

Berkshire Art & Archive Center

Building 15 . MASS MoCA . North Adams, MA

During 2007 and 2008, MASS MoCA (a not-for-profit museum operating on publicly-owned land and buildings) developed a resourceful design and creative business plan for converting an existing and dis-used 8,500 SF poured-concrete structure into a state-of-art regional Art and Archival Storage Center. By creatively re-configuring a massive concrete water storage tank situated on the southeast quadrant of the museum's historic 19th century campus (and adjacent to the City's downtown business district) the facility would offer urgently needed core logistical support services to one of Western Massachusetts' most strategic and fastest-growing industries: arts and cultural institutions.

Under this plan, the resulting three-story, 30,000 SF facility will be subdivided into three sections, each sharing a common loading dock, elevator, and materials handling equipment. MASS MoCA (which has to date renovated over 400,000 SF of historic mill space into mixed-use cultural and commercial facilities) shall organize and execute the project, providing comprehensive construction management, building maintenance, security, utilities, and snow removal services. The project will be a handsome, self-sustaining and low-cost archiving, digitization, and art storage facility available to all qualified Berkshire County not-for-profits. With a potential user base of over twenty institutions (including theaters and other performing arts institutions with specialized archival storage needs), and located on the publicly owned campus of the Massachusetts Museum of Contemporary Art, the facility will offer both short and long-term storage solutions, photography studios, and digitization capacity, crate-making, professional art-handling services and logistical support.

Programmatic Sub-Division:

- Section A, comprising 30% of the total storage area, shall be an archive and document digitization center, with space and equipment made available to Berkshire County not-for-profit institutions at attractive, below-market rates.
- Section B, comprising 20% of the total storage area, shall be an art handling and storage facility for MASS MoCA, organized to accommodate oversized sculpture and crates.
- Section C, comprising 50% of the total storage area, shall be commercially leased by MASS MoCA, the income from which shall be used to underwrite the utility, operating and administrative costs of the facility as a whole.

Summary Detail:

1. For this project MASS MoCA shall provide approximately two-thirds of an acre of land within the confines of the museum campus, an 8,500 SF (more or less) concrete building sub-structure (which has been tested and determined as suitable for the foundation of a building up to four stories tall), secured 24/7 site access through a dedicated non-public roadway, 24/7 electronic security monitoring services, routine building inspection and regularly logged guard rounds, and all building and grounds maintenance services.
2. As designed (see attachments) the facility is a high-security, windowless vault of TYPE 2C construction. Total floor area is 29,775 gsf. State-of-the-art energy-efficient HVAC shall be provided from rooftop mechanical units with climate control systems specified to provide temperature and humidity control: +/- 3 degrees and 50% RH within (+/- 5%). The building shall be equipped with a 50kW PV system, and shall feature clean agent sprinkler system (FM200) throughout, redundant electronic security and building systems monitoring equipment, back-up generation capacity, and a fully covered loading dock capable of providing protected loading and off-loading in all weather conditions for full-sized "18 wheeler" trucks.

The building will feature an oversized elevator having a minimum of 11' x 16' floorplate, making the facility well-equipped for hard-to-store oversized sculpture. At least 17,000 square feet of floor space shall have ceiling clearances of 14' or better, and all floors shall have a minimum of 10' overhead clearance.

3. The building shell and core (inclusive of vertical circulation, ADA compliance, and all building systems, including a central HVAC chiller and boiler plant) is estimated at \$155/SF for hardcosts, plus \$250,000 allowance for storage shelving and common crate handling equipment safety equipment, etc., to be shared, plus 11% for design and engineering, 2% for specialty consulting, 5% for general construction contingency, and 2% for construction project management.
4. MASS MoCA shall provide a large, museum-quality painting storage rack, for installation in Condominium B (a \$220,000 system, donated to MASS MoCA by the Lannan Foundation.)

DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES ONLY AND DIMENSIONS, AREAS AND QUANTITIES MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO SCALE OFF THE DRAWINGS NOR RELY ON THEIR DIMENSION ACCURACY FOR PRICING OR CONSTRUCTION.

