# UW System Administration GRAINGER HALL – EXPANSION AND RENOVATION

# Joint Campus Area Committee INFORMATIONAL PRESENTATION

September 12, 2024 Project No. A-24-004\_9950-2307

#### GRAINGER HALL – EXPANSION AND RENOVATION – PROJECT DESCRIPTION

#### **Program:**

- Food service
  - Catering kitchen
  - Coffee House
  - Retail Food Venue
  - Convenience store
- Common shared space
  - Winter Garden
  - Coffee House seating
  - Fireplace lounge
  - Central Commons
- Meeting Rooms
  - Plenary
  - Private Dining Room
- Leadership and Engagement Center
- Outdoor Space
  - Rooftop terrace
  - South plaza
  - Outdoor coffee seating

#### The Goal

The goals for this project include improving the student experience and aligning the food service with peer institutions. During the pre-design phase, the signature issue that surfaced was the need for more student space for studying and dining. Therefore, the decision was made to explore filling in the existing courtyard to create a more transformative space. This wintergarden infill will be a two-story volume filled with daylight and adjacent to food services. This space, along with the coffee house, will provide students with a place to recharge during their day. This is important because most business school students spend the entirety of their day in Grainger Hall. This project needs to act as a mini student union, provide space and functions for students to engage, eat and restore.

This project will transform 39,738 sq. ft. of the Eastern half of the first floor of Grainger Hall.

