

UW System Administration  
**GRAINGER HALL – EXPANSION AND RENOVATION**

**Joint Campus Area Committee**  
**INFORMATIONAL PRESENTATION**

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

# Wisconsin School of Business

## 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

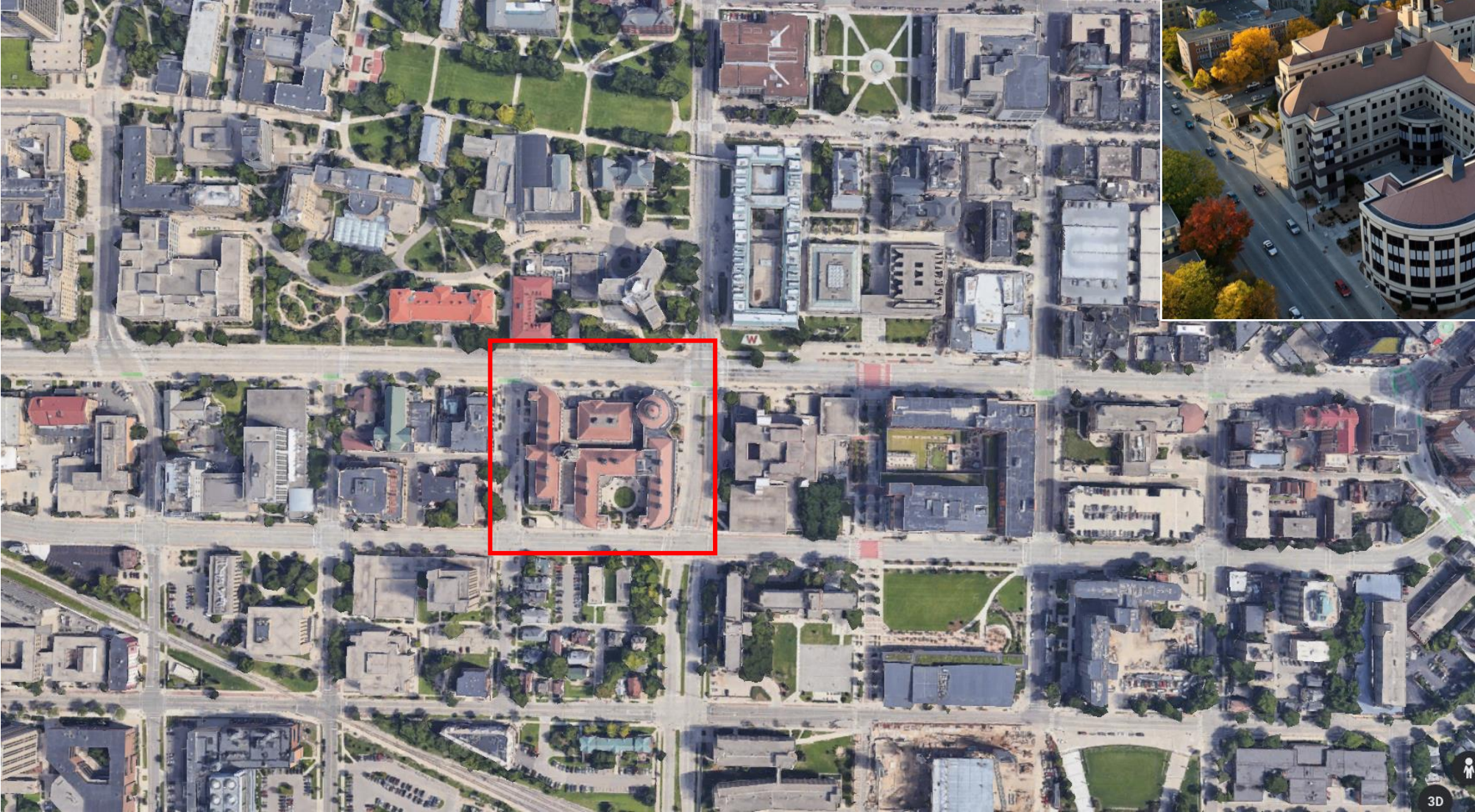
### Budget

- 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

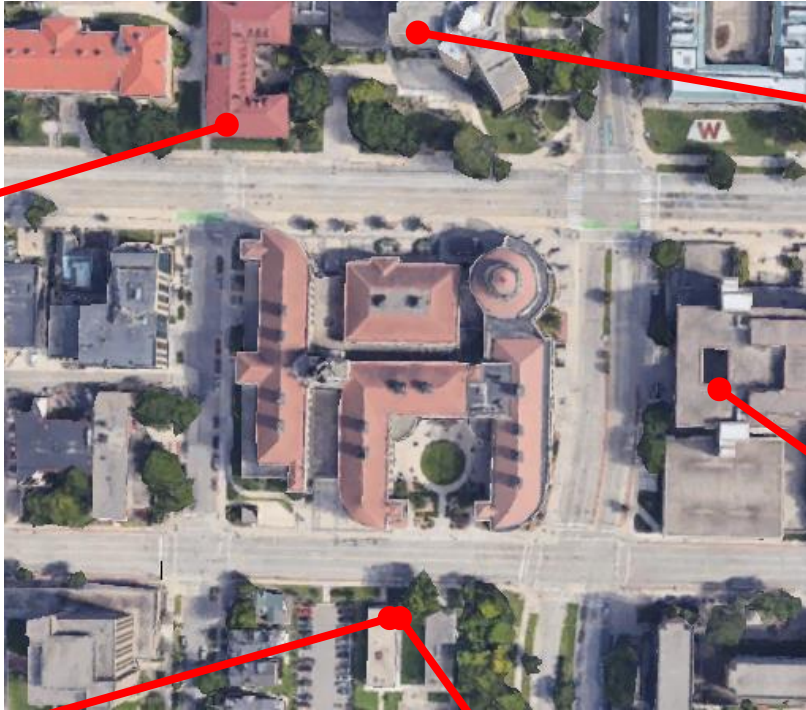
**Wisconsin School of Business**  
**GRAINGER HALL – MAP/ AERIAL**



