

**Cost Estimates For Proposed Acquisition**

Project	Acres	Matrix Score	ACPA Value
Austin Cary Flatwoods – Richard	117.63	6.40	\$135,942
Santa Fe River – Bell	103.22	7.00	\$212,812
Santa Fe River – Ewel	162.34	7.67	\$334,304
Lochloosa Slough – Hall (CE)	113.75	6.40	\$366,303
High Springs – Shires (CE)	98.86	5.67	\$280,089

**Acquisition Estimates**

**Table A. Pre-Contract Costs**

Project	Pre-Acquisition Costs			Sub-total
	Appraisals (2)	Option Payment	Title Report	
Austin Cary Flatwoods – Richard	\$5,500	\$1,000	\$4,300	\$16,300
Santa Fe River – Bell	\$5,000	\$1,000	\$4,200	\$15,200
Santa Fe River – Ewel	\$6,000	\$1,000	\$5,500	\$18,500
Lochloosa Slough – Hall (CE)	\$9,000	\$1,000	\$4,000	\$23,000
High Springs – Shires (CE)	\$8,500	\$1,000	\$3,500	\$21,500
				\$50,000

**Table B. Post-Contract Costs**

Project	Due Diligence and Closing Services					GRAND TOTAL
	Pre-Acquisition Costs (Sub-total)	Baseline Document	Boundary Survey	Environmental Audit	Closing Costs*	
Austin Cary Flatwoods – Richard	\$16,300	\$0	\$50,000	\$4,500	\$4,000	\$74,800
Santa Fe River – Bell	\$15,200	\$0	\$42,000	\$4,500	\$4,500	\$66,200
Santa Fe River – Ewel	\$18,500	\$0	\$55,000	\$5,500	\$6,400	\$85,400
Lochloosa Slough – Hall (CE)	\$23,000	\$11,000	\$57,000	\$4,700	\$6,000	\$101,700
High Springs – Shires (CE)	\$21,500	\$10,000	\$50,000	\$4,000	\$4,700	\$90,200
* Includes attorney's fees and title insurance						\$226,400

**Management Estimates**

**Table C. Stewardship Costs**

Project	Acres	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Austin Cary Flatwoods – Richard	117.63	\$56,100	\$3,451	\$90,610
Santa Fe River – Bell	103.22	\$46,537	\$3,241	\$78,947
Santa Fe River – Ewel	162.34	\$37,100	\$3,241	\$69,510
Lochloosa Slough – Hall (CE)	113.75	\$0	\$550	\$5,500
High Springs – Shires (CE)	98.86	\$0	\$550	\$5,500
				\$239,067

**Austin Cary Flatwoods  
Richard**

**117.63 acres**

**Initial Improvements (WSPP)**

\$21,375	Trailhead
\$1,200	Gates
\$25,000	Site Perimeter Fencing
\$525	Firebreak Construction
\$8,000	Initial Road Improvements
<b>Total: \$56,100</b>	

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

\$350	Road/Trail/Firebreak Maintenance
\$110	Exotic Plant Control
\$1,125	Prescribed Fire
\$1,866	Monitoring
\$0	Security
<b>Total: \$3,451</b>	

**Trailhead**

Entrance sign:	\$3,200
Interpretive Kiosk	\$3,000
Regulatory & Trail Signs	\$300
Parking Area	\$10,000
Wood Fence	\$4,875 (\$15/linear foot x 325ft)
<b>Total Trailhead Costs</b>	<b>\$21,375</b>

**Gates:**

Gates:	\$1,200 (3 gates x \$400/gate)
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**Site Perimeter Fencing**

Wire Fencing:	\$25,000 (~5,000ft x \$5/linear foot)
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**Firebreak Construction**

Firebreak Construction:	\$525 (2.5 mi x \$210/mi)
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**Road/Trail/Firebreak Maintenance**

Initial Road Improvements:	\$8,000 (WSPP)
Year 2-10:	\$350/year (\$50/mile x 3.5 miles=\$175 x 2 times/year) (General Fund)

**Exotic Plant Control**

Year 1:	\$200
Year 2-3:	\$200 each year
Year 4-10:	\$100 each year
10 Year Total & Average:	\$1,100 or \$110 per year (General Fund)

