

UW System Administration
GRAINGER HALL – EXPANSION AND RENOVATION

JOINT CAMPUS AREA COMMITTEE

January 23, 2025
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 July 2024
- Design Development completed in November 2024
- Construction Documents completed in February 2025
- Building Construction, May 2025 – July 2026

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GRAINGER HALL – EXPANSION AND RENOVATION

UPDATES FROM PREVIOUS SUBMISSION

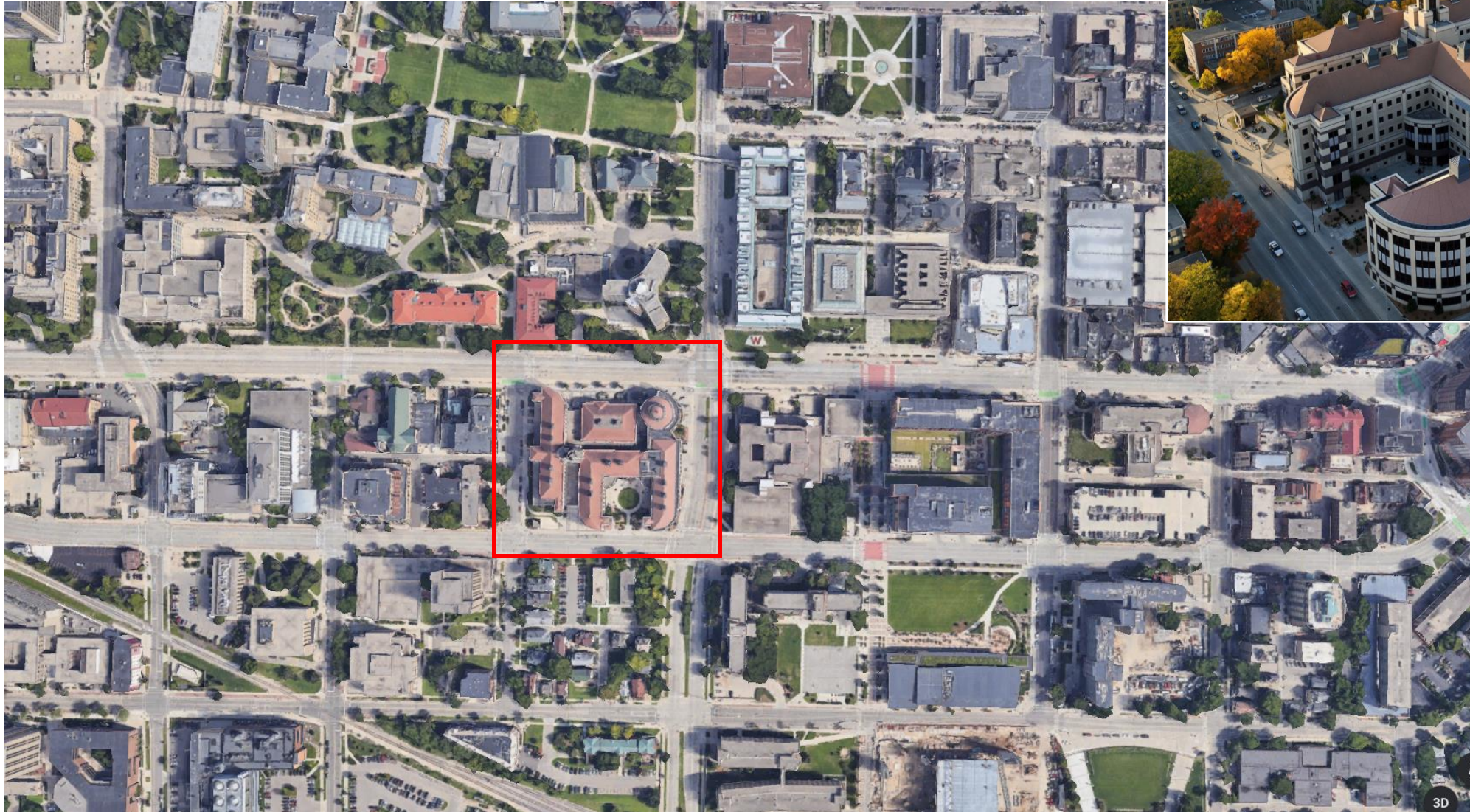
ARCHITECTURE

- Terracotta baguette solar shading at South Façade has been revised to more closely match the existing building color and material.
- Lighting strategies have been refined for both the Level 3 Roof Terrace and the South Plaza.
- Entry vestibule / exterior entrance has been removed at the North Plaza / Coffeehouse
- Exterior materials at the South Façade have been further refined

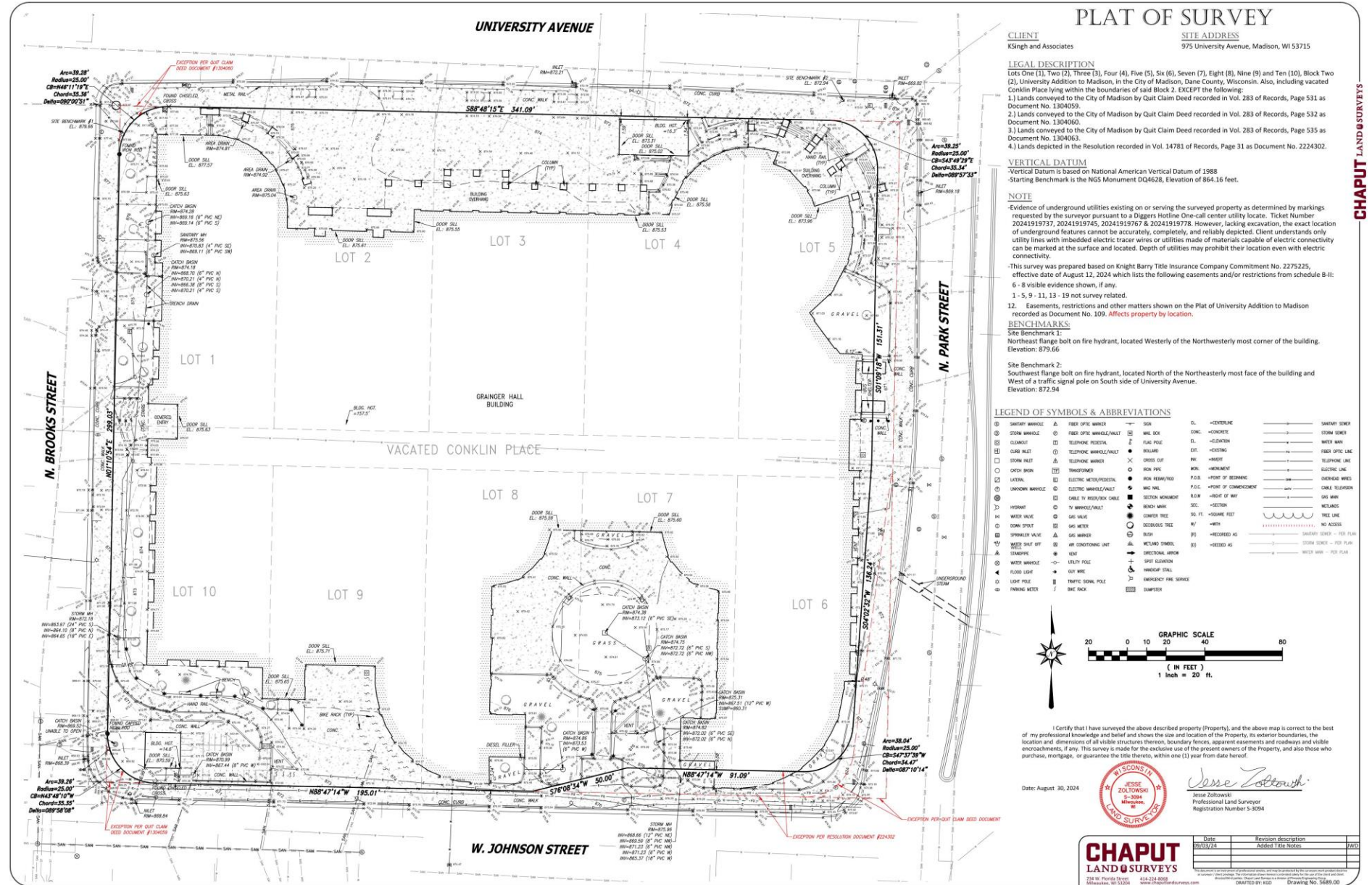
LANDSCAPE

- Development of materials and plantings at South Plaza and Roof Terrace
- Potential Reconfiguration of North Plaza with elimination of building entrance/vestibule

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GRAINGER HALL – SITE CONTEXT AND AERIAL



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GRAINGER HALL
EXISTING SITE SURVEY



PLAT OF SURVEY

CLIENT
KSingh and Associates

SITE ADDRESS
975 University Avenue, Madison, WI 53715

LEGAL DESCRIPTION
 Lot One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Two (2), University Addition to Madison, in the City of Madison, Dane County, Wisconsin. Also, including vacated Conklin Place lying within the boundaries of said Block 2, EXCEPT the following:
 1.) Lands conveyed to the City of Madison by Quit Claim Deed recorded in Vol. 283 of Records, Page 531 as Document No. 1304065.
 2.) Lands conveyed to the City of Madison by Quit Claim Deed recorded in Vol. 283 of Records, Page 532 as Document No. 1304060.
 3.) Lands conveyed to the City of Madison by Quit Claim Deed recorded in Vol. 283 of Records, Page 535 as Document No. 1304063.
 4.) Lands depicted in the Resolution recorded in Vol. 14783 of Records, Page 31 as Document No. 2224302.

VERTICAL DATUM
 -Vertical Datum is based on National American Vertical Datum of 1988
 -Starting Benchmark is the NGS Monument DQ4628, Elevation of 864.16 feet.

NOTE
 Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call utility locate. Ticket Number 20241919737, 20241919745, 20241919767 & 20241919778. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

-This survey was prepared based on Knight Barry Title Insurance Company Commitment No. 2275225, effective date of August 12, 2024 which lists the following easements and/or restrictions from schedule B-II:
 6 - 8 visible evidence shown, if any.
 1 - 5, 9 - 11, 13 - 19 not survey related.

12. Easements, restrictions and other matters shown on the Plat of University Addition to Madison recorded as Document No. 109. Affects property by location.

BENCHMARKS
 Site Benchmark 1:
 Northeast flange bolt on fire hydrant, located Westerly of the Northwesterly most corner of the building. Elevation: 879.66
 Site Benchmark 2:
 Southwest flange bolt on fire hydrant, located North of the Northeasterly most face of the building and West of a traffic signal pole on South side of University Avenue. Elevation: 872.94

LEGEND OF SYMBOLS & ABBREVIATIONS

STAIRWAY MARKER	FEED OPTIC MARKER	SOIL	CL	CENTERLINE	STAIRWAY SINKER
STORM MANHOLE	FEED OPTIC MANHOLE	WELL BOX	CONC.	CONCRETE	STORM SINKER
CLAMNET	TELEPHONE PIGEONHOLE	PAVE FLAG	EL	ELEVATION	WATER MARK
CONC. INLET	TELEPHONE MANHOLE/VALVE	BR/SLAB	EXT.	EXTINGUISHER	FRONT OPTIC WIRE
STORM INLET	TELEPHONE MARKER	CROSS CUT	HW	HUBBARD	TELEPHONE LINE
CATCH BASIN	TRANSFORMER	IRON PIPE	MIN.	MINIMUM	ELECTRIC LINE
LATERAL	ELECTRIC METER/PIGEONHOLE	IRON HUBBARD	P.B.B.	POINT OF BEGINNING	OVERHEAD WIRES
UNKNOWN MANHOLE	ELECTRIC MANHOLE/VALVE	MAN HOLE	F.C.C.	POINT OF COMMENCEMENT	CABLE TELEVISION
HORIZONTAL	TY MARKER/VALVE	SECTION MARKING	R.O.B.	RIGHT OF WAY	WATER MARK
WATER VALVE	CONCRETE VALVE	CONCRETE TREE	SO. FT.	SO. FEET	WETLANDS
DRAIN SPIGOT	WATER METER	DECIDUOUS TREE	W/	W/	NO ACCESS
SPRINKLER VALVE	WATER MARKER	BUSH	WS	WETLAND AS SHOWN	STAIRWAY SINKER - 100' PLAN
WATER SHUT OFF	AIR CONDITIONING UNIT	WETLAND SYMBOL	WS	WETLAND AS	WATER MARK - 100' PLAN
STAIRSTEP	VENT	DIRECTIONAL ARROW			WATER MARK - 100' PLAN
WATER MANHOLE	UTILITY POLE	SPRIT ELEVATION			
LOAF POLE	TRAFFIC SIGNAL POLE	HANDRAIL FINISH			
FLOOR LIGHT	W/	EMERGENCY FIRE SERVICE			
LOAF POLE	BRICK BACK	DAMPENER			

I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: August 30, 2024

Jesse Zolnowski
 Professional Land Surveyor
 Registration Number 53094

Date	Revision description	WFO
08/30/24	As Surveyed	

CHAPUT LAND SURVEYS
 214 W. Portland Street
 Madison, WI 53705
 608.254.8008
 www.chaputland.com
 DRAWN BY: JZD Drawing No. 2024.00

