

Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value
Santa Fe River - Bell	103.22	7.00	\$212,812

Acquisition Estimates

Table A. Pre-Contract Costs

Project	Pre-Acquisition Costs			Sub-total
	Property (2) & Timber Appraisals	Option Payment	Title Report	
Santa Fe River - Bell	\$16,050	\$1,000	\$3,000	\$20,050

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*	
Santa Fe River - Bell	\$20,050	\$0	\$45,000	\$3,000	\$26,229	\$94,279

* 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
Santa Fe River - Bell	103.22	\$46,537	\$3,241	\$78,947

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
Total: \$46,537	

Average Annual Mgmt. Costs (General Fund)

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

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)
Total Trailhead Costs	\$21,375

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)

Firebreak Costs \$862

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.