**Wisconsin School of Business**  
**GRAINGER HALL – SITE CONTEXT**



# Wisconsin School of Business GRAINGER HALL – CONTEXT PHOTOS



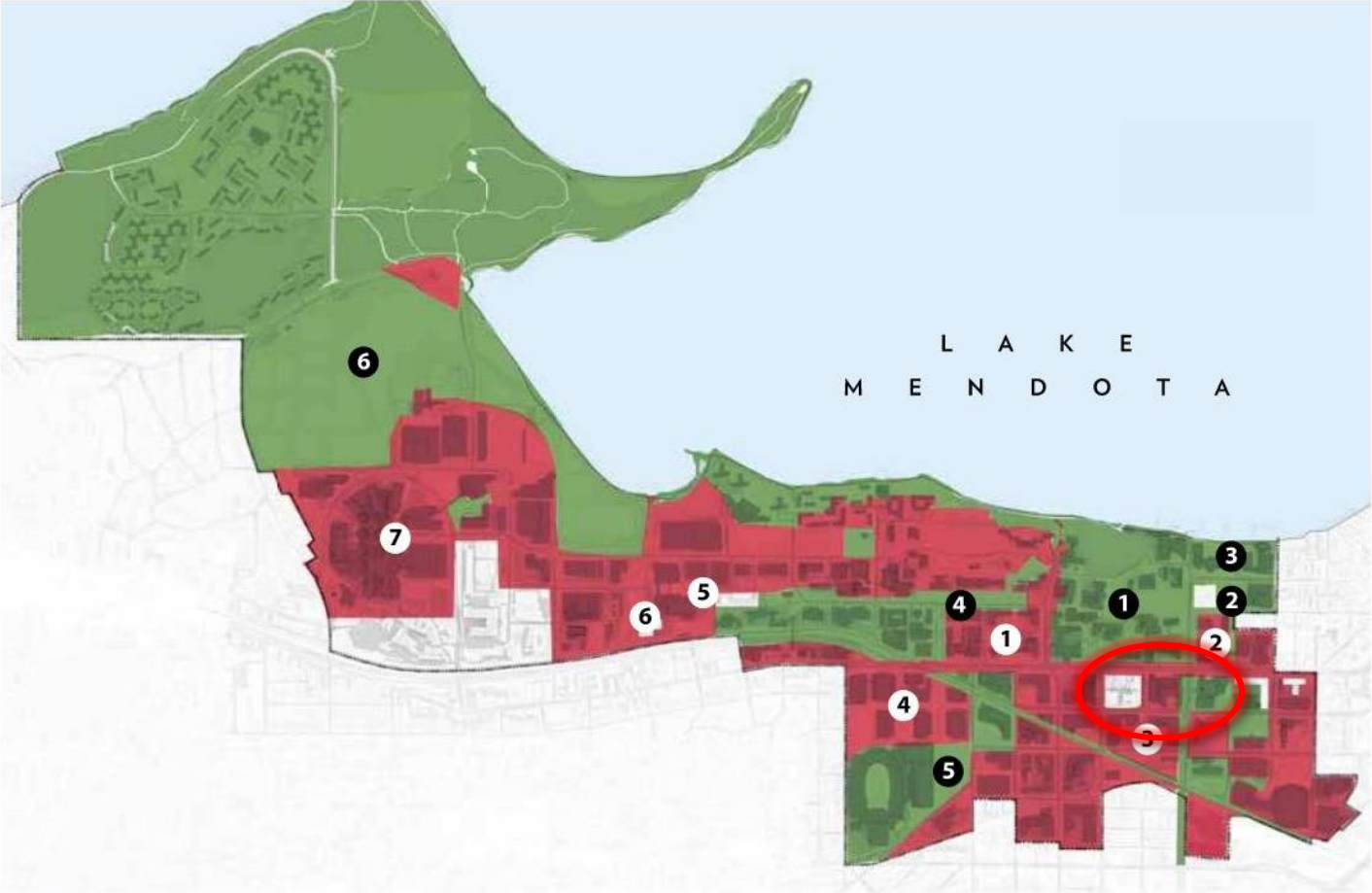
# Division of University Housing

## GRAINGER HALL – 2015 CAMPUS MASTER PLAN, PROPOSED BUILDINGS



# Division of University Housing

## GRAINGER HALL – 2015 CAMPUS MASTER PLAN, LANDSCAPE, PRESERVE/ CHANGE

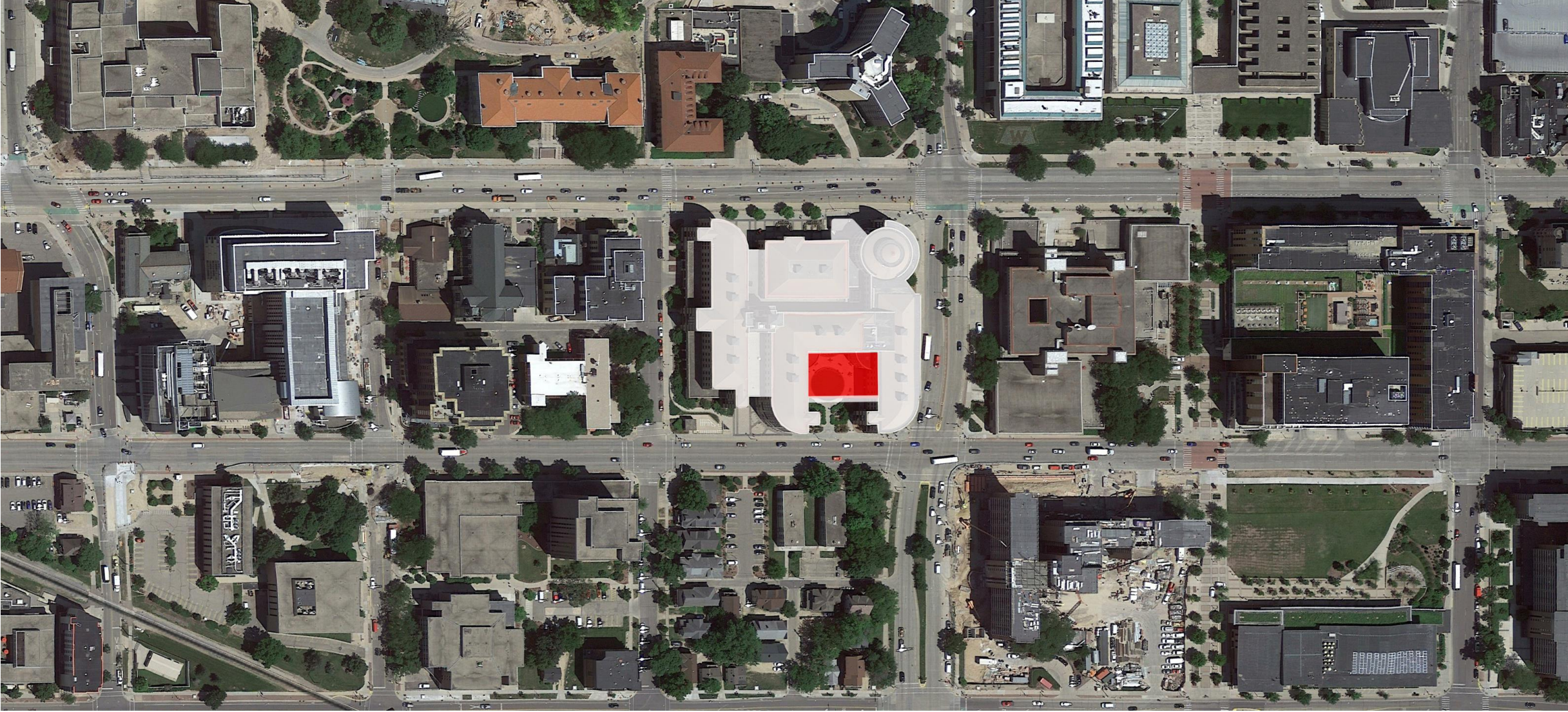


Areas to Preserve  
Potential Changes

Figure 18 Areas of Preservation and Potential Change on Campus

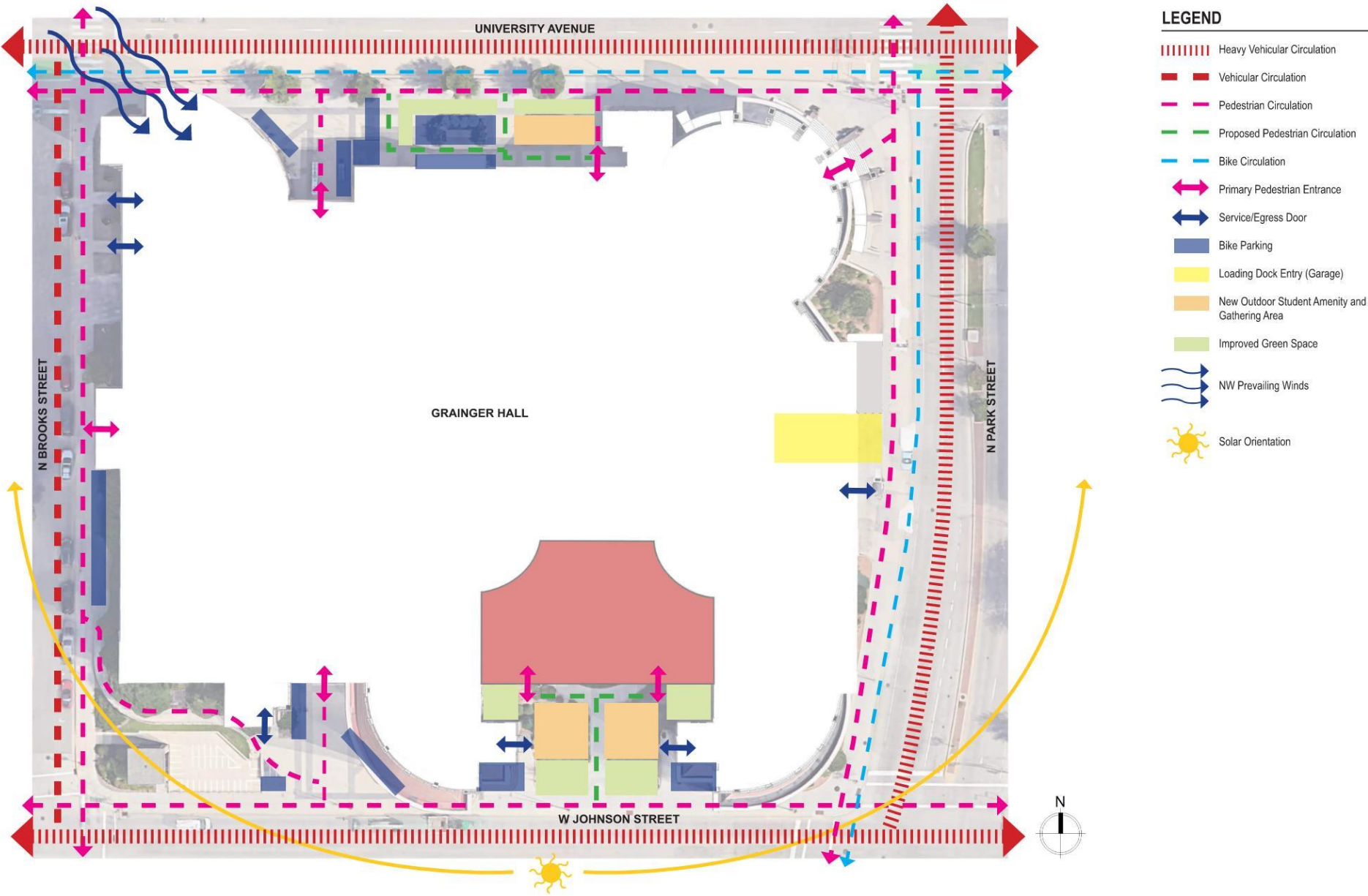


**Wisconsin School of Business**  
**GRAINGER HALL – PROPOSED EXPANSION**





# 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 - BASEMENT LEVEL 1

# 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.





