Bond Oversight Committee Meeting #2

April 27, 2026

Orting School District
Connect - Inspire - Empower

NAC

FEEDBACK AND LISTENING

Bond Oversight Committee

Meeting #1



Meeting #2



Agenda

1. **Schedule**
2. **High School Master Plan**
3. **High School Design Update**
4. **Elementary Design Update**
5. **Next Steps**

OVERVIEW

BUDGET

ORTING ELEMENTARY SCHOOL

$110 Million

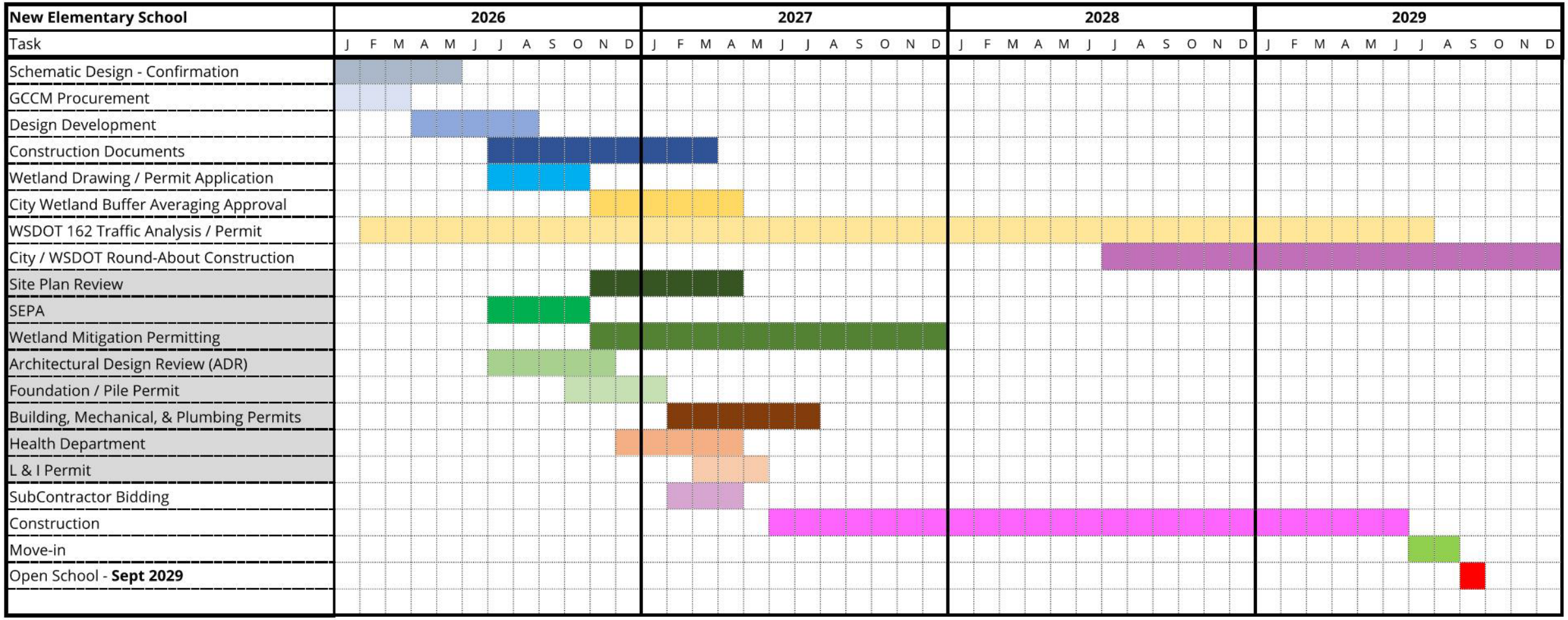
ORTING HIGH SCHOOL (CTE/SCIENCE)

$38.3 Million

CITY OF ORTING COORDINATION

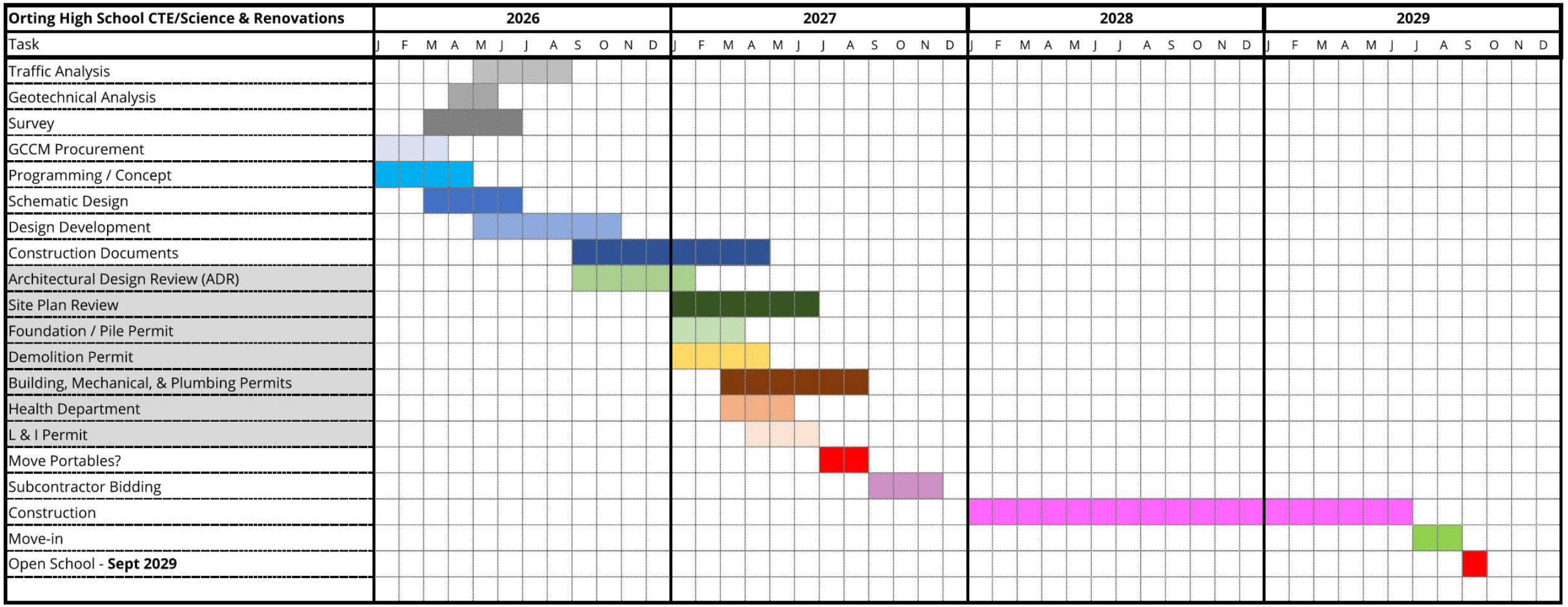
Orting Elementary

Milestone Schedule



Orting High School

Milestone Schedule



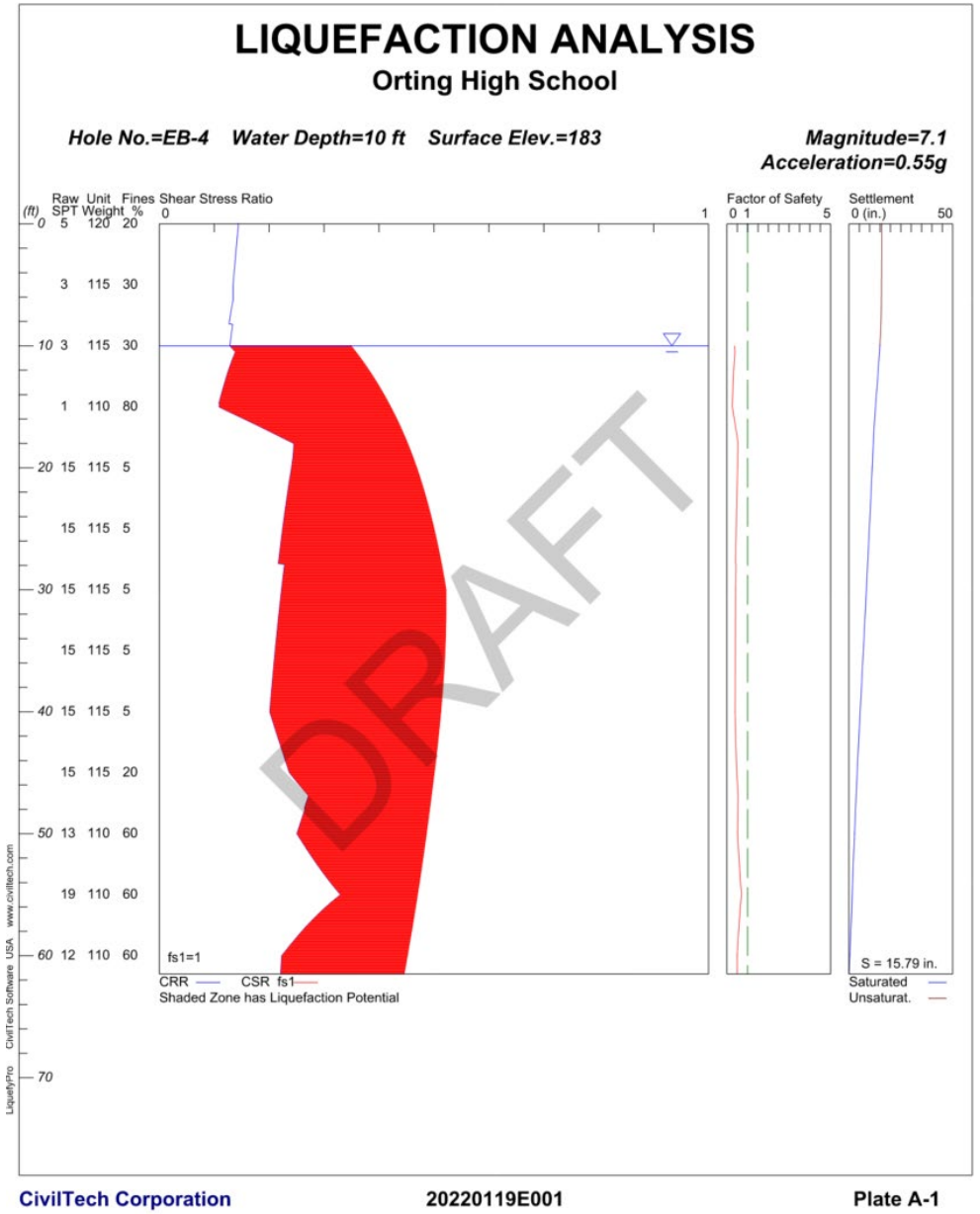
ADDITIONAL INVESTIGATIONS & COORDINATION

Geotechnical

Results from First Round of Borings in 2026 evaluated

- Hit lots of gravel between 30 and 50’ down
- Need to evaluate soil below the gravel to meet new code associated with earthquake risk.

Different Type of Boring (Rotosonic) – can go up to 120 feet deep – will happen in the next few weeks.



ADDITIONAL INVESTIGATIONS & COORDINATION

Geotechnical

Likely Ground Improvement Solutions

Orting Elementary

Aggregate Piers

- ✓ 30-50 feet deep
- ✓ Under the entire building plus 15-20’ outside building perimeter.

