

### Cost Estimates For Proposed Acquisition

Project	Acres	Matrix Score	ACPA Value
Barr Hammock - Carr Family	72.00	6.93	\$195,786
Barr Hammock - McNab	6.00	7.47	\$33,480

### Acquisition Estimates

**Table A. Pre-Contract Costs**

Project	Pre-Acquisition Costs			Sub-total
	Appraisals (2)	Option Payment	Title Report	
Barr Hammock - Carr Family	\$8,000	\$2,000	\$2,000	\$12,000
Barr Hammock - McNab	\$3,000	\$1,000	\$1,000	\$5,000
				\$17,000

**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*	
Barr Hammock - Carr Family	\$12,000	\$0	\$18,500	\$3,500	\$5,000	\$39,000
Barr Hammock - McNab	\$5,000	\$0	\$3,000	\$1,000	\$1,500	\$10,500
						\$49,500

\* 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
Barr Hammock - Carr Family	72.00	\$70,400	\$4,033	\$110,730
Barr Hammock - McNab	6.00	\$9,100	\$1,583	\$24,930
				\$135,660

**Barr Hammock**  
**Carr Family**

**72 ac.**

**Improvements (WSPP)**

\$2,400 Site Designation  
\$500 Gates  
\$31,000 Site Perimeter Fencing  
\$500 Firebreak Construction  
\$36,000 Initial Invasive Plant Management  
**Total \$70,400**

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

\$100 Road/Trail/Firebreak Maintenance  
\$2,000 Exotic Plant Control  
\$500 Prescribed Fire  
\$933 Monitoring  
\$500 Security  
**Total \$4,033**

**Site Designation**

Preserve sign = \$2,100  
Regulatory & Wayfinding Signs=\$300  
**Total Site Designation Costs=\$2,400 (WSPP)**

**Gates**

Gates: 2 gates x \$250/gate: \$500 (WSPP)

**Site Perimeter Fencing:** 6,200 feet x \$5/linear foot=\$31,000 (WSPP)

**Firebreak Construction**

Firebreak construction: 1 miles x \$210/mile plus mobilization costs = \$500 (WSPP)

**Road/Trail/Firebreak Maintenance**

Initial Road Improvements=\$5,000 (WSPP)  
Year 2-10=\$50/mile x 1 miles = \$50 x 2 times/year=\$100/year (General Fund)

**Exotic Plant Control**

Year 1-3=\$12,000/year or \$36,000 total Initial Treatment (WSPP)  
Year 4-13=\$2,000/year  
10 Year Maintenance Total & Average=\$20,000 or \$2,000 per 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**

20 hours of staff time plus supplies  
Project oversight, contractor oversight, photopoints, inspections, record keeping  
10 Year Total = \$9,330 or \$933/year (General Fund)

**Security**

\$500/year

**Barr Hammock  
McNab**

**6 ac.**

**Improvements (WSPP)**

\$50	Firebreak Construction
\$250	Gates
\$1,300	Site Perimeter Fencing
\$7,500	Initial Invasive Plant Management
<b>Total</b>	<b>\$9,100</b>

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

\$25	Road/Trail/Firebreak Maintenance
\$1,300	Exotic Plant Control
\$25	Prescribed Fire
\$233	Monitoring
\$0	Security
<b>Total</b>	<b>\$1,583</b>

**Gates**

Gates: 1 gate x \$250/gate: \$250

**Site Perimeter Fencing:** 1,300 feet x \$5/linear foot=\$6,500

**Firebreak Construction**

Firebreak construction: 0.25 miles x \$210/mile = \$50

**Road/Trail/Firebreak Maintenance**

Initial Road Improvements=\$50 (WSPP)

Year 2-10=\$50/mile x 0.25 miles = \$12.50 x 2 times/year=\$25/year (General Fund)

**Exotic Plant Control**

Year 1-3=\$2,500/year or \$7,500 total Initial Treatment (WSPP)

Year 4-13=\$1,000/year

10 Year Maintenance Total & Average=\$13,000 or \$1,300 per year (General Fund)

**Prescribed Fire**

Burning an average of 1 acre per year x \$25/ac = \$25/year

10 Year Burning Total = \$250 or \$25/year (General Fund)

**Monitoring – To be coordinated with Carr Property**

5 hours of staff time plus supplies

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

10 Year total = \$2,332 or \$233/year (General Fund)

**Security**

No additional cost—will be covered under Carr Property security.