CHAPUT LAND SURVEYS

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GRAINGER HALL – PROPOSED EXPANSION



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GRAINGER HALL
MASSING STUDY



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MASSING STUDY



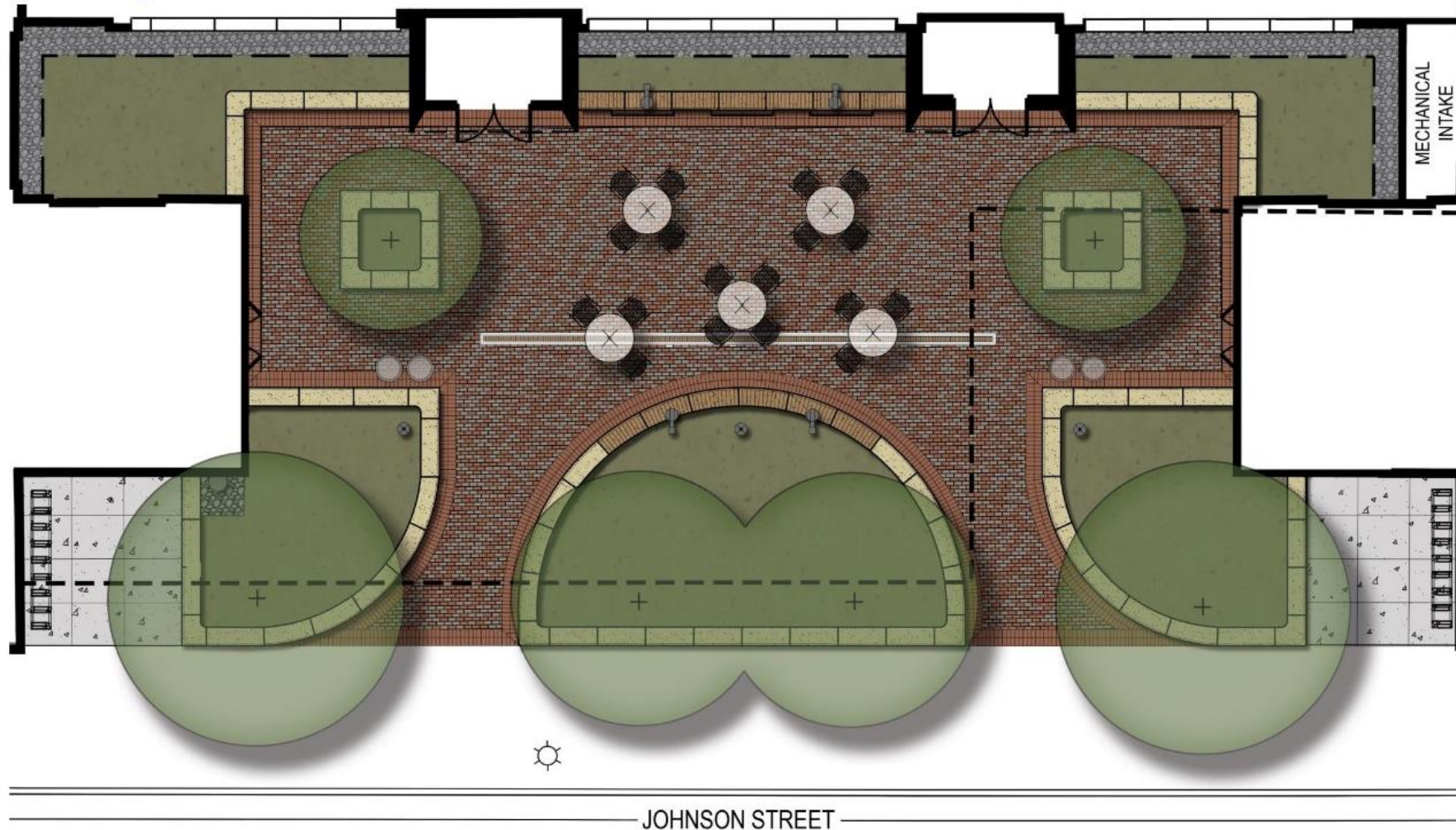
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GRAINGER HALL
COURTYARD INFILL



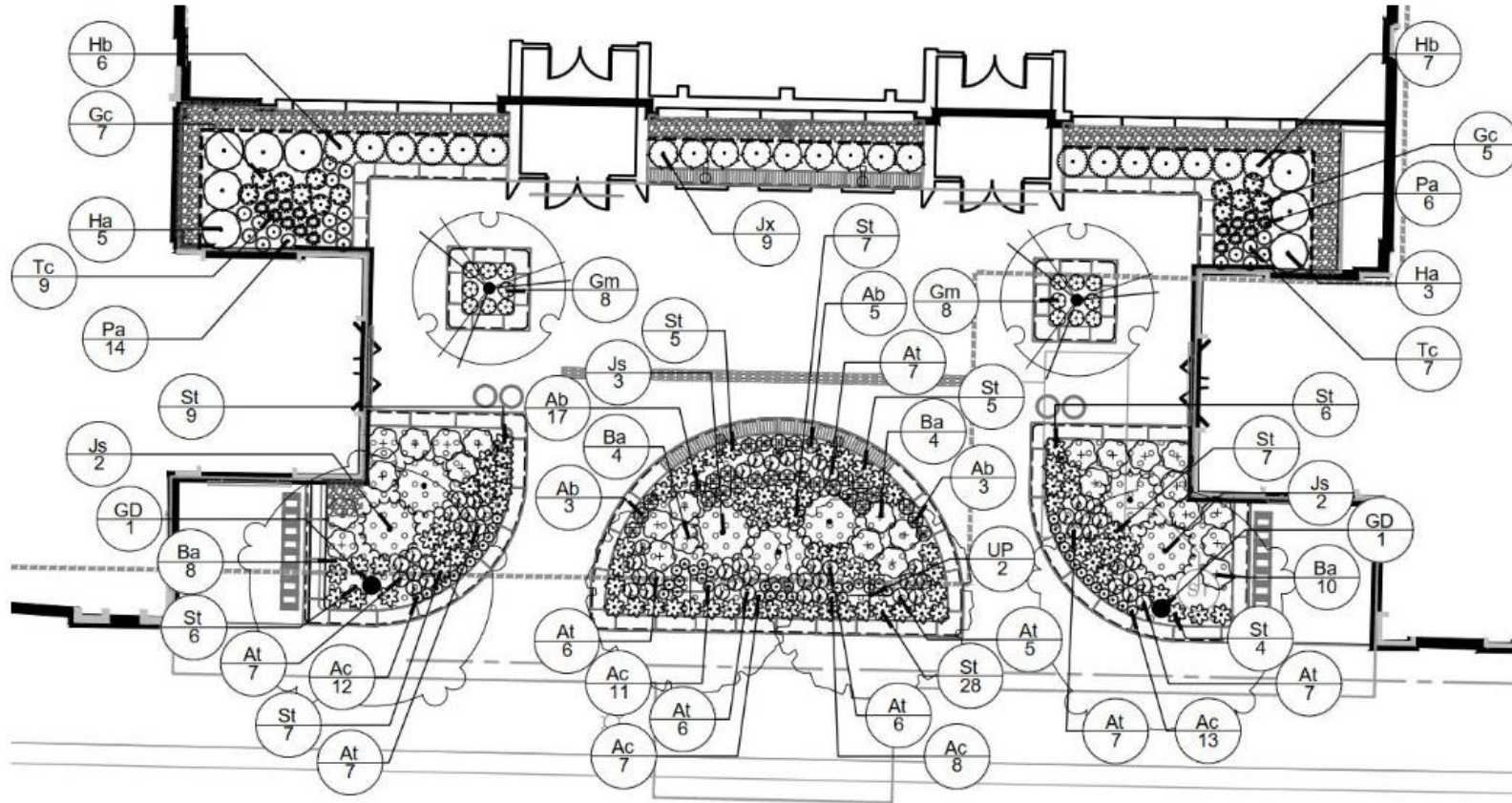
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GRAINGER HALL

SOUTH PLAZA – SITE PLAN & MATERIALITY

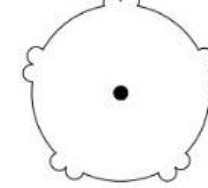


Wisconsin School of Business GRAINGER HALL SOUTH PLAZA – PLANTING DESIGN

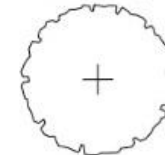


WEST JOHNSON STREET

DECIDUOUS TREES



GD *Gymmodadua dioica* 'Espresso' / Kentucky Coffeetree



UP *Ulmus* x 'New Horizon' / New Horizon Elm

ORNAMENTAL TREES



HV *Hamamelis virginiana* / Common Witch Hazel

SYMBOL

CODE BOTANICAL / COMMON NAME

DECIDUOUS SHRUBS



Ha *Hydrangea arborescens* 'Haas' Halo' / Haas' Halo Smooth Hydrangea



Hb *Hydrangea paniculata* 'LVOBO' / Bobo® Panicle Hydrangea

EVERGREEN SHRUBS



Gc *Gaultheria procumbens* 'Gaulthid5' / Cherry Berries™ Wintergreen



Js *Juniperus sabina* / Savin Juniper



Jx *Juniperus* x 'Grey Owl' / Grey Owl Juniper

FERNS



Pa *Polystichum acrostichoides* / Christmas Fern

HERBACEOUS PERENNIALS



Ac *Allium cernuum* / Nodding Onion



Ab *Amsonia tabernaemontana* 'Blue Ice' / Blue Ice Eastern Bluestar



At *Asclepias tuberosa* / Butterfly Milkweed



Ba *Baptisia australis* / Blue False Indigo



Gm *Geranium maculatum* / Spotted Geranium



Tc *Tiarella cordifolia* / Foamflower

ORNAMENTAL GRASSES



St *Sporobolus heterolepis* 'Tara' / Tara Prairie Dropseed

BULB GROUP 1

1,006 sf

	Hyacinthus orientalis 'Aqua' / Aqua Hyacinth	87	Bulb, Plant in groups of 7-12
	Narcissus x 'Dutch Master' / Dutch Master Daffodil	87	Bulb, Plant in groups of 7-12
	Narcissus x 'Ice Baby' / Ice Baby Daffodil	87	Bulb, Plant in groups of 7-12

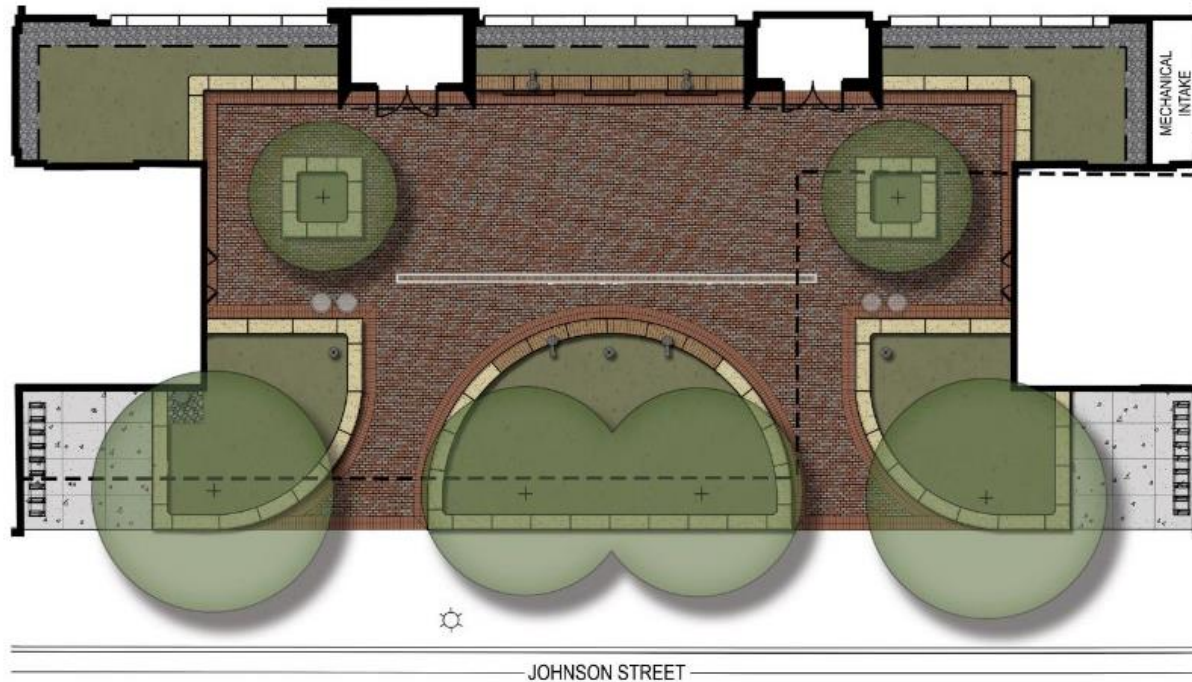
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SOUTH PLAZA – ELEVATION SKETCH



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SOUTH PLAZA – LANDSCAPE CHARACTER