- 8,200 sq. ft. addition
- 31,500 sq. ft renovation

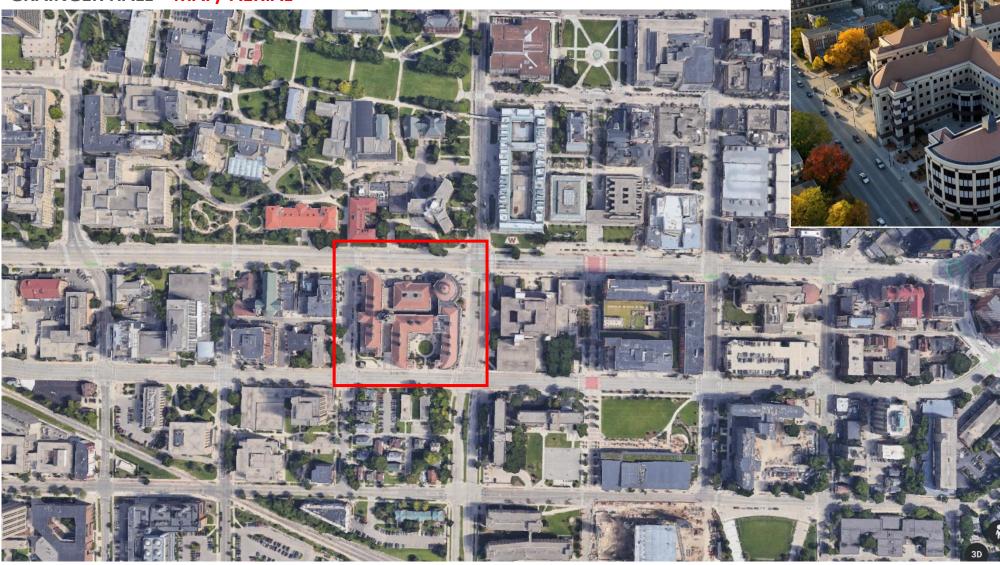
#### **Budget**

- Construction budget = \$18,931,000
- Total Project Estimate = \$ 27,140,000

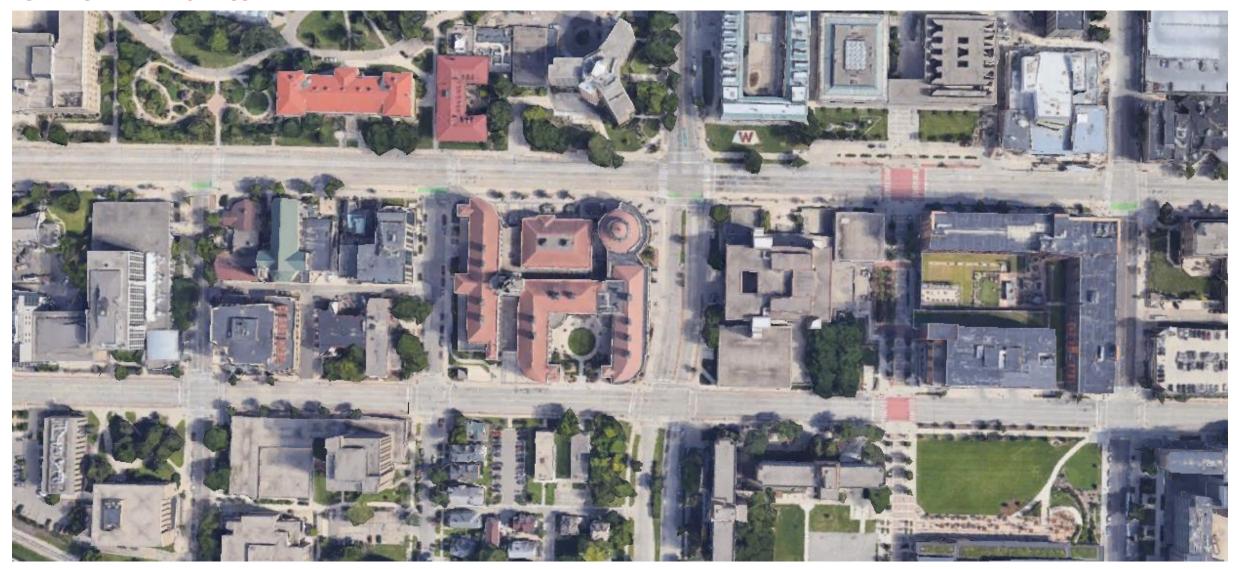
#### Schedule

- Schematic Design completed in June 2024
- Design Development completed in September 2024
- Construction Documents completed in January 2025
- Building Construction, May 2025 July 2026

## Wisconsin School of Business GRAINGER HALL – MAP/ AERIAL



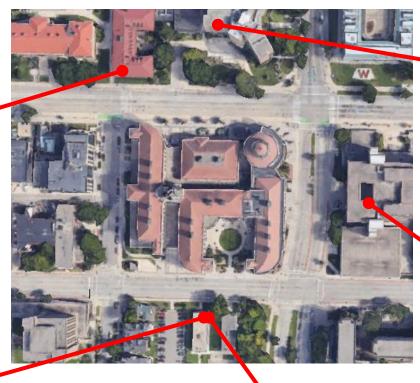
# Wisconsin School of Business GRAINGER HALL – SITE CONTEXT