Orting High School

Soil Mixing Piers

- ✓ 30-50 feet deep
- ✓ Under the entire building (does not need to go outside the building perimeter)

Orting High School

Assumptions

Phase 1	Phase 2	Phase 3
24,000 sf Science + CTE	150,000 sf	90,000 sf

Capacity Model

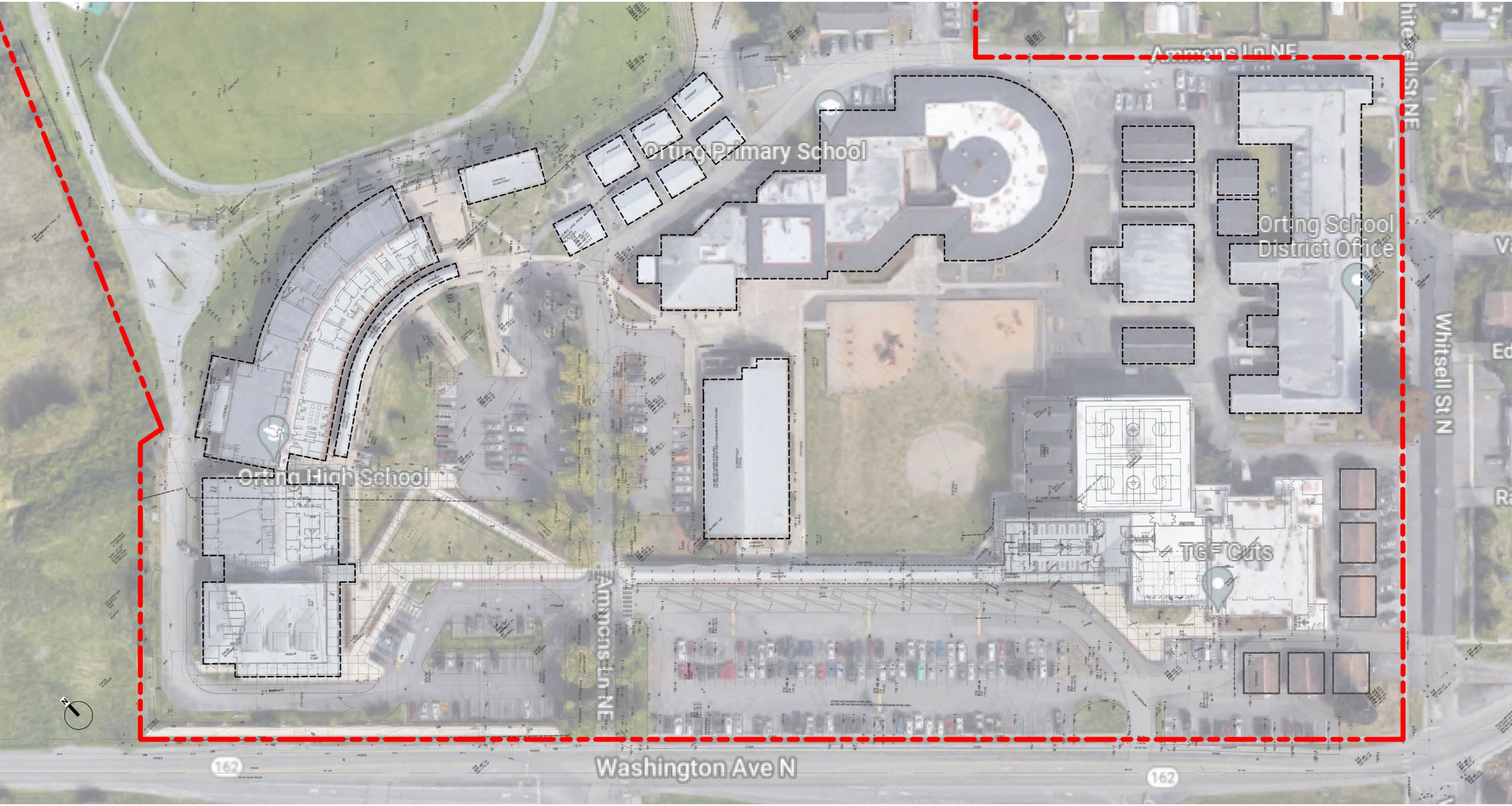
5 of 6 Periods
“Own your Classroom”

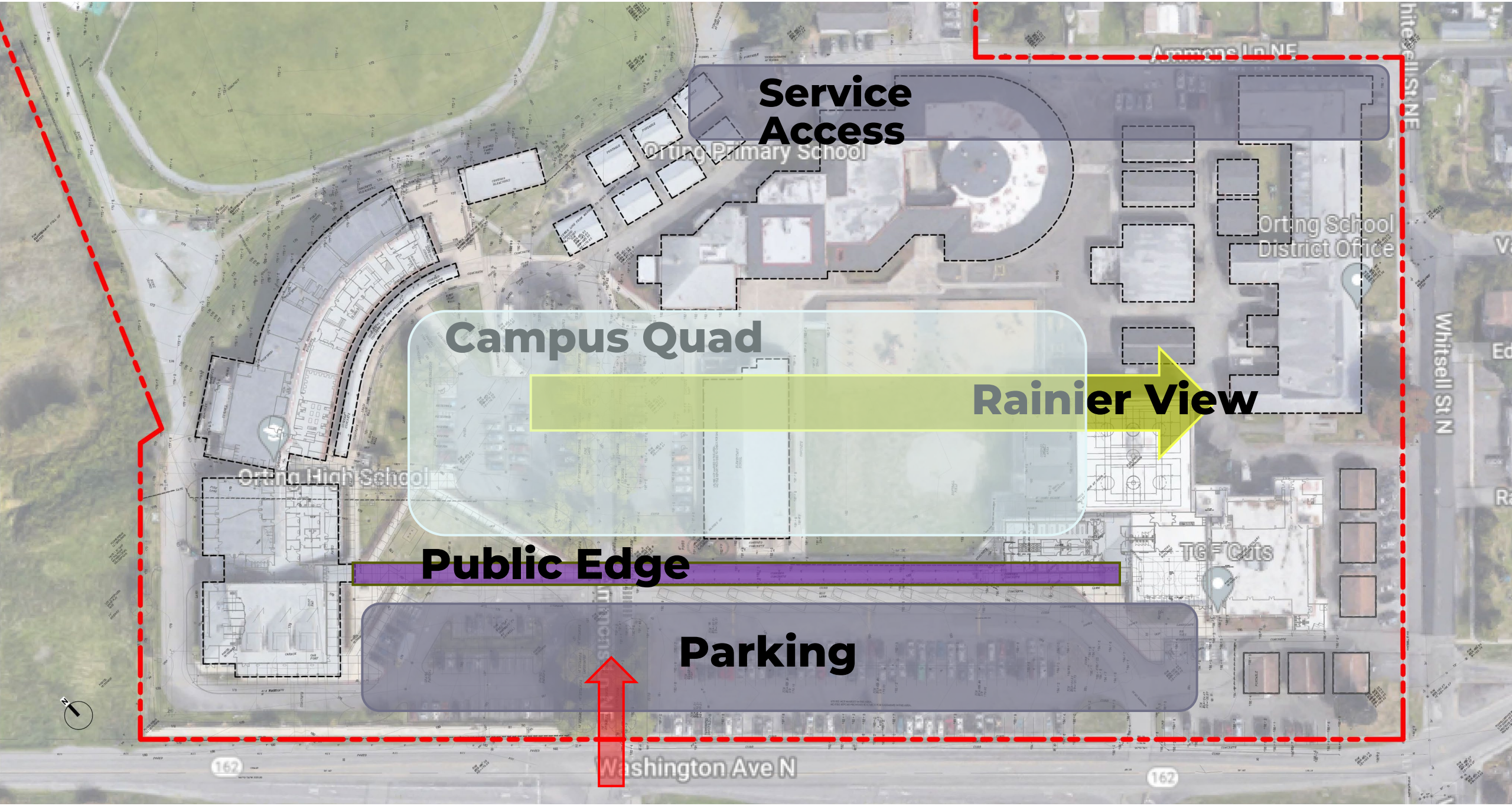
Assume Max 1700 Students

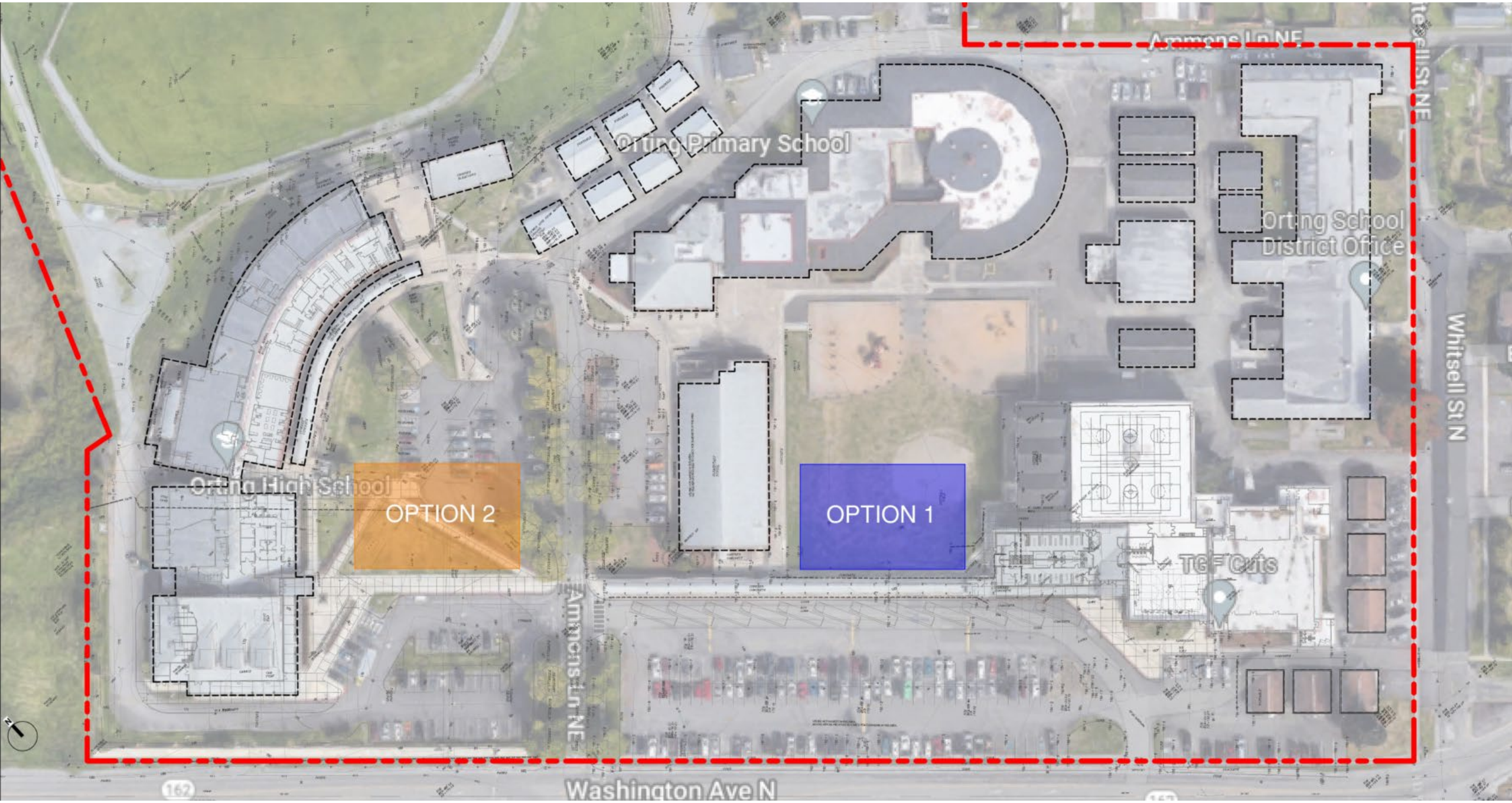
	# of Teaching Stations	Students per Teaching Station	Building Capacity	% Utilization	Program Capacity	% of Total
Core Academic Area						
Classroom: Core [Math, English, Social Studies, World Language]	32	30	960	83%	797	46.06%
Environmental Science Classroom (Wildlife + Horticulture)	0	30	0	83%	0	
Lab: Science (with sink, built-in counters, etc.)	10	28	280	83%	232	13.43%
Subtotal	42		1240		1029	59.49%
Special Education						
Self-Contained Classroom (EBD)	1	12	12	95%	11	0.66%
Self-Contained Classroom (ILC1 & ILC2)	2	12	24	95%	23	1.32%
Resource Classroom	5	18	90	83%	75	4.32%
Subtotal	8		126		109	
Visual Arts						
3D Art Classroom	1	30	30	83%	25	
2D Art Classroom	1	30	30	83%	25	Assume ASB one
Subtotal	2		60		50	2.88%
Performing Arts						
Choir Classroom	1	35	35	83%	29	
Band Classroom	1	50	50	83%	42	
Orchestra Classroom	1	25	25	83%	21	
Stage (Drama Class)	1	25	25	60%	15	
Subtotal	4		85		106	6.14%
Career & Technical Education						
CAD & Robotics & Jewelry	3	28	84	83%	70	
Video Production/Digital Photography/Yearbook	3	28	84	83%	70	
Shop (Small Engines/Scene/Etc.)	1	25	25	60%	15	
DECA / FBLA	1	28	28	83%	23	
JROTC	1	28	28	83%	23	
Sports Medicine/Health Classroom	1	27	27	83%	22	
Culinary Arts	1	25	25	83%	21	
Nutrition and Fitness	1	27	27	83%	22	
Subtotal	12		328		266	15.40%
Library/Media Center						
Library	1	30	30	83%	25	
Subtotal	1		30		25	1.44%
Physical Education & Athletics						
Main Gymnasium (bleachers)	2	36	72	83%	60	
Auxiliary Gymnasium	1	36	36	83%	30	
Weight Room	1	36	36	83%	30	
Multi-Purpose Wrestling Room / Aerobics / Yoga	1	30	30	83%	25	
Subtotal	5		144		144	8.35%
Total	73		2013	86%	1730	