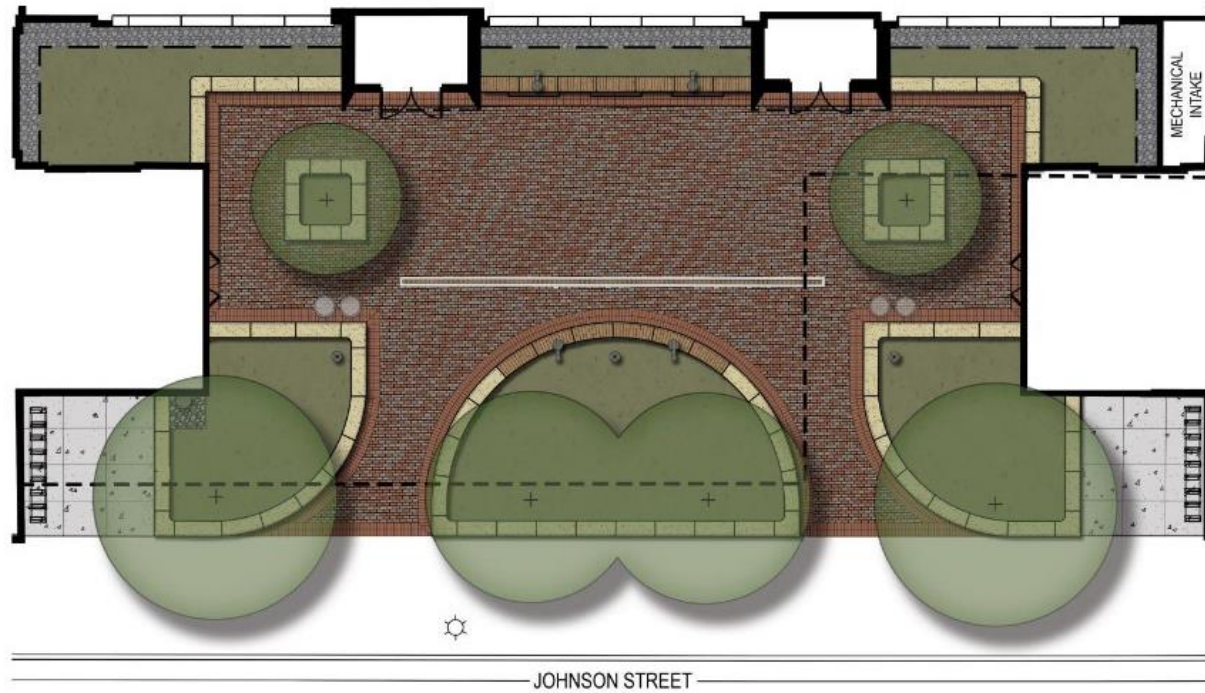
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SOUTH PLAZA – PAVER MATERIAL



- BOD: Belden Brick Co.
- Wirecut, Non-Permeable Paver Series
- Size: 4" x 8" x 2 3/4"
- Running Bond Field
 - 50% Admiral Red
 - 50% Landmark Gray
- Soldier Course Border
 - 100% Admiral Red



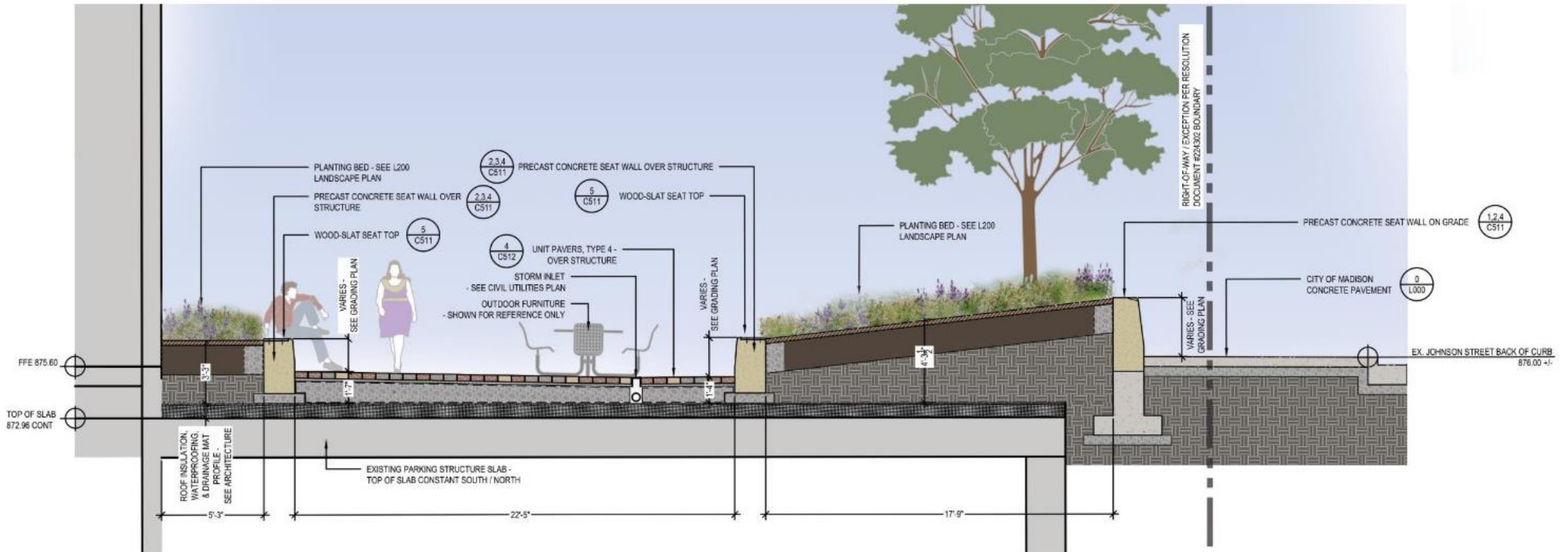
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SOUTH PLAZA – SEATWALL MATERIAL



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SOUTH PLAZA – SECTION



2

SOUTH COURTYARD SECTION - SOUTH/NORTH

SCALE: NOT TO SCALE

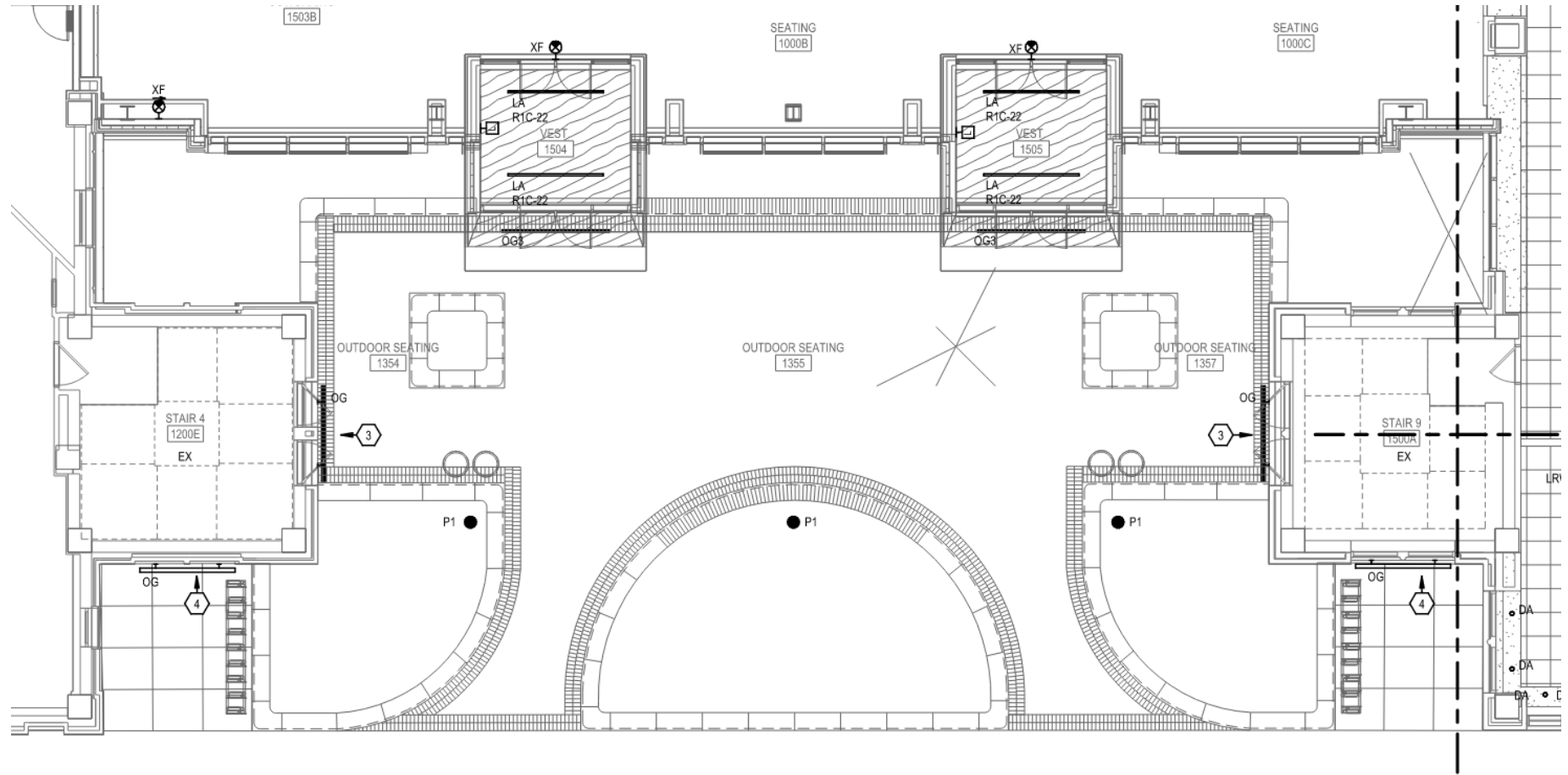
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SOUTH PLAZA – LIGHTING PLAN



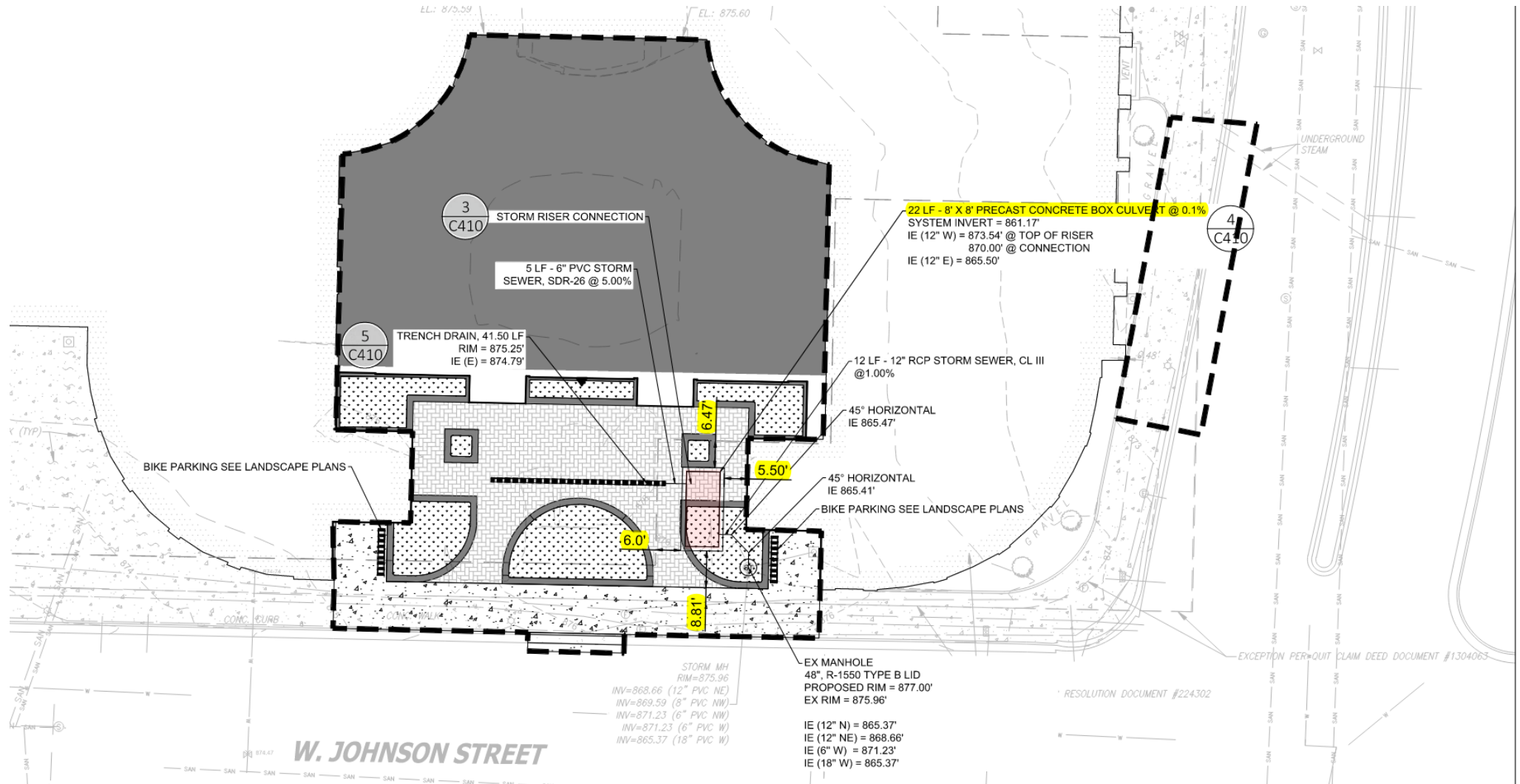
LINEAR FIXTURES AT
VESTIBULES AND
EXISTING STAIRS



