

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value
Watermelon Pond - Oelrich	117.54	5.60	\$1,763,100
Barr Hammock - Sheffield	16.20	4.67	\$91,260
Lochloosa Slough Flatwoods - Odom	197.51	6.27	\$111,570

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Watermelon Pond - Oelrich	\$6,900	\$1,000	\$1,700	\$16,500
Barr Hammock - Sheffield	\$5,000	\$1,000	\$1,200	\$12,200
Lochloosa Slough Flatwoods - Odom	\$7,200	\$1,000	\$1,700	\$17,100
				\$45,800

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

Project	Costs (Sub-total)	Baseline Document (CE)	Boundary Survey	Environmental Audit	Closing Costs*	GRAND TOTAL
Watermelon Pond - Oelrich	\$16,500	\$0	\$45,000	\$4,300	\$9,800	\$75,600
Barr Hammock - Sheffield	\$12,200	\$0	\$16,000	\$2,800	\$6,800	\$37,800
Lochloosa Slough Flatwoods - Odom	\$17,100	\$0	\$50,000	\$4,500	\$9,800	\$81,400
						\$194,800

* 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
Watermelon Pond - Oelrich	117.54	\$21,250	\$2,221	\$43,460
Barr Hammock - Sheffield	16.20	\$0	\$0	\$0
Lochloosa Slough Flatwoods - Odom	197.51	\$13,850	\$2,946	\$43,310
				\$86,770

Management Costs Estimates (Fee Simple)

Watermelon Pond - Oelrich

117.54 acres

Initial Improvements (WSPP)

\$20,000 Trailhead
\$1,250 Firebreak Construction
Total: \$21,250

Average Annual Mgmt. Costs (General Fund)

\$392 Road/Trail/Firebreak Maintenance
\$230 Invasive Plant Control
\$300 Prescribed Fire
\$1,399 Monitoring
Total: \$2,321

Trailhead

Entrance sign: \$2,700
Interpretive Kiosk \$3,000
Regulatory & Trail Signs \$300
Parking Area \$10,000
Wood Fence \$4,000 (\$10/linear foot x 400 linear ft)
Total Trailhead Costs \$20,000

Gates:

No additional gates needed.

Site Perimeter Fencing

Not needed. Property is fenced currently.

Firebreak Construction

Firebreak Construction: Minimal, if needed: \$1,250 (1/2 days operation of skidder mounted mulch-head)

Road/Trail/Firebreak Maintenance

Mowing existing roads: ~\$392/year - ($\$65.25/\text{mile} \times 1.5 \text{ mile} = \$97.87 \times 4 \text{ mows/year}$) **(General Fund)**

Invasive Plant Control

Year 1 = \$1,000
Year 2-3 = \$300 each year
Year 4-10 = \$100 each year
10 Year Total: \$2,300; Average: \$230 per year **(General Fund)**

Prescribed Fire

Burning: \$300/year (an average of ~12 acres per year x \$25/ac)
10 Year Burning Total: \$3,000 or \$300 per year

Monitoring/ Security

30 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc. – 10 Year total: \$13,990 or \$1,399/year **(General Fund)**

Management Cost Estimates (Fee Simple)

**Barr Hammock-Levy Prairie –
Sheffield**

16.2 acres

Note: The Sheffield property will be managed as a part of the Paynes Prairie Preserve State Park. Paynes Prairie is managed by the Florida Department of Environmental Protection (FDEP) and in conversations with them, FDEP has indicated their interest and willingness to manage the Sheffield property if acquired by Alachua County. Alachua County would have no financial obligations for stewardship.

Estimated Management Costs (Fee Simple)

Lochloosa Slough Flatwoods - Odom

197.51 acres

Initial Improvements (WSPP)

\$1,600 Gates
\$1,250 Firebreak Construction
\$11,000 Site Perimeter Fencing

Total: \$13,850

Average Annual Mgmt. Costs (General Fund)

\$125 Road/Trail/Firebreak Maintenance
\$1,700 Invasive Plant Control
\$188 Prescribed Fire
\$933 Monitoring

Total: \$2,946

Gates:

4 gate x \$400 per gate = \$1,600 (WSPP)

Site Perimeter Fencing

Wire Fencing: \$11,000 (~1,700 ft x \$5/linear foot + land clearing estimate \$2,500)
(WSPP)

Firebreak Construction

Firebreak Construction: \$2,500 (1 days operation of skidder mounted mulch-head)

Road/Trail/Firebreak Maintenance

Mowing existing roads: ~125/year - (\$65.25/mile X 0.5 mile = \$31.12 x 4 mows/year) **(General Fund)**

Invasive Plant Control

Year 1 = \$5,000
Year 2-3 = \$2,500 each year
Year 4-10 = \$1000 each year
10 Year Total: \$17,000; Average: \$1,700 per year **(General Fund)**

Prescribed Fire

Burning: \$188/year (an average of ~7.5 acres per year x \$25/ac)
10 Year Burning Total: \$1,880 (Avg. 30 ac every 4 yrs)

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 Lochloosa Slough Preserve security