

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*	Purchase Price
Lochloosa Connector - Rimes	161.00	7.47	\$504,190	\$1,453,347

*ACPA = Alachua County Property Appraiser

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (3*)	Option Payment	Title Report	Sub-total
Lochloosa Connector - Rimes	\$4,700	\$1,000	\$2,700	\$17,800
				\$17,800

* 2 Appraisals and 1 Appraisal Review

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 Connector - Rimes	\$17,800	\$0	\$77,500	\$5,000	\$27,200	\$127,500
						\$127,500

* 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
Lochloosa Connector - Rimes	161.00	\$269,500	\$9,800	\$367,500
				\$367,500

*If the St. Johns River Water Management District Manages the property, Alachua County financial obligations for stewardship will be \$0.

**Management Cost Estimate
Lochloosa Forest Connector - Rimes**

268.39 acres

Improvements (WSPP)

\$17,200	Trailhead
\$1,200	Gates
\$600	Firebreak Construction
\$9,500	Perimeter Fencing
\$131,000	Initial Exotic Plant Mgt.
\$110,000	Boardwalk/Fishing Dock
Total	\$269,500

Average Annual Mgmt. Costs (General Fund)

\$5,000	Exotic Plant Control
\$1,184	Road/Trail/Firebreak Maintenance
\$1,750	Prescribed Fire
\$1,866	Monitoring
Total	\$9,800

Trailhead/Parking Area (WSPP)

Entrance sign (lg) = \$3,700
Fencing = \$7,000
Interpretive Kiosk=\$2,500
Regulatory & Trail Signs=\$1,000
Parking Area stabilization = 3,000
Total Trailhead Costs=\$17,200

Firebreak Construction (WSPP)

Firebreak construction: 2.0 miles x \$210/mile + mobilization costs = \$600

Perimeter Fencing (WSPP)

1,875 linear ft. construction at \$4.00/ft = \$7,500
2,300 linear ft. repair = \$2,000
Total = \$9,500

Gates (WSPP)

Gates: 3 gates x \$400/gate: \$1,200

Boardwalk and Terminal Fishing Structure (possible) WSPP = \$110,000 est.

Exotic Plant Control

Year 1 = \$66,000
Year 2 = \$36,000
Year 3 = \$24,000
Year 4 to 10 = \$ 5,000/yr
WSPP Years 1-5 (\$131,000)/ General Fund Years 6-10 expenditure (\$30,000 or \$5,000/year)

Road/Trail/Firebreak Maintenance

Firebreak mowing: 2.0 miles x \$118 x 2 mows annually = \$236
Trail Mowing = 2 miles trail x \$79/mile x 6 mows/year = \$948
10 Year Total = \$11,840 or \$1,184/year (**General Fund**)

Prescribed Fire

Burning an average of 70 acres per year x \$25/ac = \$1,750/year
10 Year Burning Total = \$17,500 or \$1,750/year (**General Fund**)

Monitoring

40 hours of staff time plus supplies before opening
Project oversight, contractor oversight, photo-points, inspections, record keeping
10 Year total = \$18,660 or \$1,866/year (**General Fund**)

Partner Agency Management Option

Alachua County Forever staff are engaged with the St. Johns River Water Management District (SJRWMD) as a possible acquisition partner for this property. As part of the discussion, there is the potential for the SJRWMD staff to take management responsibility for the property and manage it as part of Lochloosa Wildlife Management Area. If the property is to be managed by SJRWMD rather than the County, Alachua County will have no financial obligations for the stewardship.