

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA* Value	Purchase Price**
Lochloosa Creek Flatwoods - Sherouse and Flowers	154.00	6.47	\$156,600	\$423,500

*ACPA = Alachua County Property Appraiser

** Final purchase price will be based on acres as determined by the boundary survey

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (3)	Option Payment	Title Report	Sub-total
Lochloosa Creek Flatwoods - Sherouse and Flowers	\$4,500	\$1,000	\$550	\$15,050

\$15,050 Pre-Contract / Pre-Acquisition

Table B. Post-Contract Costs (Due Diligence and Closing Services)

Project	Pre-Acquisition Costs (Sub-total)	Baseline Document (CE)	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Lochloosa Creek Flatwoods - Sherouse and Flowers	\$15,050	\$0	\$34,000	\$4,600	\$10,300	\$63,950

* Includes attorney's fees and title insurance

\$63,950 Pre-Contract + Due Diligence & Closing Costs

Management Estimates

Table C. Stewardship Costs

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Lochloosa Creek Flatwoods - Sherouse and Flowers	154.00	\$69,580	\$3,187	\$101,450

\$101,450

**Lochloosa Creek Flatwoods
Sherouse**

154 acres

Initial Improvements (WSPP)

\$18,600	Trailhead
\$1,600	Gates
\$27,500	Site Perimeter Fencing
\$630	Firebreak Construction
\$21,250	Initial Road Improvements
Total: \$69,580	

Average Annual Mgmt. Costs (General Fund)

\$261	Road/Trail/Firebreak Maintenance
\$110	Exotic Plant Control
\$950	Prescribed Fire
\$1,866	Monitoring
\$0	Security
Total: \$3,187	

Trailhead

Entrance sign:	\$2,700
Interpretive Kiosk	\$3,000
Regulatory & Trail Signs	\$300
Parking Area	\$10,000
Wood Fence	\$2,600 (\$10/linear foot x 260 linear ft)
Total Trailhead Costs	\$18,600

Gates:

Gates:	\$1,600 (4 gates x \$400/gate)
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Site Perimeter Fencing

Wire Fencing:	\$27,500 (~5,500ft x \$5/linear foot)
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Firebreak Construction

Firebreak Construction:	\$630 (3 mi x \$210/mi)
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Road/Trail/Firebreak Maintenance

Initial Road Improvements:	\$21,250 (Estimated 0.5 mile of existing road hardening) (WSPP)
Year 2-10:	\$261/year (\$65.25/mile x 1 mile = \$65.25 x 4 times/year) (General Fund)

Exotic Plant Control

Year 1:	\$200
Year 2-3:	\$200 each year
Year 4-10:	\$100 each year
10 Year Total & Average:	\$1,100 or \$110 per year (General Fund)

Prescribed Fire

Burning:	\$950/year (an average of ~38 acres per year x \$25/ac)
10 Year Burning Total:	\$9,500 or \$950 per year

Monitoring

40 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.

10 Year total: \$18,660 or \$1,866/year **(General Fund)**

Security

No additional cost—will be covered under Little Orange Creek Preserve security.