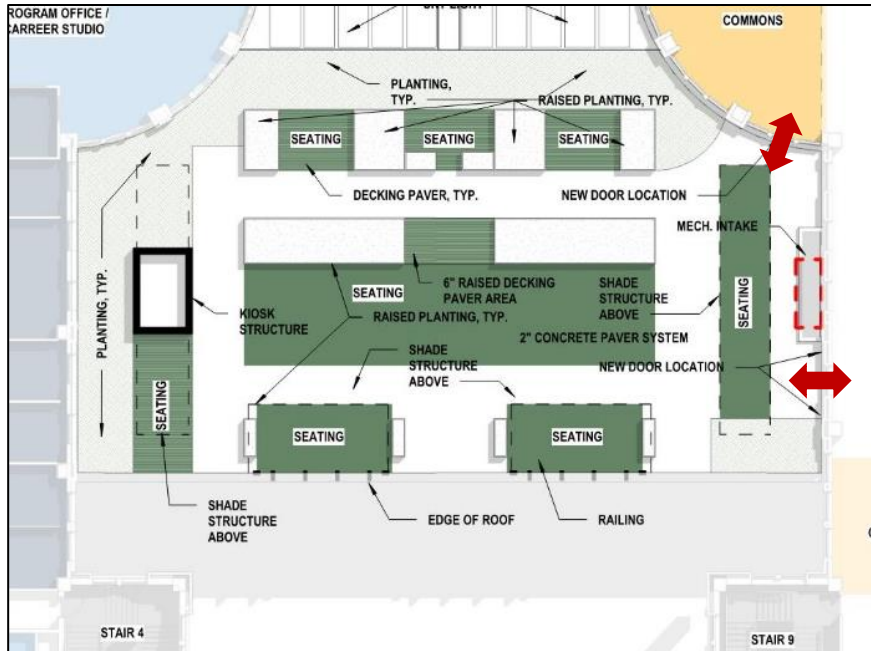
**Wisconsin School of Business**  
**GRAINGER HALL**  
**CONCEPT DESIGN, Level 2**

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



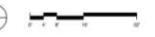
# Wisconsin School of Business GRAINGER HALL CONCEPT DESIGN, Level 3

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



**PROGRAM AREA**

- CLASSROOM
- OPERATIONS / MAINTENANCE
- TOILETS / STAIRS / ELEVATOR
- SEATING
- LOUNGE
- MEETING SPACE
- STUDENT SERVICES
- ADMINISTRATION
- OUTDOOR



GRAINGER - LEVEL 3

**Wisconsin School of Business**  
**GRAINGER HALL**  
**Existing Courtyard**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**Courtyard Infill**

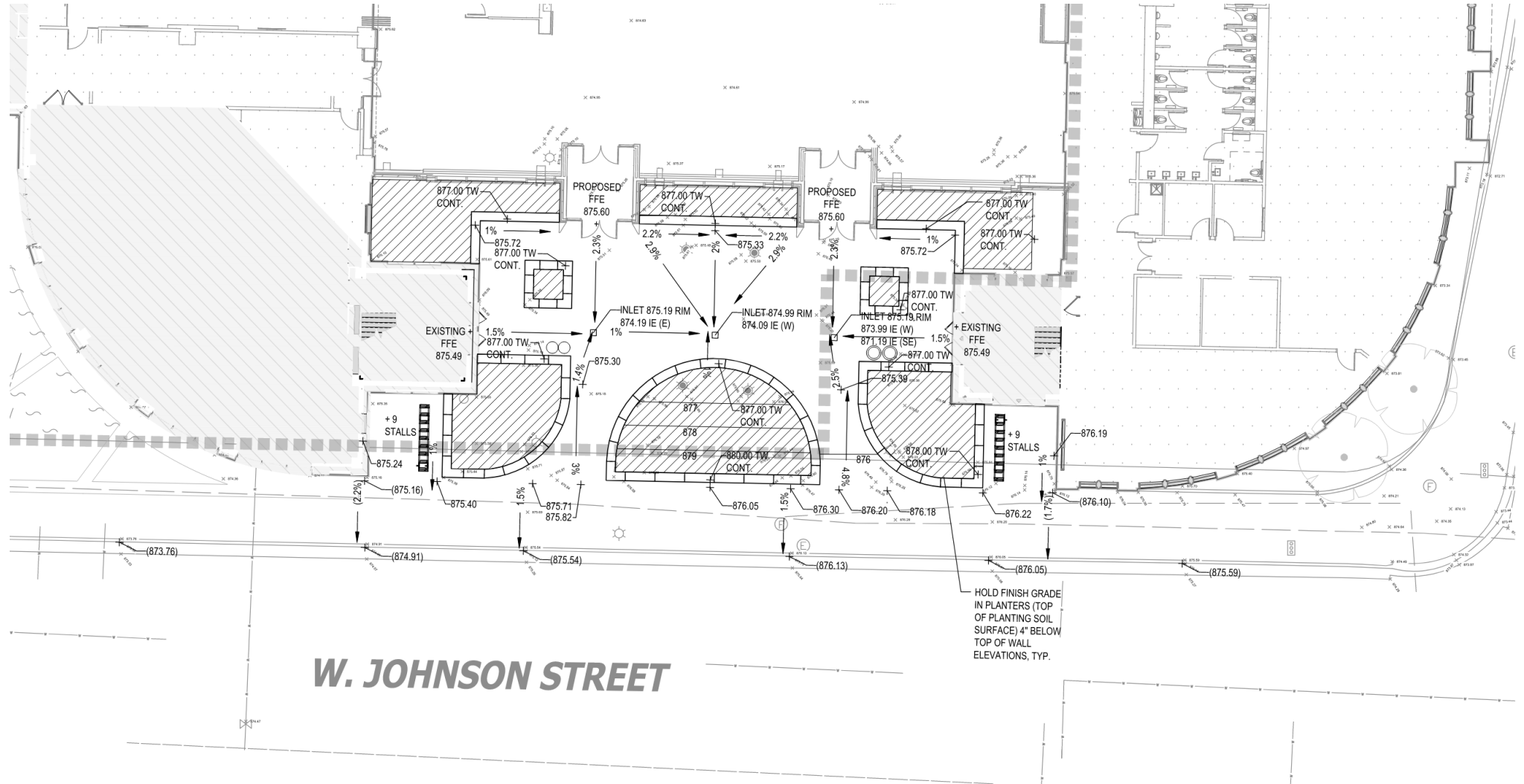




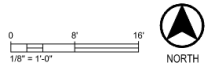
**Wisconsin School of Business**  
**GRAINGER HALL**  
**Courtyard Infill**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**Courtyard Infill**  
**South Plaza**



1 GRAINGER HALL SOUTH PLAZA  
SCALE: 1/8" = 1'-0"



**Wisconsin School of Business**  
**GRAINGER HALL**  
**Courtyard Infill**  
**South Plaza**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**South Elevation**