# Wisconsin School of Business GRAINGER HALL – CONTEXT PHOTOS





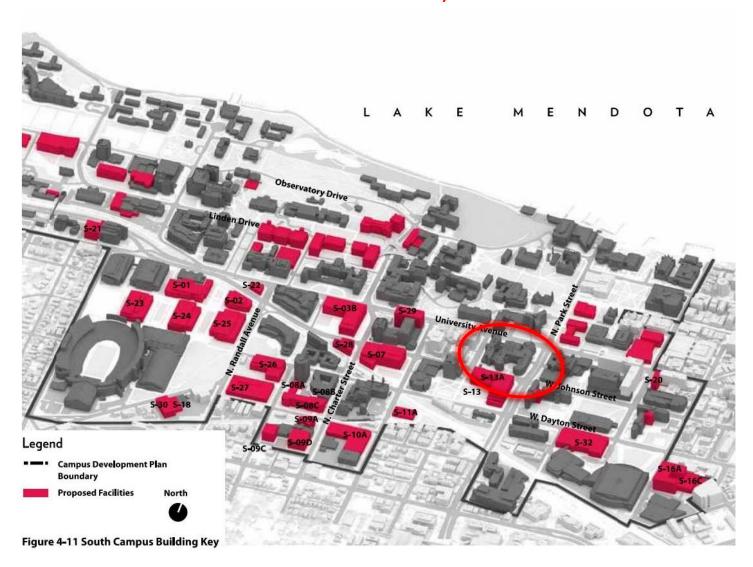




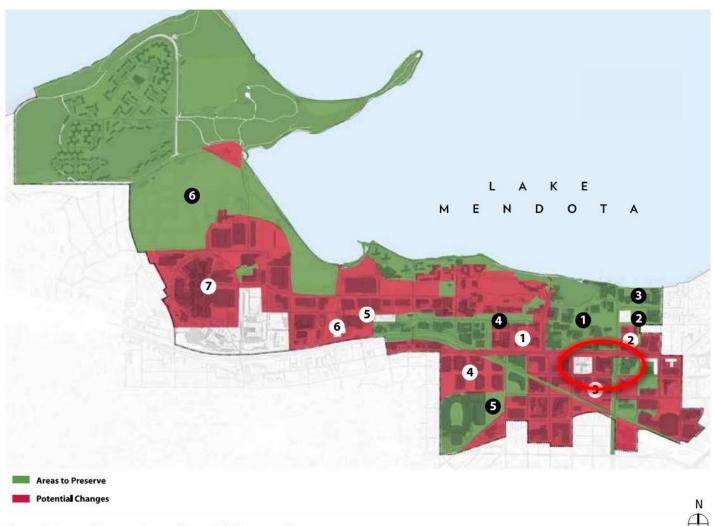




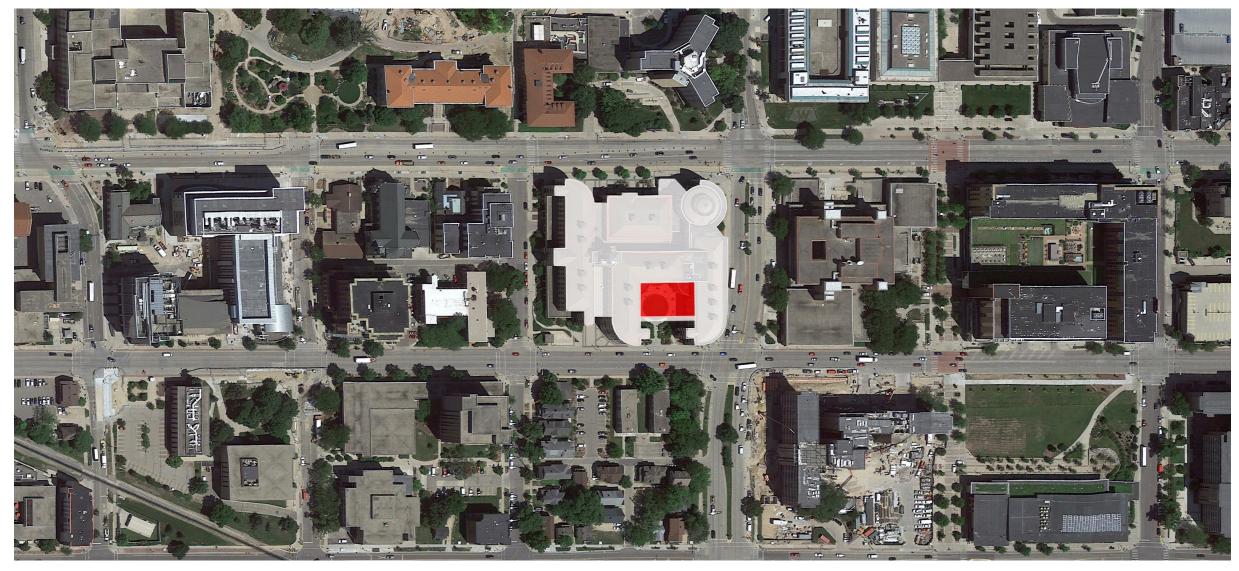
# Division of University Housing GRAINGER HALL – 2015 CAMPUS MASTER PLAN, PROPOSED BUILDINGS



# Division of University Housing GRAINGER HALL – 2015 CAMPUS MASTER PLAN, LANDSCAPE, PRESERVE/ CHANGE



# Wisconsin School of Business GRAINGER HALL – PROPOSED EXPANSION



**LEGEND** 

| | | | | | Heavy Vehicular Circulation

Vehicular Circulation

Pedestrian Circulation

Proposed Pedestrian Circulation

Bike Circulation

Primary Pedestrian Entrance

Service/Egress Door

Bike Parking

Loading Dock Entry (Garage)