Ammons Ln NE
Orting Primary School
Orting School District Office
Whitsell St N
Orting High School
TGF Cuts
Ammons Ln NE
Washington Ave N
162
162

Analysis

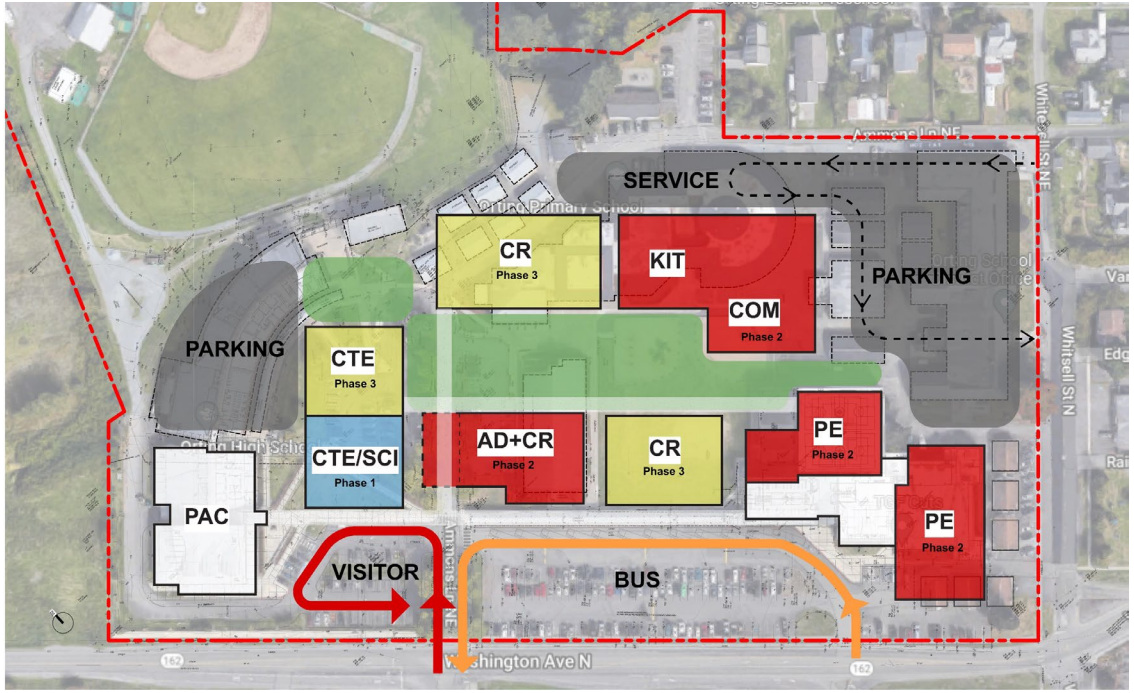

Ammons Ln NE
Whitsell St NE
Orting Primary School
Orting School District Office
Whitsell St N
Orting High School
TGIF Cuts
Ammons St NE
Washington Ave N
162
162


Service Access
Campus Quad
Rainier View
Public Edge
Parking
Ammons Ln NE
Orting Primary School
Orting School District Office
Whitsell St NE
Whitsell St N
Orting High School
Washington Ave N
162
167

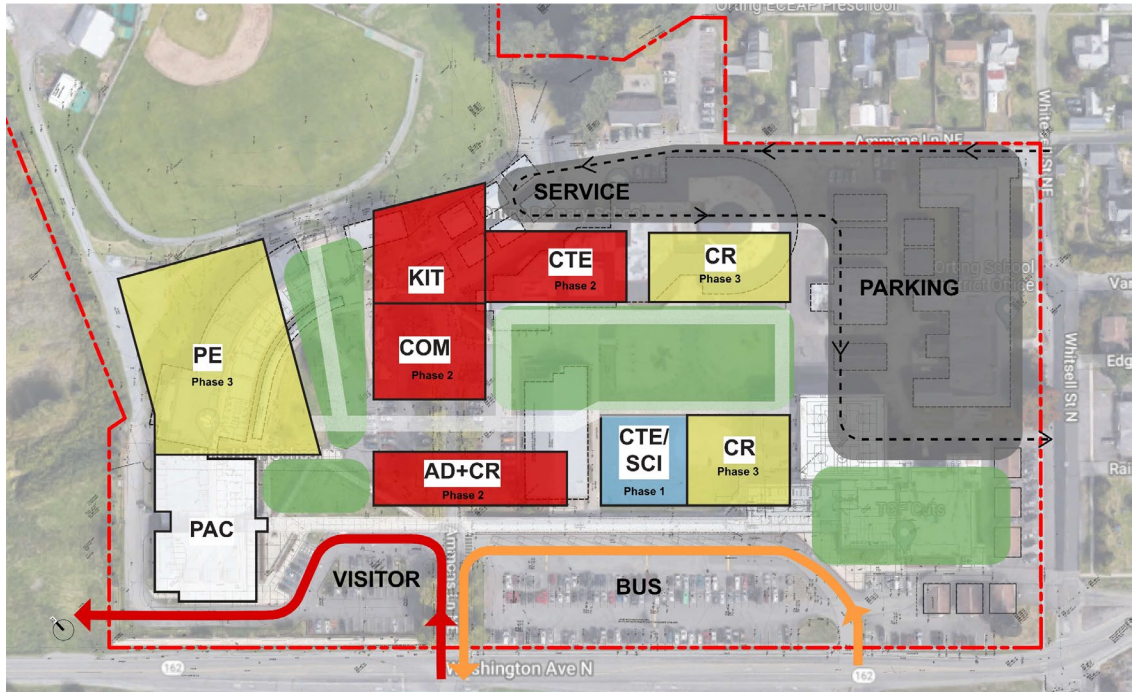

Ammons Ln NE
Orting Primary School
Orting School District Office
Whitsell St N
Orting High School
OPTION 2
OPTION 1
TGF Cuts
Ammons Ln NE
Washington Ave N
162

