Northern Illinois University

Holmes Student Center Project Design Update

Nov 2017
Process Update

Milestones

• November 2014 – May 2015: Design concept development for HSC

• May 2015 – May 2016:
  • Internal operations and financial evaluation
  • FFOC-BOT presentations
  • Board approval to proceed with design

• April 2017: Design Team Selection

• May 2017 – Present:
  • Program verification completed
  • Schematic design completed
  • Design Development completed

• Dec 2017: Begin Bidding Documentation prep

• May 2018: Vacate space/Construction start

• Aug 2019: Construction completion target
Design Update

3D view of proposed Ground Floor plan

The design of the Ground Floor creates a clear circulation path through the building that overlaps with and stitches together a variety of programs forming a social hub at the Holmes Student Center.
Design Update

Carrol Avenue Transit Lounge towards Bookstore Entrance and new stair to Main

Adjacent to the active Transit Hub the Bookstore is highly visible and an opportune area for student groups to set up promotional tables. A new stair and elevator connects the Basement, Ground and Main Levels and creates clearer circulation paths.
Design Update

New MLK Commons Ground floor entry view towards Bookstore

Upon entering the Holmes Student Center from the new Ground Floor south entry and MLK plaza students see a variety of activities including lounge booths, the Bookstore, Coffee Venue, Welcome Desk, and Student Leadership Suite beyond.
Design Update

Student Association and SILD collaborative space

The Student Leadership Suite consists of open co-working space at a variety of scales and styles with conference rooms, small meeting rooms, and offices.
Design Update

Overlook from Grille to Den below

The improved visibility and accessibility of the Huskies Den transforms the space into a place for performances, events, watching sports, gaming, playing billiards and bowling.
Design Update

Huskie Den

A new stairway connects the Huskies Grille to the Huskies Den.
Design Update

Site Plan

KEY
1. Entry Paving
2. Garden Plaza
3. Entry Plaza
4. Bike Racks
5. Revised Parking Layout
6. Terraced Lawn Seating
Design Update

Proposed exterior plaza entry

Proposed Design at Tower Plaza Facing East
Next Steps/Timeline

- Sept 1st  
  Schematic Design completion & Food brand selections finalized
- Early Sept  
  Issue RFP for Retail, Begin acquisition process for food brand franchises
- Oct 27th  
  Design Development completion
- Oct/Nov  
  Retail RFP evaluations

**Nov 16th/Dec 17th**  
FACFO/ BOT progress update/request approval to proceed

- Nov 2017-May 2018  
  Construction Documentation preparation
- Dec 2017- Feb 2018  
  Founders Library Café remodel
- Jan – Feb 2018  
  Retail RFP contract negotiations
- Feb - Mar 2018  
  Abatement bidding/award
- Mar 2018  
  HSC Bookstore temporary relocation
- May 2018  
  Begin ground floor operations move out
- June 2018  
  Abatement to begin
- June-Aug 2018  
  Construction bidding/award
- June 2018–Aug 2019  
  Construction duration