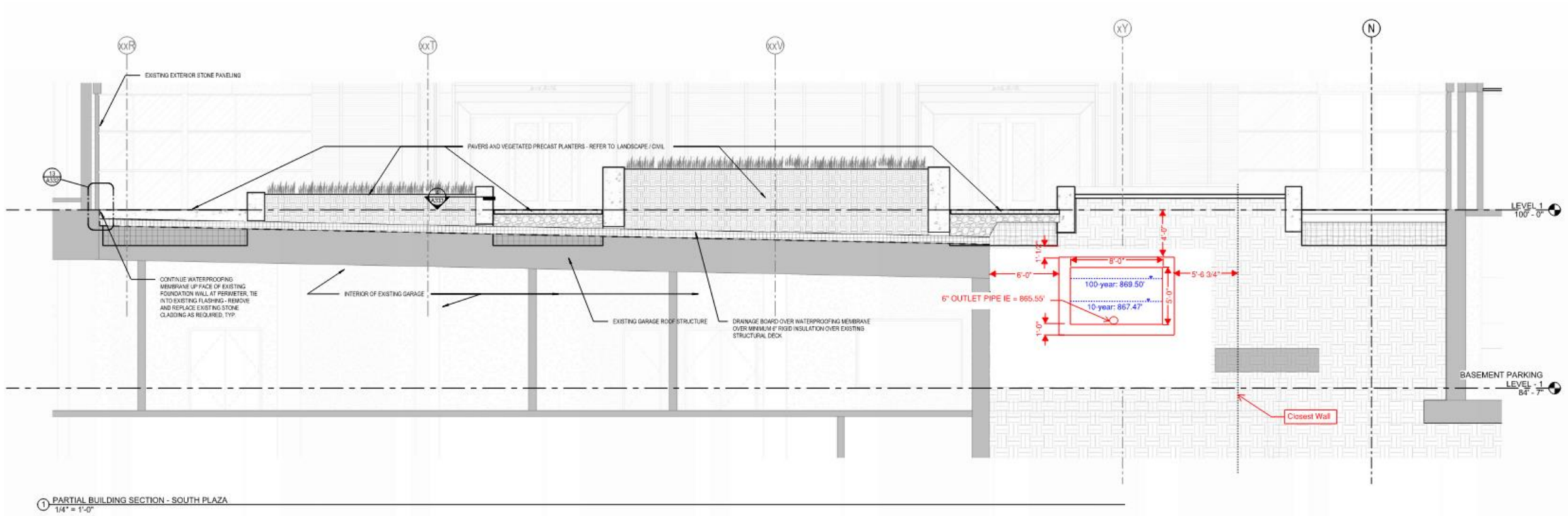
POLE LIGHTING AT
PLANTERS



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SOUTH PLAZA - STORMWATER



Wisconsin School of Business GRAINGER HALL SOUTH PLAZA STORM WATER RETENTION SECTION THROUGH CISTERN



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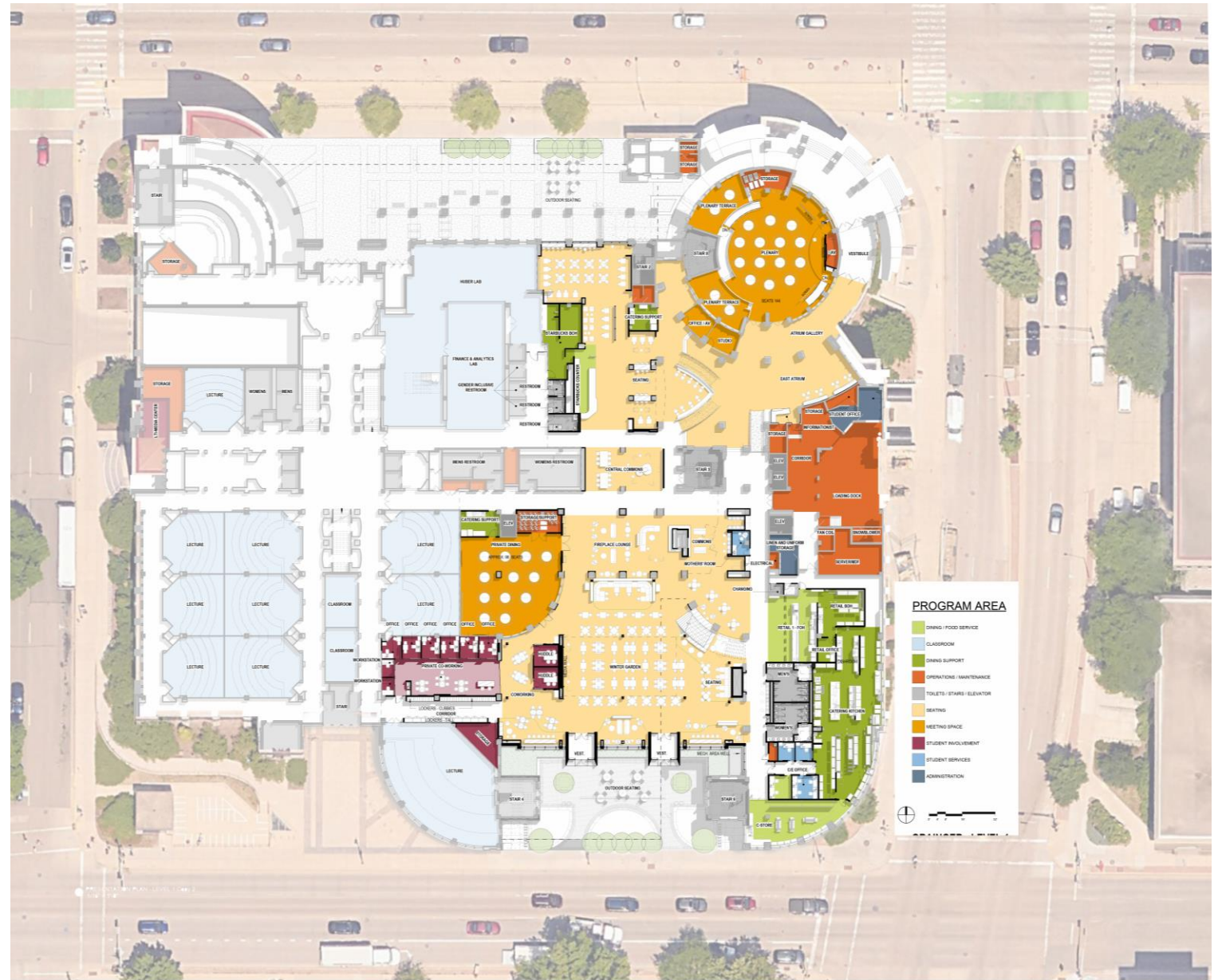
PARKING LEVEL 1

