

Appendix A. Building Conditions

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Methodology

In assessing the existing building inventory conditions and current uses, information was collected and from the Integrated Facility Site Utilization and Space Planning Report, the West Los Angeles Station 691 Building Inventory data, and direct assessments.

When interpreting the information, a series of metrics were developed from various factors and conditions that would have relevant impact upon the implementation of the Draft Master Plan. These metrics are intended to provide a larger, broader overview of the conditions and uses of the available building inventory on the campus, with greater detailed information available at the previously listed resources. The factors and conditions that have been used to generate the metrics within this section have been identified as the following categories:

- Facility Types
- Building Ages
- Building Conditions
- Historic Values

Facility Types

Current programmatic uses have been identified and categorized into 11 varying facility types that are presently distributed throughout the campus. While some buildings may be primarily dominated by a singular facility type, the majority of the existing occupied building inventory is divided by multiple types. For ease of understanding, buildings are currently identified by their dominant facility type, but the square footage numbers provided are specific to only the area occupied by the facility type. It should be noted that the square footages also exclude areas designated as common spaces.

The facility types are listed below:

- Administrative
- Hospital
- Ambulatory
- Mental Health
- Residential Mental Health
- Residential Lodging
- Community Living Center (CLC)
- Research
- Support and Logistics
- Vacant
- Shared

**Reference “Figure A-1 Existing Buildings: Facility Types”*

The facility types are further explained in greater detail in Section III Existing Conditions and Site Analysis, Site Analysis, Existing Building Inventory. of this document, including the departments and services breakdown, the associated and total square footages, and the buildings currently in use by each facility type.

Building Ages

The age of existing buildings on the campus impact the significance of the historical district, indicate the potential condition of the buildings and imply the character of the individual neighborhoods and districts. Neighborhoods and districts with a greater number of existing older building stock have a greater sense of establishment and pre-existing character that can be further enhanced while areas with newer buildings hold a greater level of development flexibility.

The assessment of building ages has been broken down into 20-year increments, with seven buildings having no date of construction available at present time. These age periods are listed below:

- Under 20 years – Completed from 1995 to present
- 21-40 years – Completed from 1975 to 1994
- 41-60 years – Completed from 1955 to 1974
- 61-80 years – Completed from 1935 to 1954
- 81-100 years – Completed from 1915 to 1934
- Over 100 years – Completed prior to 1914
- Not Available – Information not available at present time

**Reference “Figure A-2 Existing Buildings: Ages”*

Building Conditions

The current listed conditions of the existing building inventory includes, but is not limited to, the assessments of the structural and seismic integrity, shell and interior conditions, life safety and fire systems, and mechanical, electrical, and plumbing systems. Dependent upon the number of building systems in need of upgrades or complete replacement, buildings have been rated as one of the three listed values below:

Poor – In significant disrepair requiring immediate assessment and attention.

Moderate – Some systems requiring attention, but safe and adequate for immediate use.

Good – In near ideal condition and requiring the least amount of attention at the present time.

Not Available – Information not found at present time.

Inadequacies relating to seismic integrity or life safety systems automatically caused a building to receive a “poor” value as these issues require immediate consideration for future inhabitation of the building. The majority of the buildings with available information on the campus have received this value as a result of this particular inadequacy.

**Reference “Figure A-3 Existing Buildings: Conditions”*

Historic Values

The north campus, a significant portion of the south campus, and the National Cemetery have been designated as a historic district with a number of significant buildings identified as contributing resources to the character of the district. In addition, two notable buildings (the Wadsworth Chapel and the Trolley Depot) have been individually listed in the National Register. The criteria that denotes whether a building is a contributing resource consists of three

conditions:

1. Build and/or in use during the relevant period of time of historical significant
2. Hold notable association with the national context of the district at the relevant period of time or be of significant architectural value of the time period
3. Have maintained significant physical traits of the original character during the period of historical significance

The buildings that are not identified as contributing resources, and are not individually listed, have been identified as non-contributing resources. This does not necessarily mean that these buildings hold no historical character or architectural significance, just that they do not meet all three of the above listed criteria. As a result, the buildings on the campus have been identified as belonging to one of the three values below:

- Non-Contributing
- Contributing
- Individually Listed

**Reference "Figure A-4 Existing Buildings: Historic Values"*

Figure A-1: Existing Buildings: Facility Types

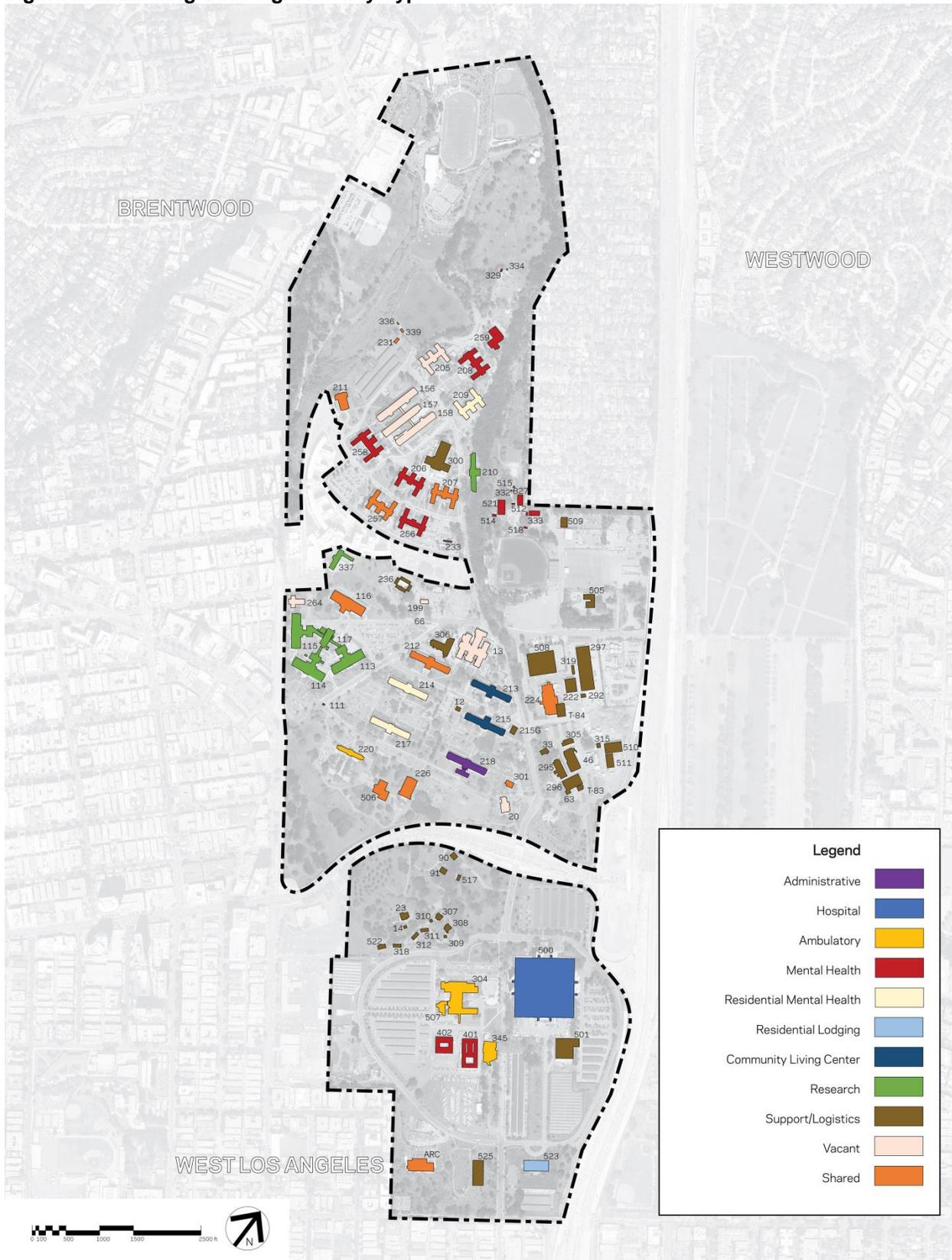


Figure A-2: Existing Buildings: Ages

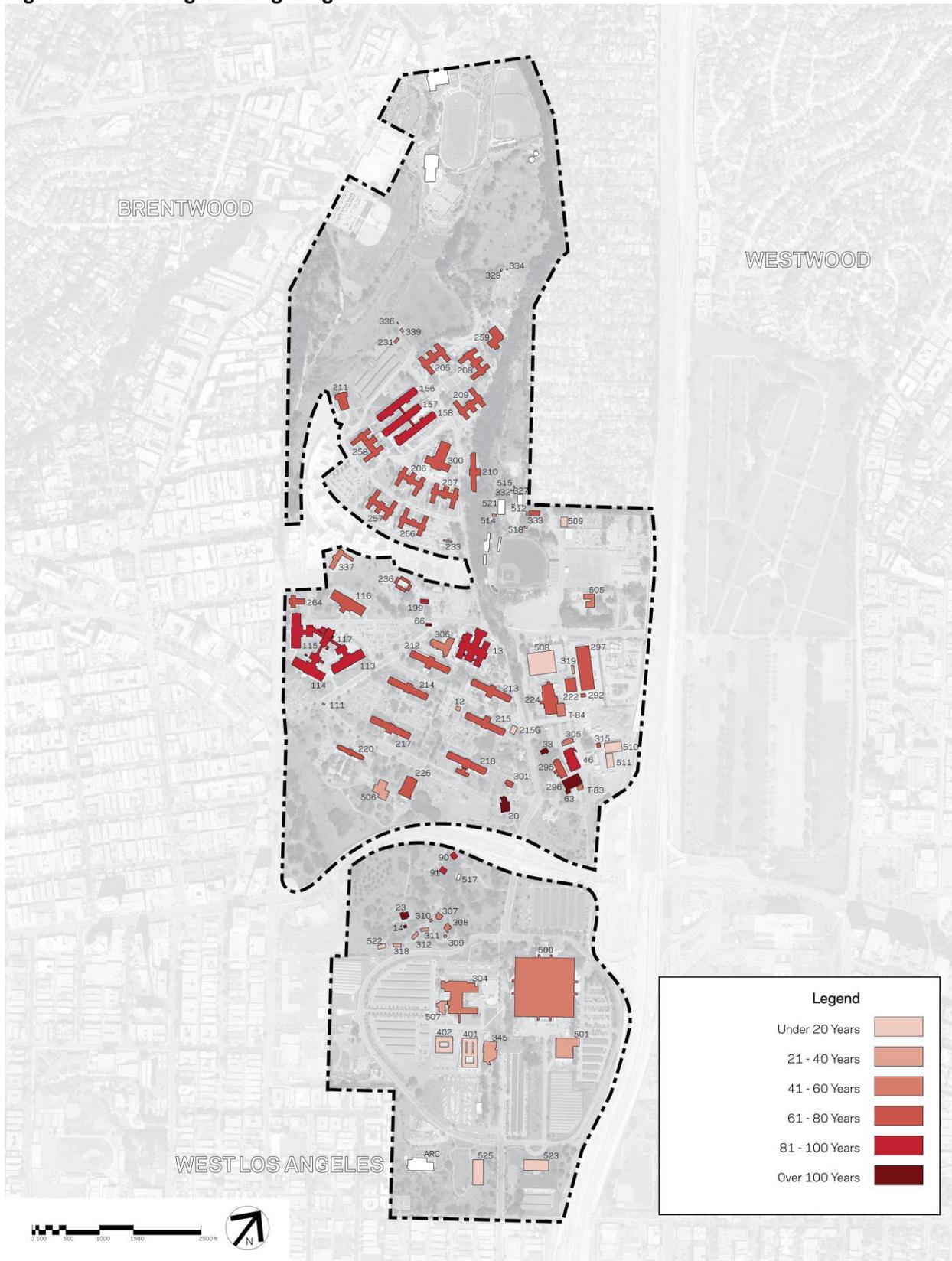


