



Northern Illinois University



Holmes Student Center



FFOC
Design
Authorization
Request
May 2016



Discussion Agenda

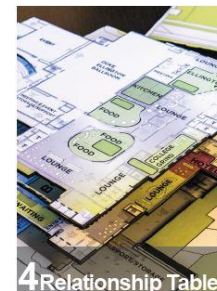
- Refresh on efforts to date
- Overview of HSC renovation strategy
- Overview of HSC business strategy
- Request to proceed

Timeline refresh



- Major steps of process to-date

- November 2014 – May 2015: Design concept development for HSC
 - Involvement from campus leaders, staff, students, alumni and City of DeKalb
 - Committee meetings and workshops, focus group meetings, random selection 'intercept interviews', and an online campus-wide food service/retail survey*
 - Five rounds of committee meetings and workshops, 36 focus group meeting and intercept interviews*
 - 82 staff / 92 students
 - Online survey participants*
 - 460 staff / 462 students
- May – September 2015: FFOC/BOT presentations
- September 2015 – present:
 - Reviewing final concept planning products
 - Evaluating HSC operations and finances
 - Evaluating options in current budget environment



Process:





Identified Improvements

New MLK Commons
Entry: \$1M

General Building
Repairs and Upgrades:
\$6M-\$7M

Student/Performance
Venue Addition:
\$36M-\$42M

Site Improvements:
\$1M

Additional Parking:
\$20M-\$24M

Blackhawk & Huskie Den
Renovation:
\$4M-\$5M

Retail Space
Reinvigoration:
\$7M-\$8M

Kitchens and Misc.
Space Renovation:
\$12M-\$15M

Student Association
Reintroduction:
\$3M-\$4M

Conferencing Space
Renovations:
\$9M-\$11M

Hotel Renovation:
\$6M-\$7M

New South Lounge
and Micro
Restaurants: \$7M-
\$8M



Determining Scope for Funding Opportunities

BAB Scope:

- Student reintroduction
- Reinvigorate student draws for
 - Open flow access
 - Food & entertainment
- General building repairs
- \$20M

Subsequent Priorities:

- Conferencing renovations - \$9-11M
- Hoteling renovations - \$6-7M
- Kitchen/misc renovations - \$12-15M
- Parking Deck - \$20 -24M

Industry-leveraged Scope:

