

March 30, 2016

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 261 South Figueroa, Los Angeles***

Dear Joanne:

Nabih Youssef Associates (NYA) have performed an Independent Review of the 261 Building in the Figueroa Courtyard located at 261 South Figueroa Street in Los Angeles. 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, a review of structural drawings and an ASCE 41-13 Tier 1 and deficiency only Tier 2 evaluation.

**Description:**

The 261 Building is 4-stories tall, irregular-shaped in-plan with re-entrant corners and large openings in the floor diaphragms, and vertically irregular with setbacks. The building is clad with 4" thick pre-cast concrete panel veneers. The building was constructed in 1979 and designed to the 1976 edition of the Uniform Building Code.

The roof and typical floors are constructed of post-tensioned concrete slabs spanning to reinforced concrete beams and columns with drop panels. The concrete columns are continuous to the foundation. The foundation system consists of reinforced concrete spread footings.

The lateral-force-resisting system consists of the post-tensioned concrete roof and floor slabs acting as structural diaphragms to transfer seismic inertial forces to the distributed reinforced concrete shear walls.

Pedestrian bridges provide access to adjacent office buildings on the campus. A 2 inch gap separates the bridges from the building.

The building was subjected to moderate ground motion during the 1994 Northridge Earthquake. Recorded ground motion near the site indicates peak ground acceleration of approximately 0.2g. We are not aware of any reports of structural damage to the building resulting from the earthquake. The structures on the campus were visually inspected in 2009. Cosmetic hairline cracks in the pre-cast panels, and horizontal and diagonal cracks in concrete shear walls in the other buildings were observed. The cracks in the concrete shear walls were repaired with injected epoxy. No significant cracks were observed in the shear walls of the 261 Building.

**Observation:**

A site visit was performed by Owen Hata of NYA on March 17, 2016, to observe the condition and characteristics of the building. Observations were limited to visible areas of the structure. The building structure appeared to be in general conformance with the original structural drawings, no significant structural alteration was observed. The building generally appeared to be in good condition and there were no obvious signs of structural distress. Minor hairline cracks were observed in the post-tensioned

concrete slabs, shear walls and pre-cast concrete panels. The cracking is common for a concrete building of this age.

The seismic separation between the building and the pedestrian bridge may be inadequate. However, the floor of the building and bridge deck vertically align, thus any impact would result in limited localized damage.

The exterior of the building consists of pre-cast concrete veneer with aluminum storefront system at the ground floor and glazed curtain wall system at the upper floors. The pre-cast panels are anchored to the structure at 24" o.c. horizontally and vertically. The building does not have any canopy or ornamentation that pose a falling hazard.

**Evaluation:**

The building is located on a flat site and is not susceptible to landslide. The site is not located within an Alquist-Priolo Earthquake fault zone – a geologic zone where surface rupture may occur. The site is located in an area recognized by the State of California where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacement. However, USGS regional liquefaction hazard maps indicate that the site is located in a region of low susceptibility to liquefaction.

An ASCE 41-13 Tier 1 and deficiency only Tier 2 assessment was performed assuming a site soil classification D, and design spectral acceleration at short period and one second period for BSE-1E, 0.993g and 0.547g, respectively.

Tier 1 noncompliant characteristics were evaluated with a deficiency only Tier 2 assessment and were determined to be compliant.

**Conclusion:**

Based on observations made during our site visit and the results of the ASCE 41-13 Tier 1 and deficiency only Tier 2 assessment, the expected earthquake performance of the building conforms to University of California seismic rating of "IV" ("Fair").

Sincerely,

**NABIH YOUSSEF & ASSOCIATES**



Nabih Youssef, S.E.  
Principal

Enclosure

**References:**

Structural drawings for Exchange Square Garden Office Development, Marvin A. Hornstein & Associates, January 12, 1978.

Engineering Report 201-281 S. Figueroa Street, Retrocon, November 15, 2009.

Seismic Hazard Zone Report for the Hollywood 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 026, 1998.

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

University of California Seismic Safety Policy, September 15, 2014.



Photo 1 – Southeast Elevation



Photo 2 – Northeast Elevation





Photo 3 – West Elevation



Photo 4 – Typical Framing - Ground Floor





Photo 5 – Typical Framing - 2<sup>nd</sup> Floor



Photo 6 – Typical Framing – 4<sup>th</sup> Floor



Photo 7 – East Atrium



Photo 8 – Low Roof