Figure A-3: Existing Buildings: Conditions

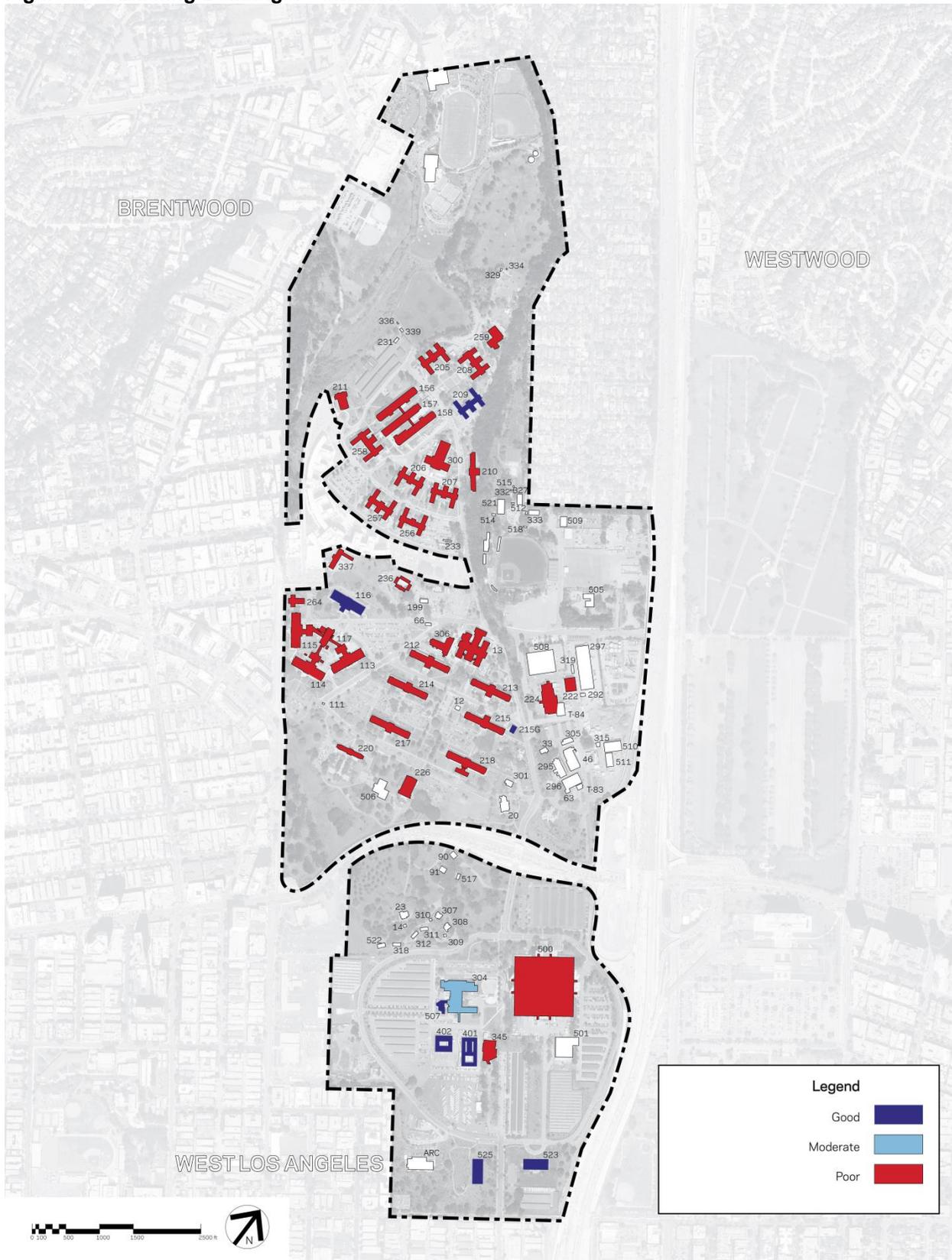


Figure A-4: Existing Buildings: Historic Values