Initial Discussion

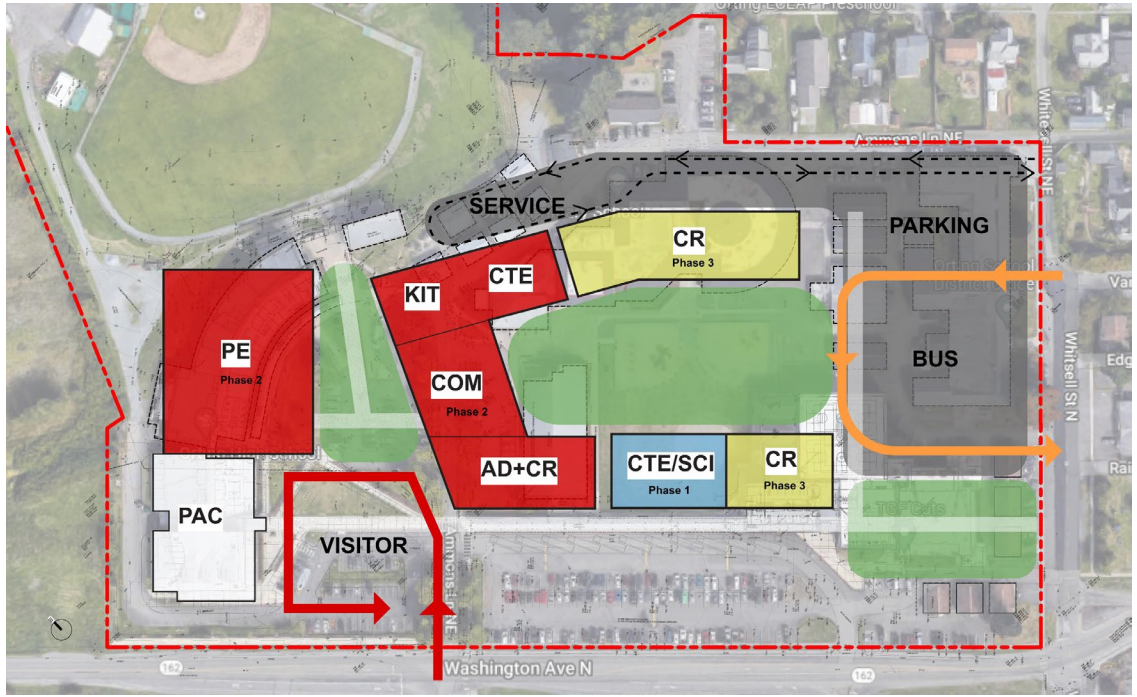
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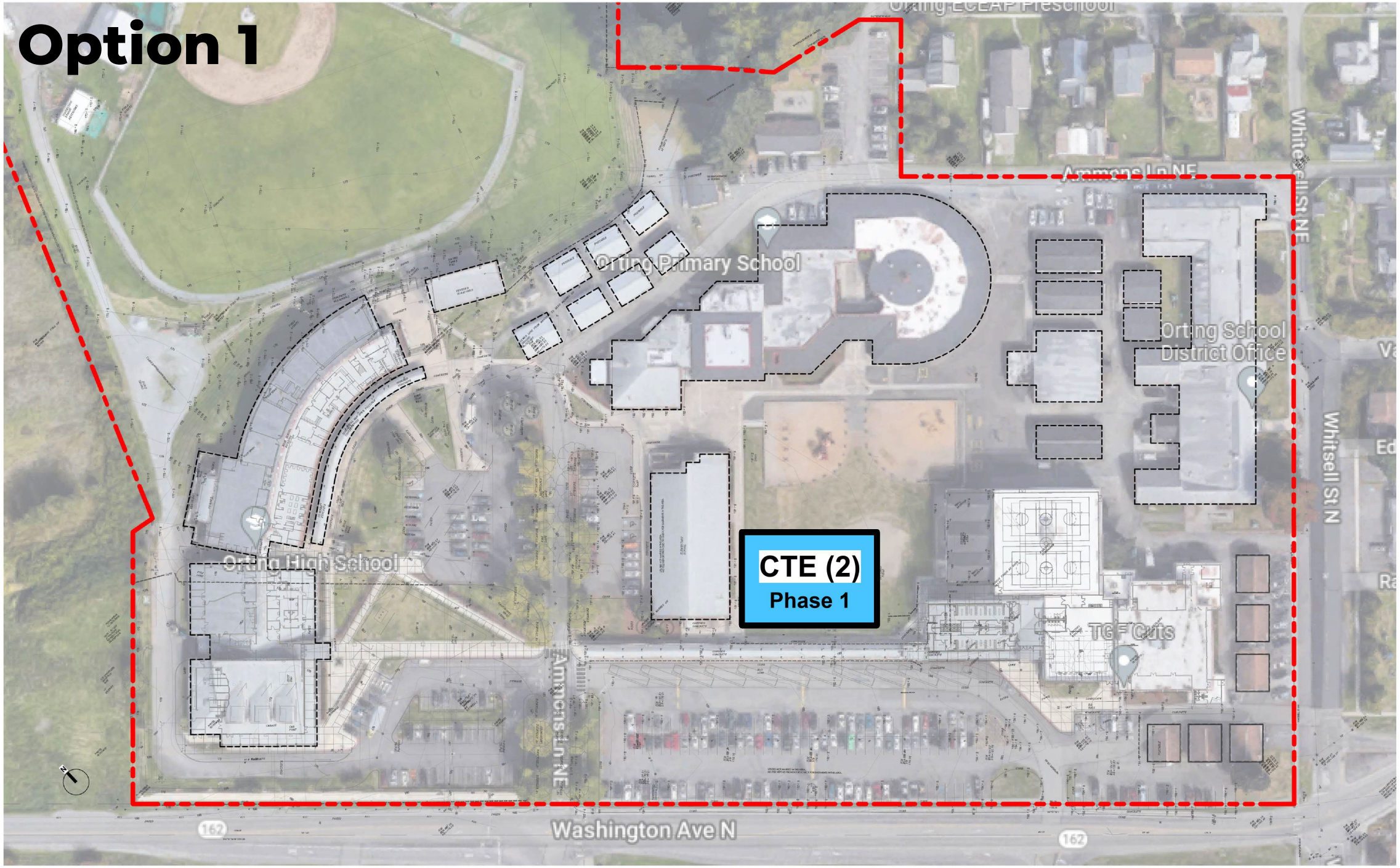
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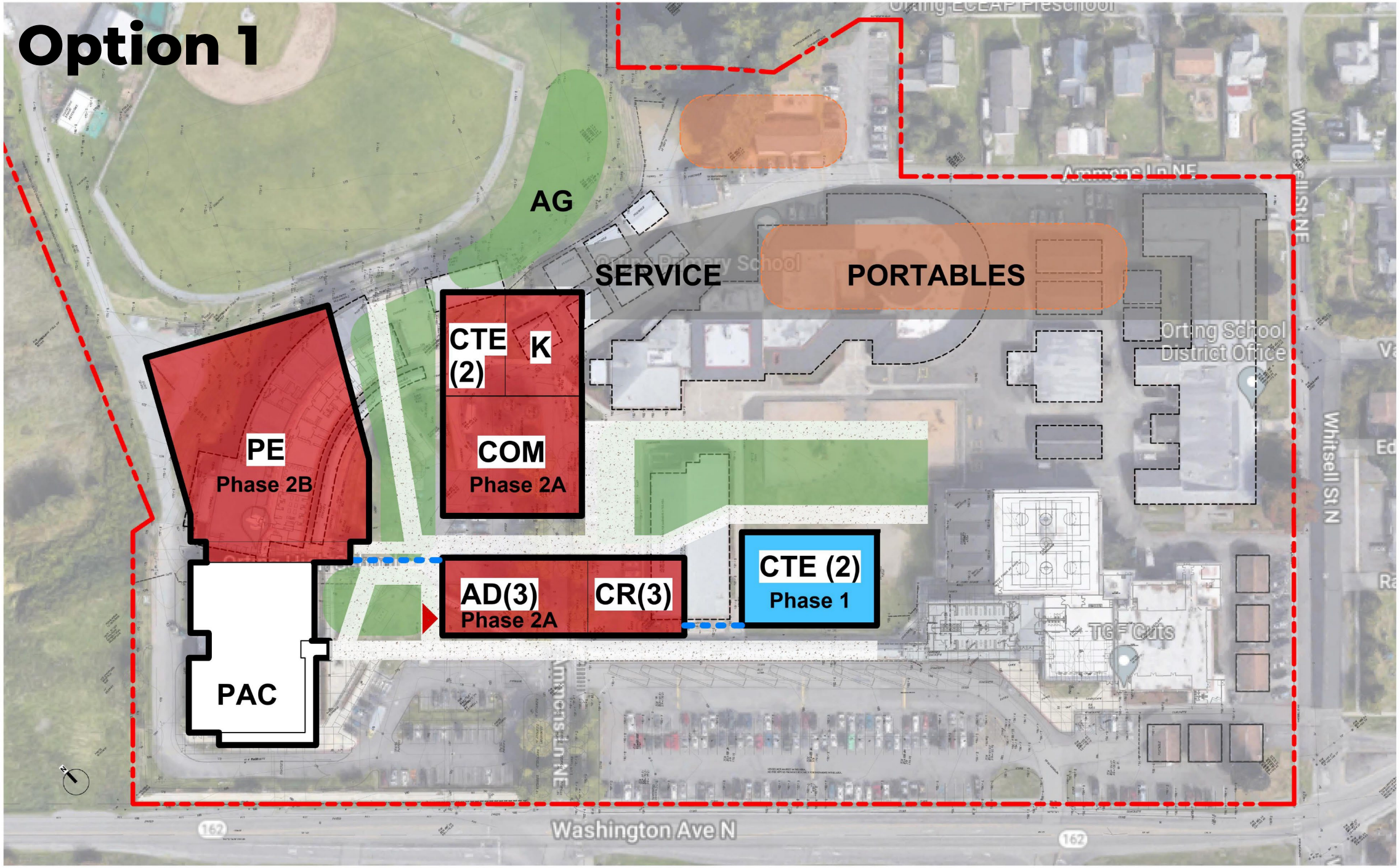


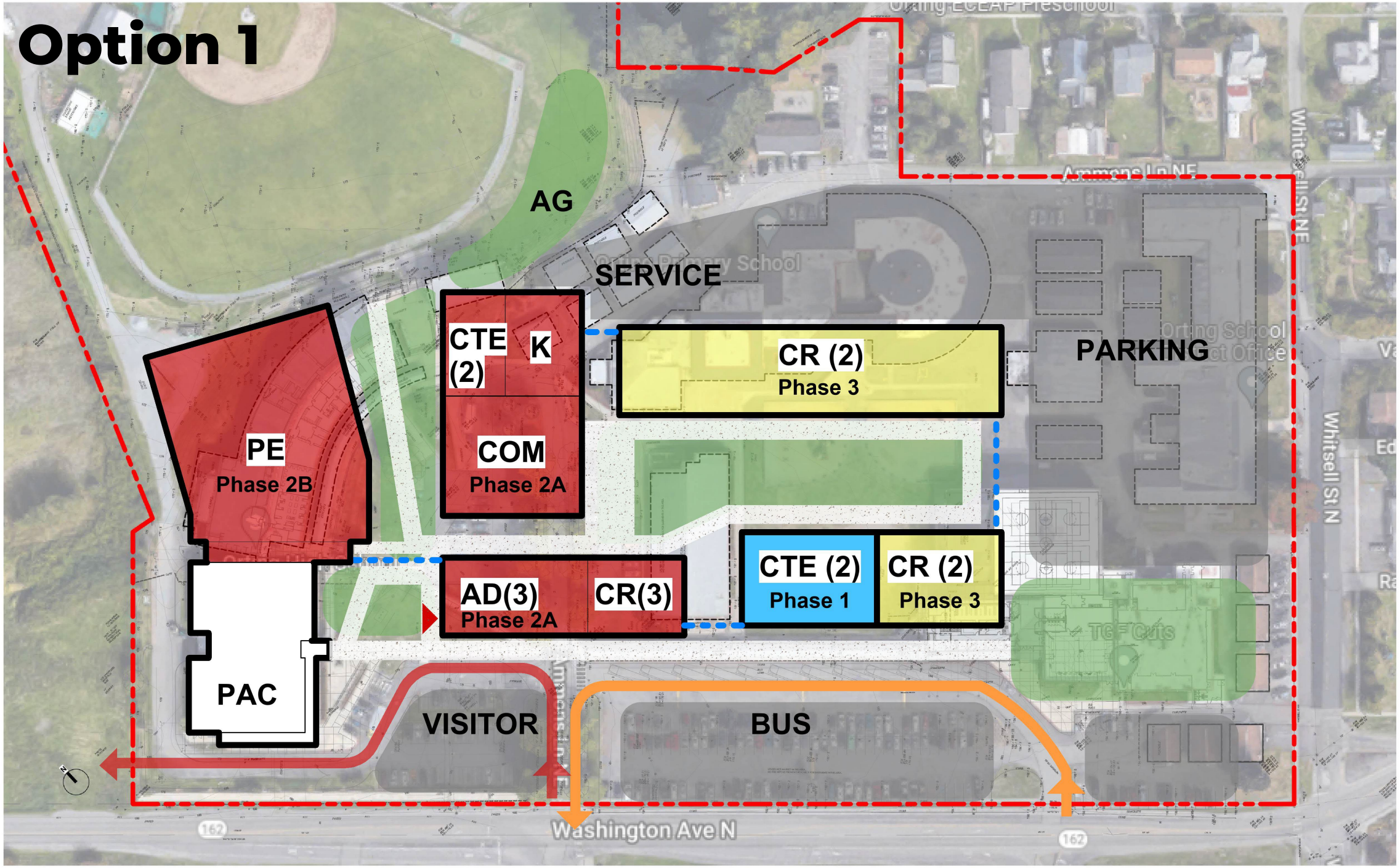
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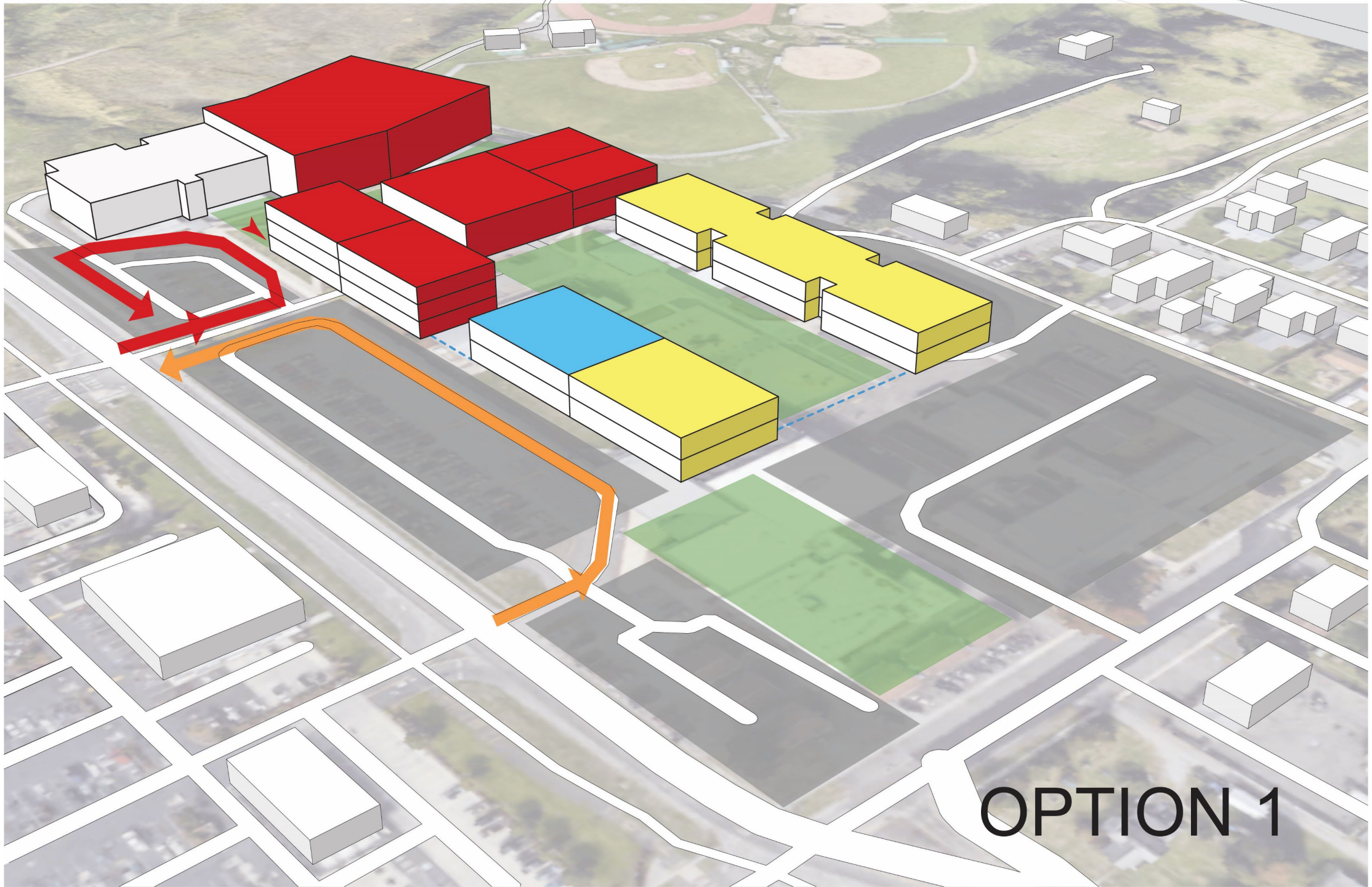


