



COLLEGE of ACES
(Agricultural, Consumer, and Environmental Sciences)

PRELIMINARY SOUTH FARMS PHASING PLAN

University of Illinois at Urbana-Champaign

March 2000

REPORT INTENT

Described within is a preliminary ACES South Farms Phasing Plan that identifies a logical sequence of development-related events and costs. An actual schedule is subject to available funding.

SOUTH CAMPUS MASTER PLAN (Approved June 1999)

The objectives of the South Campus Master Plan were in response to:

- The College of ACES reorganization.
- The use of the Cruse Farm for continued crops science rather than for a research park.
- The increased land demand for academic programs such as Campus Recreation and Intercollegiate Athletics (for competition fields).
- The construction of Windsor Road bisecting the South Farms.
- The decision by ACES to acquire contiguous land south of Curtis Road to meet their program needs.
- The fundamental need to improve and expand the College of ACES research facilities and land resources if the College is to remain relevant and competitive in a rapidly evolving, global context.
- Programmatic needs of other campus units located within this zone of campus.

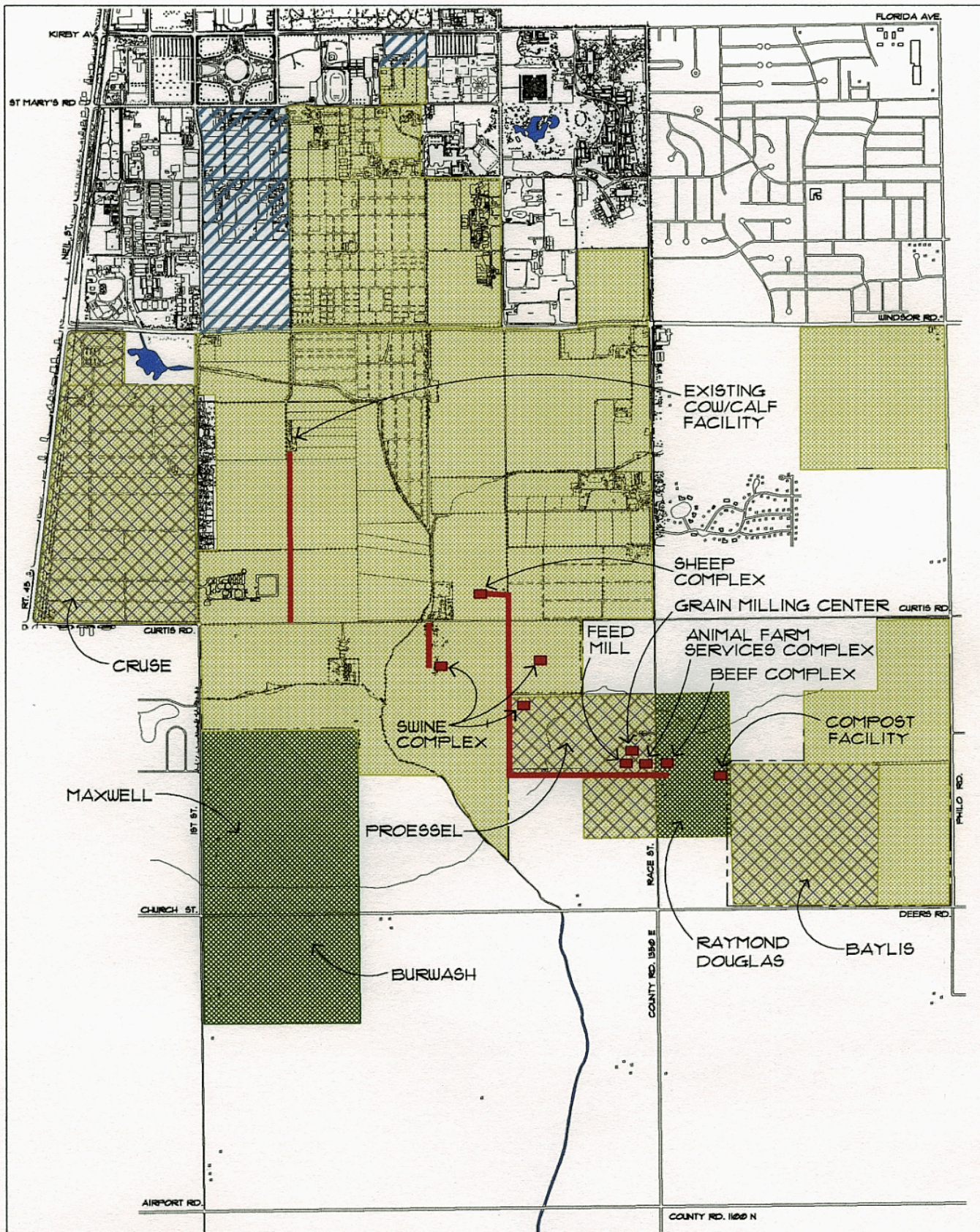
PHASE 1

(Estimated Duration: 24 months)

CAPITAL COSTS

LAND	\$5,791,000
BUILDINGS	\$63,410,000
• Animal Farm Services Complex	
• Feed Mill	
• Grain Center	
• Beef Complex	
• Sheep Complex	
• Swine Complex	
• Compost Facility	
DEMOLITION	\$3,000,000
INFRASTRUCTURE	\$20,215,000
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TOTAL:	\$92,416,000

RECURRING COSTS **\$5,000,000**



LEGEND:

- NEW ACQUISITIONS
- UIF OWNERSHIP
- UI OWNERSHIP
- VACATED AREA
- NEW INFRASTRUCTURE
- NEW FACILITY



PHASE I
PRELIMINARY
SOUTH FARMS PHASING PLAN
 COLLEGE OF ACES

UNIVERSITY OF ILLINOIS
 AT URBANA - CHAMPAIGN
 MARCH 2000, revised NOVEMBER 2000

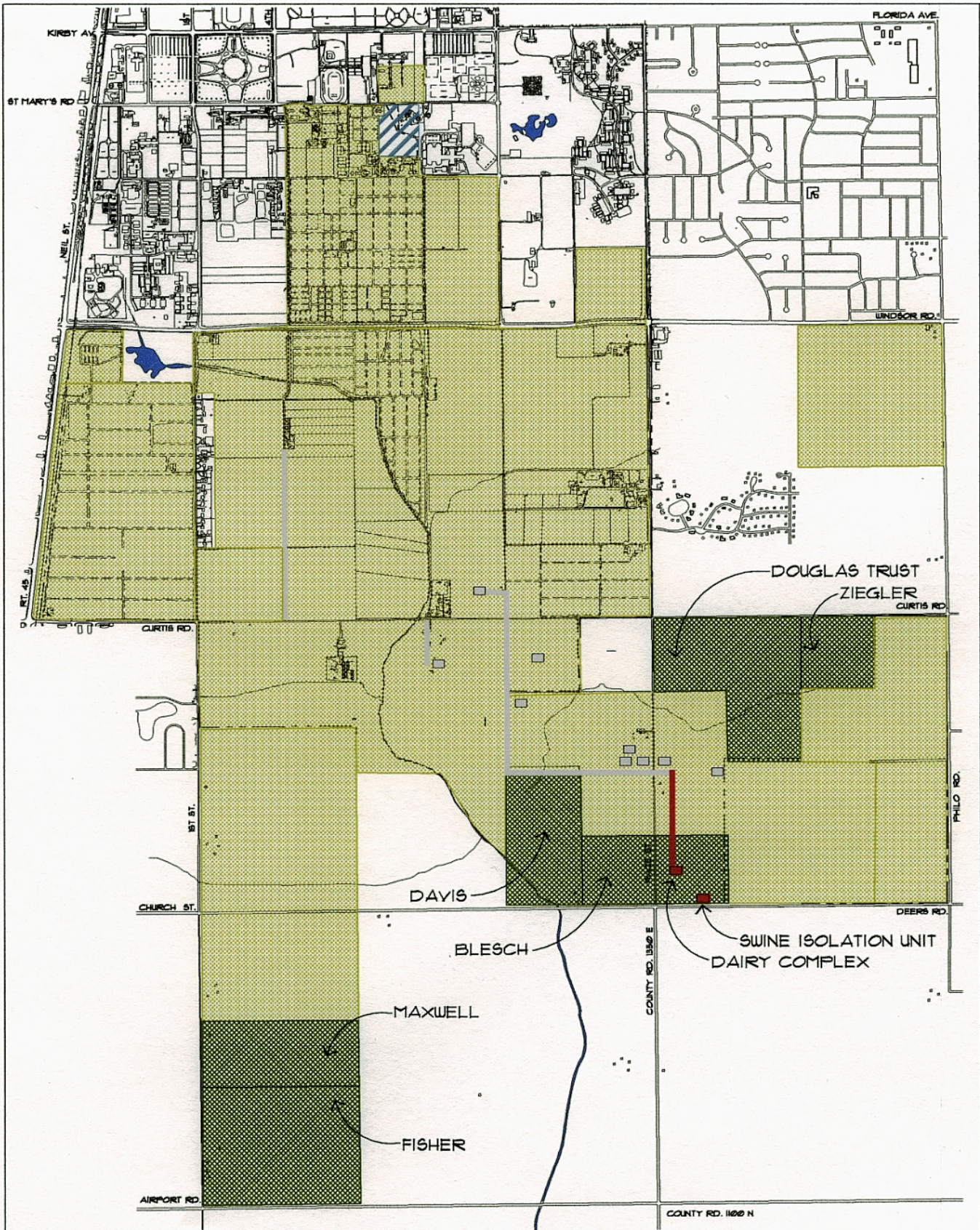
PHASE 2

(Estimated Duration: 24 months)








CAPITAL COSTS

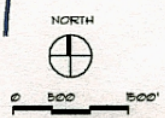
LAND	\$4,518,000
BUILDINGS	\$17,214,000
• Dairy Complex	
DEMOLITION	\$2,000,000
INFRASTRUCTURE	\$0
TOTAL:	\$23,732,000

RECURRING COSTS **\$1,386,000**



LEGEND:

- | | | | | | |
|---|------------------|---|-------------------------|---|-------------------------------|
|  | NEW ACQUISITIONS |  | NEW FACILITY |  | NEW INFRASTRUCTURE |
|  | UI OWNERSHIP |  | PREVIOUS PHASE FACILITY |  | PREVIOUS PHASE INFRASTRUCTURE |
|  | VACATED AREA | | | | |



