

UC Campus: UCLA
Building Name: 8641 Wilshire Blvd.
Building CAAN ID:
Auxiliary Building ID:

March 11, 2022

Bruce Geller
UCLA Real Estate
Senior Leasing Specialist
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Subject: 8641 Wilshire Blvd., Beverly Hills, CA 90211
ASCE 41 Tier I Seismic Evaluation Report
LFA Job no. 21000-24

Dear Mr. Geller,

Per your request, Labib Funk + Associates (LFA) performed a seismic evaluation of the subject existing building structure. Our services included a review of available record drawings and an ASCE 41-17 Tier I evaluation of the existing structural systems of the building.

Building Description

Constructed in 1986, the addressed subject structure is a three-story, office building of 56,816 square feet of occupiable space. The overall building footprint measures approximately 175 feet x 170 feet at its' max extents. The structure consists of three-stories of steel stick, wide-flange framing with concrete filled metal decks, all on a ground floor concrete podium over three-floors of subterranean concrete parking levels. See figure 1 below for images of the subject structure.

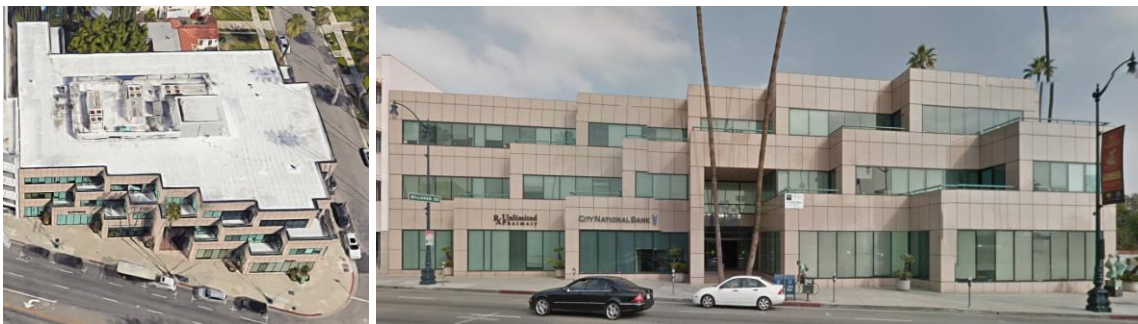


Figure 1 – Aerial Image of Overall Subject Existing Building Site and Exterior Elevation Photo

Evaluation Summary

UC Seismic Performance Rating:	V
Basis of UC Seismic Performance Rating:	ASCE 41-17 Tier I Seismic Evaluation
Site Location (latitude, longitude):	34.066430, -118.379950
ASCE 41-17 Model Building Type,	Longitudinal Direction: S1 – Steel Moment Frames
	Transverse Direction: S1 – Steel Moment Frames
Number of Stories,	Above Grade: 3 Stories
	Below Grade: 3 Stories
Original Building Design Code & Year:	1982 Uniform Building Code (UBC)

Evaluation performed by Labib Funk & Associates

John Labib, S.E.
Principal



Building Structure Description

Previous structural drawings were available for review and included:

- Structural drawings dated March 4, 1985, which include sheets: S-1 to S-11 and S-13 to S-20; S-12 Missing (19 sheets total) prepared by Ertzan Associates Inc., Consulting Structural Engineers

Gravity Construction:

The roof, 3rd floor, and 2nd floor consist of 2 1/2" Concrete filled metal decking supported on steel stick, wide flange framing. The upper building perimeter appears to consist of non-load bearing architectural stone and glass panel walls from the first floor to roof. The ground floor is a reinforced concrete podium slab over concrete columns and concrete perimeter basement walls stacking over a 3-level subterranean parking structure. The two elevated basement levels (P1 and P2) are comprised of reinforced concrete, two-way slabs which are then supported on concrete columns and perimeter concrete basement retaining walls.

