

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value*
Paynes Prairie Additions - Woodbine Community Assoiciation (Conservation Easement - Donation)	59.70	7.27	\$30,600
Lake Forest Creek - Centro Espirito (Fee Simple)	7.94	Desktop Evaluation	\$25,200
Watermelon Pond - Wang Sandra O Life Estate	54.00	Desktop Evaluation	\$496,146**

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

**Includes improvements which may be carved out

Acquisition Estimates

Table A. Pre-Contract / Pre-Acquisition Costs

Project	Appraisals (2)	Option Payment	Title Report	Sub-total
Paynes Prairie Additions - Woodbine Community Assoiciation (Conservation Easement - Donation)	\$7,500	\$1,000	\$500	\$16,500
Lake Forest Creek - Centro Espirito (Fee Simple)	\$5,000	\$1,000	\$250	\$11,250
Watermelon Pond - Wang Sandra O Life Estate	\$7,500	\$1,000	\$500	\$16,500
				\$44,250

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
Paynes Prairie Additions - Woodbine Community Assoiciation (Conservation Easement - Donation)	\$16,500	\$10,000	\$25,000	\$6,500	\$7,000	\$65,000
Lake Forest Creek - Centro Espirito (Fee Simple)	\$11,250	\$0	\$8,500	\$2,500	\$4,000	\$26,250
Watermelon Pond - Wang Sandra O Life Estate	\$16,500	\$0	\$25,000	\$4,000	\$7,000	\$52,500
						\$143,750

* 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
Paynes Prairie Additions - Woodbine Community Assoiciation (Conservation Easement - Donation)	59.70	\$0	\$550	\$5,500
Lake Forest Creek - Centro Espirito (Fee Simple)	7.94	\$4,600	\$1,233	\$16,930
Watermelon Pond - Wang Sandra O Life Estate	54.00	\$26,150	\$4,025	\$66,400
				\$88,830

Management Cost Estimates

Project Area: Paynes Prairie Additions*

Property: Woodbine Community Association

59.7 acres

The Woodbine Community Association 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 Woodbine Property is geographically closest to the Paynes Prairie Additions Alachua County Forever Project Area, but it is not within the original project area boundary.*

Management Cost Estimates (Fee Simple)

Project Area: Lake Forest Creek

Property Name: Centro Espirita*

7.94 acres

Initial Improvements (WSPP)

\$200	Signs
\$400	Gates
\$4000	Site Perimeter Fencing
\$4,600	Total

Average Annual Mgmt. Costs (General Fund)

\$300	Invasive Plant Control
\$933	Monitoring
\$1,233	Total

* Full Property Ownership Name: Centro Espirita Beneficente Uniao Do Vegetal Authorized Distribution of Florida Inc.

Signs

Regulatory & Road Signs \$200 (WSPP)

Gates:

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

Site Perimeter Fencing

Wire Fencing: \$4000 (~ 800ft x \$5/linear foot) (WSPP)

Invasive Plant Control

Year 1: \$1200 (3 acres X \$400/ acre, if contracted)

Year 2-10: \$200 each year

10 Year Total & Average: \$3000 or \$300 per year (General Fund)

Monitoring/ Security

20 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.

10 Year total: \$9,330 or \$933/year (General Fund)

Management Cost Estimates (Fee Simple)

Project Area: Watermelon Pond*

Property: Wang Sandra O Life Estate

54 acres

Initial Improvements (WSPP)

\$400	Gates
\$9,000	Site Perimeter Fencing
\$16,750	Pine tree planting
\$26,150	Total

Average Annual Mgmt. Costs (General Fund)

\$2,000	Invasive Plant Control
\$625	Prescribed Fire
\$1,400	Monitoring / Site Management
\$4,025	Total

Gates:

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

Site Perimeter Fencing

Wire Fencing: \$9,000 (~ 1,800ft x \$5/linear foot) **(WSPP)**

Pine Tree Planting

Site Prep: \$7,000 (\$140/ac X 50 ac)

Seedlings: \$6,250 (\$125/ac x 50 ac)

Planters: \$3,500 (\$70/ac X 50 ac)

Total: \$16,750 (WSPP)

Firebreak Construction and Maintenance

Anticipated firebreak needs can be completed by ACF staff in-house

Invasive Plant Control

Year 1-10 \$20,000 (50 acres X \$400/ acre, if contracted)

10 Year Total & Average: \$2,000 per year **(General Fund)**

Prescribed Fire

Burning: \$625/year (an average of ~ 50 acres every other year x \$25/ac)

10 Year Burning Total: \$6,250 **(General Fund)**

Monitoring/ Security / Other Management

30 hours of staff time plus supplies, project oversight, contractor oversight, photo-points, inspections, record keeping, etc.

10 Year total: \$14,000 or \$1,400/year **(General Fund)**

Monitoring would be incorporated into Watermelon Pond Preserve management

** The Wang Property is adjacent to the Watermelon Pond Alachua County Forever Project Area, but it is not within the original project area boundary.*