Option 1

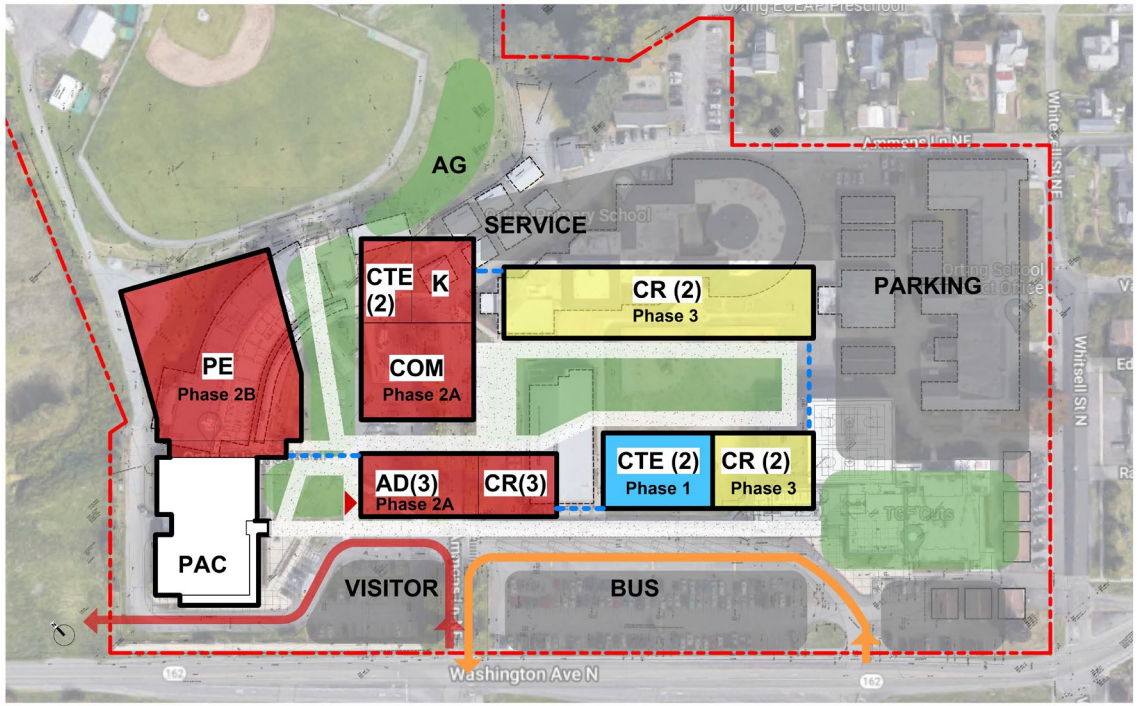

Orting Primary School
Orting School District Office
Orting High School
CTE (2)
Phase 1
TGF Cuts
Ammons Ln NE
Whitsell St NE
Whitsell St N
Washington Ave N
162
162


Option 1
AG
SERVICE
PORTABLES
CTE (2)
K
COM
Phase 2A
PE
Phase 2B
PAC
AD(3)
Phase 2A
CR(3)
CTE (2)
Phase 1
Ammons Ln NE
Whitsell St NE
Orting School District Office
Whitsell St N
TGF Cuts
Washington Ave N
162
162

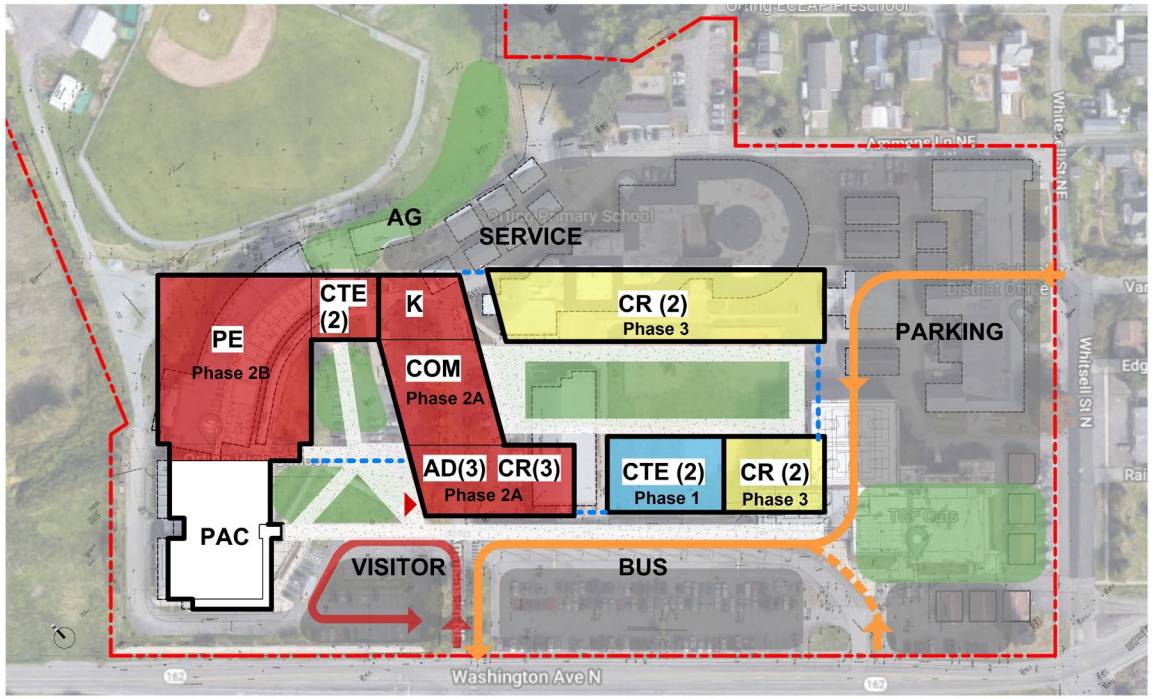

Option 1
AG
SERVICE
CTE (2)
K
COM
Phase 2A
CR (2)
Phase 3
PARKING
PE
Phase 2B
AD(3)
Phase 2A
CR(3)
CTE (2)
Phase 1
CR (2)
Phase 3
PAC
VISITOR
BUS
Whitsell St NE
Whitsell St N
Washington Ave N
162
162


OPTION 1

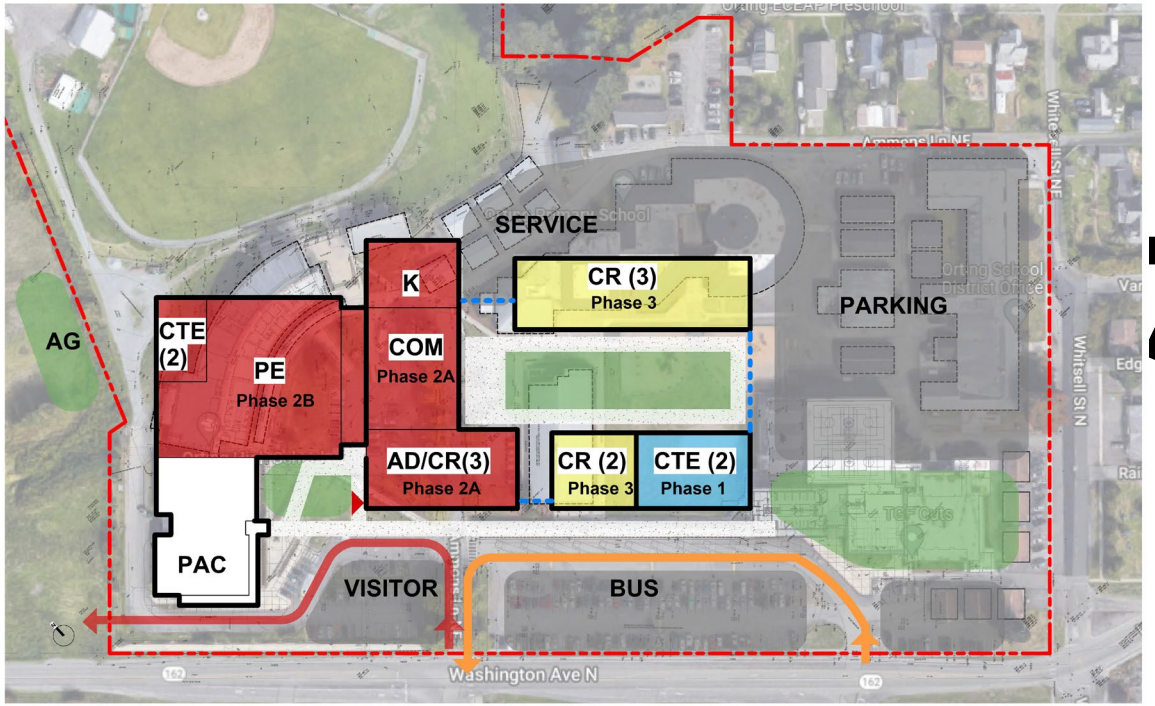
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AG
SERVICE
CTE (2)
K
CR (2)
Phase 3
PARKING
PE
Phase 2B
COM
Phase 2A
CTE (2)
Phase 1
CR (2)
Phase 3
AD(3)
Phase 2A
CR(3)
PAC
VISITOR
BUS
Washington Ave N
Whitsell St N

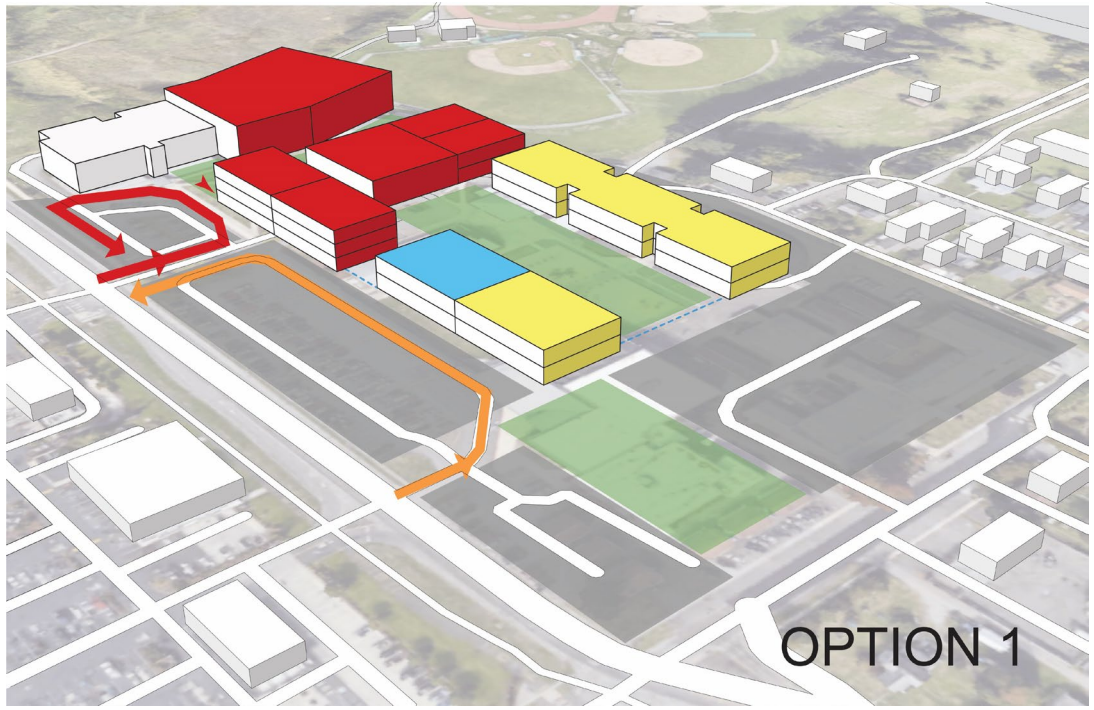
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AG
SERVICE
CTE (2)
K
CR (2)
Phase 3
PARKING
PE
Phase 2B
COM
Phase 2A
CTE (2)
Phase 1
CR (2)
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AD(3)
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VISITOR
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Washington Ave N
Whitsell St N