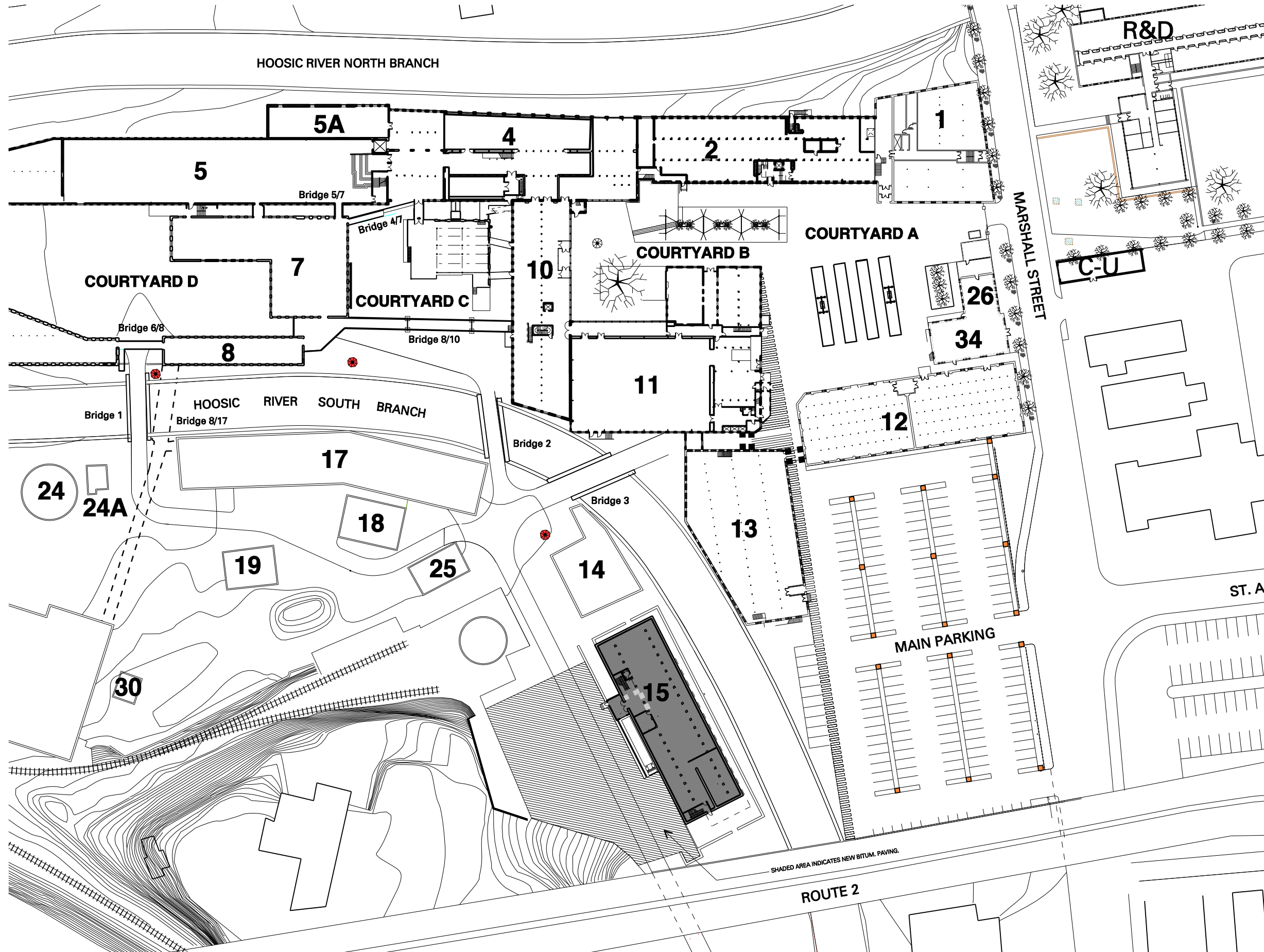
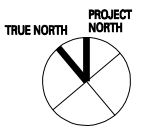
Rev.	Date	Remarks

Date: August 7, 2003
 Scale: 1"=40'-0"
 Project Number: 744-05
 Drawn by:

MASS MoCA
PHASE 2B
Building 15 Art Storage
North Adams, MA

Site Plan

A0



5A, 4, 2, 1, 5, 7, 10, 11, 12, 13, 14, 15, 17, 18, 19, 24, 24A, 25, 26, 30, 34, 30

COURTYARD A, COURTYARD B, COURTYARD C, COURTYARD D

BRIDGE 5/7, BRIDGE 4/7, BRIDGE 6/8, BRIDGE 8/10, BRIDGE 8/17, BRIDGE 1, BRIDGE 2, BRIDGE 3

R&D, C-U

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HOOSIC RIVER SOUTH BRANCH

NOTES:

1. PROVIDE SPRAY-ON VAPOR BARRIER AT EXIST. CONC. FLOOR.
2. PAINT NEW PARTITIONS, CLEAR SEAL EXISTING CONC. WALLS AND COLUMNS THAT REMAIN EXPOSED.
3. PROVIDE 2" GRAVEL COURSE OVER PLASTIC SHEET BETWEEN EXIST. STONE FOUND. WALL AND EXIST. CONC. TANK WALLS.

LEGEND:

EXISTING CONSTRUCTION TO REMAIN

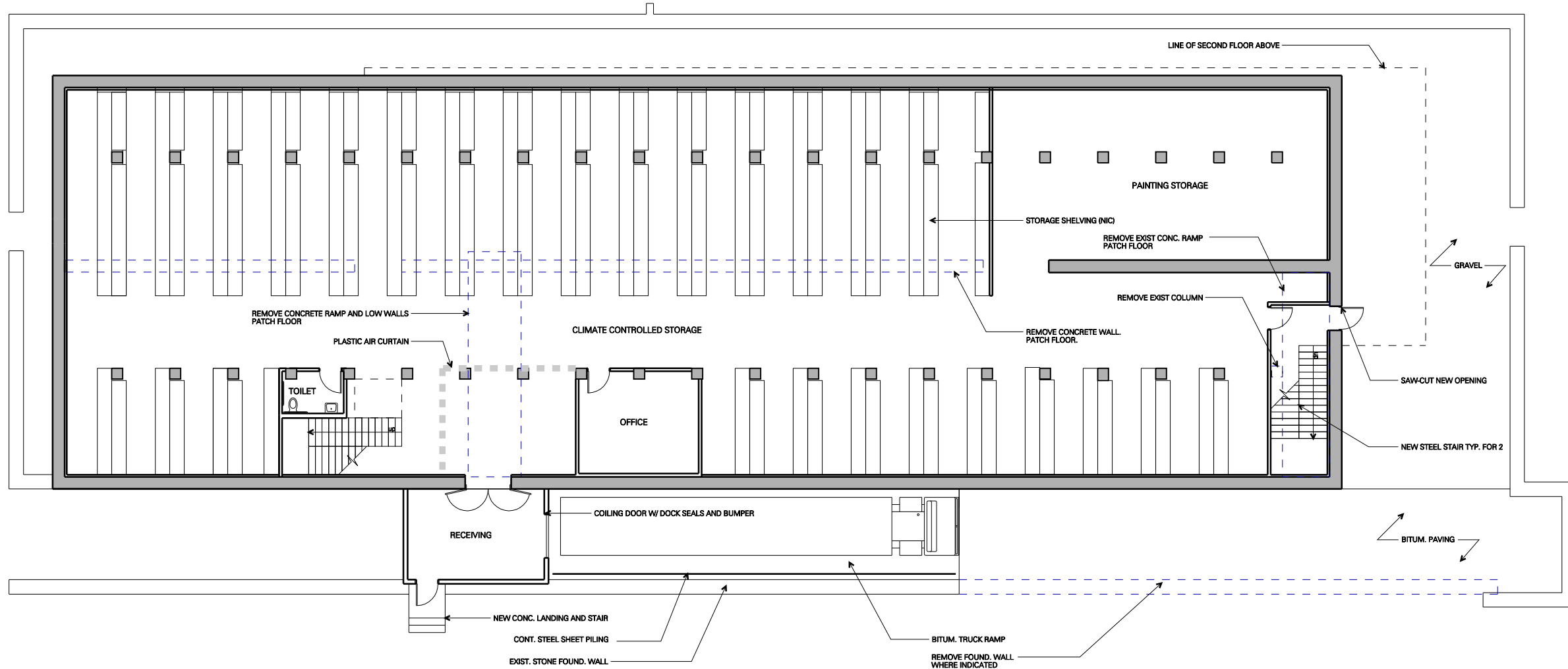
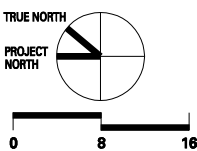
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Ground Floor Plan

