

October 14, 2014

Mr. Bruce L. Geller
UCLA Real Estate
10920 Wilshire Boulevard, Suite 810
Los Angeles, California 90024-6502

Subject: 11980 San Vicente Blvd, Brentwood, CA
Seismic Screening Report
JLA Job no. 14110-15

Dear Mr. Geller,

Per your request, we performed a seismic screening of the existing building located at 11980 San Vicente Boulevard in Brentwood, California. Our services included a review of the available record structural drawings and a general evaluation of the structural systems of the building.

Building Description

See Figure 1 for exterior elevation of the building. The available structural drawings are the basis of the review and included S-1 to S-18 titled Brentwood Medical Center, dated 10/30/1972, and prepared by Kelly Pittelko Fritz and Forssen Consulting Engineers.



Figure 1 – North Elevation of 11980 San Vicente Blvd in Brentwood, CA

The building was constructed in the early 1970s with a structural design based on the 1970 City of Los Angeles Building Code according to the structural drawings.

The building site is relatively level. The building consists of a one level basement below grade and nine levels above grade with a partial penthouse. The overall building footprint measures approximately 170' x 140'.

Building Structure

Basement Floor and Foundations:

The building perimeter below grade consists of reinforced concrete walls. The basement floor is a reinforced concrete slab on grade. The foundations are reinforced concrete spread footings.

Second Level to Penthouse Roof:

The above grade structure consists of reinforced concrete one way slabs, beams, and girders supported by reinforced concrete columns. The penthouse roof consists of insulating concrete over metal deck supported by steel wide flange beams, girders and columns.

Seismic and Wind Lateral Load Resisting-Systems:

The main seismic and wind lateral load resisting system consists of the horizontal reinforced concrete diaphragms that transfer seismic and wind forces to the perimeter reinforced concrete shear walls in the north/south direction and reinforced concrete moment resisting frames in the east/west direction. The frames consist of reinforced concrete columns and beams from the foundation to the main roof.

Seismic Evaluation Criteria

The structure was generally evaluated based on the University of California Seismic Safety Policy dated September 15, 2014. The seismic policy provides 7 seismic performance ratings: I thru VII. Please refer to attached Appendix A for info on Seismic Safety Policy & rating.

Seismic Evaluation

- The structure has a complete load path to transfer seismic forces to the foundations.
- The roof and floor diaphragms are continuous without major openings.
- Based on our evaluation, the reinforced concrete moment frames have good attributes such as location of column splices, column confinement detailing and joint detailing.
- Based on our review of the existing structural drawings and our conceptual evaluation of the lateral-load-resisting system, the lateral system is adequate for the size, configuration, and age of the building. A major seismic disturbance is likely to result in structural and non-structural damage that would represent low life hazards.

Seismic Rating

IV


Limitations

This limited seismic screening was based on our review of the plans. Services were performed by JLA in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. The structural observations and recommendations 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.

If you have any questions, please do not hesitate to call us.

Yours truly,

John Labib & Associates



John Labib, S.E.
President