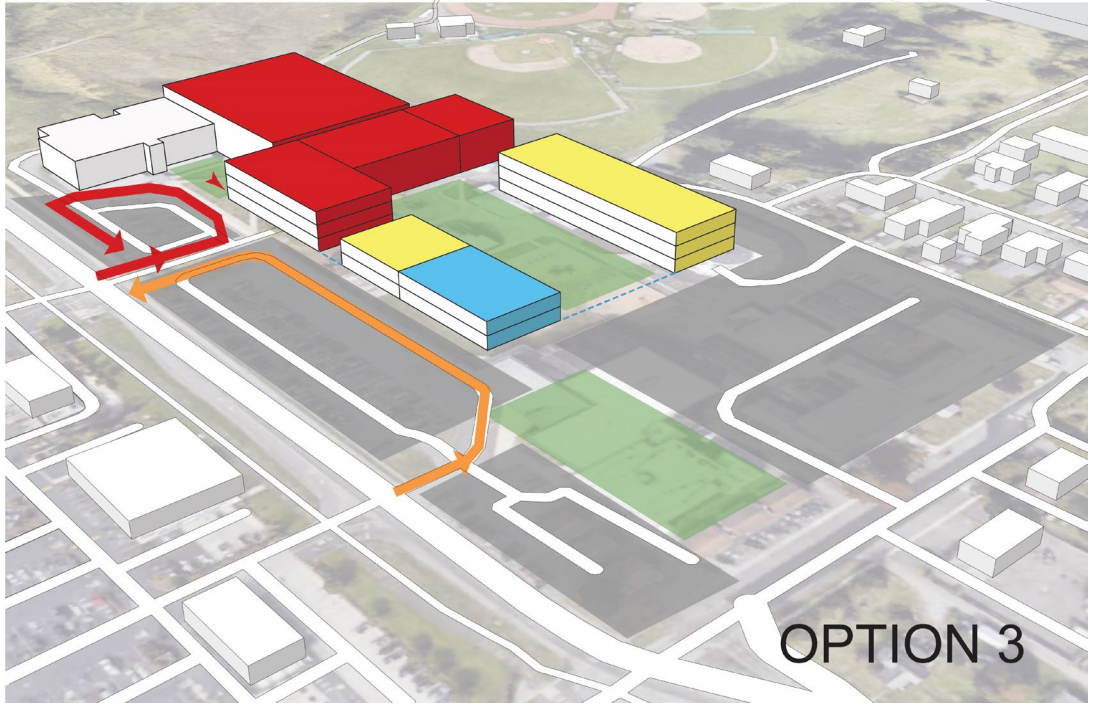
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AG
SERVICE
CTE (2)
K
CR (3)
Phase 3
PARKING
PE
Phase 2B
COM
Phase 2A
AD/CR(3)
Phase 2A
CR (2)
Phase 3
CTE (2)
Phase 1
PAC
VISITOR
BUS
Washington Ave N
Whitsell St N

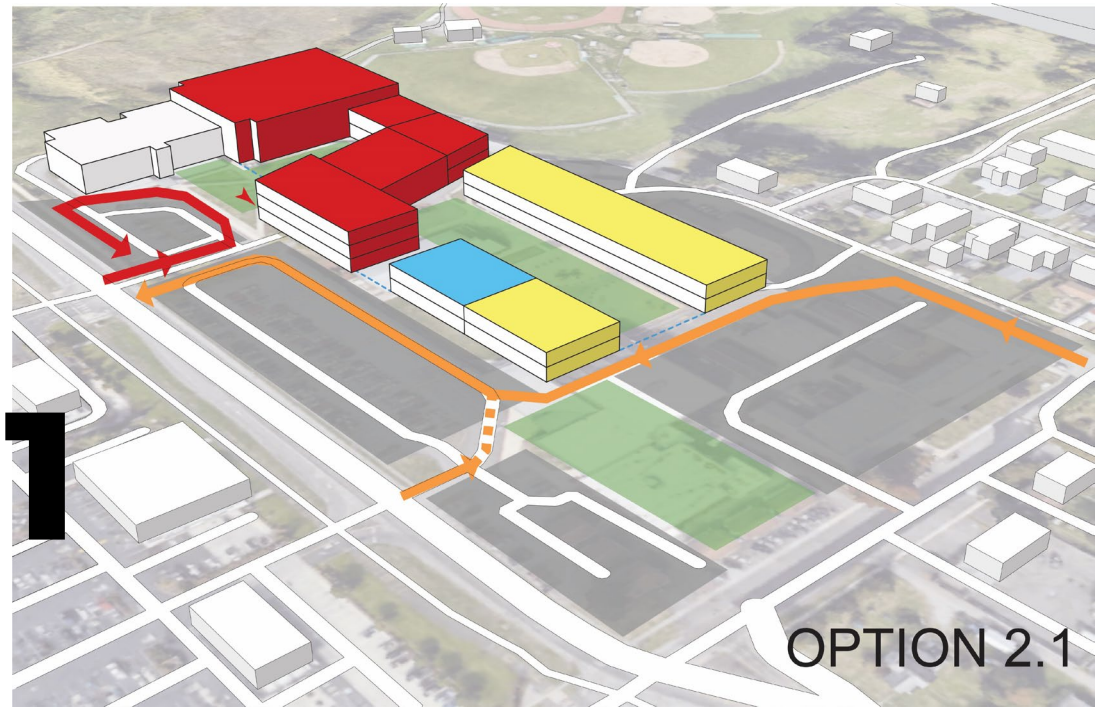
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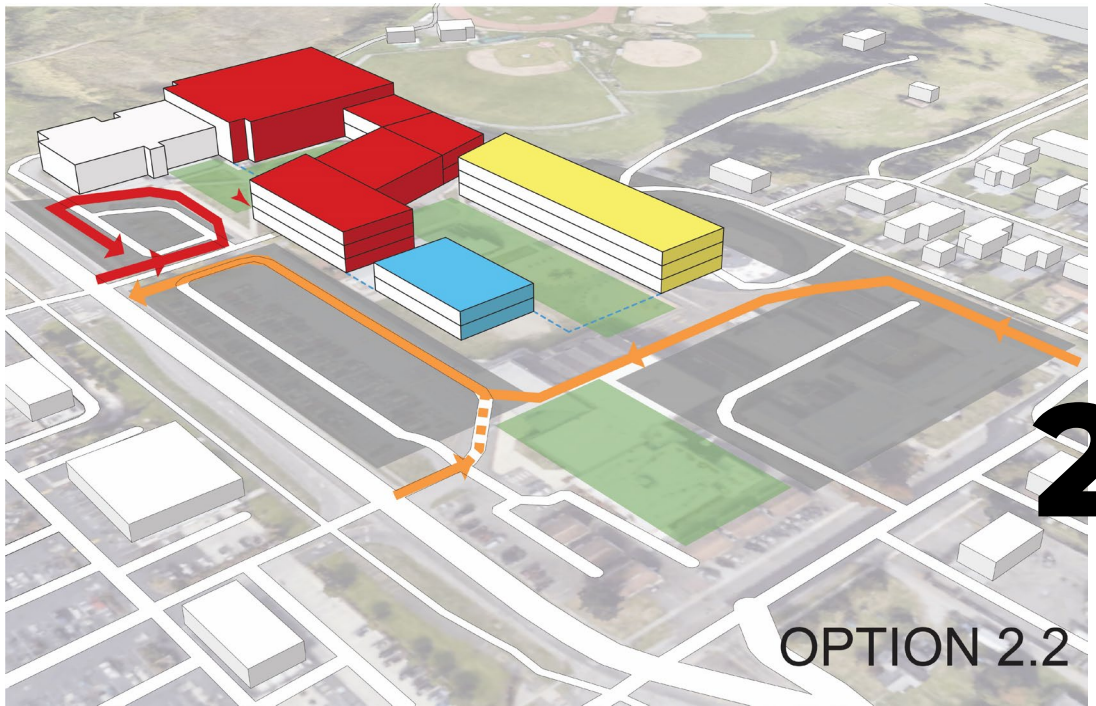
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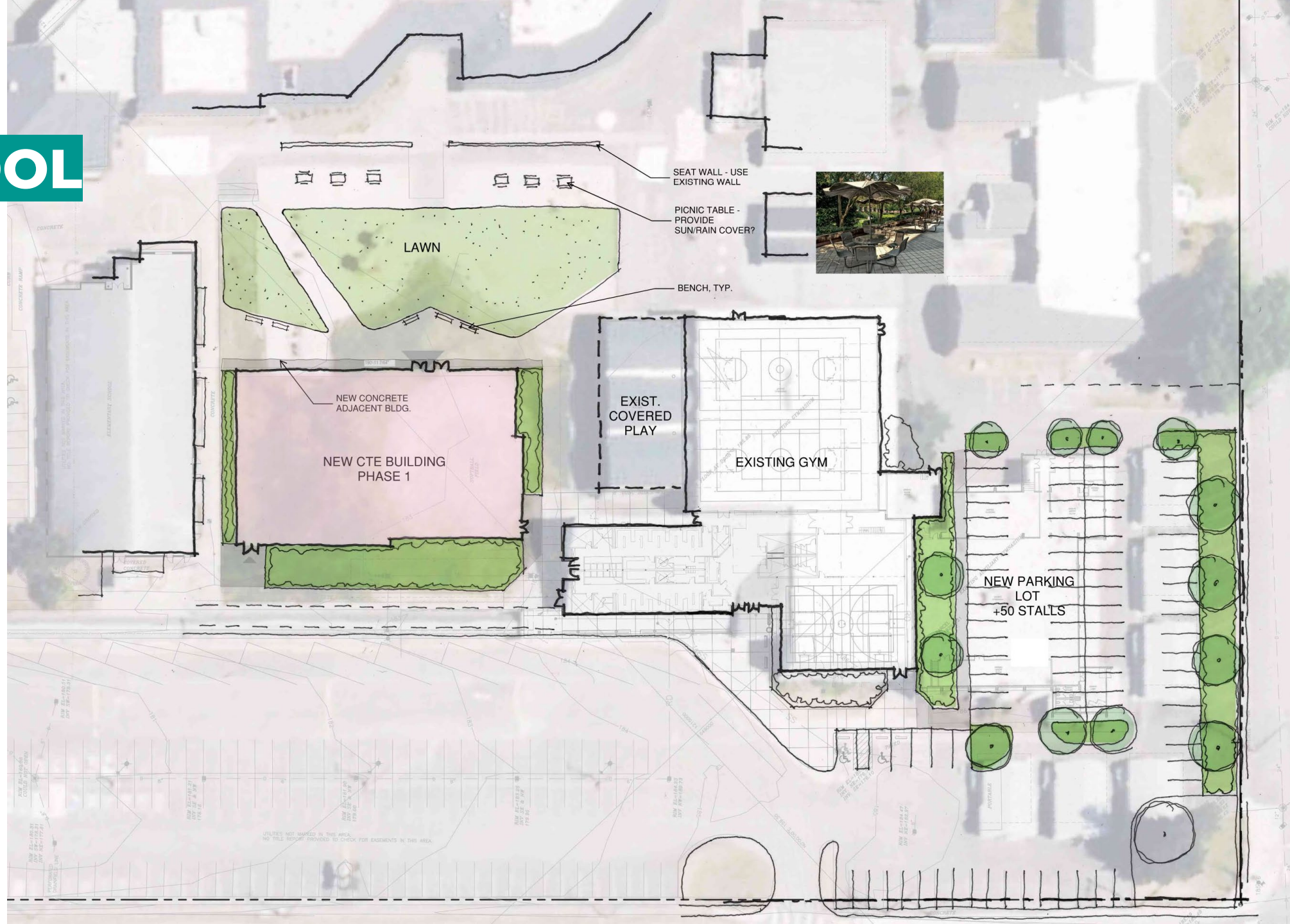
2.1



