

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Santa Fe River - Robinson**	22.61	5.33	\$93,788
Lochloosa Connector - Wood, Ashley & Sara-Nett	41.59	5.27	\$588,303
Watermelon Pond - Dumford & Palmer	68.50	6.27	\$368,317

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

** Below estimates are for a fee simple purchase

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Santa Fe River - Robinson	\$3,000	\$1,000	\$900	\$7,900
Lochloosa Connector - Wood, Ashley & Sara-Nett	\$4,000	\$1,000	\$1,100	\$10,100
Watermelon Pond - Dumford & Palmer	\$5,500	\$1,000	\$1,300	\$13,300
				\$31,300

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 - Robinson**	\$7,900	\$0	\$12,000	\$3,500	\$3,000	\$26,400
Lochloosa Connector - Wood, Ashley & Sara-Nett	\$10,100	\$10,000	\$15,000	\$4,100	\$3,300	\$42,500
Watermelon Pond - Dumford & Palmer	\$13,300	\$0	\$35,000	\$5,500	\$5,000	\$58,800
						\$127,700

* Includes attorney's fees and title insurance

*If Robinson is purchased as a Conservation Easement instead of fee simple, estimated Baseline Document cost \$8,000

Management Estimates

Table C. Stewardship Costs

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Santa Fe River - Robinson	22.61	\$23,747	\$3,485	\$58,597
Lochloosa Connector - Wood, Ashley & Sara-Nett	41.59	\$0	\$550	\$5,500
Watermelon Pond - Dumford & Palmer	68.50	\$42,850	\$3,126	\$74,110
				\$138,207

Management Cost Estimates Santa Fe River - Robinson

23 acres (approx.)

Initial Improvements (WSPP): Fund):

\$19,590 Site Perimeter Fencing
\$3,000 Initial Road Improvements
\$157.50 Firebreak construction
\$300 Regulatory Signs
\$700 Gates
\$23,747.50 Total

Average Annual Mgmt. Costs (General

\$160 Road/Trail/Firebreak Maintenance
\$500 Exotic Plant Control
\$575 Prescribed Fire
\$1,850 Monitoring
\$400 Site Security
\$3,485 Total

Initial Improvements (WSPP):

Site Perimeter Fencing: 3918 feet x \$5/foot = \$19,590
Regulatory Signs: \$300
Gates: 2 gates x \$350/gate: \$700

Road/Trail/Firebreak Maintenance

Initial Road Improvements: 600 feet x \$5/foot = \$3,000 (WSPP)
Firebreak construction: 0.75 miles x \$210/mile = \$157.50 (WSPP)
Firebreak maintenance: \$50/mile x 0.75 miles = \$37.50 x 2 times/year=\$75/year
10 Year Total = \$1,600 or \$160/year (General Fund)

Exotic Plant Control

Year 1 = \$1,000
Year 2-10 = \$500
10 Year Total = \$5,500 or \$550/year (General Fund)

Prescribed Fire

Burning an average of 23 acres per year x \$25/ac = \$575/year
10 Year Total = \$5,750 or \$575/year (General Fund)

Monitoring

40 hours of staff time plus supplies
Project oversight, contractor oversight, photo-points, inspections, record keeping
10 Year Total = \$18,500 or \$1850/year (General Fund)

Security

20 hours of staff time x \$20/hr = \$400
10 Year Total = \$4,000 or \$400/year (General Fund)

Conservation Easement Option:

If the Robinson property is protected through a conservation easement rather than a fee simple purchase, 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.

**Lochloosa Forest – Levy Prairie Connector
Wood, Ashley & Sara-Nett**

42 acres (approx.)

The Wood 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.

Management Cost Estimates (Fee Simple)

**Watermelon Pond
Dumford and Palmer**

68.5 acres

Initial Improvements (WSPP) (General Fund)

\$18,600	Trailhead
\$800	Gates
\$23,240	Site Perimeter Fencing
\$210	Firebreak Construction
Total: \$42,850	

Average Annual Mgmt. Costs

\$300	Road/Trail/Firebreak Maintenance
\$110	Exotic Plant Control
\$850	Prescribed Fire
\$1,866	Monitoring
Total: \$3,126	

Trailhead

Entrance sign:	\$2,700
Interpretive Kiosk	\$3,000
Regulatory & Trail Signs	\$300
Parking Area	\$10,000
Wood Fence	\$2,600 (\$10/linear foot x 260 linear ft)
Total Trailhead Costs	\$18,600 (WSPP)

Gates:

Gates: \$800 (2 gates x \$400/gate) **(WSPP)**

Site Perimeter Fencing

Wire Fencing: \$23,240 (~4,648ft x \$5/linear foot) **(WSPP)**

Trail/Firebreak Construction

Trail/ Firebreak Construction: \$420 (2 mi x \$210/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

Year 2-10: \$300/year (\$75/mile x 2 miles = \$75 x 2 times/year) **(General Fund)**

Exotic Plant Control

Year 1: \$200

Year 2-10: \$100 each year

10 Year Total & Average: \$1100 or \$110 per year **(General Fund)**

Prescribed Fire

Burning: \$850/year (an average of ~ 68 acres every other year x \$25/ac)

10 Year Burning Total: \$8,500 or \$850 per year. **(General Fund)**

Monitoring/ Security

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)**