

Cost Estimates For Proposed Acquisition

Acquisition Estimates

Table A. Pre-Contract Costs

Project	Acres	Matrix Score	ACPA Value	Pre-Acquisition Costs			Sub-total
				Appraisals (2)	Option Payment	Title Report	
Lake Santa Fe - Bryson II (Con. Easement)	67.07	5.80	\$406,283	\$8,200	\$1,000	\$1,200	\$10,400
Lochloosa Slough - Colasante	424.70	7.47	\$518,082	\$9,500	\$1,000	\$2,000	\$12,500
Mill Creek - Rembert (Con. Easement)	718.00	7.27	\$1,501,652	\$12,000	\$1,000	\$3,000	\$16,000
TOTAL	1,209.77						\$38,900

Table B. Post-Contract Costs

Project	Due Diligence and Closing Services					GRAND TOTAL (+ACPA Value)
	Title Insurance	(CE) Baseline Document	Boundary Survey	Environmental Audit	Pre-Acquisition Costs (Sub-total)	
Lake Santa Fe - Bryson II (Con. Easement)	\$3,500	\$4,000	\$20,000	\$3,000	\$10,400	\$447,183
Lochloosa Slough - Colasante	\$4,700	\$0	\$64,000	\$5,400	\$12,500	\$604,682
Mill Creek - Rembert (Con. Easement)	\$6,200	\$6,500	\$80,000	\$6,500	\$16,000	\$1,610,352
TOTAL						\$2,662,217

Management Estimates

Table C. Stewardship Costs

Project	Acres		Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
Lake Santa Fe - Bryson II (Con. Easement)	67.07		\$0	\$0	\$0
Lochloosa Slough - Colasante	424.70		\$4,815	\$1,905	\$23,865
Mill Creek - Rembert (Con. Easement)	718.00		\$0	\$550	\$5,500
TOTAL	1,209.77		\$4,815	\$2,455	\$29,365

Lake Santa Fe-Bryson Additions**67.07 acres**

The two new Bryson parcels will be protected through a conservation easement, combined with the originally nominated parcel. As such, the county management responsibilities for these parcels will be at little to no additional cost to the previously approved parcel.

Management Cost Estimate
Lochloosa Slough Flatwoods - Colasante

424.7 acres

This purchase would be added to the adjacent Lochloosa Slough Preserve already owned and managed by the Alachua County Forever Program. Combining the properties into one preserve will help reduce both initial improvement and annual management costs.

Initial Improvements (WSPP):

\$300 Regulatory Signs
\$700 Gates
\$315 Firebreak Construction
\$3,500 Prescribed Fire
\$4,815 Total

Average Annual Mgmt. Costs (General Fund):

\$100 Road/Trail/Firebreak Maintenance
\$55 Exotic Plant Control
\$1,750 Prescribed Fire
\$1,905 Total

Initial Improvements:

Regulatory Signs: \$300
Gates: 2 gates x \$350/gate: \$700

Firebreak Construction:

Firebreak construction: 1.5 miles x \$210/mile = \$315

Road/Trail/Firebreak Maintenance

\$50/mile x 1 miles = \$50 x 2 times/year=\$100/year
10 Year Total = \$1,000 or \$100/year (**General Fund**)

Exotic Plant Control

Year 1=\$100
Year 2-10=\$50
10 Year Total & Average per year=\$550 or \$55 per year (**General Fund**)

Prescribed Fire

Burning an average of 70 acres per year x \$25/ac = \$1,750/year
Initial 2 years = \$3,500 (**WSPP**)
Year 3-10 = \$14,000 (**General Fund**)
10 Year Burning Total = \$17,500 or \$1,750/year

Security

Included with Lochloosa Slough Preserve for little to no additional cost.

**Mill Creek
Rembert**

718 acres

The Rembert 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.