PHASE 2
PRELIMINARY
SOUTH FARMS PHASING PLAN
 COLLEGE OF AGES
 UNIVERSITY OF ILLINOIS
 AT URBANA - CHAMPAIGN
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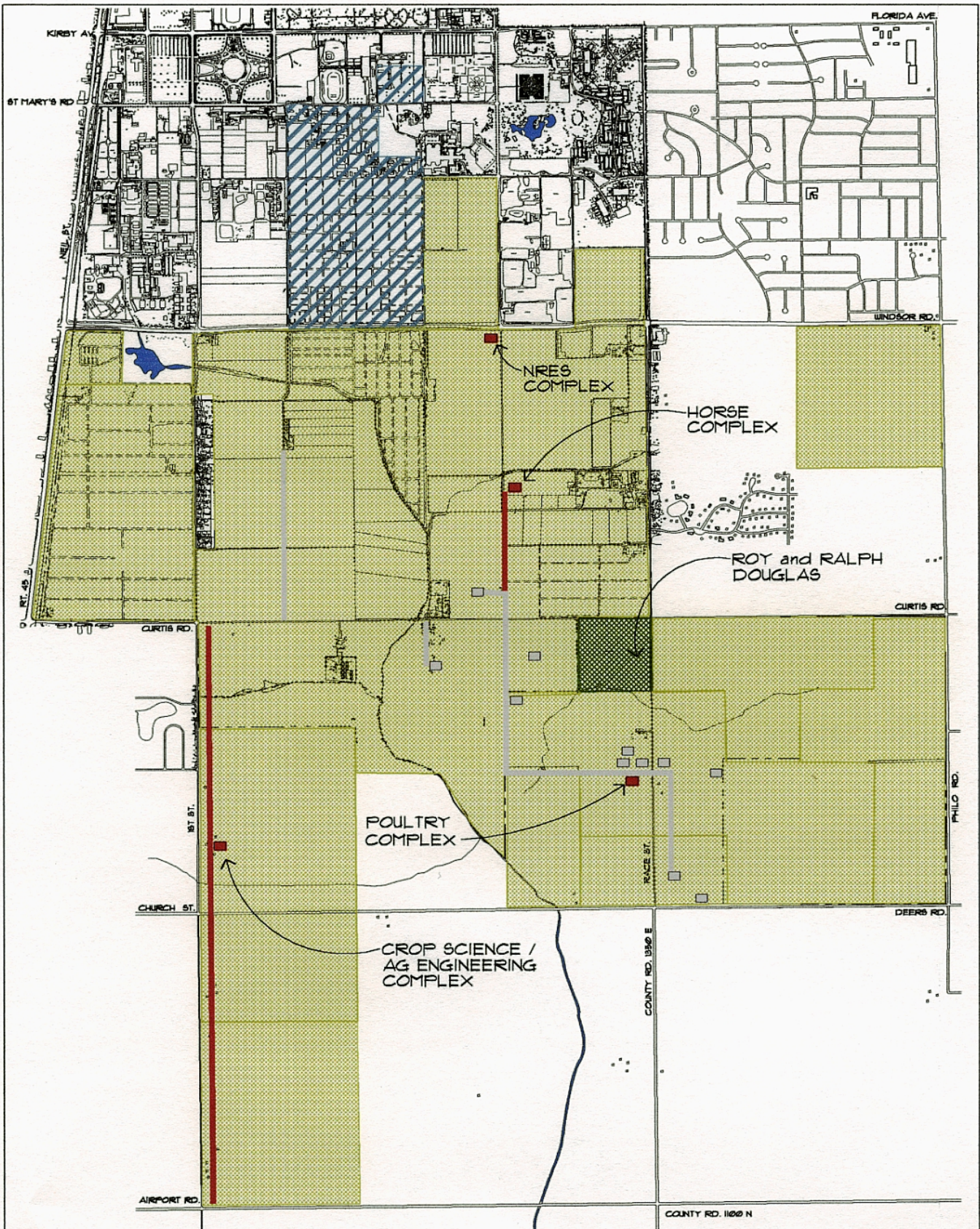
PHASE 3

(Estimated Duration: 24 months)








CAPITAL COSTS

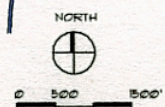
LAND	\$0
BUILDINGS	\$39,446,000
• Natural Resources and Environmental Sciences Complex	
• Horse Complex	
• Crop Science /Ag Engineering Complex	
• Poultry Complex	
DEMOLITION	\$0
INFRASTRUCTURE	\$0
TOTAL:	\$39,446,000

RECURRING COSTS **\$2,413,000**



LEGEND:

- | | | | | | |
|---|------------------|---|-------------------------|---|-------------------------------|
|  | NEW ACQUISITIONS |  | NEW FACILITY |  | NEW INFRASTRUCTURE |
|  | UI OWNERSHIP |  | PREVIOUS PHASE FACILITY |  | PREVIOUS PHASE INFRASTRUCTURE |
|  | VACATED AREA | | | | |