A1



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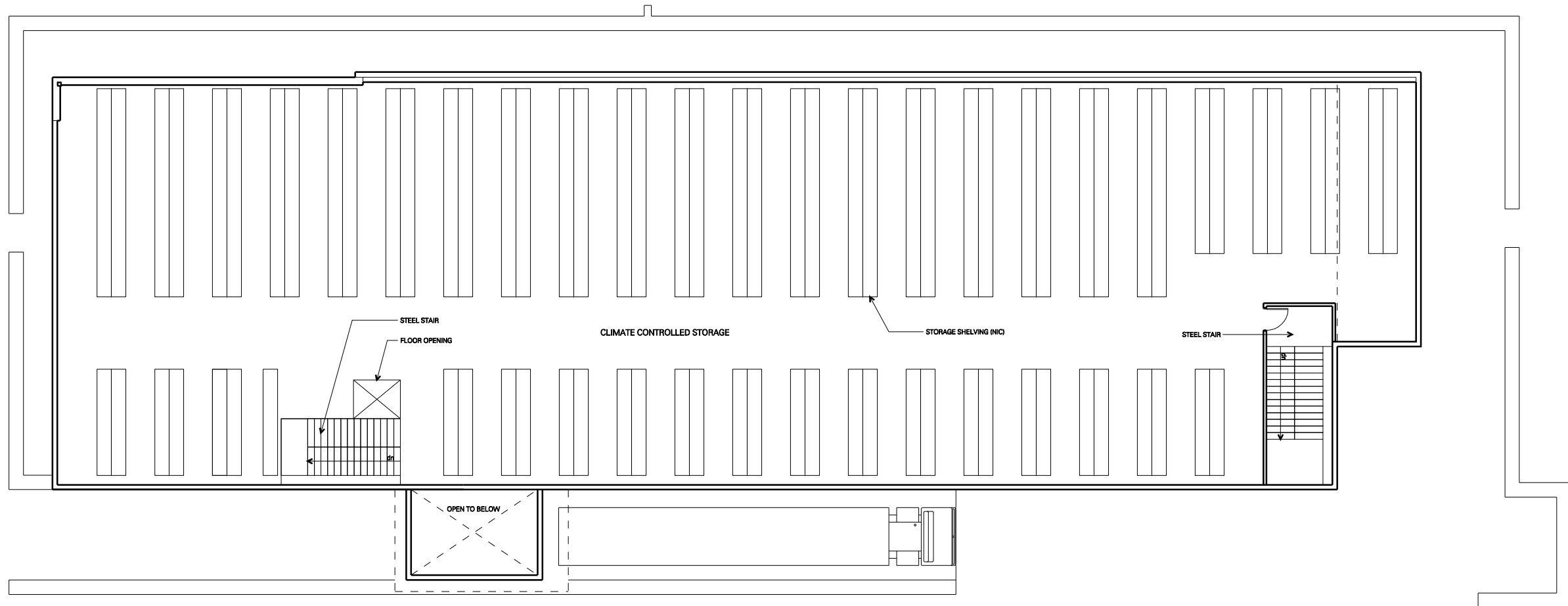
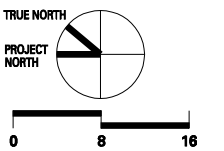
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Second Floor Plan

