

Cost Estimates For Proposed Acquisition

| Project | Acres | Matrix Score | ACPA Value |
|---|-------|--------------|------------|
| Watermelon Pond - Sheffield | 40.29 | 6.13 | \$161,160 |
| Paynes Prairie Add. - Koppaka Family Foundation | 23.16 | 5.47 | \$125,064 |

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

| Project | Appraisals (2) | Option Payment | Title Report | Sub-total |
|---|----------------|----------------|--------------|-----------|
| Watermelon Pond - Sheffield | \$6,500 | \$1,000 | \$1,300 | \$15,300 |
| Paynes Prairie Add. - Koppaka Family Foundation | \$5,000 | \$1,000 | \$1,200 | \$12,200 |
| | | | | \$27,500 |

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 |
|---|-----------------------------------|------------------------|-----------------|---------------------|----------------|-------------|
| Watermelon Pond - Sheffield | \$15,300 | \$0 | \$20,000 | \$3,200 | \$10,000 | \$47,500 |
| Paynes Prairie Add. - Koppaka Family Foundation | \$12,200 | \$0 | \$16,000 | \$2,500 | \$7,500 | \$38,200 |
| | | | | | | \$85,700 |

* 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 - Sheffield | 40.29 | \$13,670 | \$2,541 | \$39,080 |
| Paynes Prairie Add. - Koppaka Family Foundation | 23.16 | \$0 | \$0 | \$0 |
| | | | | \$39,080 |

Management Cost Estimates (Fee Simple)

**Watermelon Pond –
Sheffield**

39.24 acres

Initial Improvements (WSPP) (General Fund)

\$400 Gates
\$13,165 Site Perimeter Fencing
\$105 Firebreak Construction

Total: \$13,670

Average Annual Mgmt. Costs

\$ 100 Road/Trail/Firebreak Maintenance
\$ 100 Invasive Plant Control
\$475 Prescribed Fire
\$1,866 Monitoring

Total: \$2,541

Gates:

1 gate x \$400 per gate = \$400 **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$13,165 (~2633ft x \$5/linear foot + land clearing estimate \$0) **(WSPP)**

Firebreak Construction

Firebreak Construction: \$105 (0.5 mi x \$210/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Years 2-10 - Firebreak Maintenance - 6' fireline harrow at \$200/mile x 0.5 miles = \$100 (General Fund)

Invasive Plant Control

Year 1 = \$100

Year 2-10 = \$100 each year

10 Year Total: \$1,000; Average: \$100 per year **(General Fund)**

Prescribed Fire

Burning: \$475/year (Average ~38 ac every two years; 38 x \$25/ac = \$950 every 2 yrs = \$475/yr)

10 Year Burning Total: \$4,750

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 Watermelon Pond Preserve security

Management Cost Estimates (Fee Simple)

**Paynes Prairie Additions –
Koppaka Family Foundation**

23.16 acres

Note: The Koppaka Family Foundation property will be managed as a part of the Serenola Forest Preserve. Serenola Forest Preserve is managed by Alachua Conservation Trust, so Alachua County has no financial obligations for the stewardship.