

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Lochloosa Creek Flatwoods - Lakes of Hawthorne LLC	201.32	5.6	\$627,466
Watermelon Pond - DeCubellis	160.00	6.2	\$800,000
Lochloosa Connector - Powell & Sandborn	165.84	6.13	\$176,058

*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
Lochloosa Creek Flatwoods - Lakes of Hawthorne LLC	\$5,200	\$1,000	\$1,200	\$12,600
Watermelon Pond - DeCubellis	\$5,000	\$1,000	\$1,000	\$12,000
Lochloosa Connector - Powell & Sandborn	\$5,000	\$1,000	\$1,000	\$12,000
				\$36,600

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 Creek Flatwoods - Lakes of Hawthorne LLC	\$12,600	\$0	\$38,000	\$7,500	\$15,000	\$73,100
Watermelon Pond - DeCubellis	\$12,000	\$15,000	\$30,000	\$5,500	\$12,000	\$74,500
Lochloosa Connector - Powell & Sandborn	\$12,000	\$15,000	\$30,000	\$5,500	\$12,000	\$74,500

* Includes attorney's fees and title insurance

\$222,100

Management Estimates

Table C. Stewardship Costs

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Lochloosa Creek Flatwoods - Lakes of Hawthorne LLC	201.32	\$103,400	\$83,416	\$937,560
Watermelon Pond - DeCubellis	160.00	\$0	\$550	\$5,500
Lochloosa Connector - Powell & Sandborn	165.84	\$0	\$550	\$5,500
				\$948,560

Management Cost Estimates (Fee Simple)

**Lochloosa Creek Flatwoods
Lakes of Hawthorne LLC**

201.32 acres

Initial Improvements (WSPP)

\$26,100 Trailhead
\$800 Gates
\$70,000 Site Perimeter Fencing
\$6,500.00 Firebreak Construction
Total: \$103,400

Avg. Annual Mgmt. Costs (General Fund)

\$300 Road/Trail/Firebreak Maintenance
\$80,400 Invasive Plant Control
\$850 Prescribed Fire
\$1,866 Monitoring
Total: \$83,416

Trailhead

Entrance sign: \$2,700
Interpretive Kiosk \$3,000
Regulatory & Trail Signs \$300
Parking Area \$17,500
Wood Fence \$2,600 (\$10/linear foot x 260 linear ft)
Total Trailhead Costs \$26,100 (WSPP)

Gates:

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

Site Perimeter Fencing

Wire Fencing: \$70,000.00 (~14,000ft x \$5/linear foot) **(WSPP)**

Trail/Firebreak Construction

Firebreak Construction: \$5,300.00 (2.65 mi x \$2,000/mi) **(WSPP)**
Trail Construction \$1,200.00 (1 mi x \$1,200/mi) **(WSPP)**

Road/Trail/Firebreak Maintenance

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

Invasive Plant Control

Year 1 - 5: \$550/acre (\$550/ acre x 201 acres = \$110,550.00 x 5 yrs = \$552,750.00)
Year 6-10: \$250/ acre x 201 acres = \$50,250.00 x 5yrs = \$251,250.00
10 Year Total & Average: \$804,000.00 or \$80,400.00 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)**

Management Cost Estimates

Watermelon Pond – DeCubellis

160 acres

The DeCubellis 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 = \$550.00 per year for site inspection and write-up.

Management Cost Estimates

Lochloosa Connector – Powell and Sandborn

~165.84 acres

The Powell and Sandborn 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 = \$550.00 per year for site inspection and write-up.