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

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



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LEVEL 1

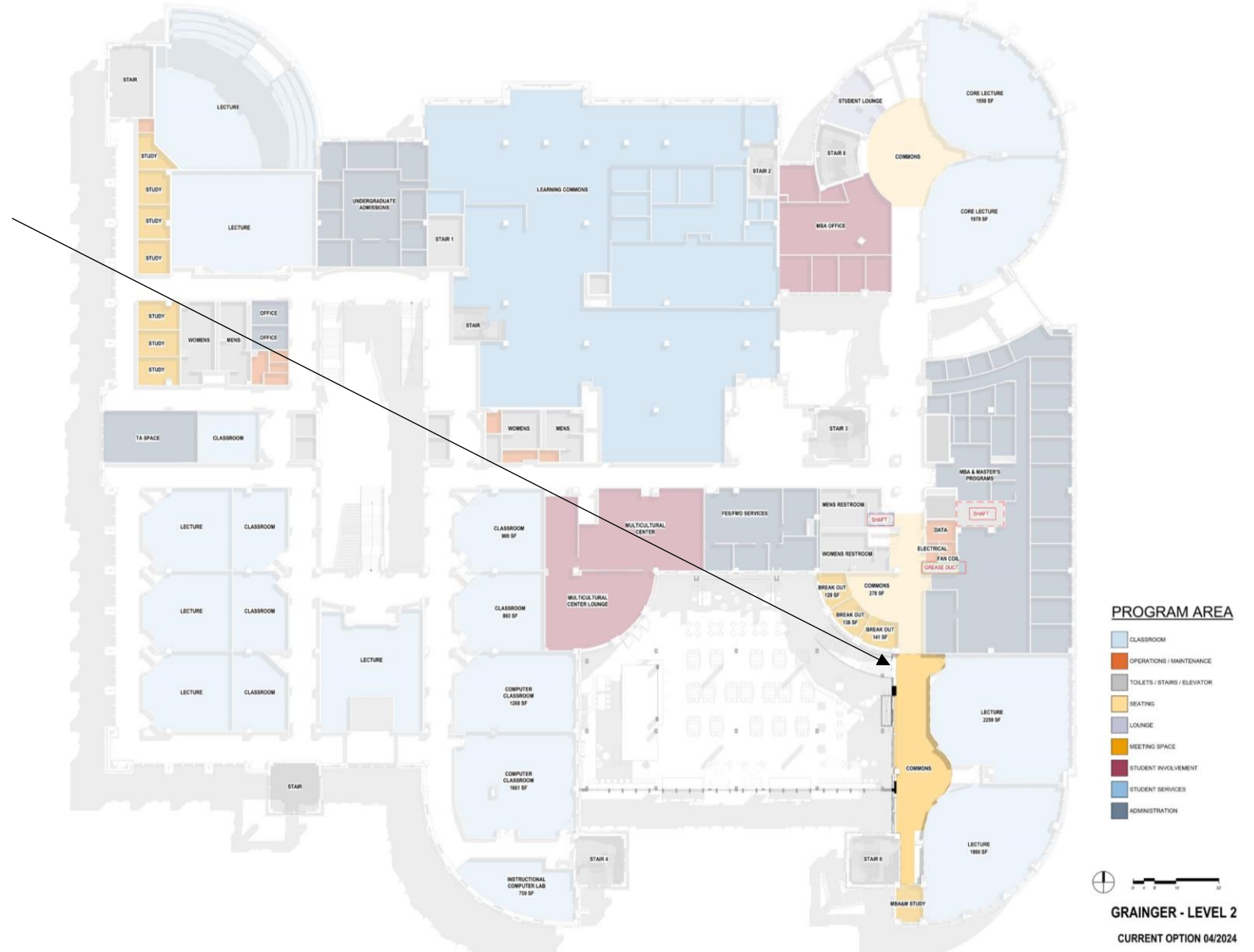


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LEVEL 2

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

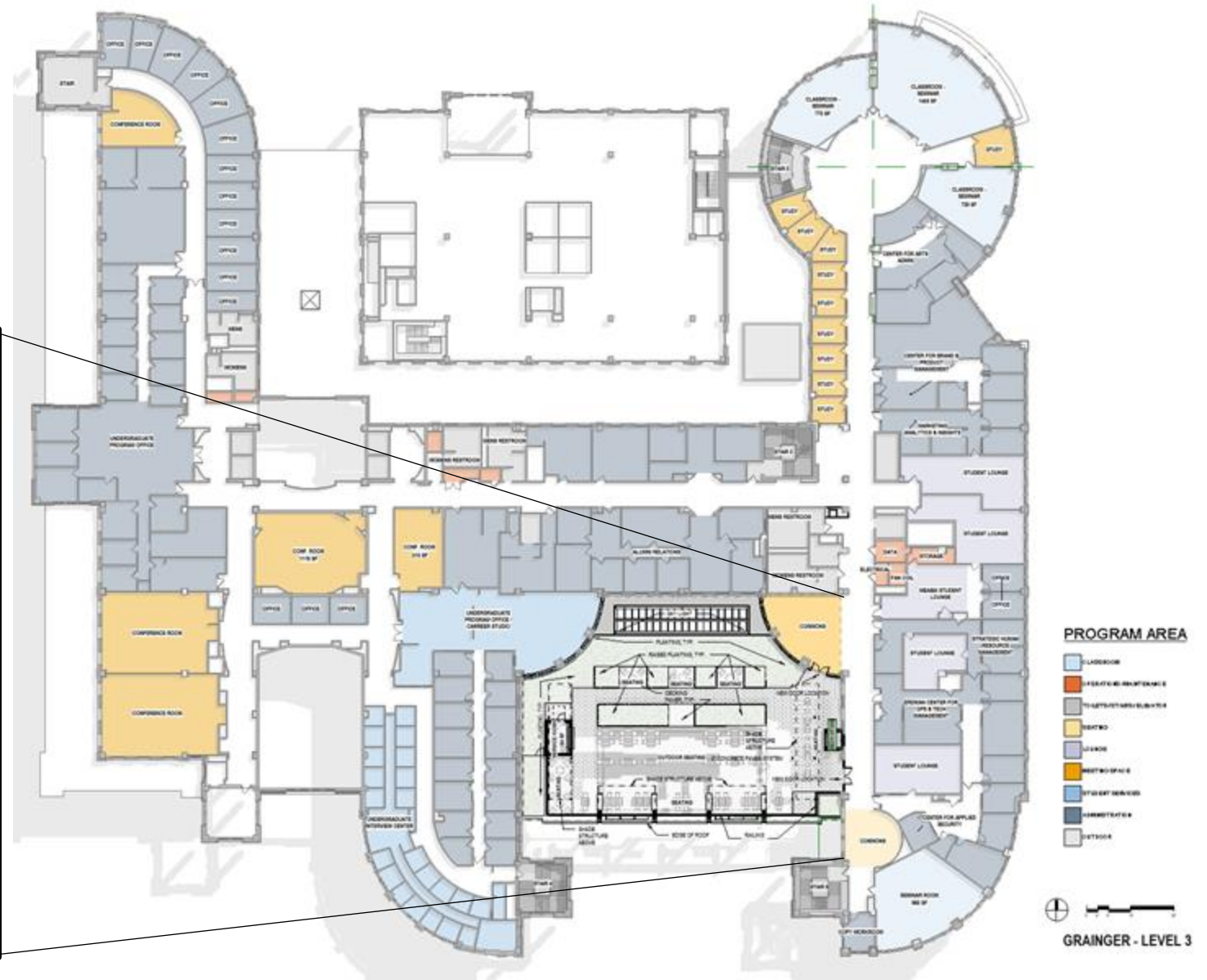
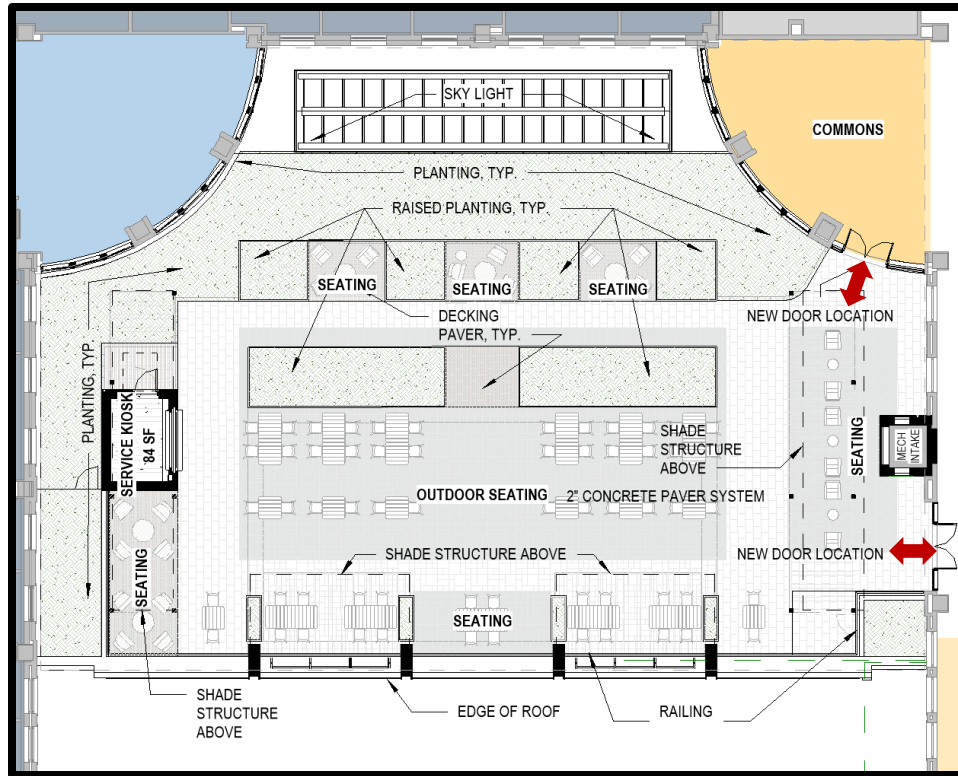


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LEVEL 3

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



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SOUTH ELEVATION



← NEW ADDITION →

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EXISTING SOUTH COURTYARD



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SOUTH PLAZA



WORKSHOP

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GRAINGER HALL
SOUTH PLAZA



TERRACOTTA BAGUETTE COLOR
REVISED TO MORE CLOSELY
INTEGRATE WITH EXISTING
BUILDING MATERIALS

WORKSHOP

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GRAINGER HALL
SOUTH FAÇADE &
MATERIALITY

PREFINISHED ALUMINUM
SHADING STRUCTURES AT
ROOF TERRACE LEVEL

ACM METAL PANEL

ALUMINUM CURTAINWALL

TERRACOTTA BAGUETTES AT
SHADING SYSTEM

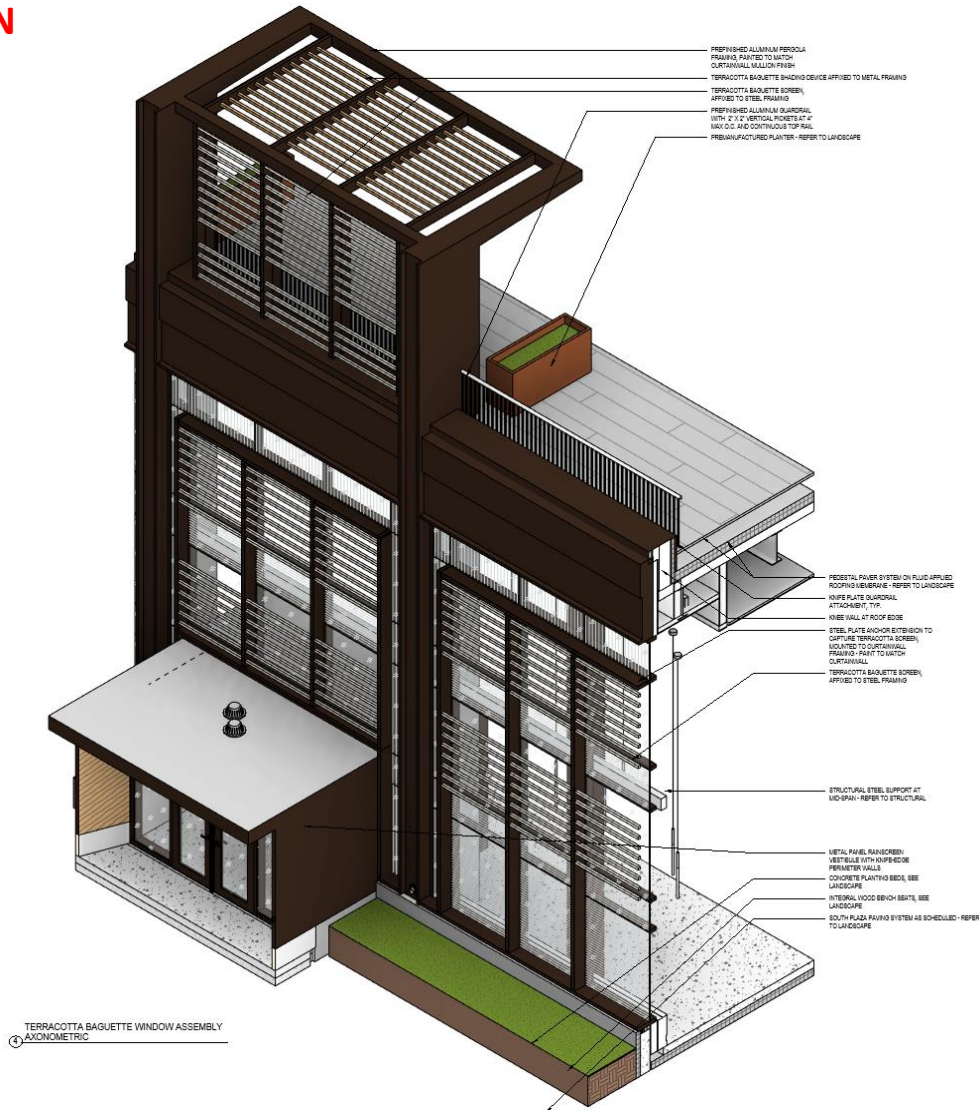
WOOD LOOK METAL PANEL
AT VESTIBULES

PRECAST CONCRETE SEAT WALLS
AT PLANTERS

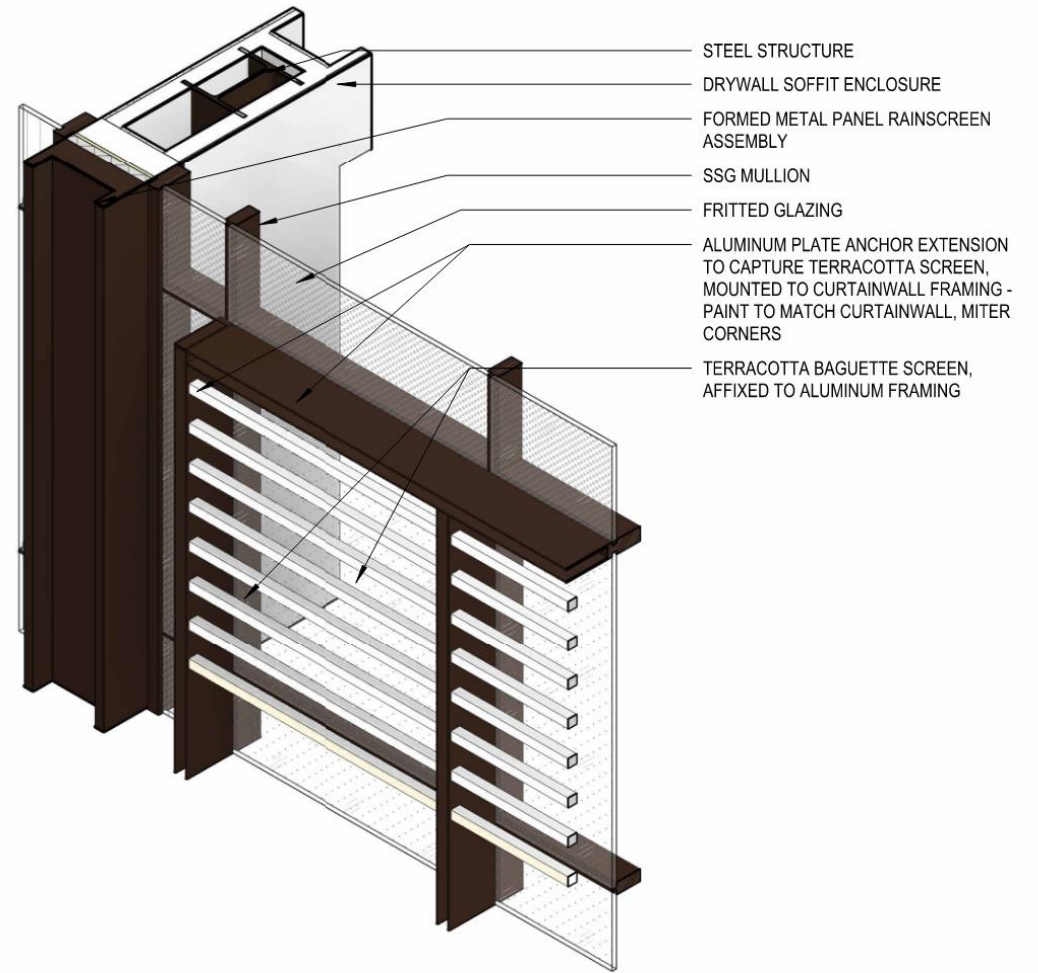


WORKSHOP

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GRAINGER HALL
WALL SECTION



TERRACOTTA BAGUETTE WINDOW ASSEMBLY
 AXONOMETRIC



9 TERRACOTTA BAGUETTE WINDOW ASSEMBLY DETAIL AXON

Wisconsin School of Business GRAINGER HALL GLAZING – BIRD FRIT OPTIONS

PREFERRED



DOT PATTERN

- NEUTRAL PATTERN
- VARIED PATTERN DENSITY CAN HELP ACCENTUATE GLAZING/STRUCTURAL BAYS WHILE MAINTAINING CONSISTENCY ACROSS FACADE