**Prescribed Fire**

Burning:	\$1,125/year (an average of ~45 acres per year x \$25/ac)
10 Year Burning Total:	\$11,250 or \$1,125/year

**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 covered under Lake Alto Preserve security.

**Management Cost Estimate**  
**Santa Fe River – Bell**

**103.22 acres**

**Initial Improvements (WSPP)**

\$21,375	Trailhead
\$800	Gates
\$22,500	Site Perimeter Fencing
\$862	Firebreak Construction
\$1,000	Initial Road Improvements
<b>Total: \$46,537</b>	

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

\$325	Road/Trail/Firebreak Maintenance
\$550	Exotic Plant Control
\$500	Prescribed Fire
\$1,866	Monitoring
\$0	Security
<b>Total: \$3,241</b>	

**Trailhead**

Entrance sign:	\$3,200
Interpretive Kiosk	\$3,000
Regulatory & Trail Signs	\$300
Parking Area	\$10,000
Wood Fence	\$4,875 (\$15/linear foot x 325ft)
<b>Total Trailhead Costs</b>	<b>\$21,375</b>

**Gates**

Gates: 2 gates x \$400/gate: \$800

**Site Perimeter Fencing**

Wire Fencing (on CR225): \$22,500 (~4,500ft x \$5/linear foot)

**Firebreak Construction**

Firebreak mulching:	\$637 (1.5 miles x \$425/mile)
Firebreak construction:	\$225 (1.5 miles x \$150/mile)
<b>Firebreak Costs</b>	<b>\$862</b>

**Exotic Plant Control**

Year 1=\$1,000

Year 5-10=\$500

10 Year Total & Average per year=\$5,500 or \$550 per year **(General Fund)**

**Road/Trail/Firebreak Maintenance**

\$65.25/mile x 1.25 miles x 4 times/year=\$325/year

10 Year Total = \$3,250 or \$325/year **(General Fund)**

**Prescribed Fire**

Burning an average of 20 acres per year x \$25/ac = \$500/year

10 Year Burning Total = \$5,000 or \$500/year **(General Fund)**

**Monitoring**

40 hours of staff time plus supplies

Project oversight, contractor oversight, photo-points, inspections, record keeping

10 Year total = \$18,660 or \$1,866/year **(General Fund)**

**Security:** Included with Northeast Flatwoods and Lundgren Moccasin Creek area preserves.

**Management Cost Estimate**  
**Santa Fe River – Ewel Farm**

**162.34 acres**

*Costs reflect the potential of acquiring property as a Fee Simple acquisition, minus a two-acre clearing with house and barns. If acquired as full Conservation Easement, monitoring would be \$550 annually, if acquired as a combination of CE and Fee Simple, annual costs would be in-between, based on partition.*

**Initial Improvements (WSPP)**

\$300 Signs  
\$800 Gates  
\$35,000 Site Perimeter Fencing  
\$1,000 Initial Road Improvements

**Total: \$37,100**

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

\$652 Road/Trail/Firebreak Maintenance  
\$550 Exotic Plant Control  
\$1,125 Prescribed Fire  
\$1,866 Monitoring  
\$0 Security

**Total: \$3,241**

**Signs**

Regulatory & Trail Signs \$300

**Gates**

Gates: 2 gates x \$400/gate: \$800

**Site Perimeter**

Wire Fencing: \$35,000 (~7,000ft x \$5/linear foot)

**Exotic Plant Control**

Year 1=\$1,000

Year 5-10=\$500

10 Year Total & Average per year=\$5,500 or \$550 per year **(General Fund)**

**Road/Trail/Firebreak Maintenance**

\$65.25/mile x 2.5 miles x 4 times/year=\$652/year

10 Year Total = \$6,520 or \$652/year **(General Fund)**

**Prescribed Fire**

Burning an average of 45 acres per year x \$25/ac = \$1,125/year

10 Year Burning Total = \$11,250 or \$1,125/year **(General Fund)**

**Monitoring**

40 hours of staff time plus supplies

Project oversight, contractor oversight, photo-points, inspections, record keeping

10 Year total = \$18,660 or \$1,866/year **(General Fund)**

**Security:** Included with Mill Creek Preserve.

**Lochloosa Slough Flatwoods  
Hall**

**113.75 acres**

The Hall 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.

**High Springs  
Shires**

**98.86 acres**

The Shires 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.