A2



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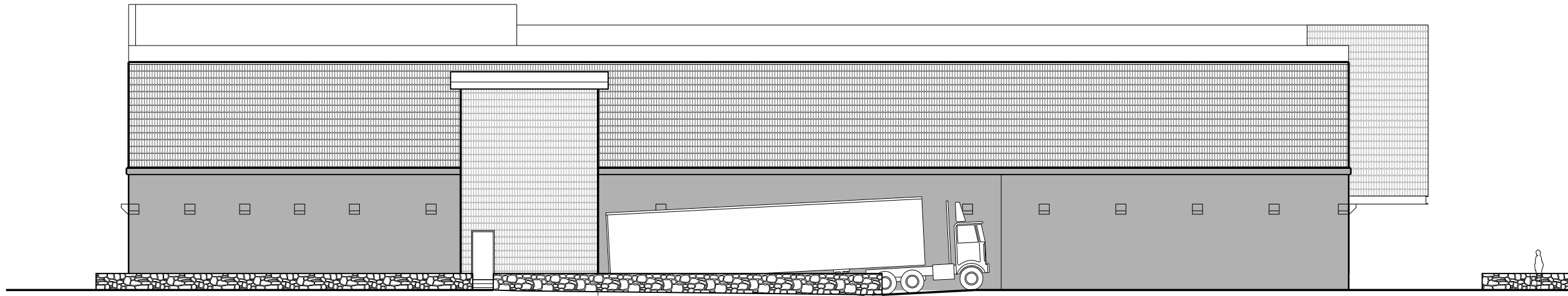
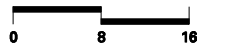
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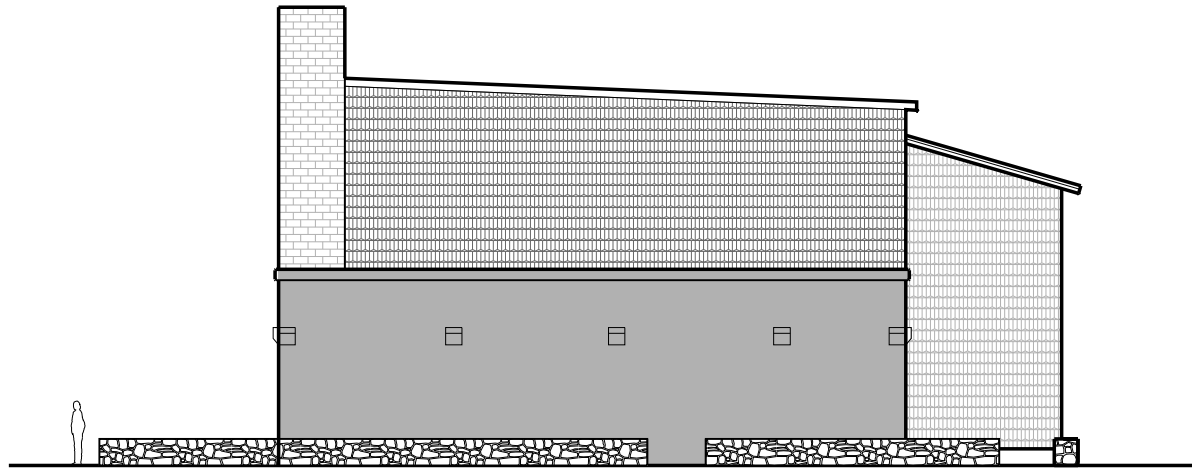
**MASS
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 PHASE 2B
 Building 15 Art Storage
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Elevations