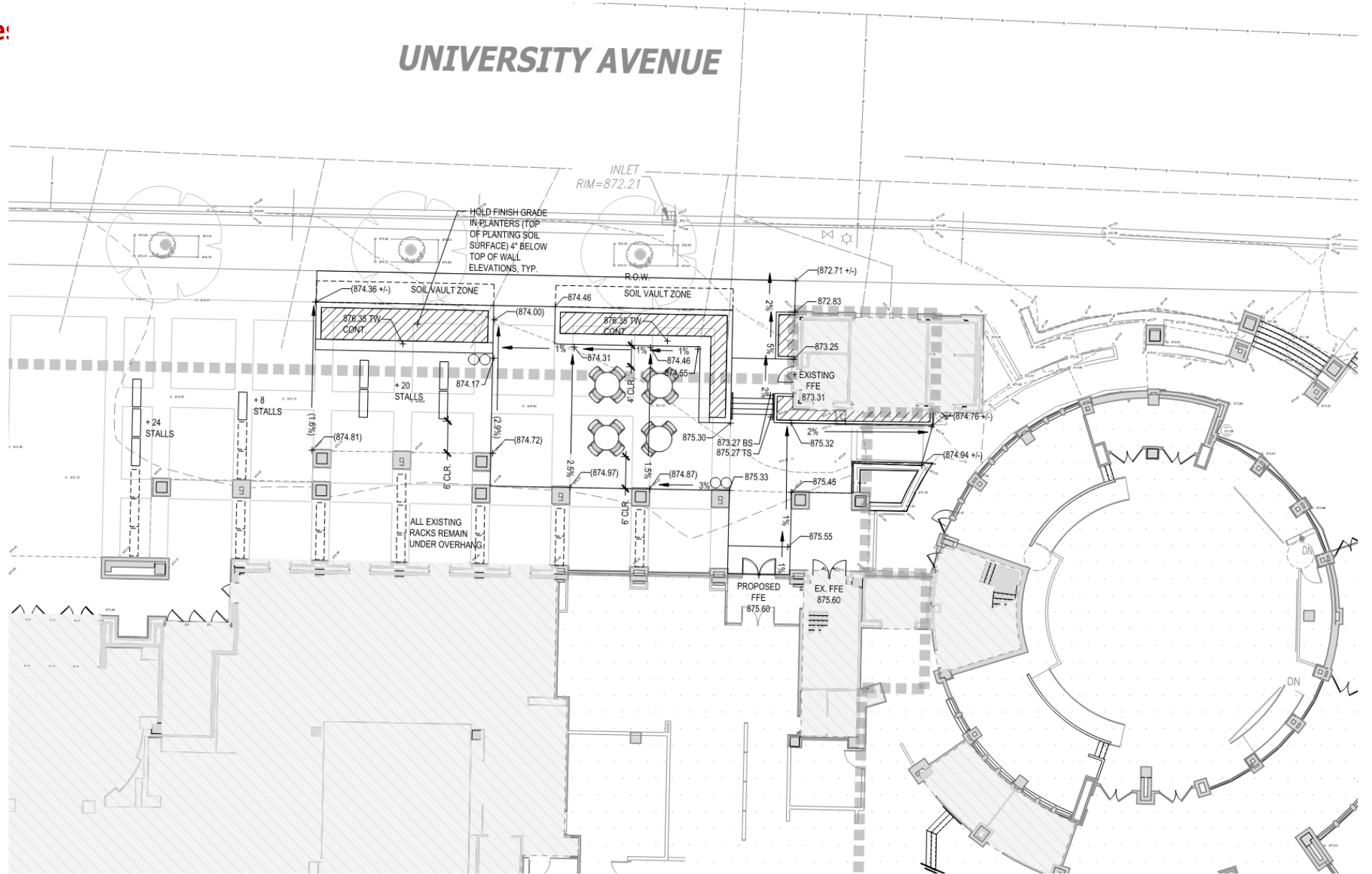
← NEW ADDITION →

**Wisconsin School of Business**  
**GRAINGER HALL**  
**Courtyard Infill**  
**South Plaza**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**North Plaza**

