborer	<u>20</u>	hrs. at	<u>\$30.00</u>	per hour	<u>\$600.00</u>

Total Excavation \$5,400.00

Culvert Installation

Install 2 - 18" culverts	<u>70</u>	ft. at	<u>\$18.36</u>	per ft.	<u>\$1,285.20</u>
18" bands	<u>2</u>	bands at	<u>\$10.80</u>	per band	<u>\$21.60</u>

Total Culverts \$1,306.80

**SUMMARY OF CONSTRUCTION COST
Ash Valley School**

Grade and shape road surface

Grader time	<u>2</u>	hrs. at	<u>\$75.00</u>	per hour	<u>\$150.00</u>
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Total Grading \$150.00

Total Project 2C: \$7,577.00

Project 2D: Landing Construction

Points:	G	Length:	n/a	Type:	n/a
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Excavation

Excavator to dig stumps	<u>5</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$600.00</u>
Cat time for excavation	<u>10</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$1,200.00</u>
Laborer	<u>10</u>	hrs. at	<u>\$30.00</u>	per hour	<u>\$300.00</u>

Total Excavation \$2,100.00

Total Project 2D: \$2,100.00

Project 2E: Landing Construction

Points:	H	Length:	n/a	Type:	n/a
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Excavation

Cat time for excavation (approx 960 yds, used for fill onsite)	<u>8</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$960.00</u>
Laborer	<u>8</u>	hrs. at	<u>\$30.00</u>	per hour	<u>\$240.00</u>

Total Excavation \$1,200.00

Total Project 2E: \$1,200.00

Project 2F: Road and Landing Construction

Points:	J to M	Length:	1500'	Type:	14' subgrade no ditch
(Includes landing construction at Point K)					

Clearing and Grubbing

(Includes Cat and Excavator removing overburden and stumps)

<u>3</u>	hrs at	<u>\$240.00</u>	per hour	<u>\$720.00</u>
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Total clearing and grubbing: \$720.00

Excavation

Excavate (0+00 to 11+15) (4375 yds)	<u>4,375</u>	yds at	<u>\$1.35</u>	per yd	<u>\$5,906.25</u>
Excavate (11+15 to 15+00) (2950 yds)	<u>2,950</u>	yds at	<u>\$1.52</u>	per yd	<u>\$4,484.00</u>
Cat time (0+00 to 15+00)	<u>60</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$7,200.00</u>
Dump Truck (0+00 to 11+15) (2450 yds to fill portion, rest to Pt K)	<u>4,375</u>	yds at	<u>\$0.69</u>	per yd	<u>\$3,018.75</u>
Dump Truck (11+15 to 15+00) (to Pt L, 0.25 mi RT)	<u>2,950</u>	yds at	<u>\$0.69</u>	per yd	<u>\$2,035.50</u>
Drill & Shoot (approx. 1560 yds)	<u>1,560</u>	yds at	<u>\$3.25</u>	per yd	<u>\$5,070.00</u>
Laborer	<u>60</u>	hrs. at	<u>\$30.00</u>	per hour	<u>\$1,800.00</u>

Total Excavation \$29,514.50

**SUMMARY OF CONSTRUCTION COST
Ash Valley School**

Grade and shape road surface

Grader time 2 hrs. at \$75.00 per hour \$150.00

Total Grading \$150.00

Total Project 2F: \$30,385.00

Project 2G: Road and Landing Construction

Points: N to O Length: 360' Type: 14' subgrade no ditch

Clearing and Grubbing (includes Cat and Excavator removing overburden and stumps)

2 hrs at \$240.00 per hour \$480.00

Total clearing and grubbing: \$480.00

Excavation

Cat time 10 hrs at \$120.00 per hour \$1,200.00
Laborer 10 hrs. at \$30.00 per hour \$300.00

Total Excavation \$1,500.00

Grade and shape road surface

Grader time 1 hrs. at \$75.00 per hour \$75.00

Total Grading \$75.00

Total Project 2G: \$2,055.00

Project 2H: Road and Landing Construction

Points: N to P Length: 1170' Type: 14' subgrade no ditch

Clearing and Grubbing (includes Cat and Excavator removing overburden and stumps)