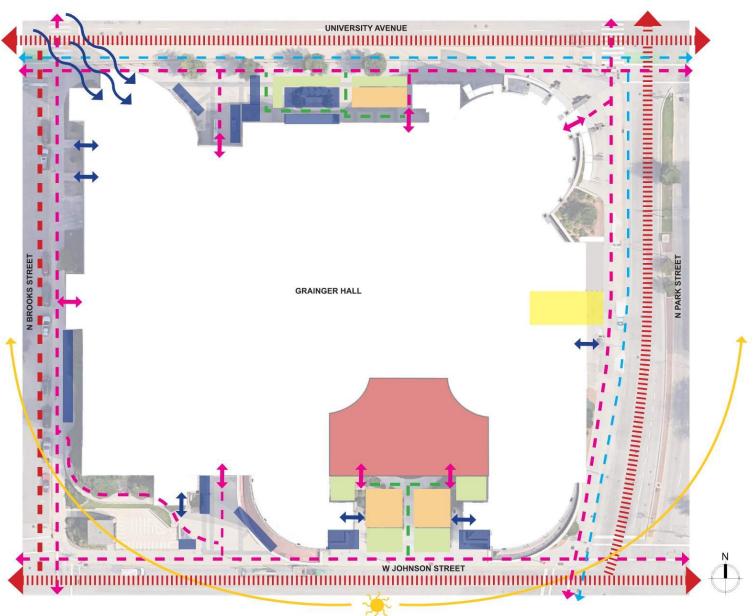
Improved Green Space

NW Prevailing Winds

Solar Orientation

New Outdoor Student Amenity and Gathering Area

Wisconsin School of Busin GRAINGER HALL SITE ANALYSIS



# Wisconsin School of Business GRAINGER HALL CONCEPT DESIGN, Basement – Parking Level 1

**Food service support:** Existing storage space will be utilized for dry goods and storage.

**New Mechanical Room:** To avoid any rooftop penthouse or units, a small addition will be added between the existing parking structure and the existing foundation.



#### Grainger Hall - Expansion & Renovation | JCAC Submission | 2024.09.12

### Wisconsin School of Business GRAINGER HALL CONCEPT DESIGN, Level 1

#### **Common & Shared Spaces:**

Winter Garden: This two-story expansion involves extending the building into the existing Courtyard to increase student gathering and lounge spaces. The intent of this space is to encourage collaboration and community between students while increasing the amount of natural daylight and creating an indoor-outdoor environment. The Winter Garden will improve circulation to and from the Retail Food Venue, provide additional study and lounge spaces, and serve as a venue for special events.

Coffee House: Located adjacent to the Learning Commons, in efforts to continue building community outside of Grainger Hall, the Coffee House has direct access to University Avenue, allowing for extended hours of operation outside of normal building hours. This further led to the opportunity to incorporate outdoor seating, service to students, and the community beyond. Additionally, with the Coffee House being adjacent to the Plenary, the placement of Back of House operations will allow for support during special events.

**Atrium & Gallery:** The main entry off University Avenue will receive new finishes and lighting to make a warm welcoming impression as people enter the building. Serving as the pre-function for the plenary space, similar materials will be used to create a visual connection.

**Fireplace Lounge:** An intimate space with direct adjacency to the Winter Garden.

**Central Commons:** An expansion of the existing central commons, this space has a hospitality feel and can be a meeting place for tours or just a place to relax. A large media screen will be provided.

**South Plaza:** The remainder of the existing courtyard will remain outdoor space, reconfigured with built-in seating and native plantings.



#### Grainger Hall - Expansion & Renovation | JCAC Submission | 2024.09.12

## Wisconsin School of Business GRAINGER HALL CONCEPT DESIGN, Level 1

#### **Meeting & Event Space:**

**Plenary:** The tiered floor configuration of the current space offers little flexibility in how the room can be set up for banquets, conferences, or lectures. The proposed design fills in one of the tiered sections to create a flat floor flexible space. The ceiling will also be modified with the central space being raised to create more volume.

**Executive Dining Room:** With the expansion into the existing Courtyard, relocation of the Private Dining Room was necessary. The new proposed location will include a catering support space for Back of House operations and will be located to the West of the existing space, adjacent to the Winter Garden.

#### **Student Involvement:**

**Leadership and Engagement Center:** A new space adjacent to the Winter Garden will include staff offices, co-working space and storage. Staff that have direct contact with students will be relocated from the 3rd floor to better serve the over 50 undergraduate student organizations. The co-working space will spill out into the Winter Garden giving organizations the opportunity to engage and recruit fellow students. Two huddle rooms are also provided for private meetings.

