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Trust Lands Administration

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**REQUEST FOR QUALIFICATIONS - APPRAISERS**

(Utah Test and Training Range Land Exchange)

The Utah School and Institutional Trust Lands Administration (“SITLA”), an independent state agency, and the U.S. Department of the Interior, Appraisal and Valuation Services Office (“AVSO”) jointly request statements of qualifications from licensed appraisers or appraisal teams for the provision of independent appraisal services in connection with a pending federal-state land exchange in western Utah.

The Land Exchange

Sections 3011-3014 of the National Defense Authorization Act for Fiscal Year 2017 (Public Law 114-328, 130 Stat. 2749-2753) (the “NDAA”) authorized a land exchange of approximately 83,609.38 acres of state trust land and 95,737.13 acres of federal public land in Box Elder, Tooele, Juab, Millard, and Beaver Counties, Utah. The land exchange was authorized in connection with the expansion of military zones surrounding the Utah Test and Training Range.

Section 3012(e)(2) of the NDAA requires that the value of all lands in the exchange be established by one or more qualified independent appraisers. The appraisals must be conducted in accordance with nationally recognized appraisal standards, including where appropriate the Uniform Standards for Professional Appraisal Practice and the Uniform Appraisal Standards for Federal Land Acquisitions.

The federal lands to be conveyed to SITLA have been grouped into 34 parcels, primarily to consolidate contiguous sections of Federal lands, while the SITLA lands to be conveyed to the U.S. Bureau of Land Management (“BLM”) constitute 142 separate parcels. Approximately 13,439.27 acres of state trust lands to be conveyed to BLM consist of severed mineral estate (i.e. mineral interest only). All of the lands associated with the exchange are unoccupied, undeveloped lands in rural western Utah.

Certain of the lands in the exchange have been identified as having mineral characteristics that will need to be considered in the valuation of the properties, as described in a mineral evaluation report prepared by the Utah Geologic Survey in June 2017.

## Request for Qualifications – Appraisers

SITLA and AVSO seek expressions of interest/statements of qualifications from licensed appraisers interested in performing the independent appraisals required by the NDAA, with the goal of identifying qualified appraisers who will subsequently be asked to submit bids for the exchange appraisal project. This RFQ is not an offering or request for bids, but rather an effort to locate potential bidders to be considered as eligible to be included on an Assignment Qualified Appraiser Panel for the project.

It is anticipated that SITLA will issue a formal request for proposals for the appraisal project, along with a detailed statement of work (“SOW”), in late fall 2018. The projected dates for the appraisal assignment are currently the first several months of 2019. The State of Utah, through SITLA, will be the entity contracting for the appraisal, in coordination with AVSO. SITLA and AVSO contemplate that they will select a single appraiser or appraisal team to provide all appraisals for the lands described above, as to both state and federal lands.

Interested appraisers/appraisal teams are asked to provide information responsive to the following factors:

- (1) Experience with UASFLA (Yellow Book) standards; public land transactions
- (2) Familiarity with rural land values in western Utah
- (3) Ability to complete multi-parcel, large acreage appraisals in a limited time
- (4) Strategies for ensuring cost-effectiveness of the appraisal project
- (5) Mineral valuation capacity and experience
- (6) Qualifications as required by 43 C.F.R. 2201.3-1/state licensing
- (7) Other experience or qualifications deemed relevant by the appraiser

Background information concerning the UTTR land exchange, including exchange maps, parcel descriptions, and mineral reports are available on SITLA’s website at <https://trustlands.utah.gov>.

Parties who do not respond to this RFQ will not be considered as eligible to submit proposals for the appraisal assignment.

Please submit the requested information in electronic format no later than October 10, 2018, to Kim Christy, SITLA Deputy Director, at [kimchristy@utah.gov](mailto:kimchristy@utah.gov), with a copy to Jay Devoe, MAI, at AVSO, at [jay\\_devoe@ios.doi.gov](mailto:jay_devoe@ios.doi.gov). Questions in the interim may be directed to Kim Christy at (801) 538-5183.