CONSIDERED



UV COATED BIRD GLAZING

- CONCERNS WITH PROPRIETARY PRODUCTS / COST
- CONCERNS WITH DISTRACTING VISIBLE STRIPING PATTERN



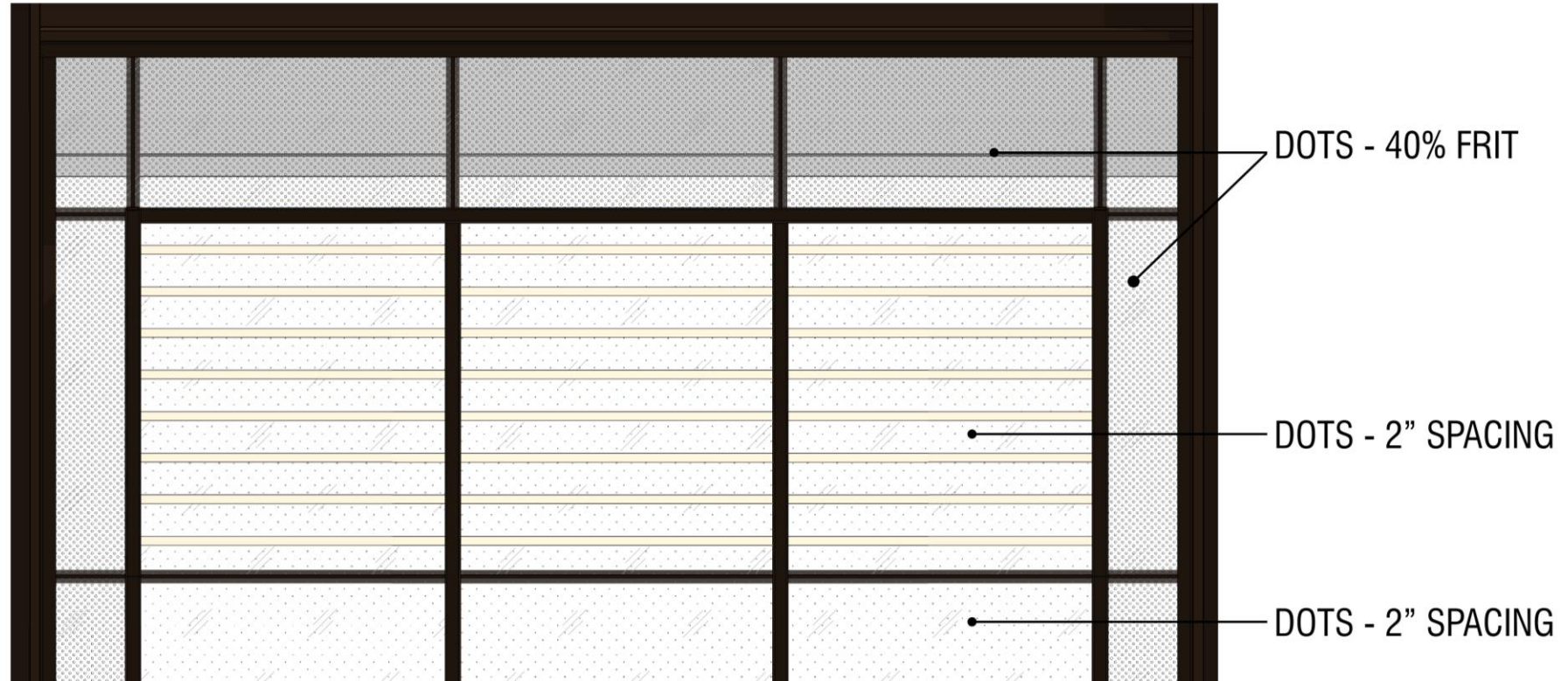
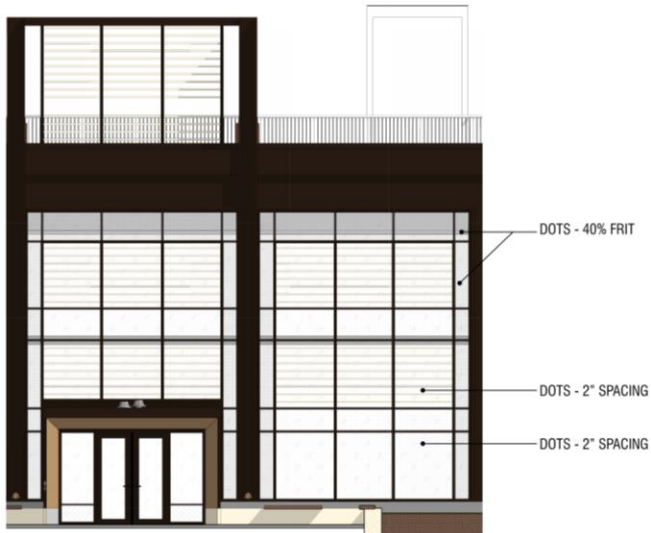
HORIZONTAL STRIPING

- CONCERNS WITH "FENCE-LIKE" APPEARANCE
- COMPETES WITH HORIZONTALITY OF TERRACOTTA BAGUETTES

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GRAINGER HALL

GLAZING – BIRD FRIT



Exterior Materials – South Façade

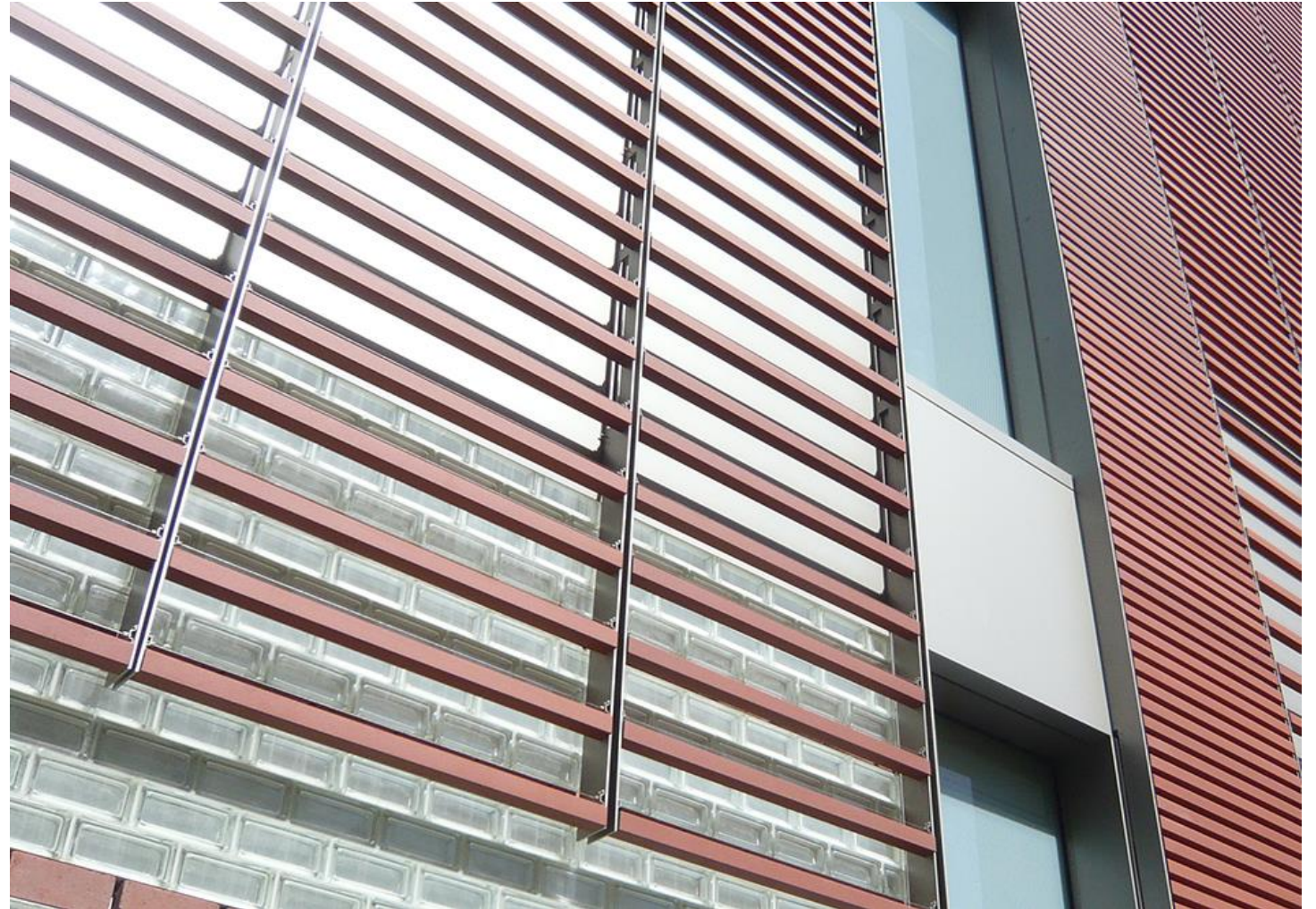
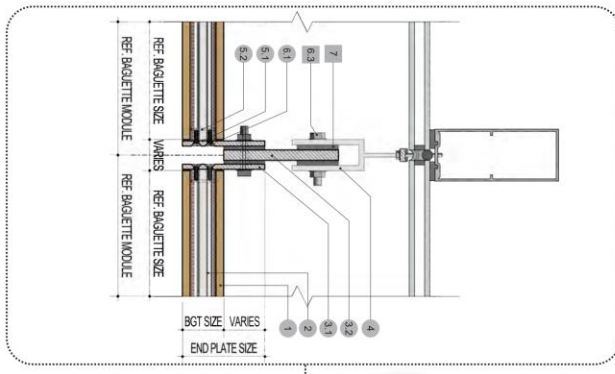
Solar shading - Terracotta

Basis of Design:

- Shildon 2" x 2" Baguette

Other manufacturers:

- NBK Architectural Terracotta
- Terreal North America



Exterior Materials – South Façade

Metal Panel

Basis of Design:

- Stackbond A2
 - Aluminum Composite Panel
 - Non-combustible Mineral Core
 - Recycled cores

Other manufacturers:

- ALPOLIC®/fr
- ALUCOBOND® A2



Exterior Materials – South Façade

Curtain Wall and Glazing

Curtainwall & Storefront Basis of Design:

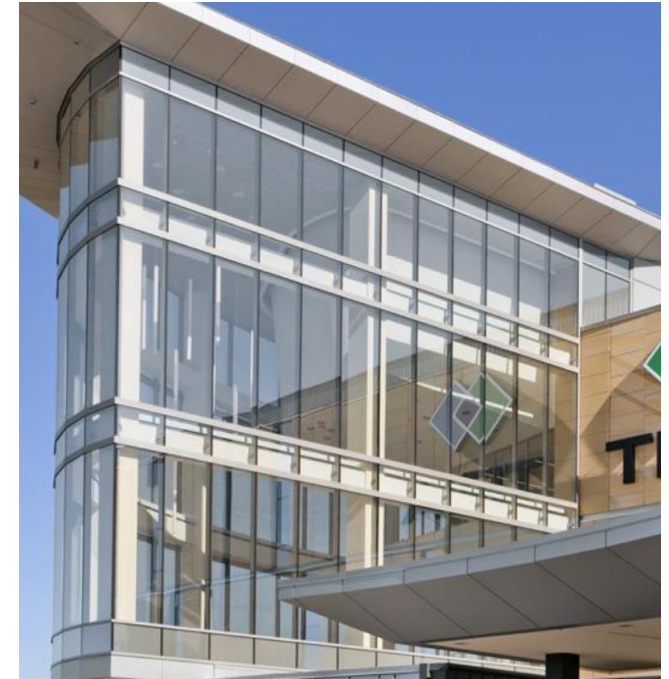
- Kawneer
 - Clearwall Curtainwall system
 - 601UT Storefront system
- Other Manufacturers:
 - Wausau
 - YKK AP

Glazing Basis of Design:

- Viracon – VRE-65
 - .37 SHGH (.38 meets IECC 2021, future energy code, DFD requirement is .40 SHGC)
 - Visible Light = 59%
 - NFRC U-Value
 - Winter 0.30 (hr x sqft x °F)
 - Summer 0.26 (hr x sqft x °F)
- 40% Frit / BIRD Frit

Exterior Envelope Thermal Assemblies:

- Stud backup walls:
 - Continuous Polyisocyanurate Insulation: R-18.5
 - Cavity insulation: R-21
- Curtainwall & Storefront Assemblies:
 - Assembly U-Value: 0.34
 - SHGC: 0.38



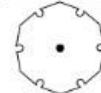
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ROOFTOP TERRACE – FURNISHINGS



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ROOFTOP TERRACE – PLANTING DESIGN

PLANT SCHEDULE - ROOFTOP TERRACE

ORNAMENTAL TREES



CJ Carpinus caroliniana 'J.N. Select A' / Fire King™ American Hornbeam



HV Hamamelis virginiana / Common Witch Hazel

SYMBOL CODE BOTANICAL / COMMON NAME

DECIDUOUS SHRUBS



Am Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry



Au Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry

EVERGREEN SHRUBS



Jk Juniperus x pfizeriana 'Kallay's Compact' / Kallay's Compact Pfizer Juniper

HERBACEOUS PERENNIALS



Ac Allium cernuum / Nodding Onion



At Asclepias tuberosa / Butterfly Milkweed



Ru Rudbeckia x 'American Gold Rush' / American Gold Rush Coneflower



Sn Symphyotrichum novae-angliae 'Purple Dome' / Purple Dome New England Aster

ORNAMENTAL GRASSES



St Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed

SEDUM MAT INTERPLANTED WITH PERENNIAL PLUGS - MIX A

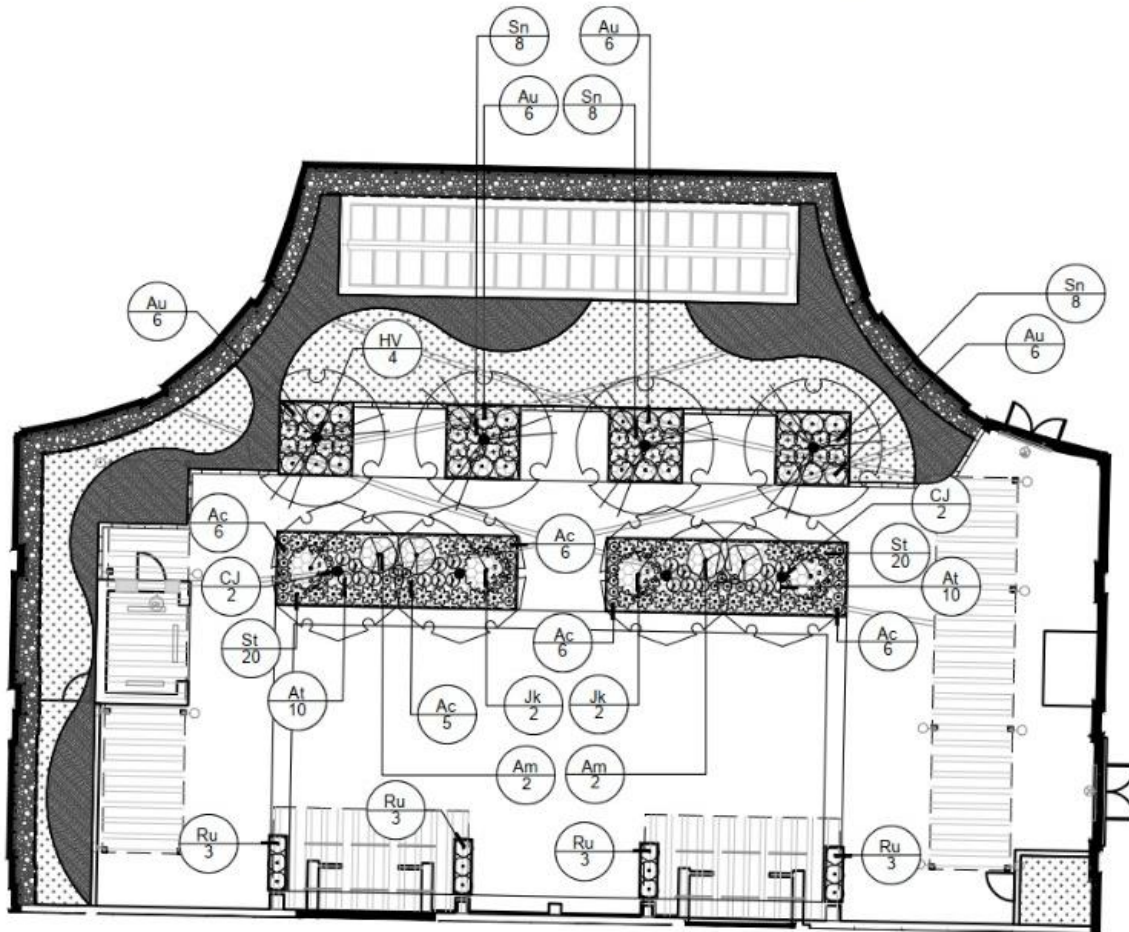
- Asclepias tuberosa / Butterfly Milkweed
- Bouteloua curtipendula / Side Oats Grama
- Carex bicknellii / Prairie Sedge
- Coreopsis lanceolata / Lanceleaf Tickseed
- Geum triflorum / Prairie Smoke
- Rudbeckia hirta / Black-eyed Susan
- Solidago flexicaulis / Zigzag Goldenrod
- Sporobolus heterolepis / Prairie Dropseed

SEDUM MAT INTERPLANTED WITH PERENNIAL PLUGS - MIX B

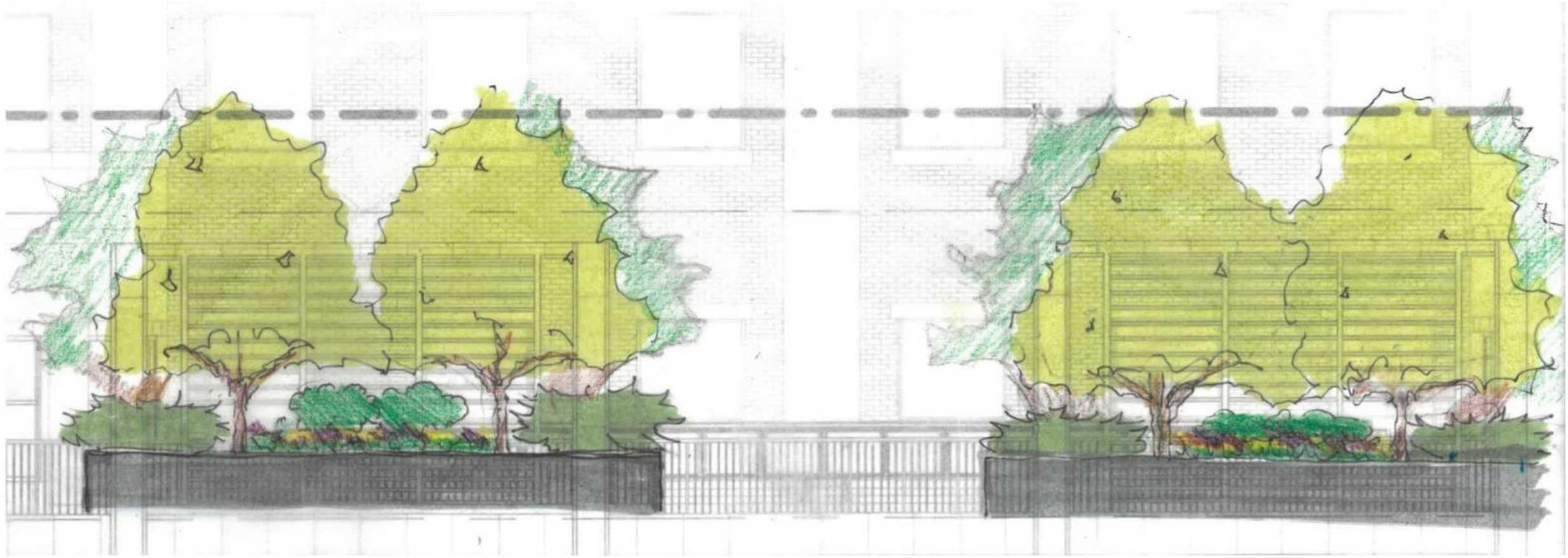
- Allium cernuum / Nodding Onion
- Aster laevis / Smooth Aster
- Carex albicans / White-tinged Sedge
- Dalea purpurea / Purple Prairie Clover
- Echinacea pallida / Pale Purple Coneflower
- Eragrostis spectabilis / Purple Lovegrass
- Schizachyrium scoparium / Little Bluestem

BULB GROUP 2

- Hyacinthus orientalis 'Aqua' / Aqua Hyacinth
- Narcissus x 'Dutch Master' / Dutch Master Daffodil
- Narcissus x 'Ice Baby' / Ice Baby Daffodil



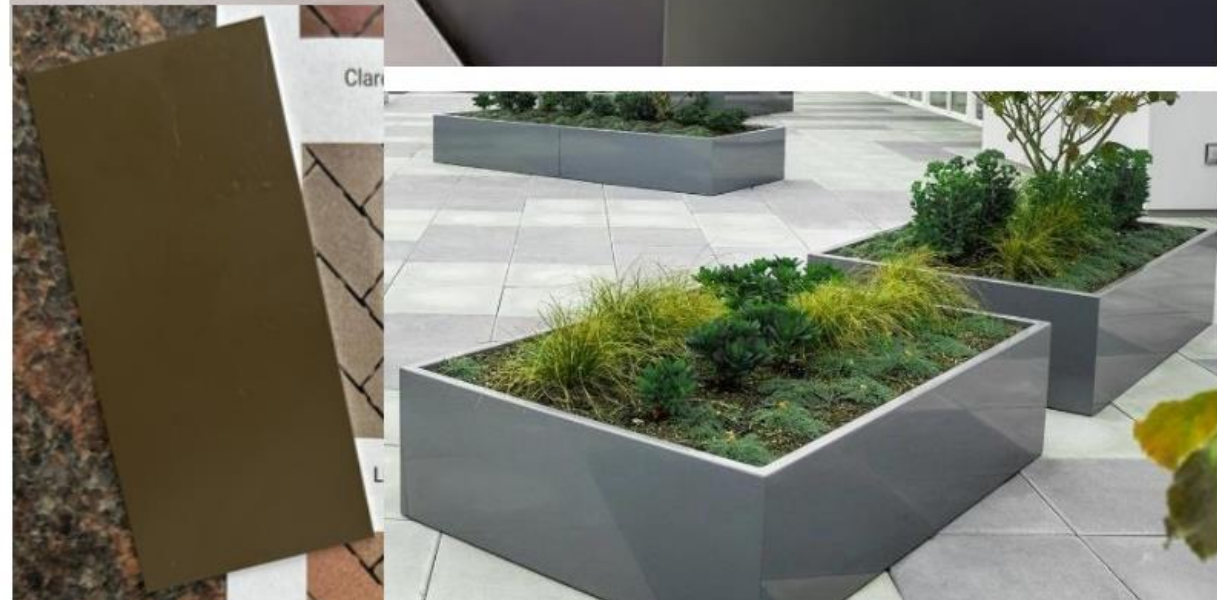
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GRAINGER HALL
ROOFTOP TERRACE – PLANTING DESIGN



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GRAINGER HALL

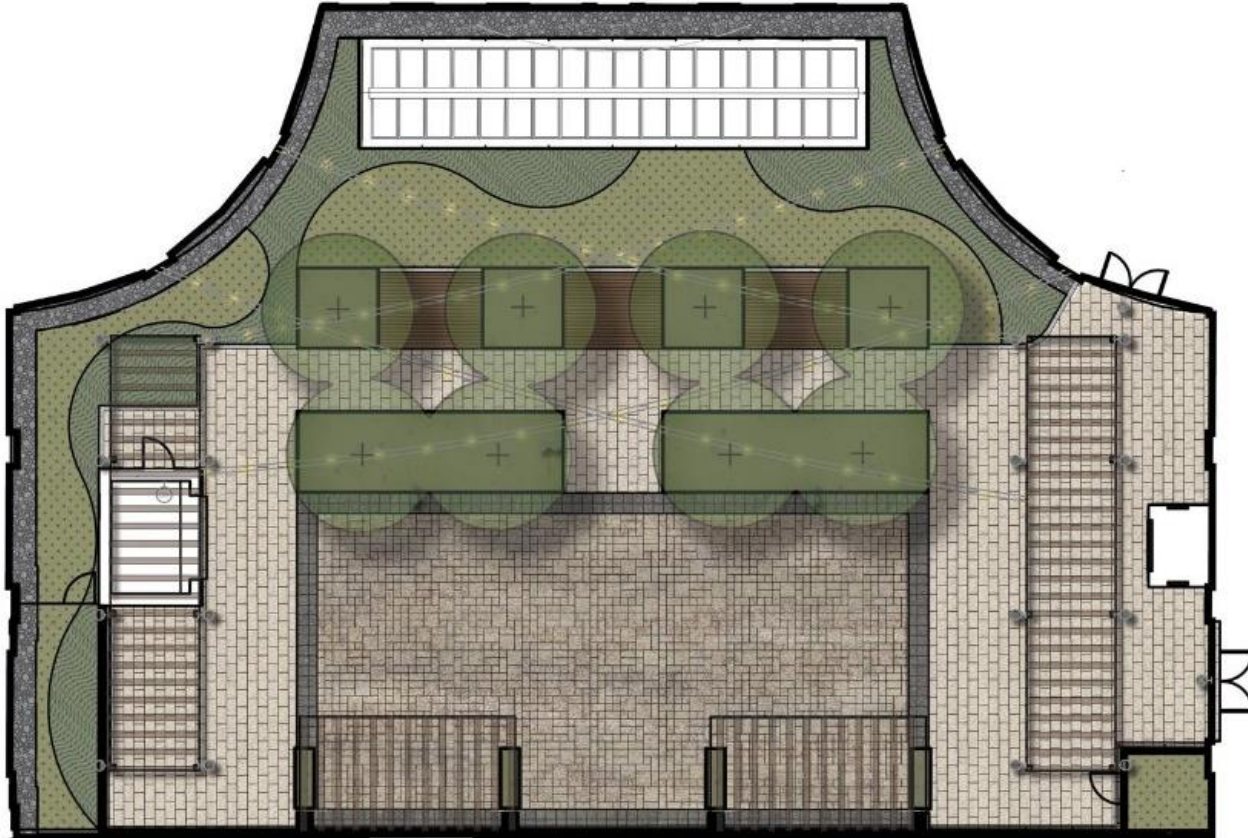
ROOFTOP TERRACE – PLANTING CHARACTER AND MATERIALS



Wisconsin School of Business

GRAINGER HALL

ROOFTOP TERRACE – PLANTING CHARACTER AND MATERIALS



- BOD: Wausau Tile
 - 'Estate II Pavers'
 - Size: 12" x 24
- Running Bond Pattern



- BOD: Wausau Tile
 - 'Estate Pavers'
 - Size: 12" x 12"
 - Border



- BOD: Wausau Tile
 - 'Quattro Pavers'
 - Size: 12" x 12", 6" x 12", 6" x 6"
- Ashlar Pattern Field