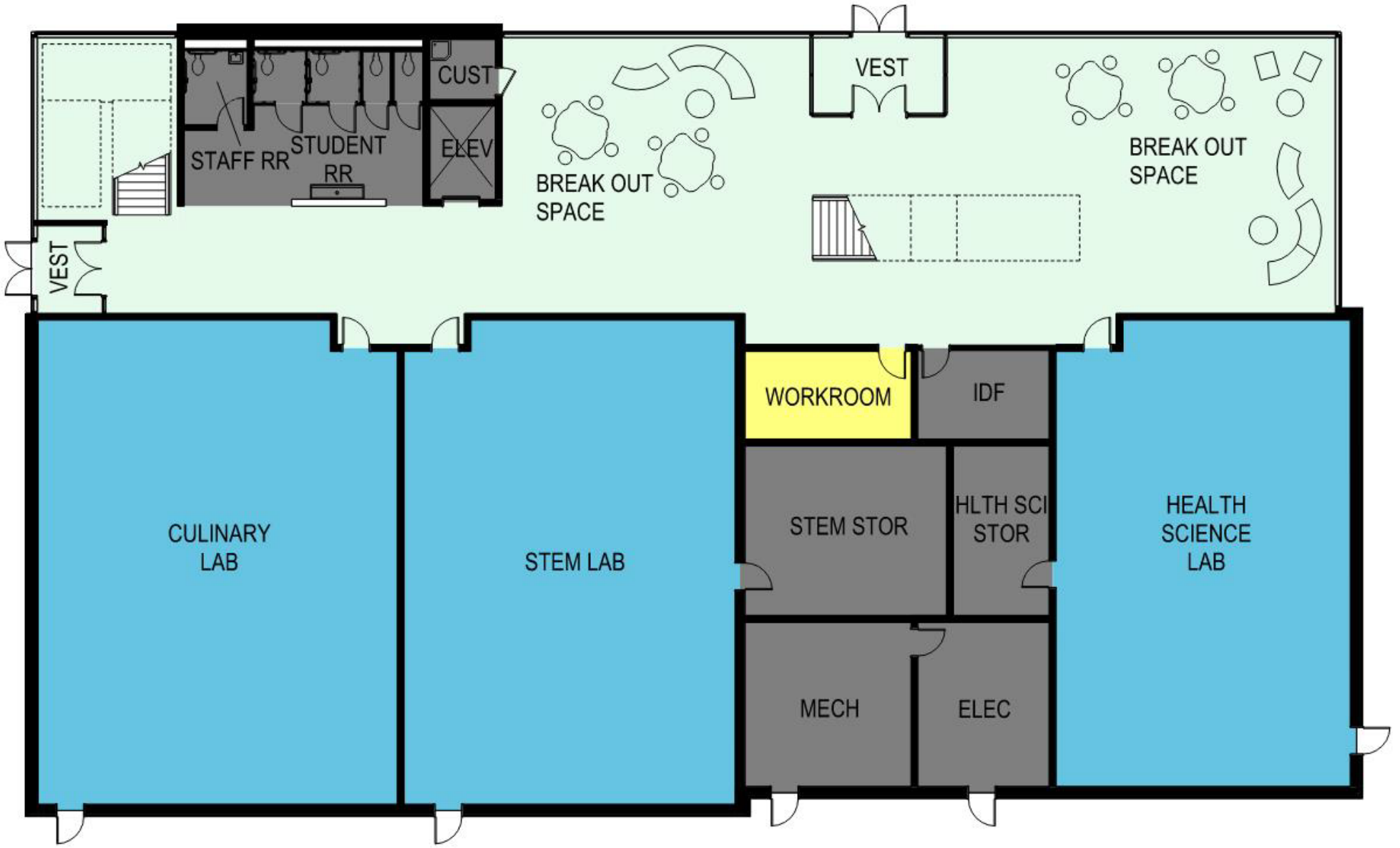
2.2



ORTING HIGH SCHOOL

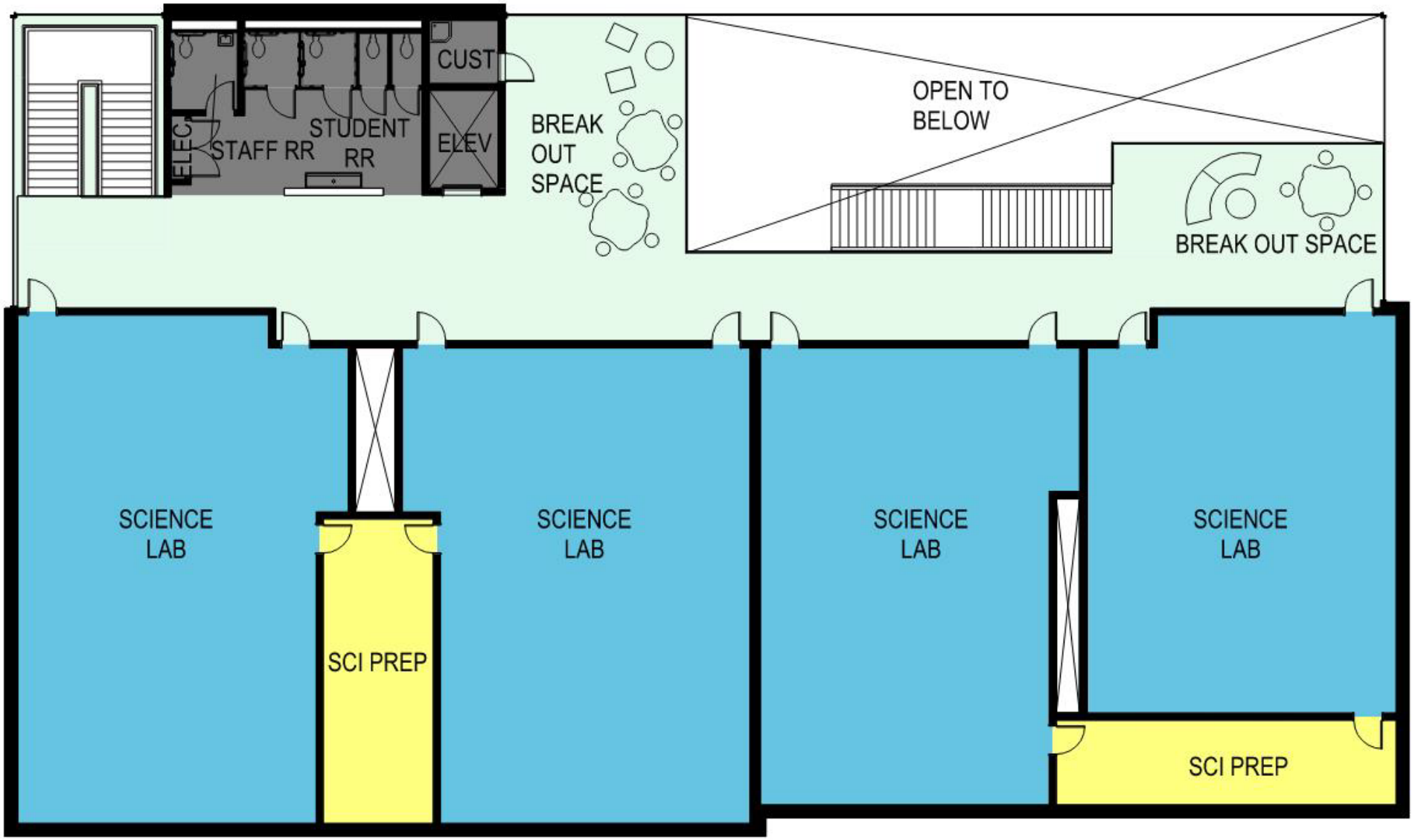


ORTING HIGH SCHOOL

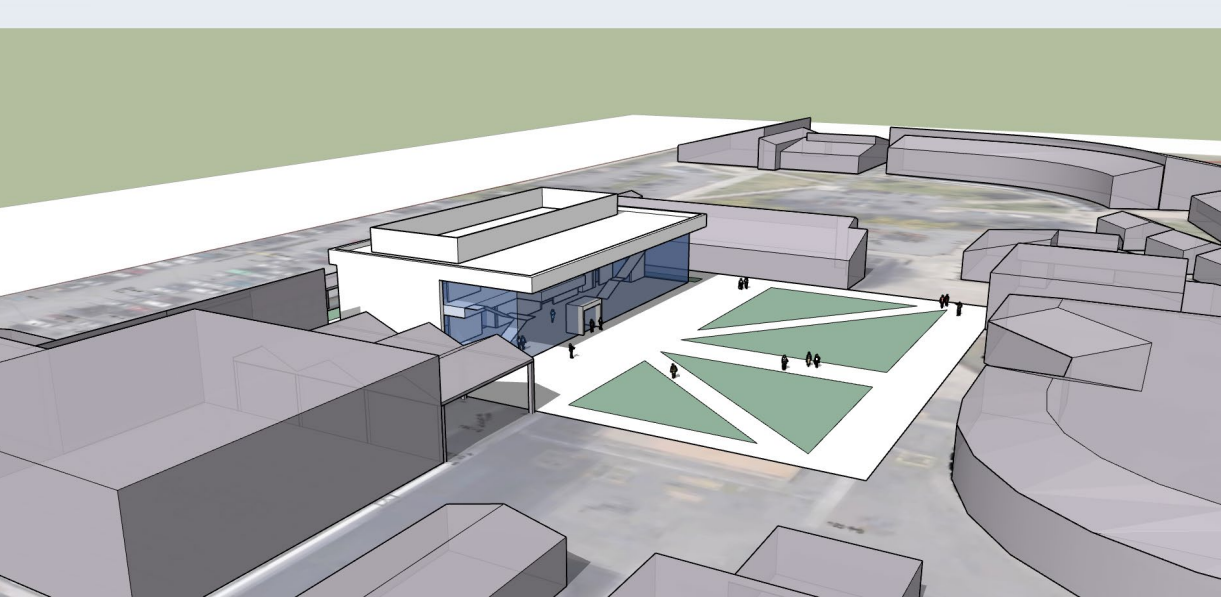


Level 1

ORTING HIGH SCHOOL



Level 2

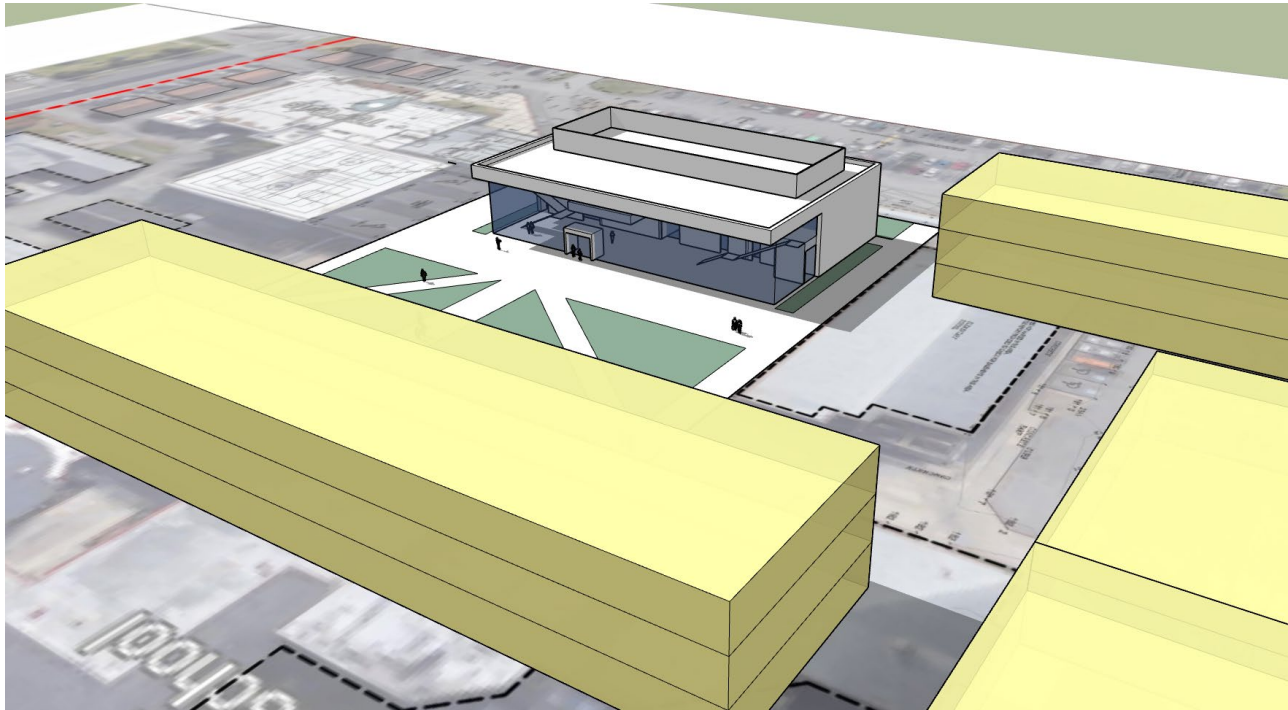


EXISTING



FUTURE



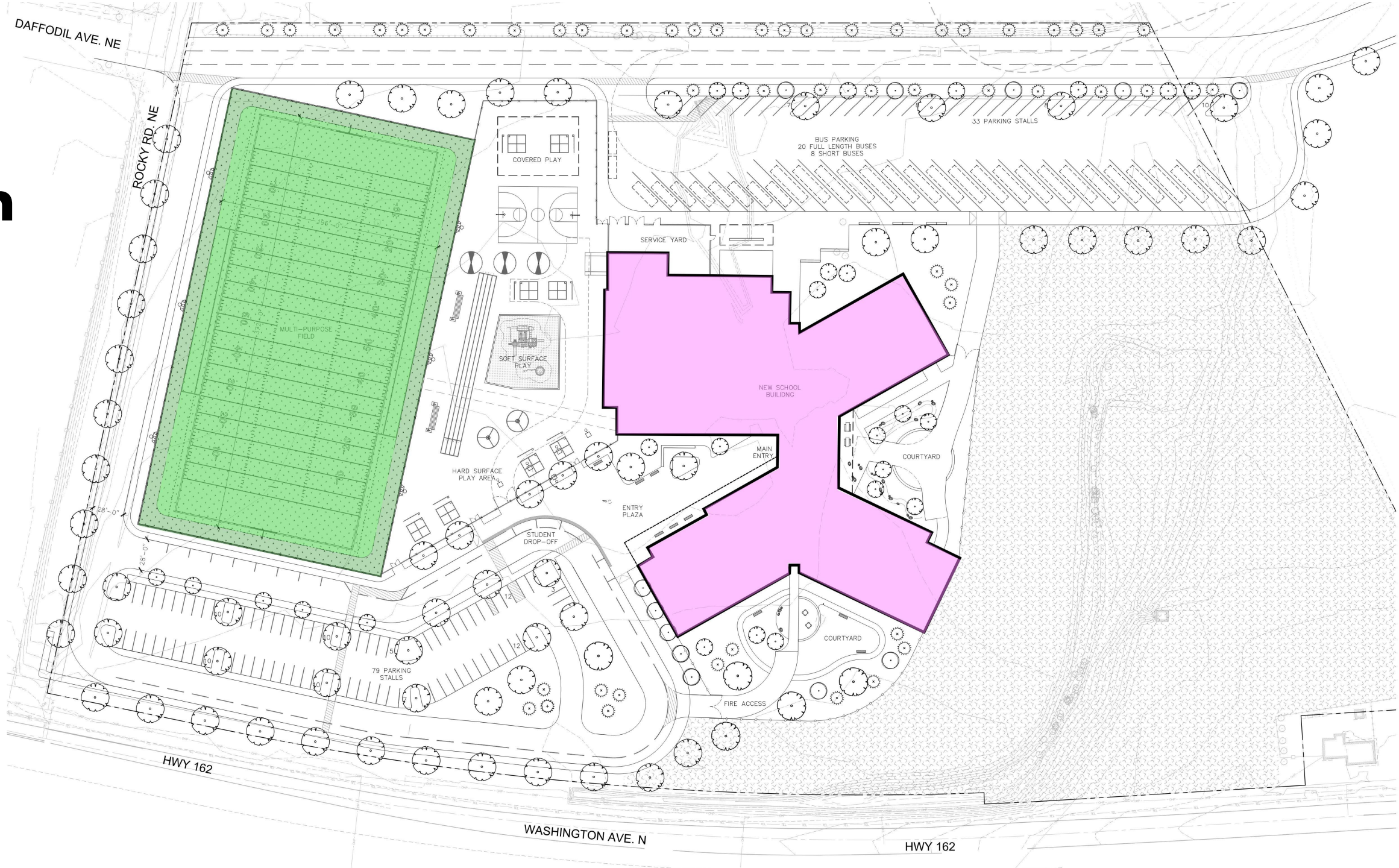


Orting Elementary School

Site Plan



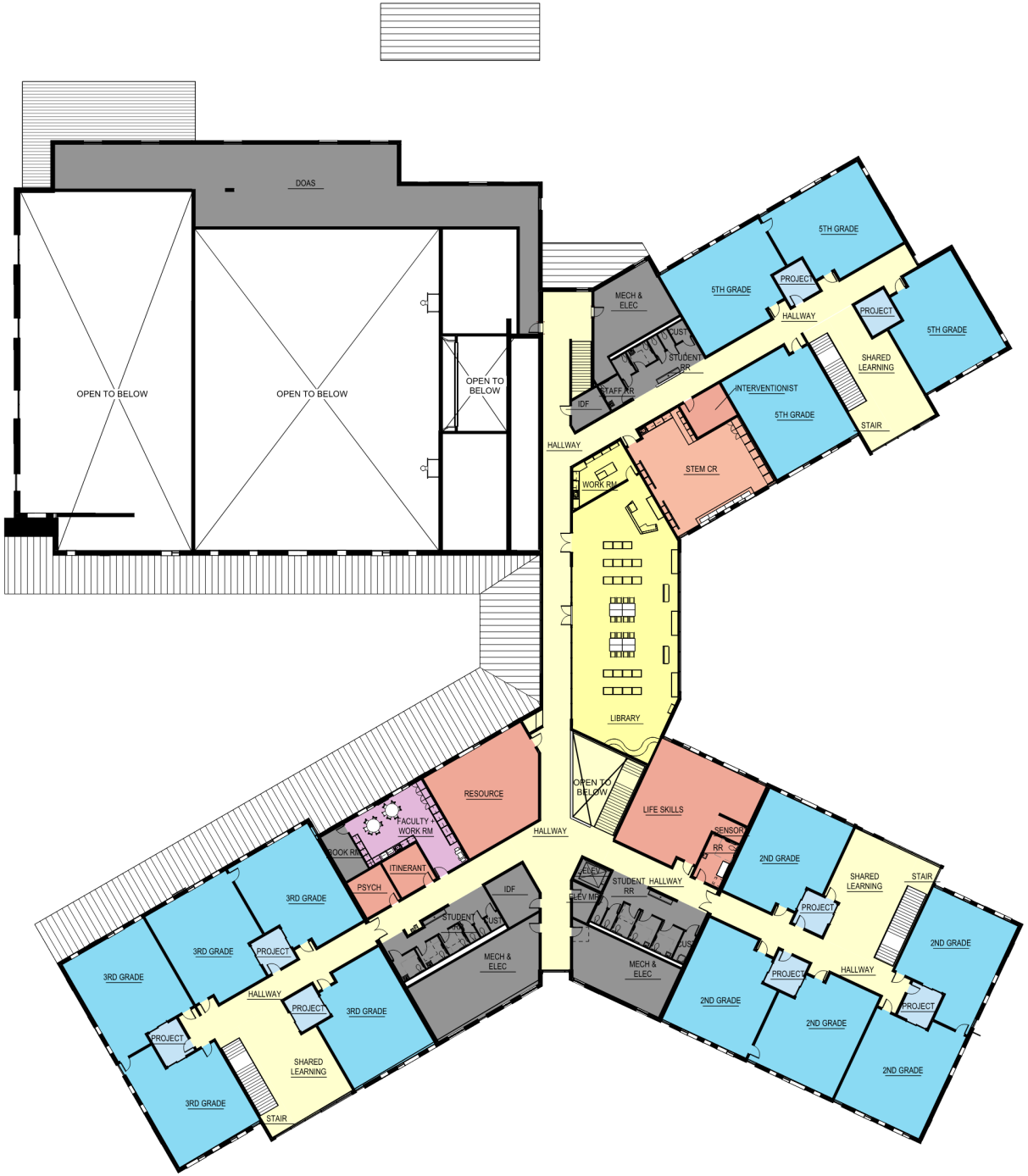
Site Plan


DAFFODIL AVE. NE
ROCKY RD. NE
COVERED PLAY
33 PARKING STALLS
BUS PARKING
20 FULL LENGTH BUSES
8 SHORT BUSES
SERVICE YARD
MULTI-PURPOSE FIELD
SOFT SURFACE PLAY
NEW SCHOOL BUILDING
MAIN ENTRY
COURTYARD
HARD SURFACE PLAY AREA