#### **Auxiliary Services:**

**Retail Food Venue:** The venue is designed to be a self-contained operation to accommodate a national brand.

**Catering Kitchen:** A dedicated catering kitchen is proposed for Grainger Hall to meet the needs of the Business School.

**Grab & Go Convenience Store:** A self-serve self-checkout food option is proposed.

#### **Operations & Maintenance:**

Loading Dock: Little to no work is planned for the loading dock area.

**Service Corridor:** A new corridor to allow access to Retail Food Venue and Convenience Store platforms.



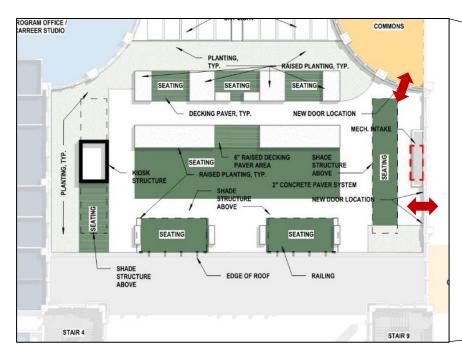
## Wisconsin School of Business GRAINGER HALL CONCEPT DESIGN, Level 2

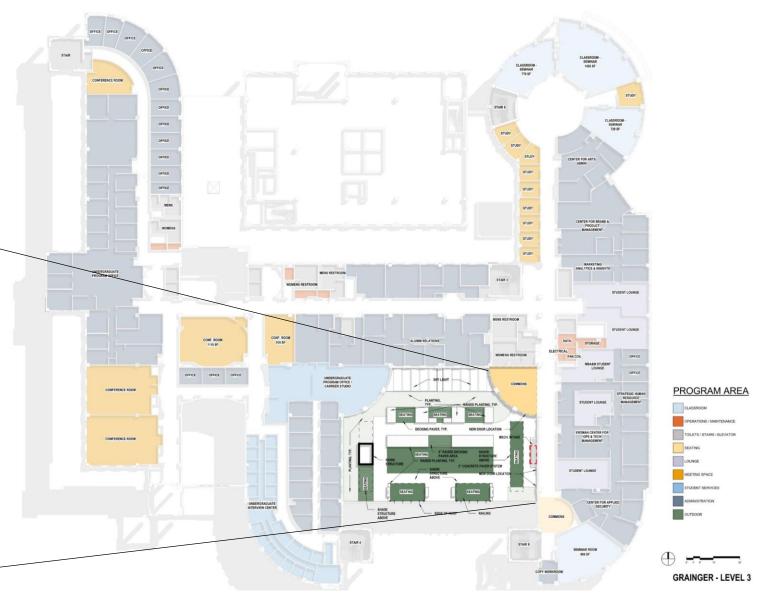
**Winter Garden Connection:** A grand stair will connect the wintergarden to the second floor.



## Wisconsin School of Business GRAINGER HALL CONCEPT DESIGN, Level 3

**Rooftop Terrace:** A place for students and faculty to meet over a beverage, soak up some sun, and study in an outdoor setting.





