

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value
Santa Fe River - Shireman	10.00	N/A - Desktop	\$3,000
Watermelon Pond - Biro (Conservation Easement)	95.88	5.87	\$763,509

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Santa Fe River - Shireman	\$2,000	\$1,000	\$900	\$5,900
Watermelon Pond - Biro (Conservation Easement)	\$4,500	\$1,000	\$2,000	\$12,000
				\$17,900

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
Santa Fe River - Shireman	\$5,900	\$0	\$13,000	\$2,000	\$2,000	\$22,900
Watermelon Pond - Biro (Conservation Easement)	\$12,000	\$10,000	\$22,000	\$4,000	\$6,000	\$54,000
						\$76,900

* Includes attorney's fees and title insurance

Management Estimates

Table C. Stewardship Costs

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Santa Fe River - Shireman	10.00	\$0	\$1,078	\$10,780
Watermelon Pond - Biro (Conservation Easement)	95.88	\$0	\$550	\$5,500
				\$16,280

Estimated Management Costs (Fee Simple)

Santa Fe River - Shireman

10.0 acres

Initial Improvements (WSPP*)

\$0 Gates
\$0 Firebreak Construction
\$0 Site Perimeter Fencing

Total: \$0

Average Annual Mgmt. Costs (General Fund)

\$0 Road/Trail/Firebreak Maintenance
\$120 Invasive Plant Control
\$25 Prescribed Fire
\$933 Monitoring

Total: \$1,078

*WSPP = Wild Spaces Public Places Surtax funding

Gates (WSPP): None. Access would be through Santa Fe River Headwaters Preserve

Site Perimeter Fencing (WSPP): Not needed

Firebreak Construction (WSPP): Minimal. Would be incorporated with Santa Fe River Headwaters Preserve

Road/Trail/Firebreak Maintenance (General Fund): Not needed. Would incorporate firebreak with Santa Fe River Headwaters Preserve

Invasive Plant Control: Minimal

Year 1 = \$200

Year 2-3 = \$100 each year

Year 4-10 = \$100 each year

10 Year Total: \$1,200; Average: \$120 per year **(General Fund)**

Prescribed Fire: Minimal. Would be burned with Santa Fe River Headwaters Preserve

Burning: \$25/year (an average of 1 acre per year x \$25/ac)

10 Year Burning Total: \$250 or \$25 per year.

Monitoring:

20 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc. – 10 Year total: \$9,326 or approx. \$933/year **(General Fund)**

Security

No additional cost – will be covered under Santa Fe River Headwaters Preserve security.

Note: If the Shireman property is protected through a conservation easement rather than a fee simple purchase, county management responsibilities will be limited to monitoring the conservation easement, unless a different arrangement is negotiated with the owners.

Monitoring = \$550.00 per year for site inspection and write-up.

Management Cost Estimates

**Watermelon Pond -
Biro**

95.88 acres

The Biro property will be protected through a conservation easement. As such, the county management responsibilities will be limited to monitoring the conservation easement, unless a different arrangement is negotiated with the owners.

Monitoring = \$550.00 per year for site inspection and write-up.