

October 25, 2013

Ms. Joanne Williams
Senior Leasing Specialist
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Re: *University of California Seismic Rating for 800 Fairmount Avenue, Pasadena*

Dear Joanne:

Nabih Youssef & Associates (NYA) have performed an Independent Review of the four-story medical office building located at 800 Fairmount Avenue in Pasadena. The review consisted of a site visit to observe the existing condition of the exposed structural elements and identification of potential falling hazards that pose a significant life or safety risk to occupants.

Description:

The four-story building is Z-shaped in-plan and is reported to have been constructed in 1984 with approximately 55,900 sf. Structural drawings were not available for review.

The roof and floors are constructed of metal deck with concrete fill spanning to steel beams and girders. The girders are supported on steel columns that are continuous to the foundation. The foundation system was not observed. However, buildings of this type and vintage typically have shallow foundations interconnected by concrete grade beams.

The lateral-force-resisting system consists of the metal deck with concrete fill roof and floors acting as structural diaphragms to transfer seismic inertial forces to steel moment frames.

Observation:

A site visit was performed by Maurizio Trevellin of NYA on October 24, 2013, 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.

Interior partition walls and piping systems were observed to be braced and rooftop mounted equipment anchored. The exterior of the building consists of cladding with ribbon windows. There are no canopies or signage that could pose a significant potential falling hazard.

Evaluation:

The building is located on flat site and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on old Quaternary alluvial fans that consist of dense to very dense sand and gravel that are not susceptible to liquefaction. Thus, the potential for earthquake induced site failure is low.

The building has a complete load path to transfer seismic forces to the foundations. There are no significant strength or stiffness discontinuities in the roof and floor slabs, and moment frames. The building has an irregular plan configuration with re-entrant corners.

Seismic Risk Assessment:

Based on visual observations, 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 15%. 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 Pasadena 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 014, 1998.

State of California Seismic Hazard Zone, Pasadena Quadrangle, March 25, 1999.

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 13424.00



Photo 1 – Northwest Elevation



Photo 2 – East Elevation



Photo 3 – Steel Framing with Braced Partition and Piping



Photo 4 – Mechanical Equipment on Roof