# Wisconsin School of Business GRAINGER HALL Existing Courtyard



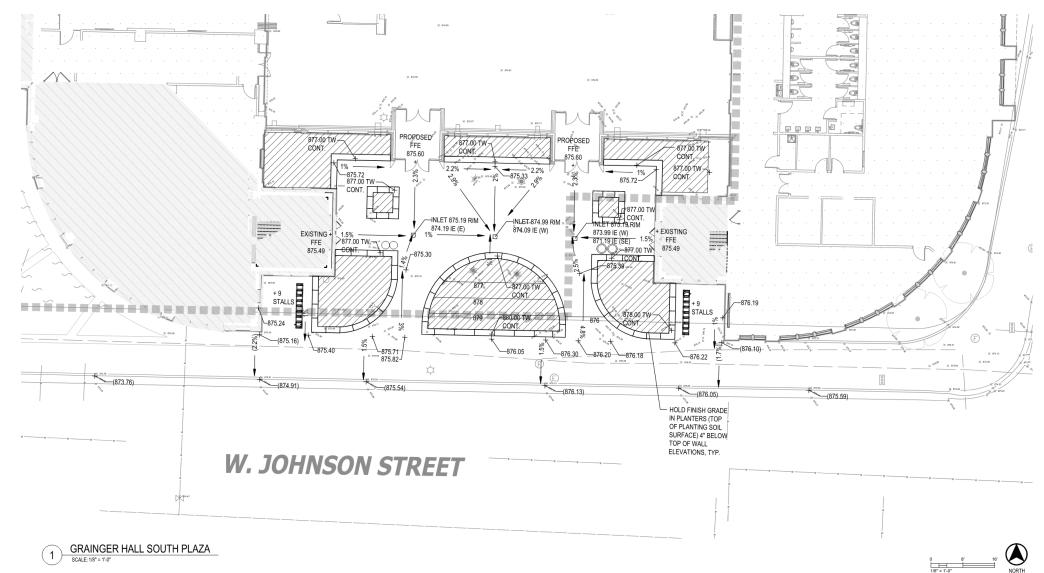
**GRAINGER HALL Courtyard Infill** 



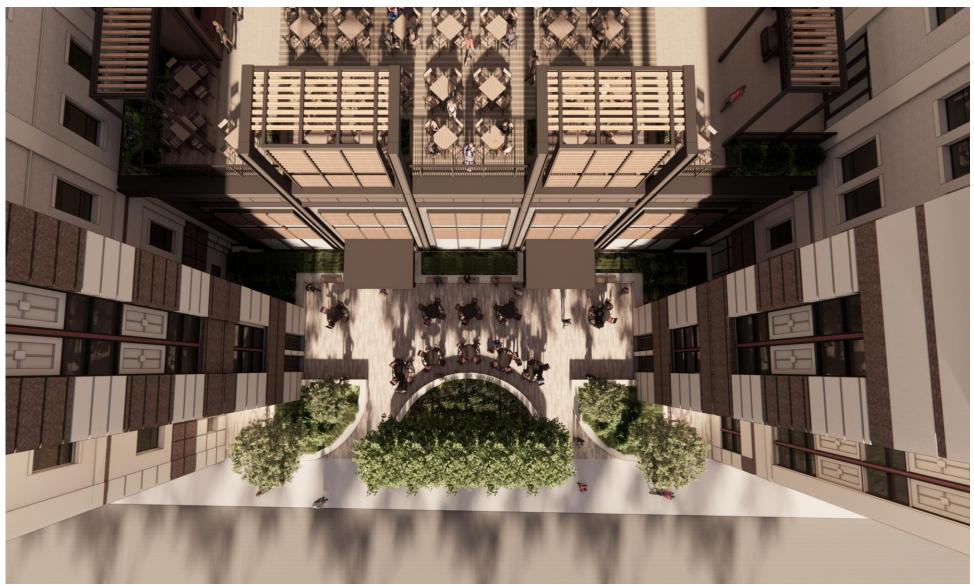
**GRAINGER HALL Courtyard Infill** 



**GRAINGER HALL Courtyard Infill South Plaza** 



**GRAINGER HALL Courtyard Infill South Plaza** 



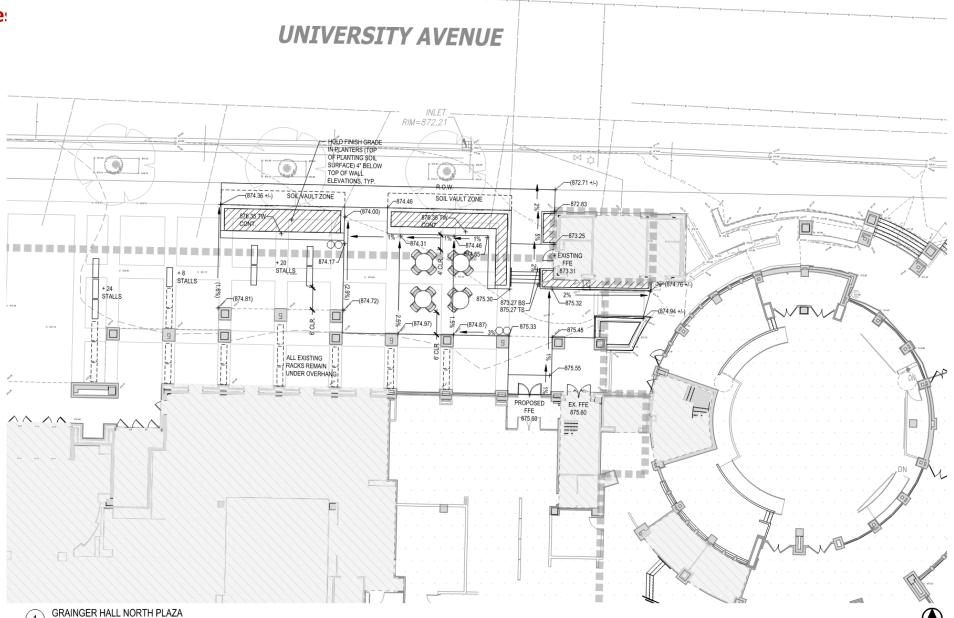
# Wisconsin School of Business GRAINGER HALL South Elevation