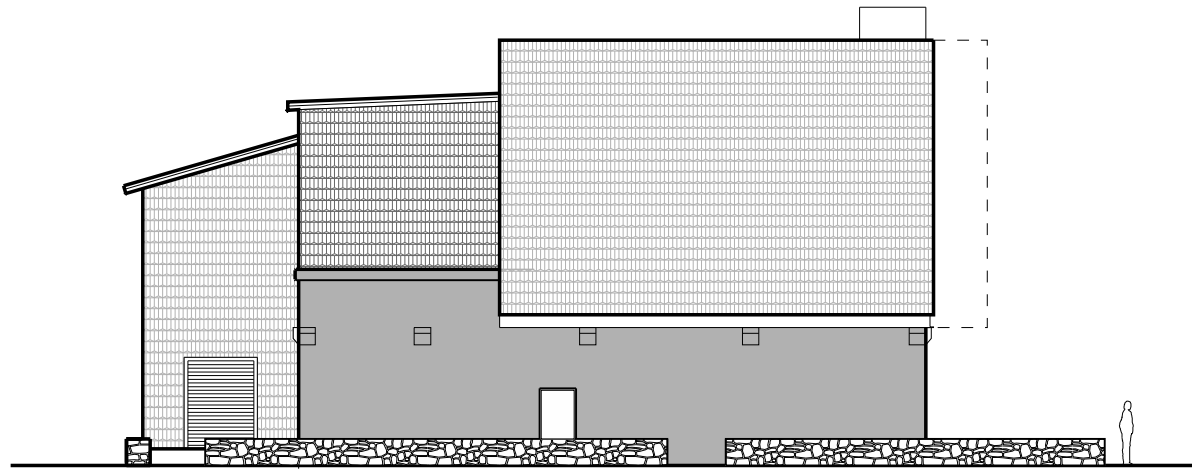
A3



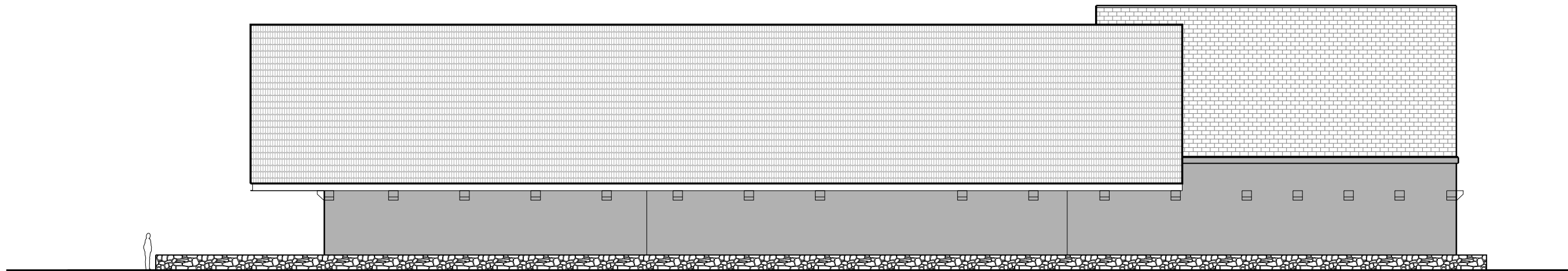
4 WEST ELEVATION
 SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

