

## Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Hasan Flatwoods - Holt / Woitas Trustee	413.25	5.80	\$1,266,485
Lochloosa Creek Flatwoods - Samuel & Samuel	53.92	5.67	\$188,720

\*Alachua County Property Appraiser Estimate; true property value will be determined based on appraisals

### Acquisition Estimates

**Table A. Pre-Contract / Pre-Acquisition Costs**

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Hasan Flatwoods - Holt / Woitas Trustee	\$8,000	\$1,000	\$2,000	\$19,000
Lochloosa Creek Flatwoods - Samuel & Samuel	\$4,000	\$1,000	\$900	\$9,900
				<b>\$28,900</b>

**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
Hasan Flatwoods - Holt / Woitas Trustee	\$19,000	\$22,000	\$110,000	\$7,000	\$20,000	\$178,000
Lochloosa Creek Flatwoods - Samuel & Samuel	\$9,900	\$0	\$15,000	\$4,200	\$3,500	\$32,600
						<b>\$210,600</b>

\* 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
Hasan Flatwoods - Holt / Woitas Trustee	413.25	\$0	\$550	\$5,500
Lochloosa Creek Flatwoods - Samuel & Samuel	53.92	\$152,795	\$7,854	\$231,335
				<b>\$236,835</b>

## **Management Cost Estimates**

**Hasan Flatwoods\***

**Holt / Woitas Trustee**

**413.25 acres**

The Holt – Woitas Trustee 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/year for site inspection and write-up.

*\* The Holt/ Woitas Trustee Property is geographically closest to the Hasan Flatwoods Alachua County Forever Project Area, but it is not within the original boundary.*

## Management Cost Estimates

**Lochloosa Creek Flatwoods  
Samuel & Samuel**

**53.92 acres**

### Initial Improvements (WSPP)

\$400 Gates  
\$37,250 Fencing Projects  
\$265 Firebreak Construction  
\$7,000 Initial Road Improvements  
**Total: \$152,795.00**

### Average Annual Mgmt. Costs (General Fund)

\$555 Road/Firebreak Maintenance  
\$120 Exotic Plant Control  
\$625 Prescribed Fire  
\$1,866 Monitoring  
\$0 Security  
**Total: \$7,854.00**

### Gates

Gates: \$400 (1 gate x \$400/gate) **(WSPP)**

### Fencing Projects

Site Perimeter Wire Fencing: \$35,000 (7,000 ft x \$5/linear foot) **(WSPP)**  
Interior fence removal: \$2,250 (900 ft x \$2.50/linear foot) **(WSPP)**

### Firebreak Construction

Firebreak Construction: \$265 (~1.25 mi x \$210/mi) **(WSPP)**

### Road/Trail/Firebreak Maintenance

Initial Road Improvements: \$7,000 (Estimated clearing, installing, and hardening ~1,500 ft of new access road to Phifer Flatwoods Preserve - Lochloosa Creek Tract) **(WSPP)**  
Year 2-10: \$555/year (\$88.90/mile x 1.25 mile = \$111 x 5 times/year) **(General Fund)**

### Exotic Plant Control

Year 1-2: \$200 each year  
Year 3-10: \$100 each year  
10 Year Total & Average: \$1,200 or \$120 per year **(General Fund)**

### Prescribed Fire

Burning: \$625/year (estimated ~50 total burnable acres, on ~2-year rotation = an average of ~25 acres per year x \$25/ac)  
10 Year Burning Total: \$6,250 or \$625 per year **(General Fund)**

### 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 included in Phifer Flatwoods Preserve security checks.