

March 17, 2014

Mr. Matt Ceragioli
Associate Director
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Re: *University of California Seismic Rating for 25775 McBean Parkway, Valencia*

Dear Matt:

Nabih Youssef Associates (NYA) have performed an Independent Review of the 2-story medical office building located at 25775 McBean Parkway in Valencia. The review consisted of a site visit to observe the existing condition of the exposed structural elements, identification of potential falling hazards that pose a significant life or safety risk to occupants, and a seismic risk assessment. Structural drawings were not available for review.

Description:

The building is generally rectangular-shaped in-plan with minor re-entrant corners. The building was constructed in the 1990 and was likely designed to the 1988 edition of the Uniform Building Code.

The roof and floor appear to be constructed of plywood sheathing spanning to manufactured wood or open web steel joists that are supported by steel wide flange beams. The steel beams are likely supported by steel columns that are continuous to the foundation. The foundation system could not be observed, but buildings of similar construction typically have concrete spread footing. A reinforced concrete slab-on-grade forms the first floor.

The lateral-force-resisting system consists of the plywood roof and floor acting as structural diaphragms to transfer seismic inertial forces to concentric steel braced frames that are typically continuous to the foundation.

Observation:

A site visit was performed by Owen Hata of NYA on March 5, 2014, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building appeared to be in good condition and there were no obvious signs of distress.

The exterior of the building consists of stucco plaster finish with ribbon windows and storefront glass system at the lobby entrance. A steel framed screen awning was observed along the south elevation of the building. The steel frame appears to be adequately attached to the building structure. A steel framed canopy was observed over a building entrance. The canopy was supported by concrete columns and appears to be adequately anchored to the building structure. No falling hazards were observed.

Evaluation:

The building is located on gently sloping site and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. Regional maps indicate that the building is founded on Quaternary alluvium deposits and the depth to ground water is greater than 50 feet. Thus, the potential for earthquake induced site failure is low.

The building appears to have complete load path to transfer seismic forces to the foundations. The lateral system is generally regular in-plan and vertically with no strength or stiffness discontinuities. The roof and floor diaphragms likely have adequate strength to transfer seismic forces to the steel braced frames given the shape and depth of the roof and floor diaphragms with no large openings.

Seismic Risk Assessment:

A seismic risk assessment considering building stability, site stability, seismic ground motion hazard and building damageability was performed. The on-line seismic risk assessment tool *SeismiCat*, developed by ImageCat, Inc., for screening of buildings for seismic risk, was used. The assessment was performed to the Level 1 requirements of ASTM E-2026.

The Scenario Expected Loss (SEL) for ground shaking hazards having 10% probability of exceedance within a 50-year exposure period (BSE-1) was calculated. The SEL corresponds to the Implied Seismic Damageability, as defined by the 2011 UC Seismic Safety Policy. The SEL for the building is 16%. The report generated by SeismiCat is attached.

Conclusion:

Based on observations made during our site visit and the results of the seismic risk assessment, the expected earthquake performance of the building corresponds to the University of California seismic rating of "IV" ("Fair").

References:

Seismic Hazard Zone Report for the Newhall 7.5-Minute Quadrangle, Los Angeles Counties, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 004, 1997.

State of California Seismic Hazard Zone, Newhall Quadrangle, February 1, 1998.

University of California Seismic Safety Policy, August 25, 2011.

Sincerely,

NABIH YOUSSEF & ASSOCIATES



Nabih Youssef, S.E.
Principal

Enclosure

cc: N. Youssef; O. Hata; File 14071.00



Photo 1 – North Elevation



Photo 2 – South Elevation



Photo 3 – Steel Braced Frames



Photo 4 – Steel Framed Screen Awning