PHASE 3
PRELIMINARY
SOUTH FARMS PHASING PLAN
 COLLEGE OF AGES

UNIVERSITY OF ILLINOIS
 AT URBANA - CHAMPAIGN
 MARCH 2000, revised NOVEMBER 2000

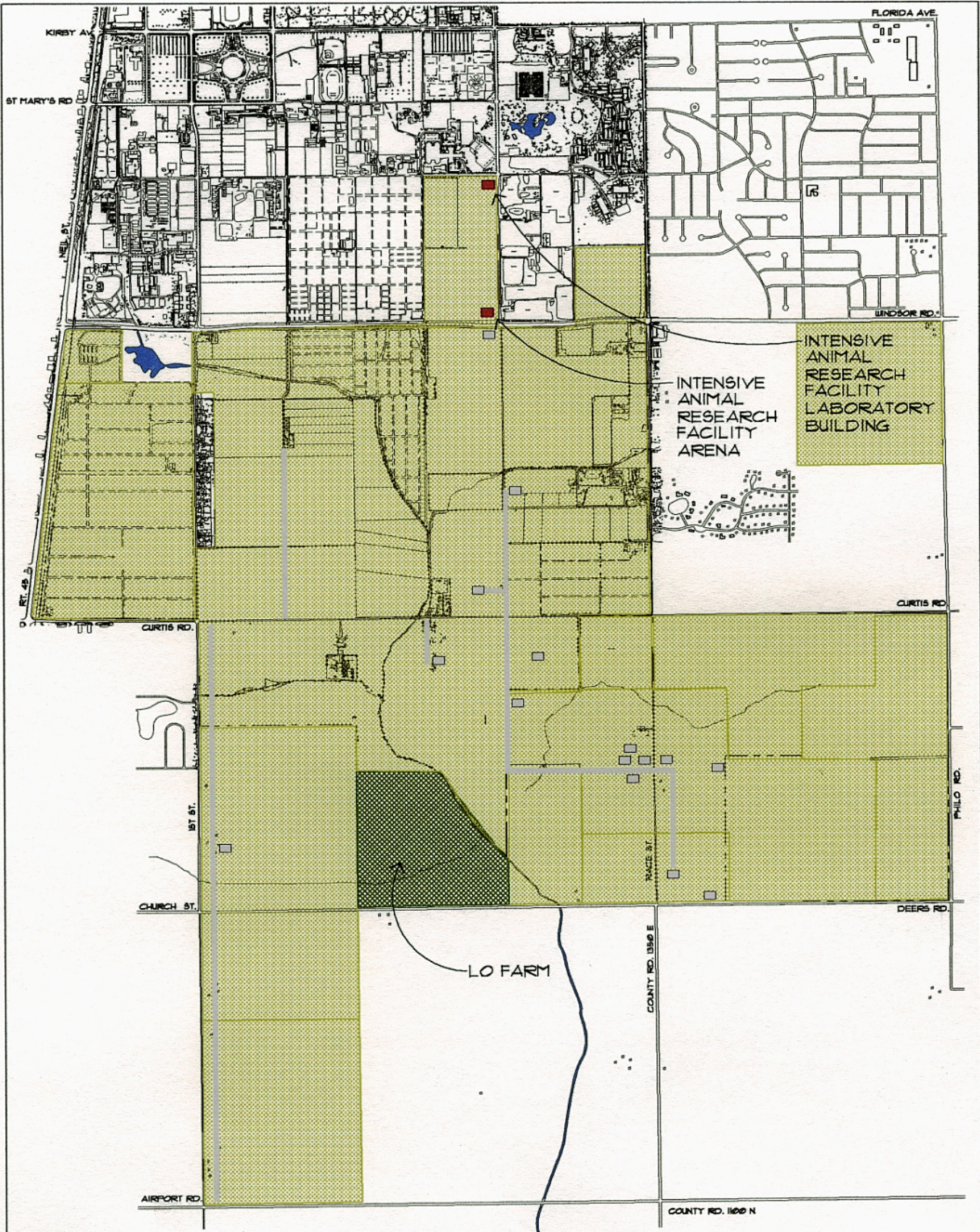
PHASE 4

(Estimated Duration: 24 months)

