

LAKE WHATCOM LANDS TRANSFER

Estimated Fiscal Worksheet 9/23/08

ITEM	DESCRIPTION	SOURCE	EST. COST
Framework development	Hire consultant to assist in development of proposal vision, scope and framework. Identify processes and issues with key DNR staff. <i>(Completed 2007)</i>	RFP Cottingham and Nacan Consultants. Contract for \$7000.00	\$3,919.50 (actual)

Transaction Costs

Associated transfer costs	Costs paid to DNR for expenses related to appraisals, surveys and labor and administrative costs.	DNR not to exceed estimate (9/17/08)	\$300,000
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Development Costs

Trail development	Estimated development costs based on \$15,000 to \$18,000 per mile. Includes cost of support facilities.	Cost based on 50-miles Estimated costs from draft 2008 CPROSP appendix G-Facility Costs and recent WCP&R Dept. development projects.	\$750,000- \$900,000
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Annual Maintenance & Operations

Fire protection	Based on current \$.29/acre.	Current DNR billing rate based on 8,400 acres.	\$2,436
WC Parks & Recreation Dept. estimated annual maintenance and operations.	Based on comparison of a per mile basis with other WC Park & Rec. Dept. properties and facilities.	Data from similar properties. (Chuckanut Recreational area, Stimpson Family Nature Reserve, Hertz Trail)	\$120,000- \$150,000

Other

Road maintenance	\$2,354 per mile – public park road	2008 WPW Dept. quote	Undetermined if needed
Road abandonment (9.66 miles)	\$1,800 per mile-average cost forest road	2008 WDNR/Whatcom County	\$17,388