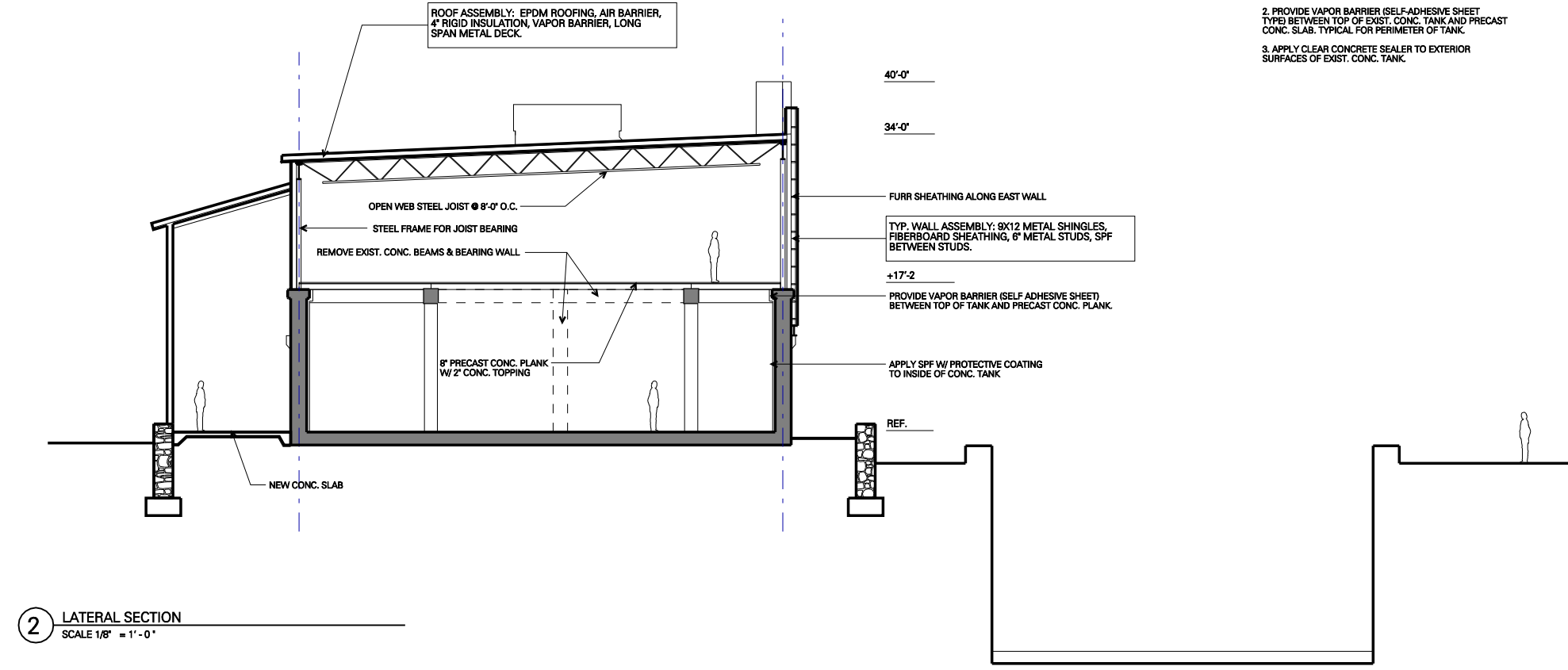


1 EAST ELEVATION
 SCALE 1/8" = 1'-0"

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BUILDING ENVELOPE NOTES:

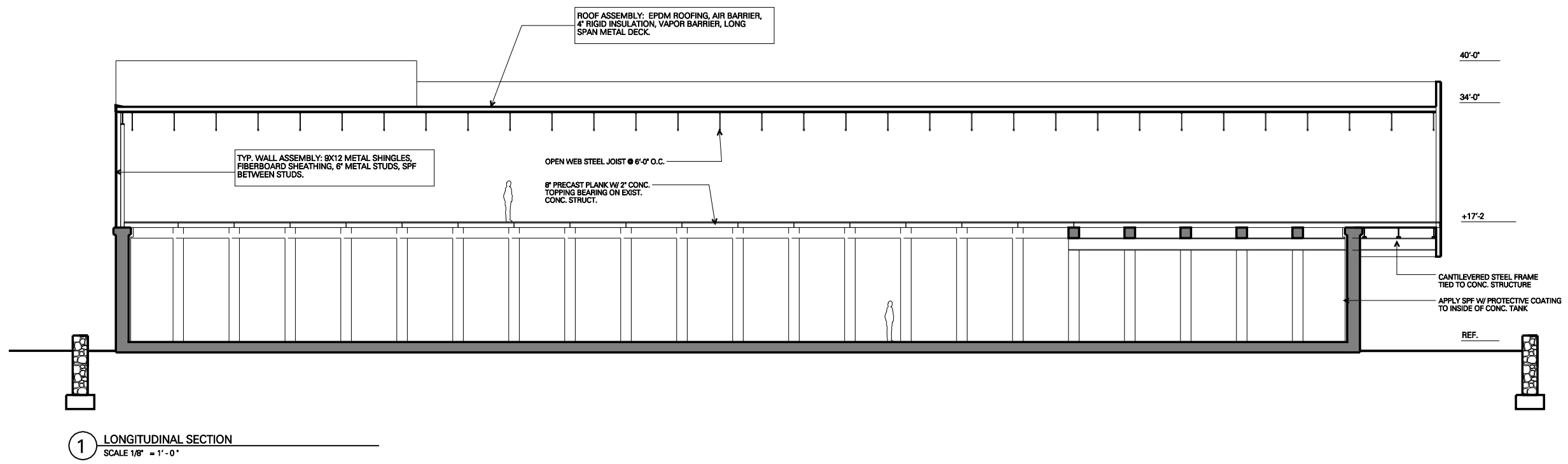
1. PROVIDE SPRAY-APPLIED VAPOR BARRIER TO FLOOR OF EXIST. CONC. TANK.
2. PROVIDE VAPOR BARRIER (SELF-ADHESIVE SHEET TYPE) BETWEEN TOP OF EXIST. CONC. TANK AND PRECAST CONC. SLAB. TYPICAL FOR PERIMETER OF TANK.
3. APPLY CLEAR CONCRETE SEALER TO EXTERIOR SURFACES OF EXIST. CONC. TANK.



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Building Section
A4