CAPITAL COSTS

LAND	\$0
BUILDINGS	\$28,593,000
• Intensive Animal Research Facility - Arena	
• Intensive Animal Research Facility - Lab Building	
DEMOLITION	\$0
INFRASTRUCTURE	\$2,370,000
TOTAL:	\$30,963,000

RECURRING COSTS **\$886,000**










INTENSIVE ANIMAL RESEARCH FACILITY ARENA

INTENSIVE ANIMAL RESEARCH FACILITY LABORATORY BUILDING

LO FARM

LEGEND:

- | | | | | | |
|---|------------------|---|-------------------------|---|-------------------------------|
|  | NEW ACQUISITIONS |  | NEW FACILITY |  | NEW INFRASTRUCTURE |
|  | UI OWNERSHIP |  | PREVIOUS PHASE FACILITY |  | PREVIOUS PHASE INFRASTRUCTURE |
|  | VACATED AREA | | | | |

PHASE 4
PRELIMINARY
SOUTH FARMS PHASING PLAN
 COLLEGE OF ACES

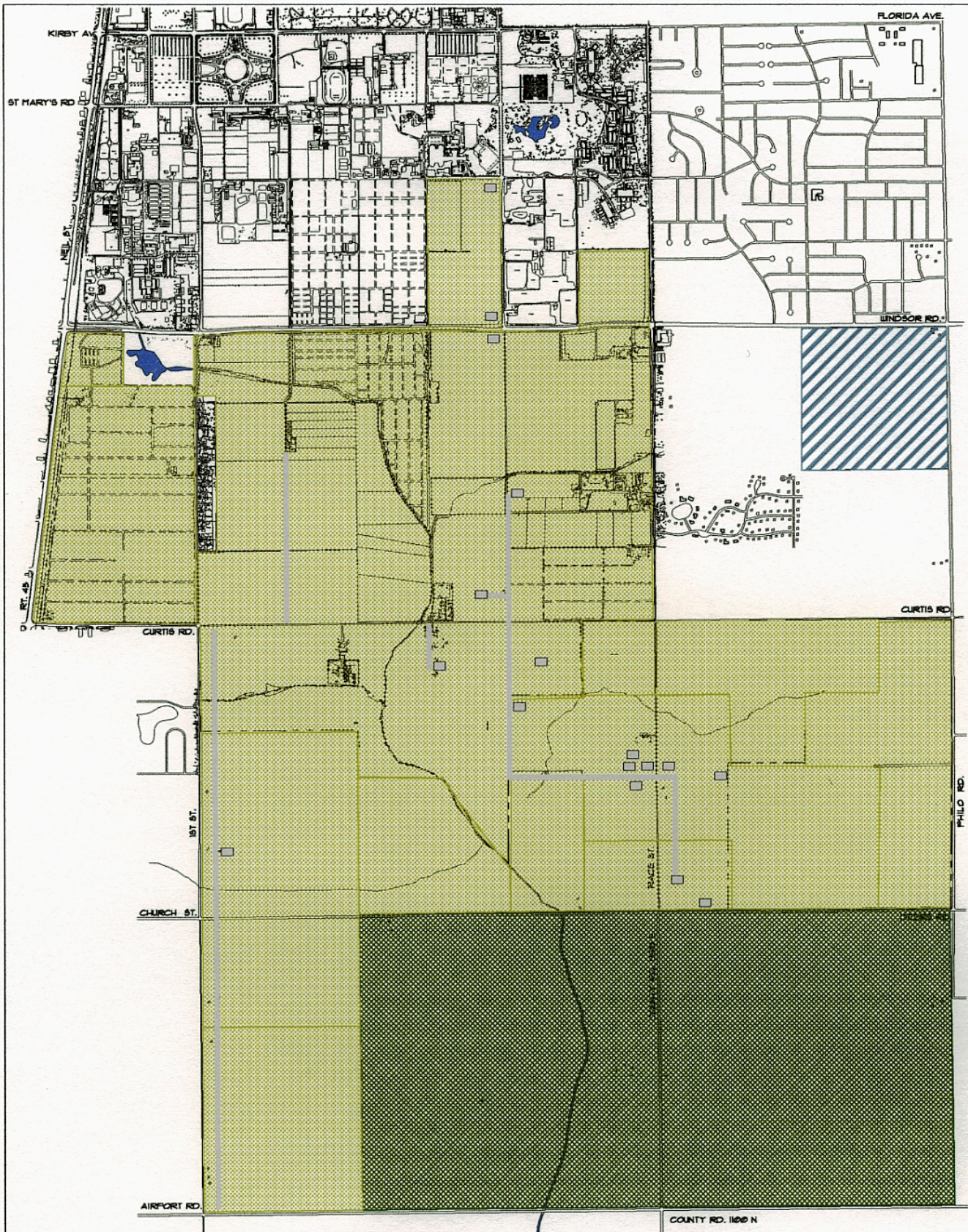
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PHASE 5

