

November 19, 2020

Tom Bakaly, Chief Executive Officer
Leslie Dickey, Executive Director Real Estate
Beach Cities Health District
514 N. Prospect Avenue
Redondo Beach, CA 90277

Re: Proposed Demolition of 514 Building

Dear Mr. Bakaly and Mr. Dickey:

As per your request, Nabih Youssef Associates provides this letter discussing the seismic vulnerability of the 514 Building on the Beach Cities Health District campus. The 4-story north and south towers were originally constructed in 1958 and 1967, respectively. The building is of nonductile concrete construction. Buildings of this type of construction have not performed well in past earthquakes and are considered highly vulnerable to collapse in a major earthquake. The City of Los Angeles adopted a mandatory seismic retrofit ordinance for nonductile concrete buildings in October 2015 to mitigate the hazard these buildings pose. The Cities of West Hollywood and Santa Monica have subsequently adopted similar ordinances. The City of Redondo Beach does not currently have a mandatory retrofit ordinance. Thus, there is no requirement to retrofit or demolish the building.

The Federal government, Veterans Affairs, State of California, University of California and California State University have adopted seismic safety standards for their owned and leased buildings to establish minimum evaluation and mitigation measures to ensure acceptable level of earthquake safety for the management of seismic life safety risk. The seismic performance criteria contained in these standards typically exceed building code provisions for existing buildings.

We evaluated the 514 Building in 2017 and recommended seismic strengthening to improve performance. We understand that Beach Cities Health District (BCHD) has determined the recommended seismic strengthening is not economically feasible and intends to demolish the building within 5 years to mitigate the hazard. Given the vulnerability of the building and poor performance of non-ductile concrete buildings in past earthquakes, demolition is prudent.

Sincerely,

**NABIH YOUSSEF & ASSOCIATES (NYA)
STRUCTURAL ENGINEERS**



Nabih Youssef, S.E., FASCE
Principal

Cc: 17171.00