

Cost Estimates For Proposed Acquisition

Mill Creek - Lime Rock Mines LLC

Area:	316.97 acres
Matrix Score:	5.07
Property Appraisers Just Value:	\$108,940

Acquisition Estimates

Table A. Pre-Contract Costs

Pre-Acquisition Costs			Sub-total
Appraisals (2)	Option Payment	Title Report	
\$12,000	\$1,000	\$2,000	\$15,000

Table B. Post-Contract Costs

Due Diligence and Closing Services					GRAND TOTAL
Pre-Acquisition Costs (Sub-total)	Baseline Document	Boundary Survey	Environmental Audit	Closing Costs*	
\$15,000	\$0	\$50,000	\$5,500	\$14,000	\$84,500

* Includes attorney's fees and title insurance

Management Estimates

Table C. Stewardship Costs

Tiers	Physical Improvements	Average Annual Recurring	Total Costs for the initial 10 Years
1	\$231,000.00	\$14,050.00	\$371,500.00
2	\$266,000.00	\$66,050.00	\$926,500.00
3	\$1,349,712.00	\$409,525.00	\$5,444,962.00

**High Springs
Limerock Mines, LLC**

316 ac.

TIER 1 – SECURE SITE - NO PUBLIC ACCESS (site maintenance but not habitat restoration)

Initial Improvements (WSPP)		Average Annual Mgmt. Costs (General Fund)	
\$5,000	Regulatory and Safety Signs	\$1,150	Exotic Plant Control
\$91,500	Perimeter Fence	\$1,944	Road/Trail/Firebreak Maintenance
\$20,000	Solid Waste Removal and Disposal	\$8,956	Monitoring and Security
\$10,000	Road maintenance and improvement	\$1,000	Historic Resources Maintenance
\$100,000	Mining operation site cleanup (est.)	\$1,000	<u>Annual Fence Repair</u>
\$3,000	Basic protection of historic cemetery	Total	\$14,050/year (or \$140,050/10 years)
\$500	Firebreak installation		
\$1,000	Gates		
Total	\$231,000		

POTENTIAL FUTURE PHASING TO INCLUDE PUBLIC ACCESS:

The below estimates would require significant additional site assessment before finalization, and do not include significant restoration costs and potential mining remediation costs which may be required. Treatment of the widespread hydrilla in the mining pond waters would be needed prior to allowing public boat access, ranging from \$500-\$1000/acre/year). Costs estimated below are additive to TIER 1 costs above.

TIER 2 – LIMITED ACCESS BY APPOINTMENT ONLY (estimated with water access, no land improvements)

- \$35,000 for staff time
 - \$7,000 for operating expenses
 - \$15,000 for vehicle operation and maintenance
 - \$10,000 boat ramp improvements
 - \$25,000 ADA canoe kayak launch (1)
- TOTAL = \$87,000** (\$52,000 annual operating, \$35,000 initial water access improvements)

TIER 3 – OPEN SITE FOR REGULAR PUBLIC ACCESS (Estimate prepared by Alachua County Parks and Open Space, for recreational site management by Parks, with natural resource management support provided by Office of Land Conservation and Management)

- \$102,000 for two fulltime and one half-time employees
 - \$253,475 for expenses including vehicle operation and replacement
 - \$40,000 operating expenses (natural resource management)
 - \$118,712 for new vehicles and equipment
 - \$750,000 to \$1 million for site improvements including restrooms, fishing docks, trails, bridges, road improvements, fencing, and a small portable office
- TOTAL = \$1,514,187** (\$395,475 annual operating, \$1,118,712 initial equipment, capital improvements)

See next page for TIER 1 cost calculations

TIER 1 MANAGEMENT COST CALCULATIONS

Signage

Regulatory and Safety Signs = \$5,000 **(WSPP)**

Firebreak Construction

Firebreak construction: 2 miles x \$210/mile plus mobilization= \$500 **(WSPP)**

Site Perimeter Fencing: 18,300 feet x \$5/linear foot=\$91,500 **(WSPP)**

Exotic Plant Control (does not include widespread non-native grass on spoil areas, or widespread hydrilla in mining ponds)

Year 1=\$2,500

Year 2-10=\$1,000

10 Year Total & Average=\$11,500 or \$1,150 per year **(General Fund)**

Road/Trail/Firebreak Maintenance

Mowing: \$118/mile x 2 miles = \$236 x 4 times/year = \$944/year

Re-surfacing: \$1,000/year

10 Year Total = \$19,440 or \$1,944/year **(General Fund)**

Gates

Gates: 4 gates x \$250/gate: \$1,000

Prescribed Fire

Not planned – allow spoil areas to transition to cedar dominated tree-cover

Historic Resources Maintenance:

Asbury Cemetery Protection: \$3,000 **(WSPP)**

Annual Cemetery Maintenance (invasive tree maintenance): \$1000/year **(General Fund)**

Monitoring and security (in-house)

192 hours of staff time plus equipment and supplies

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

10 Year total = \$89,560 or \$8,956/year **(General Fund)**