Lateral-Force-Resisting-System:

The horizontal lateral force resisting system (diaphragms) at the 3 above ground levels consist of concrete filled metal decks (Rigid diaphragms). The concrete filled metal deck diaphragms transfer the lateral forces to the vertical lateral force resisting system (VLFRS) consisting of steel moment frames on all sides. The steel moment frames sit over a reinforced concrete podium slab at the ground level that delivers lateral forces to the perimeter concrete basement shear wall on all sides. For the subterranean structure, the horizontal lateral force resisting system consists of concrete slabs that transfer forces to the VLFRS comprised of perimeter concrete walls on all sides.

Foundation System:

The structural gravity and lateral-force-resisting framing is founded on shallow spread footings and continuous grade beams; all below a conventional slab-on-grade at the lowest basement level (P3).

Background Information:

Site Information

Site Class: Site Class D (Default)

Geological Hazards

- | | |
|-----------------------------------------|----------------------------------------------------------------|
| a) Fault Rupture (Yes, No, or Unknown): | No |
| Basis of Assessment: | CA Department of Conservation GIS Interface (Hazard Zone Maps) |
| b) Liquefaction (Yes, No, or Unknown): | Yes |
| Basis of Assessment: | CA Department of Conservation GIS Interface (Hazard Zone Maps) |
| c) Landslide (Yes, No, or Unknown): | No |
| Basis of Assessment: | CA Department of Conservation GIS Interface (Hazard Zone Maps) |

Site-Specific Ground Motion Study Available?	No
Seismic Design Acceleration Parameters, BSE-2E	S _{XS} = 1.917 S _{XI} = 0.965

Estimated Fundamental Period (per ASCE 41-17): T = 0.553 seconds (each direction)

Falling Hazards Summary: At the time of this site evaluation, there were no heavy features or ornamentation observed as attached to the building that could pose a potential falling hazard to occupants.

Structural Non-Compliances: None that would affect rating determination

Description of Anticipated Failure Mechanism

The structure has a complete load path to transfer seismic inertial forces to the foundations. The roof and floor diaphragms are continuous without major openings. Based on our evaluation of the lateral load resisting system, it appears that the lateral system is adequate for the size, configuration, and age of the building. For this moment frame structure, ductility is achieved through beam hinging as the mechanism. A major seismic disturbance is likely to result in some structural and/or nonstructural damage that would represent low life hazards.

Seismic Evaluation Criteria and Basis Used for Rating

The UC seismic safety policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for info on the UC Seismic Safety Policy & expected seismic performance rating. See Appendix B for the ASCE 41-17 Tier I Checklists (Structural Only) and Appendix C for corresponding quick check calculations.

Limitations:

This seismic evaluation was based on the review of available site data. Services were performed by LFA in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. The results of the structural evaluation represent our opinion and are not intended to preempt the responsibility of the original design consultants in any way. No other warranty, expressed or implied, is made.

Appendix A: UCO Expected Seismic Performance Levels

This series of definitions was developed by the California State University, the University of California, the California Department of General Services, and the Administrative Office of the Courts from 1995 through 2009.

Table A.1. Determination of Expected Seismic Performance Level¹ Based on the Edition, California Code of Regulations, Part 10, California Building Code (CBC) (current edition)

Definitions based upon California Building Code (CBC) requirements for seismic evaluation of buildings using Risk Categories of CBC Table 1604A.5, depending on which applies, and performance criteria in CBC Table 317.5 ²	Expected Seismic Performance Level ¹
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category IV performance criteria with BSE-1N and BSE-2N hazard levels replacing BSE-R and BSE-C as given in Chapter 3.	I
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category IV performance criteria.	II
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category I-III performance criteria with BSE- 1N and BSE-2N hazard levels replacing BSE-R and BSE-C respectively as given in Chapter 3; alternatively, a building meeting CBC requirements for a new building.	III
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category I-III performance criteria.	IV
A building evaluated as meeting or exceeding the requirements of CBC Part 10 Chapter 3 for Risk Category I-III performance criteria only if the BSE-R and BSE-C values are reduced to 2/3 of those specified for the site.	V
A building evaluated as not meeting the minimum requirements for Level V designation and not requiring a Level VII designation.	VI
A building evaluated as posing an immediate life-safety hazard to its occupants under gravity loads. The building should be evacuated and posted as dangerous until remedial actions are taken to assure the building can support CBC prescribed dead and live loads.	VII