3 hrs at \$240.00 per hour \$720.00

Total clearing and grubbing: \$720.00

Excavation

Excavator (0+00 to 9+00) 10 hrs at \$120.00 per hour \$1,200.00
Cat time (0+00 to 9+00) 20 hrs at \$120.00 per hour \$2,400.00

Excavator (9+00 to 11+70) 10 hrs at \$120.00 per hour \$1,200.00
Dump Truck (haul to 5+50 to 7+75) 10 hrs at \$75.00 per hour \$750.00
(750 yds from 9+00-11+70)

Drill & Shoot (8+20 to 11+70) 10.0 hrs at \$125.00 per hour \$1,250.00
Laborer 30 hrs. at \$30.00 per hour \$900.00

Total Excavation \$7,700.00

**SUMMARY OF CONSTRUCTION COST
Ash Valley School**

Grade and shape road surface

Grader time	<u>2</u>	hrs. at	<u>\$75.00</u>	per hour	<u>\$150.00</u>
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Total Grading \$150.00

Total Project 2H: \$8,570.00

Project 2I: Landing Construction

Points: Q Length: n/a Type: n/a

Excavation

Cat time for excavation	<u>3</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$360.00</u>
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Total Excavation \$360.00

Total Project 2I: \$360.00

Project 2 Total \$56,297.00

Project 3: Road Widening

Point: B

Excavator	<u>15</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$1,800.00</u>
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Cat	<u>5</u>	hrs at	<u>\$120.00</u>	per hour	<u>\$600.00</u>
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Drill & Shoot	<u>2.5</u>	hrs at	<u>\$125.00</u>	per hour	<u>\$312.50</u>
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) Dump Truck to haul material to Pt D (0.45 mi RT) (approx. 1250 yds)	<u>15</u>	hrs at	<u>\$75.00</u>	per hour	<u>\$1,125.00</u>
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Project 3 Total \$3,838.00

Total Project Costs \$70,185.00

TIMBER SALE SUMMARY

Ash Valley School

1. Type of Sale: Final Harvest, Recovery, Sealed Bid

2. Boundary Lines: Sale boundaries are marked on the ground with "Timber Sale Boundary" posters, red flagging, and red paint at locations shown on the Exhibit "A".

3. Revenue Distribution: 100% BOF; 100% Douglas County

4. Sale Acreage: The sale is comprised of one unit totaling approximately 76 acres. Sale acreage was determined from electronic digitizing using the ArcView GIS program and deductions were made for existing interior roads.

	Posted Acres	Interior Road Acres	Net Cruise Acres	Net Harvest Acres
Area 1	78	1.87	76.1	76.1

5. Volume by Species, Fund and County. See Attached table.

6. Grade: (by Percent)

Species	2 Saw %	3 Saw %	3 Saw % (12" +)	4 Saw %
Douglas-fir	53%	32%	11%	4%
Hardwoods	10%	47%	--	43%
Hemlock and other conifers	46%	16%	23%	15%

7. Cruise: The timber sale area was variable plot cruised using a nested Big BAF plot method. The Big BAF method is a combination of count plots and individually measured trees. The plots were spaced 132' feet apart on cruise lines spaced 330 feet apart. A 360 BAF full plot at 16 feet was taken to determine which Douglas-fir trees would be fully measured. A total of 58 Douglas-fir trees were fully measured for DBH, height, grade and defect. A 20 BAF full plot at 16 feet was used to determine tree counts and to measure minor species. Minor species were only measured every third plot. A total of 117 count plots were measured. Cruising was done December, 2004 through February 2005 by ODF foresters.

A. Summary data:

Diam	Ht. Stand	Form Pt.	Form Factor	CV %	SE %
D4H	Total Height	Conifer: 16' Hardwood: 16'	Recorded for all cruised trees by estimate and measure	50%	6.56%

B. Stand Data:

SPECIES	DBH	TREES/ACRE	BASAL AREA/AC	NET MBF/ACRE
DOUGLAS FIR	15	178	198	31
HEMLOCK and other conifers	17	9	14	3
HARDWOODS	12	54	41	3

C. Green Tree Retention: There are eight areas of reserve trees associated with this sale, including one seasonal N stream buffer. The trees are scattered within the sale and along the sale boundaries. There is a fifty-foot no-touch buffer consisting of marked trees surrounding an unregistered domestic water source located within the sale.

8. Timber Description: Timber in the sale area is even-aged and moderately stocked with 65 year-old Douglas-fir sawtimber with significant amounts of western hemlock, grand fir, and red alder. Timber quality ranges from good to average.

9. Topography:

The timber sale area ranges from 20% to 70% slope. There are areas of benches on the southern side of the sale along with a short, clifty area in the southwest corner of the sale.

10. Logging Method: Yarding will not be allowed through the no-touch buffer protecting the unregistered domestic water source. The timber sale will mostly be cable yarded uphill with single end suspension throughout the unit. Lift trees may be necessary to achieve adequate suspension in some areas. There is an opportunity for ground based harvesting on the benches.

11. Access: To access the timber sale area from the north, take the Mill Creek Road (Douglas County Road #3) toward Loon Lake from State Highway 38. Continue 12 miles to Ash Valley. The sale is bordered on the south by Carlson Creek Road.

12. Projects: See attached "Project Cost Summary Sheet"

Project No. 1: Road and Landing Improvement

Project No. 2: Road and Landing Construction

Project No. 3: Road Widening

NET VOLUMES AND ACREAGE

SALE AREA & SPECIES		Tree cnt. 100% Units	NET VOLUMES (MBF)									
			By County and Fund								Total Vols.	Vol. per Acre
			Coos			Douglas			Total	Total		
Area	Spec	CSL	BOF	Total	CSL	BOF	Total	Total			Total	
I	D-fir						2381	2381	2381	31		
	Hdwd Hemlock and other conifers						192	192	192	3		
							257	257	257	3		
TOTALS							2830	2830	2830			

TOTAL SALE VOLUME BY SPECIES

Douglas-fir	2,381	MBF
HM/othr	257	MBF
Hardwoods	192	MBF
Total	2,830	MBF

Report by: Ash Valley School

Date: 6/9/2005

Unit For. *Stone Flies June 27, 05*
Date

Asst. Dist. For. *Greg Kreimeyer 6.29.2005*
Date

UTILITY VOLUME NOT SHOWN TO PROVIDE FOR RETENTION OF DOWN LOGS
NO INGROWTH INCLUDED

ACREAGE BY COUNTY (to nearest acre)

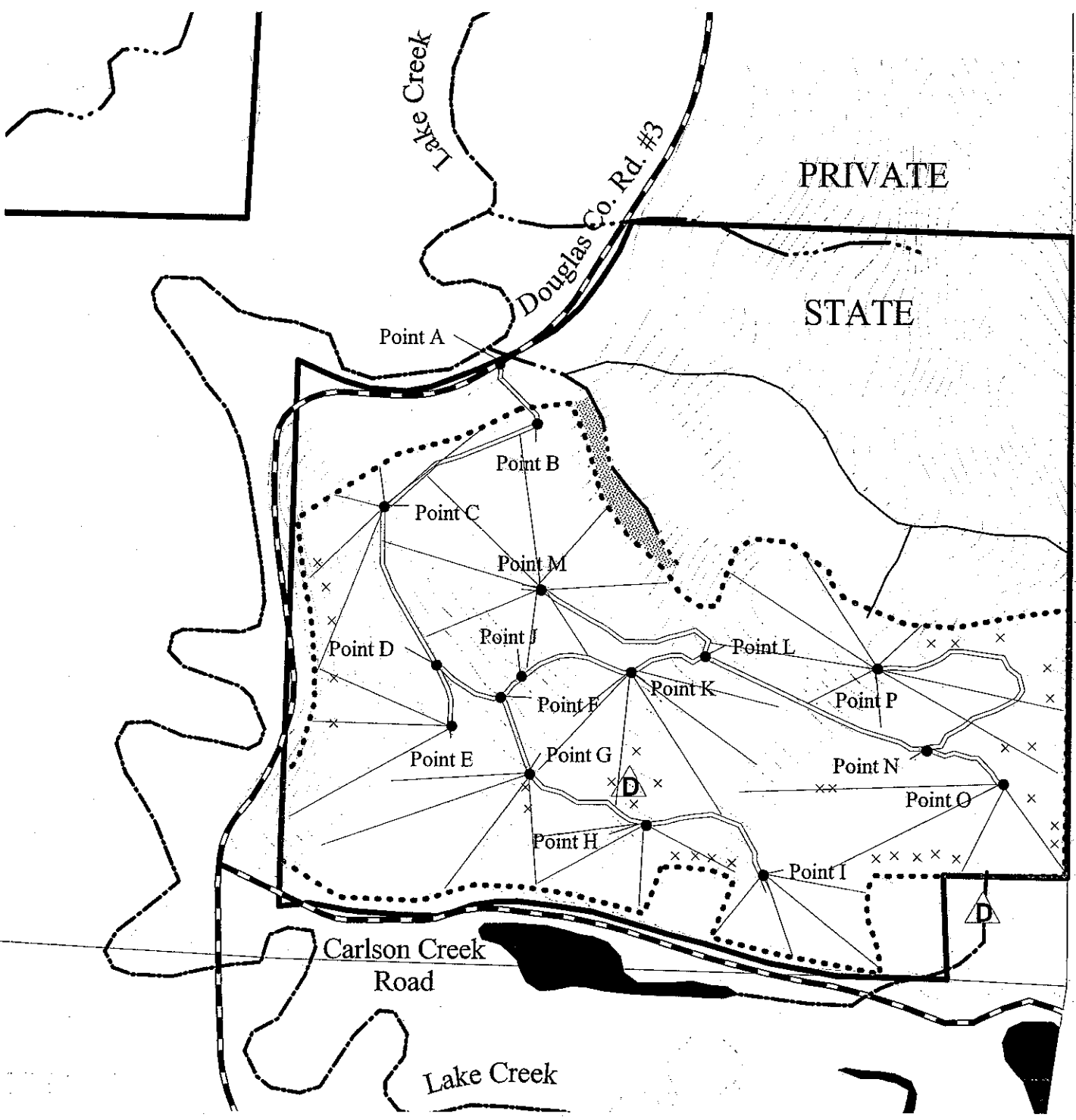
Sale Area	Coos County						Douglas County						TOTAL ACRES	
	CSL			BOF			CSL			BOF				
	Conifer		Hard wood	Conifer		Hard woods	Conifer		Hard woods	Conifer		Hard woods		
	cc	pc		cc	pc		cc	pc		cc	pc			
I											76			76
														0
														0
SUM	0	0	0	0	0	0	0	0	0	0	76	0	0	76

cc- clearcut

pc- partial cut

BOF - Board of Forestry

CSL - Common School Land



LEGEND

- Project Points
- × Green Tree Retention
- ▨ Stream Buffer
- Lakes
- Streams
 - ▤ Fish Bearing
 - ▥ Non-Fish Bearing
 - ▦ Unknown
- ⋯ Timber Sale Boundary
- - - Purchaser Maintained Road
- ▬ County Road
- ▭ Section Lines
- ▩ State Forest Boundaries
- ⋯ 20 Foot Contours
- △ D Unregistered Domestic Water Source

LOGGING PLAN

OF TIMBER SALE NO.
 341-06-25
 ASH VALLEY SCHOOL
 PORTIONS OF SECTION 24; T23S, R10W, W.M.
 DOUGLAS COUNTY, OREGON

APPROX. SCALE 1" = 500'

APPROX. NET ACREAGE = 76