- Student draws for
 - Retail operations - \$5M
 - Micro-food venues - \$1M

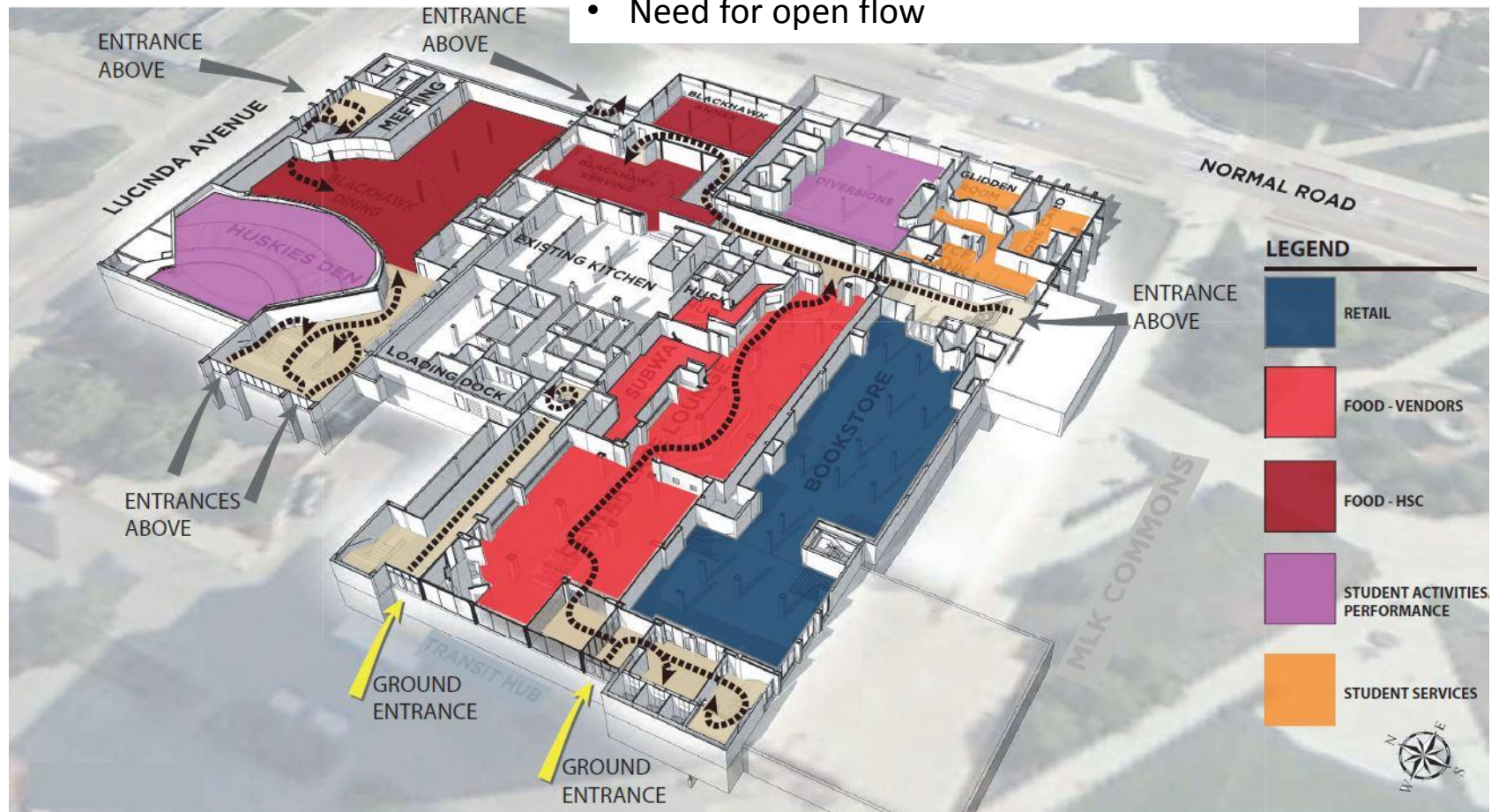
Donation Scope:

- Student draws for
 - MLK Entry & Plaza - \$1M
 - New Addition - \$36-42M

Student-Focused Objectives



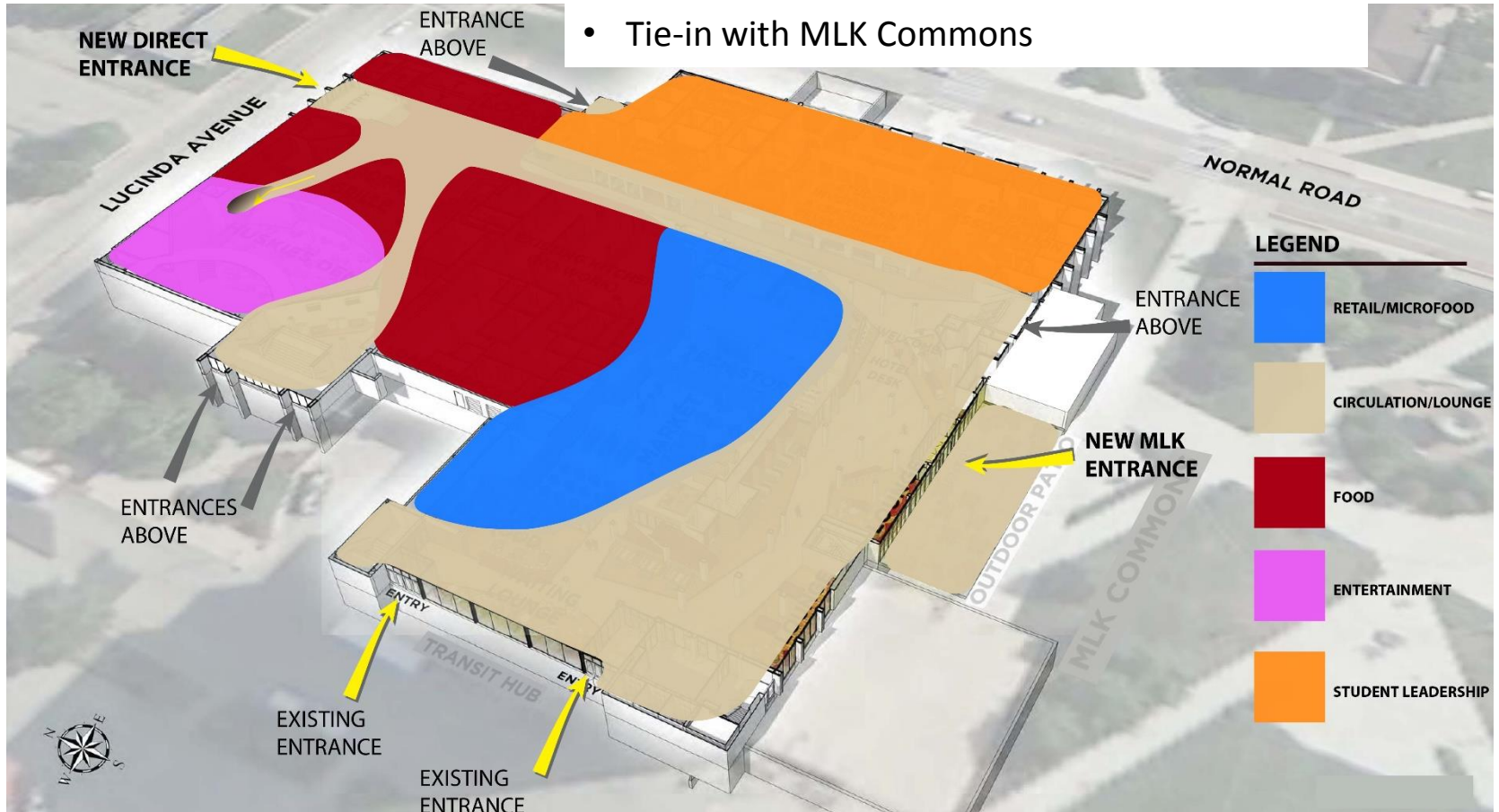
- Ground floor has most need for improvements
- Student reintroduction
- Reinvigorated food and retail attractions
- Need for open flow



Existing Compartmentalized Arrangement

Student-Focused Objectives

- Student leadership reintroduction
- Open flow concept
- Integration of Blackhawk Café and Huskie Den
- Re-envisioned micro-food/retail concept
- Tie-in with MLK Commons




Envisioned Conceptual Arrangement

Business Strategies

- Retail Section

- Change focus to
 - micro-food attractions
 - convenience and spirit retail
 - on-line book sales
- Leverage industry for
 - capital build-out and
 - business operations

A large green arrow points from the list of strategies to the text on the right.

Possibly target local companies to mitigate seasonal demand

- Food Section

- Integrate Blackhawk with entertainment of Huskie Den
- Leverage campus-wide dining consolidation strategy
 - Incorporate dining under campus meal plan
 - Consolidate smaller weekend demand to HSC

Request



- Proceed with Phase I based on a budget of \$20M
 - Development of design for
 - Student Association reintroduction
 - Space for out-sourced micro-food/retail operations
 - Renovation/integration of Blackhawk and Huskie Den space
 - Open flow and accessibility improvements
 - General building system repairs
 - MLK Commons tie-in space
 - Exterior landscaping/signage improvements
 - Subsequent request to proceed with construction
- Pursue vendor involvement
 - Develop solicitation for micro-food and retail operations
- Pursue donor support
 - MLK Commons tie-in space
 - New wing addition

*Student-focused
improvements*

*Attractive, inviting
atmosphere for*

- *Students*
- *Staff*
- *Community*

Process:

