



Ramona Elementary

Facilities Update

August 19, 2026 Board Meeting



| Update Since the August 5 Presentation

Completed / in process

- NAC, ABB, KPFF and Viola completed follow-up site work
- Structural review focused on Buildings 400, 500 and 600
- Final ABB report is expected after structural analysis
- Viola is preparing ROM repair pricing

Next information needed

- Final ABB report and structural recommendations
- ROM pricing for the assumed campuswide repair scope
- NAC guidance on DSA and code requirements
- Operational feasibility of limited campus use

Current Status

The relocation decision was based on the full pattern of information, not a single isolated condition.

No immediate structural hazard has been identified

Current information does not indicate that the buildings were unsafe to enter.

The underlying issue is systemic

Water intrusion has affected building components and is expected to recur without comprehensive repair.

Continued operation would be reactive

Rain events could require inspections, remediation and additional testing.



| Working Repair Assumptions

NAC has advised that similar repairs should be assumed for similar campus buildings.

Planning assumption

- Conditions are systemic rather than isolated
- Representative testing supports campuswide repair planning
- Additional testing may refine scope, not change the basic assumption

Likely cost drivers

- Windows and exterior wall systems
- Flashing and base-of-wall conditions
- Interior remediation and reconstruction
- DSA and code-related requirements



DSA Cost Framework

The ROM price will help determine whether the project is a repair path or a rehabilitation/replacement analysis.

Below 50%

Repair scope plus DSA review based on the work

Near 50%

Risk zone for cost growth.

At / over 50%

Comprehensive rehabilitation evaluation may be required

Decision Path and Planning



Now

Final report and
ROM pending

Short-term operational options

Review buildings at SW corner of campus
for use.



Next Board update

Present Report and
ROM Pricing

Long-term repair vs replacement analysis

Consider options based on final report and
ROM pricing.

- Receive ABB final report and structural review
- Receive Viola ROM repair pricing
- Confirm DSA, fire/life-safety and accessibility requirements
- Compare repair, rehabilitation and replacement paths