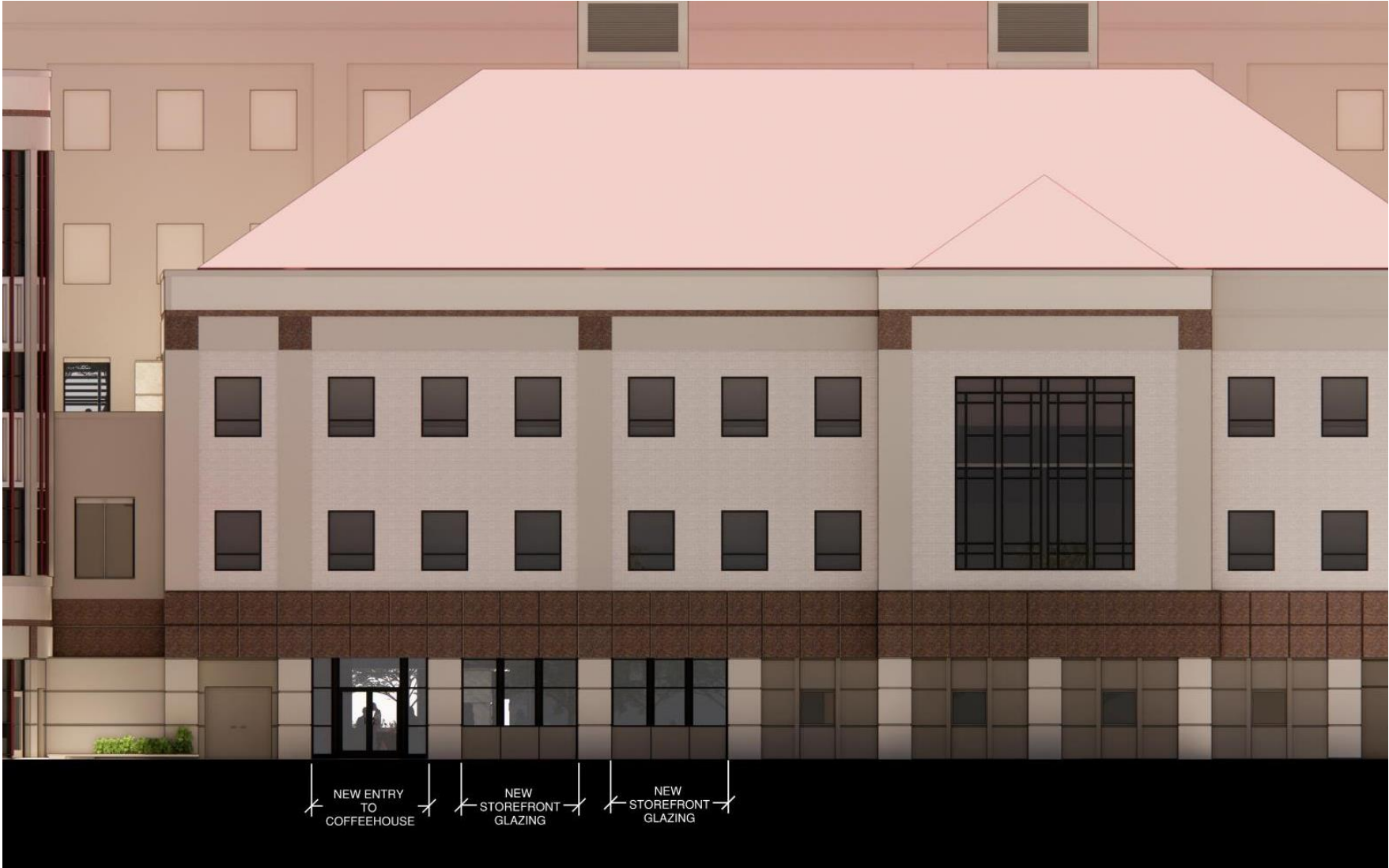
**UNIVERSITY AVENUE**



**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**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**WINTER-GARDEN**  
**(looking NE)**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**WINTER-GARDEN**  
**(looking SE)**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**WINTER-GARDEN**  
**(looking west)**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**WINTER-GARDEN**  
**(looking west)**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**COFFEE HOUSE**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**LEADERSHIP AND ENGAGEMENT CENTER**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**PLENARY &**  
**INTERIOR SEATING**





**Wisconsin School of Business**  
**GRAINGER HALL**  
**ROOFTOP TERRACE**



**Wisconsin School of Business**  
**GRAINGER HALL**  
**ROOFTOP TERRACE**