**GRAINGER HALL Courtyard Infill South Plaza** 



### **Wisconsin School of Busines GRAINGER HALL North Plaza**



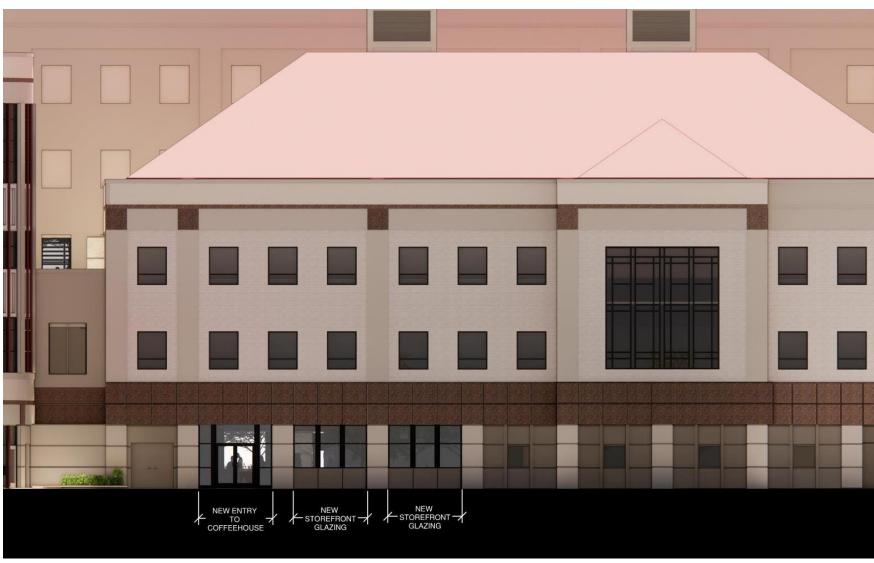
# Wisconsin School of Business GRAINGER HALL North Elevation





## Wisconsin School of Business GRAINGER HALL Partial North Elevation





## Wisconsin School of Business GRAINGER HALL North Elevation





GRAINGER HALL WINTER-GARDEN (looking NE)



GRAINGER HALL WINTER-GARDEN (looking SE)



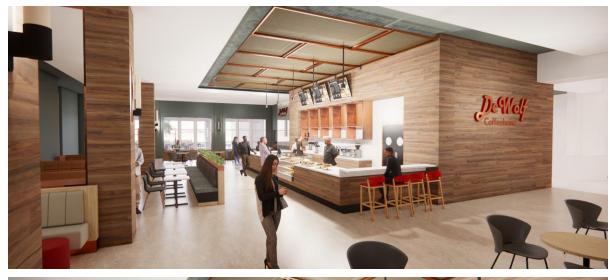
GRAINGER HALL WINTER-GARDEN (looking west)



GRAINGER HALL WINTER-GARDEN (looking west)



# Wisconsin School of Business GRAINGER HALL COFFEE HOUSE







# Wisconsin School of Business GRAINGER HALL LEADERSHIP AND ENGAGEMENT CENTER







GRAINGER HALL
PLENARY &
INTERIOR SEATING









## Wisconsin School of Business GRAINGER HALL ROOFTOP TERRACE







### Wisconsin School of Business GRAINGER HALL ROOFTOP TERRACE

