

MINUTE ITEM
This Calendar Item No. C65
was approved as Minute Item
No. 65 by the State Lands
Commission by a vote of 3
to 0 at its 2-5-01
meeting

**CALENDAR ITEM
C65**

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2/5/2001
W25718
C2000-64
D. Brown

**REQUEST AUTHORITY FOR EXECUTIVE OFFICER
TO SOLICIT BIDS, AWARD AND EXECUTE AGREEMENTS FOR CONSULTING
SERVICES TO PERFORM LAND AND TIMBER APPRAISALS
FOR POTENTIAL SCHOOL LAND TRANSACTIONS**

PARTY:

California State Lands Commission
100 Howe Avenue, Suite 100 South
Sacramento, CA 95825-8202

BACKGROUND

The State Lands Commission manages approximately 37,000 acres of timberland in northern California. Some of these parcels are land-locked or have restricted access. The Commission may act to sell, exchange or lease properties in transactions that would benefit the trust asset or create revenue opportunities for the benefit of the State Teachers' Retirement Fund. Such transactions require the determination and establishment of values based on the highest and best use of the land and resources.

PROPOSED ACTIVITY

The Executive Officer requests authority to solicit proposals, award and execute agreement for consulting services related to preparation of land and timber appraisals. Qualifications would require that the successful firm would be as follows:

1. An individual contractor must have at least 10 years continuous experience in both land and timber valuation, with specific knowledge of the northern California region. Individuals working as part of a team must also have the same minimum 10 years experience in their specific area of expertise.
2. Current certification as a Member of the Appraisal Institute (MAI) and a Registered Professional Forester (RPF).

CALENDAR ITEM NO. C65 (CONT'D)

3. Possession of a current Certified General Real Estate Appraiser license issued by the State of California.
4. Demonstrated proficiency in Highest and Best Use analysis as well as all appropriate appraisal techniques and methodologies.
5. Knowledge, experience, and expertise related to timber harvest methods and timberland valuation in general, with preference given for experience in timberland valuation as it relates to potential development.

Services by the successful firm would be on an as-needed basis determined by the needs of the program.

STATUTORY AUTHORITY

- A. Public Resources Code Section 6106 (Delegation of Authority)
- B. Public Contract Code Section 10355 et seq. (Contracts for Consulting Services)
- C. State Contracts Manual (rev 1/01)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION FIND:

1. FIND THAT THESE ACTIVITIES ARE EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO 14 CAL CODE REGS. 15061 BECAUSE THESE ACTIVITIES ARE NOT PROJECTS AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND 14 CAL CODE REGS. 15378.
2. AUTHORIZE THE EXECUTIVE OFFICER OR HIS DESIGNEE TO SOLICIT BIDS, AWARD AND EXECUTE CONTRACT IN ACCORDANCE WITH STATE POLICIES AND PROCEDURES NOT TO EXCEED \$50,000.