CAPITAL COSTS

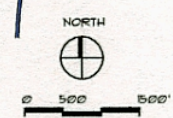
LAND	\$7,052,000
BUILDINGS	\$0
DEMOLITION	\$0
INFRASTRUCTURE	\$0
	<hr/>
TOTAL:	\$7,052,000

RECURRING COSTS **\$0**



LEGEND:

- | | | | | | |
|---|------------------|---|-------------------------|---|-------------------------------|
|  | NEW ACQUISITIONS |  | NEW FACILITY |  | NEW INFRASTRUCTURE |
|  | UI OWNERSHIP |  | PREVIOUS PHASE FACILITY |  | PREVIOUS PHASE INFRASTRUCTURE |
|  | VACATED AREA | | | | |



PHASE 5
PRELIMINARY
SOUTH FARMS PHASING PLAN
 COLLEGE OF ACES

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 MARCH 2000, revised NOVEMBER 2000

EXECUTIVE SUMMARY OF PROJECT COST ESTIMATES

University of Illinois at Urbana-Champaign - College of ACES
 Preliminary South Farms Phasing Plan

CAPITAL COSTS

Category	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Category Total
Land	\$5,791,000	\$4,518,000	\$0	\$0	\$7,052,000	\$17,361,000
Buildings	\$63,410,000 • AnSci Farm Serv. • Feed Mill • Grain Center • Beef Complex • Sheep Complex • Swine Complex • Compost Facility	\$17,214,000 • Dairy Complex	\$39,466,000 • NRES Complex • Horse Complex • CS/AgEng Complex • Poultry Complex	\$28,593,000 • IARF - Arena • IARF - Lab Bldg.	\$0	\$148,683,000
Demolition	\$3,000,000	\$2,000,000	\$0	\$0	\$0	\$5,000,000
Infrastructure	\$20,215,000	\$0	\$0	\$2,370,000	\$0	\$22,585,000
Phase Totals	\$92,416,000	\$23,732,000	\$39,466,000	\$30,963,000	\$7,052,000	\$193,629,000

RECURRING COSTS

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Phase Totals	\$5,000,000	\$1,386,000	\$2,413,000	\$886,000	\$0	\$9,685,000

Note:

The square foot numbers used to create this document were derived from input by faculty and staff at the University of Illinois and other peer institutions. The square footage costs have been generated from information from recent capital projects as well as the advice of outside architects, engineers, and facility managers from peer institutions. The costs were then escalated to an estimated midpoint of (facility) construction, January 1, 2002.

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March 2000



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