Wisconsin School of Business GRAINGER HALL ROOFTOP TERRACE – LIGHTING PLAN



FESTOON LIGHTING AT NORTH SEATING AREAS



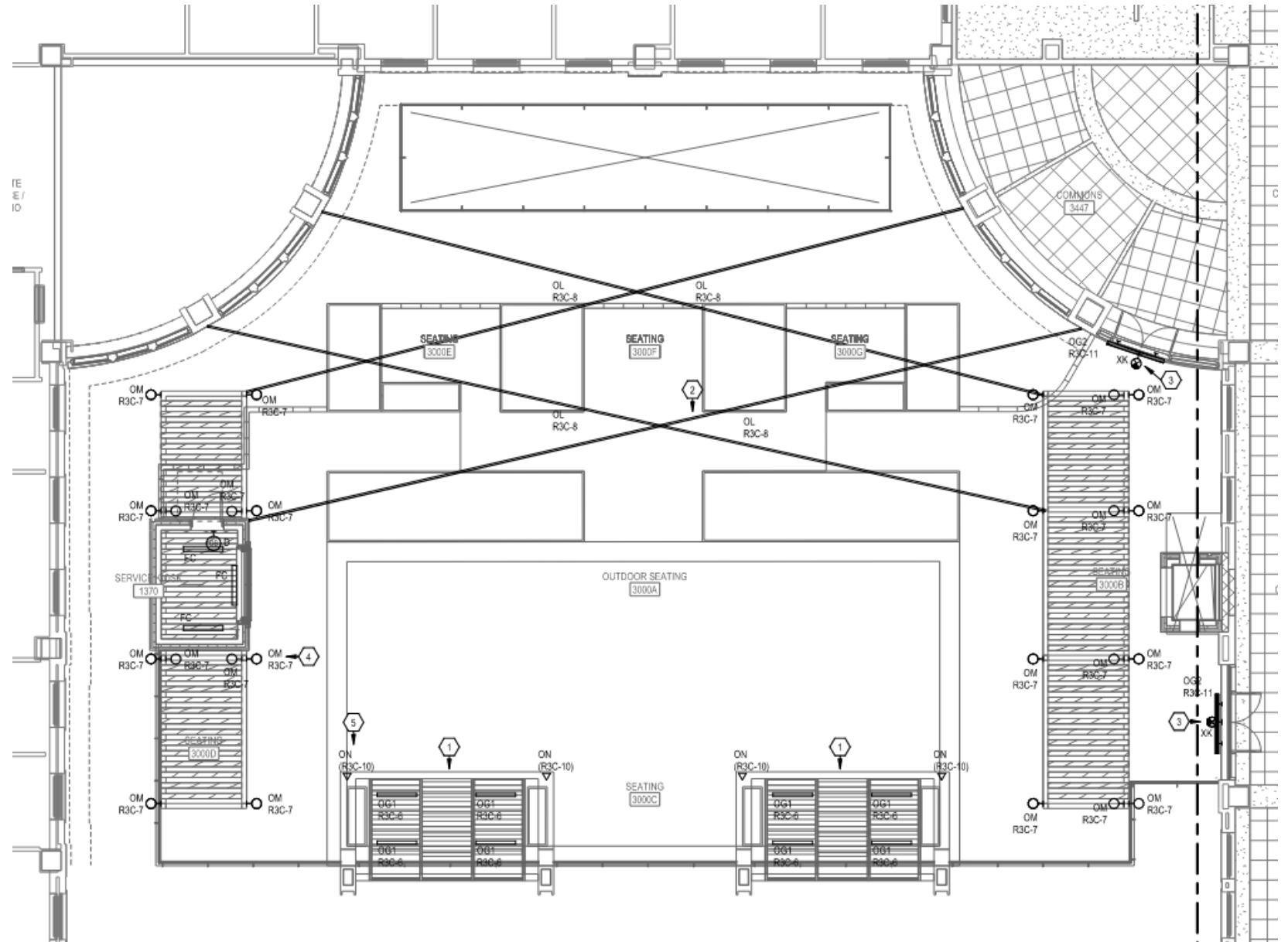
LINEAR FIXTURES AT SHADING STRUCTURES



DOWNLIGHTS AT SHADE PERGOLAS



EGRESS LIGHTING



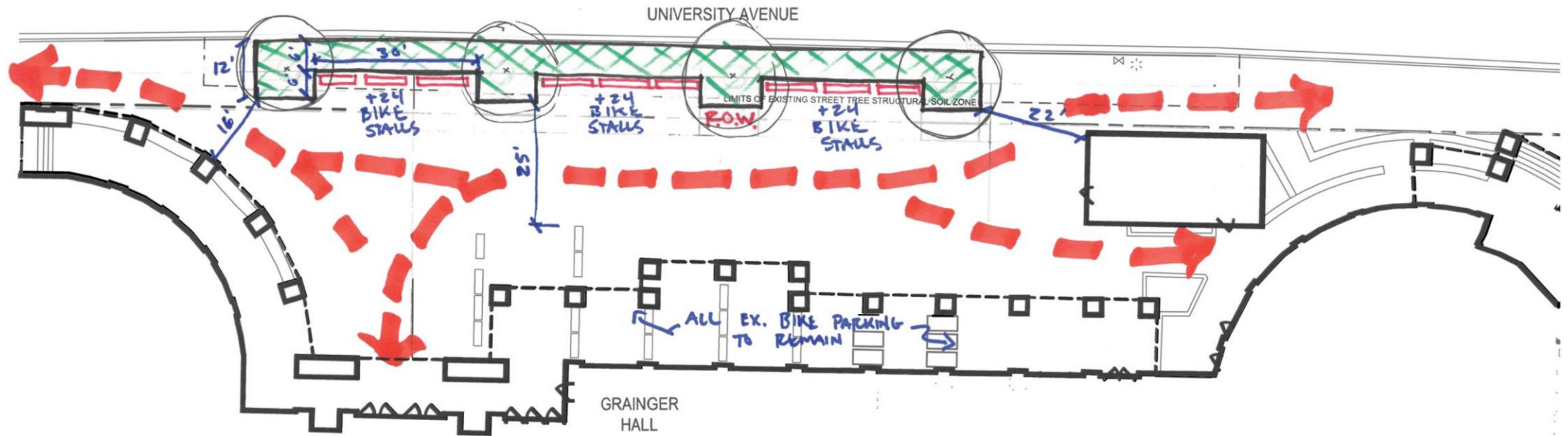
Wisconsin School of Business
GRAINGER HALL
ROOFTOP TERRACE



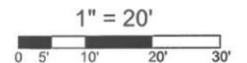
Wisconsin School of Business
GRAINGER HALL
ROOFTOP TERRACE



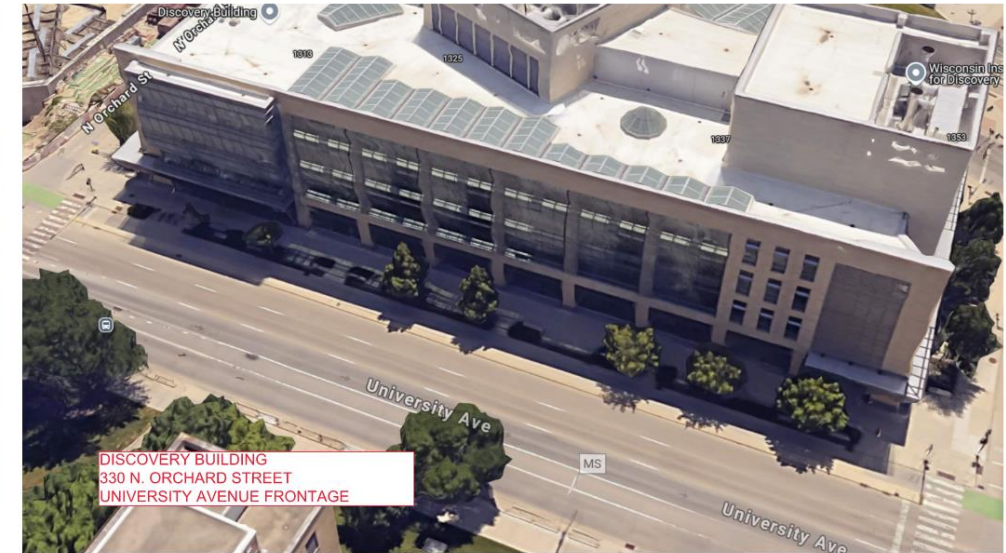
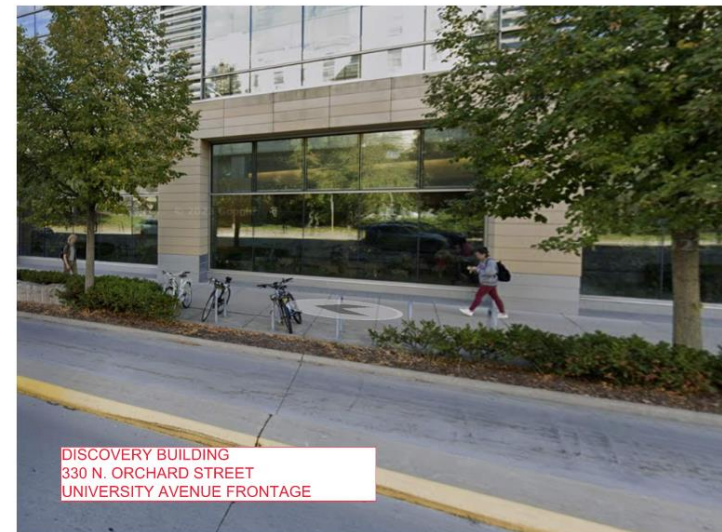
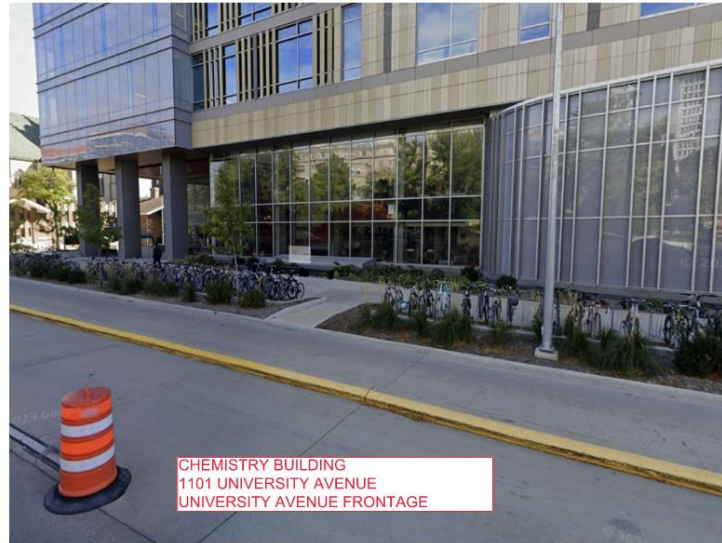
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NORTH PLAZA - REVISED



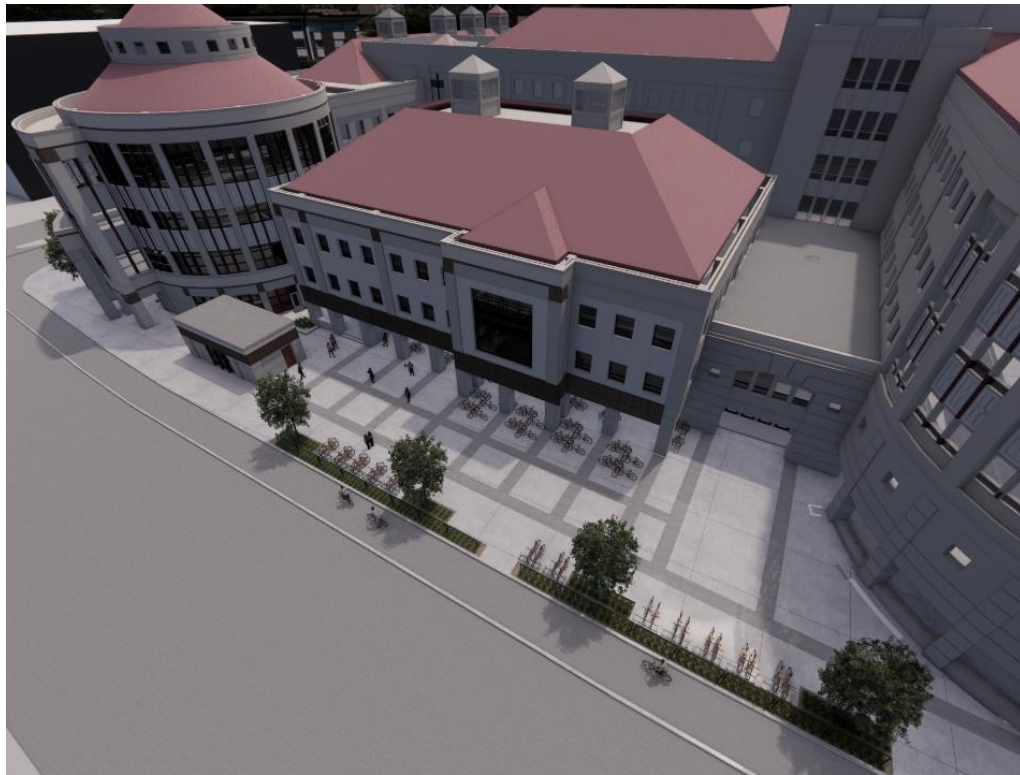
CONCEPT A
11/20/2024



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PRECEDENTS ON UNIVERSITY AVENUE



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PARTIAL NORTH ELEVATION

REMOVAL OF ENTRY VESTIBULE
FROM NORTH PLAZA

