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**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND</td>
<td>$5,791,000</td>
</tr>
<tr>
<td>BUILDINGS</td>
<td>$63,410,000</td>
</tr>
<tr>
<td>Animal Farm Services Complex</td>
<td></td>
</tr>
<tr>
<td>Feed Mill</td>
<td></td>
</tr>
<tr>
<td>Grain Center</td>
<td></td>
</tr>
<tr>
<td>Beef Complex</td>
<td></td>
</tr>
<tr>
<td>Sheep Complex</td>
<td></td>
</tr>
<tr>
<td>Swine Complex</td>
<td></td>
</tr>
<tr>
<td>Compost Facility</td>
<td></td>
</tr>
<tr>
<td>DEMOLITION</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>INFRASTRUCTURE</td>
<td>$20,215,000</td>
</tr>
</tbody>
</table>

**TOTAL:** $92,416,000

**RECURRING COSTS** $5,000,000
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
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
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
PHASE 5

CAPITAL COSTS

LAND ................................................................. $7,052,000
BUILDINGS ........................................................................ $0
DEMOLITION ........................................................................ $0
INFRASTRUCTURE ........................................................ $0

TOTAL: $7,052,000

RECURRING COSTS $0
# EXECUTIVE SUMMARY OF PROJECT COST ESTIMATES

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

## CAPITAL COSTS

<table>
<thead>
<tr>
<th>Category</th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5</th>
<th>Category Total</th>
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<tbody>
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<td>$0</td>
<td>$7,052,000</td>
<td>$17,361,000</td>
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<tr>
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<tr>
<td>Infrastructure</td>
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<td>Phase Totals</td>
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<td>$23,732,000</td>
<td>$39,466,000</td>
<td>$30,963,000</td>
<td>$7,052,000</td>
<td>$193,629,000</td>
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</tbody>
</table>

### Building Breakdown
- AnSci Farm Serv.
- Feed Mill
- Grain Center
- Beef Complex
- Sheep Complex
- Swine Complex
- Compost Facility
- Dairy Complex
- NRES Complex
- Horse Complex
- CS/AgEng Complex
- Poultry Complex
- IARF - Arena
- IARF - Lab Bldg.

## RECURRING COSTS

<table>
<thead>
<tr>
<th>Phase</th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Phase 5</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase Totals</td>
<td>$5,000,000</td>
<td>$1,386,000</td>
<td>$2,413,000</td>
<td>$886,000</td>
<td>$0</td>
<td>$9,685,000</td>
</tr>
</tbody>
</table>

### 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.
Prepared for the
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March 2000