



City of Arts & Innovation

Metropolitan Museum Board

TO: METROPOLITAN MUSEUM BOARD **DATE: OCTOBER 11, 2017**
FROM: MUSEUM & CULTURAL AFFAIRS DEPARTMENT
SUBJECT: HARADA HOUSE STRUCTURAL ENGINEERING ASSESSMENT UPDATE

ISSUE:

Receive an update on the Harada House structural engineering assessment.

RECOMMENDATION:

Receive an update on the Harada House structural engineering assessment.

BACKGROUND:

In the 14 years that the Museum has been the steward of Harada House, a comprehensive structural engineering assessment of the entire house has never been conducted.

To understand what is happening with the Harada House as a complete structure requires a comprehensive structural engineering assessment. This is necessary in order to have actual knowledge of the House's condition, make realistic plans, and provide real policy options for the City Council.

This is the first step in stabilizing the Harada House. Previous structural work and assessment focused solely on the foundation, yet there are other structural issues with the Harada House that must be explored in order to understand and develop comprehensive plans to stabilize the Harada House.

The Structural Engineering Assessment Scope of Services (Attached) is the plan for the structural engineering assessment of the Harada House. This scope was presented to the Board in July 2017.

The plan involves hiring a contractor to perform selective dismantling of the Harada House to ascertain how the structure was constructed, the current condition of the structure, and what needs to be done to stabilize the structure. The findings from the structural engineering assessment will support the development of the overall plan for the Harada House.

A contractor has been selected for the selective dismantling. The selective dismantling is expected to begin November 2017.

DISCUSSION:

The Harada House, as a landmark historic structure, and especially one that has been neglected with regard to maintenance, cannot simply be opened up for evaluation the way a regular house would be. The process requires careful, detailed engineering planning. Then the actual work to conduct the assessment requires detailed, meticulous dismantling of wood siding and other parts, as well as documentation and storage of each piece.

The structural engineer on this project, Russell Kehl, from Structural Focus will attend the Board meeting to provide information and explanation regarding:

1. The steps needed to provide biddable documents to potential contractors.
2. What the contractor will be doing at the Harada House.
3. How the contractor's work will provide information regarding the condition of the structure.
4. What the structural engineer will do with the information provided by the removal of the siding from the Harada House.
5. What the final structural engineering report will contain.

In addition, the Harada House project has never had an architect of record. Without an architect of record, the project cannot proceed.

The findings from the structural engineering assessment are necessary to finalize a Request for Proposal to select an architect of record to plan and oversee the Harada House project.

Once sufficient funds are raised, the Harada House can be stabilized and the next step will be to hire an architect of record for the Harada House project.

FISCAL IMPACT:

There is no fiscal impact associated with this update.

Approved by: Alexander T. Nguyen, Assistant City Manager/Acting Museum & Cultural Affairs Director

Attachment: NHL Harada House Structural Engineering Assessment Scope of Services