

## Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Mill Creek - McKnight (Bellamy Valley Ranch)	283.46	6.13	\$1,314,727
Lake Santa Fe - PM Land Trust	28.49	4.73	\$712,250

\*Alachua County Property Appraiser Estimate; negotiated acquisition cost will be determined based on appraisals

### Acquisition Estimates

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

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Mill Creek - McKnight (Bellamy Valley Ranch)	\$5,500	\$1,000	\$1,800	\$13,800
Lake Santa Fe - PM Land Trust	\$4,500	\$1,000	\$800	\$10,800
				<b>\$24,600</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
Mill Creek - McKnight (Bellamy Valley Ranch)	\$13,800	\$15,000	\$78,000	\$5,000	\$11,000	\$122,800
Lake Santa Fe - PM Land Trust	\$10,800	\$0	\$12,000	\$3,500	\$6,000	\$32,300
						<b>\$155,100</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
Mill Creek - McKnight (Bellamy Valley Ranch)	283.46	\$0	\$550	\$5,500
Lake Santa Fe - PM Land Trust	28.49	\$9,400	\$5,533	\$64,730
				<b>\$70,230</b>

**Mill Creek**

**McKnight (Bellamy Valley Ranch)**

**283.46 acres**

The McKnight (Bellamy Valley Ranch) 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)

**Lake Santa Fe  
PM Land Inc**

**28.49 acres**

### **Initial Improvements (WSPP)**

\$3,300	Trailhead
\$0	Gates
\$3,500	Site Perimeter Fencing
\$2,600	Firebreak Construction
<b>\$9,400</b>	<b>Total</b>

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

\$112.5	Road/Trail/Firebreak Maintenance
\$3,430	Invasive Plant Control
\$124	Prescribed Fire
\$1,866	Monitoring
<b>\$5,533.50</b>	<b>Total</b>

### **Trailhead**

Entrance sign:	Not needed. Plan to use county park entrance.
Interpretive Kiosk	\$3,000
Regulatory & Trail Signs	\$300
Parking Area	Not needed. Plan to use county park parking lot.
Wood Fence	Not needed.
<b>Total Trailhead Costs</b>	<b>\$3,300 (WSPP)</b>

### **Gates:**

Gates: \$0 (0 gates x \$400/gate) (WSPP) – No anticipated need at present

### **Site Perimeter Fencing**

Wire Fencing: \$3,500 (~ 700ft x \$5/linear foot) (WSPP)

### **Trail/Firebreak Construction**

Firebreak Construction:	\$2,000 (1 mi x \$2,000/mi) (WSPP)
Trail Construction	\$600 (0.5 mi x \$1,200/mi) (WSPP)

### **Road/Trail/Firebreak Maintenance**

Year 2-10: \$112.50/year (\$75/mile x 1.5 miles = \$75 x 1 times/year)  
(General Fund)

### **Invasive Plant Control**

Year 1 -3	\$11,200 (28 acres X \$400/ acre, if contracted)
Year 4-10:	\$125 each year
10 Year Total & Average:	\$34,300 or \$3,430 per year (General Fund)

### **Prescribed Fire**

Burning:	\$100/year (an average of ~ 10 acres every other year x \$25/ac)
10 Year Burning Total:	\$1,000 (General Fund)

### **Monitoring/ Security**

40 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc. (~46.65/hour)  
10 Year total: \$18,660 or \$1,866/year (General Fund)