

March 14, 2014

Ms. Kim Shore, CCIM
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, CA 90024

Re: *University of California Seismic Rating for 11600 Wilshire Boulevard, Los Angeles*

Dear Kim:

Nabih Youssef Associates (NYA) have performed an Independent Review of the 5-story office building with basement located at 11600 Wilshire Boulevard in Los Angeles. The review consisted of a site visit to observe the existing condition of the exposed structural elements, on site review of the structural drawings, identification of potential falling hazards that pose a significant life or safety risk to occupants, and a seismic risk assessment.

Description:

The L-shaped building was constructed in the 1960 and was likely designed to the 1958 edition of the Uniform Building Code.

The roof and floors are constructed of 4½" one-way reinforced concrete slab spanning to steel wide flange beams that are supported by steel trusses. The trusses are supported by wide flange steel columns that are continuous to the first floor where they are supported by reinforced concrete columns. Reinforced concrete walls occur below the first floor along the perimeter of the building. These walls are continuous to the foundation. The foundation system consists of concrete spread footings supporting columns and concrete strip footing supporting perimeter walls between spread footings. A 6" reinforced concrete slab-on-grade forms the basement floor.

The lateral-force-resisting system consists of the concrete slab roof and floors acting as structural diaphragms to transfer seismic inertial forces to distributed steel truss moment frames. The trusses are constructed of double angle chords and braces with welded connections. The trusses are typically bolted to the flange or web of the columns. The truss moment frames are continuous to the first floor level where seismic forces are transferred to the concrete walls below.

Observation:

A site visit was performed by Maurizio Trevelin of NYA on March 12, 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 suspended ceiling frames were braced by diagonal splay wires with a compression element. The exterior of the building consists of pre-cast concrete cladding with glazed windows. There is a canopy over the east building entrance and limited signage on the exterior of the building. The canopy and signage appear to be adequately anchored. There is a billboard on the roof of the building that appears to be adequately braced by steel pipes and rods. Rooftop equipment was anchored to steel framing that was positively anchored to the roof. No elements were observed that pose a significant potential falling hazard.

Evaluation:

The building is located on slightly sloping site and is not subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. The building is founded on older alluvium deposits that consist of medium dense to very dense sand, clay, and silt with gravel that have a low susceptibility to liquefaction. Thus, the potential for earthquake induced site failure is low.

The building has a complete and redundant load path to transfer seismic forces to the foundation. The layout of the truss moment frames are regular. The frames are vertically continuous with no strength or stiffness discontinuities.

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 17%. 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:

Structural drawings for West Wilshire Medical Center, Albert Erkel & Associates, Jan. 1959.

Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, CA, prepared by State of California, Department of Conservation Division of Mines and Geology, Report No. 023, 1998.

State of California Seismic Hazard Zone, Beverly Hills 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 14078.00



Photo 1 – Northeast Elevation



Photo 2 – Southwest Elevation



Photo 3 – Typical Steel Truss to Column Connection



Photo 4 – Bracing of Billboard Frame on Roof