ENTRY PLAZA
STUDENT DROP-OFF
79 PARKING STALLS
COURTYARD
FIRE ACCESS
HWY 162
WASHINGTON AVE. N
HWY 162

First Floor

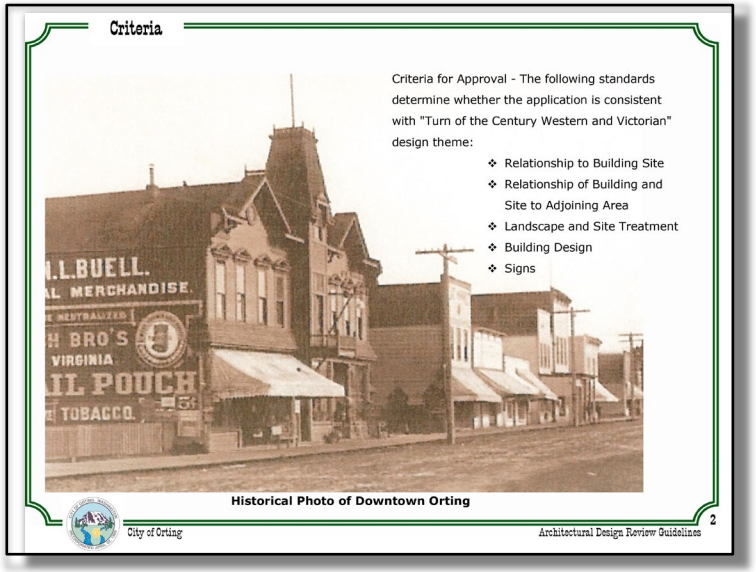

RR
RR
SERVICE YARD
OVERHANG ABOVE
HALLWAY
KITCHEN
RECEIVING
BOILER ROOM
ELECTRICAL
MDF
MUSIC OFFICE
MUSIC STORAGE
MUSIC CLASSROOM
RIGHT-AT-SCHOOL STORAGE
CAFETERIA
CHAIR STORAGE
BLEACHERS
GYM
HALL
VEST
MECH & ELEC
4TH GRADE
PROJECT
HALLWAY
SHARED LEARNING
STAGE
RAMP
STUDENT RR
STAFF RR
LAP
PARA
OTPT
SENSORY
STOR
MECH/ELEC
STAGE STORAGE
PE OFFICE
PE STORAGE
SINGLE-USER RR
LOST & FOUND
VESTIBULE
HALLWAY
ESTIBULE
OVERHANG ABOVE
ASSISTANT PRINCIPAL
RECEPTION
PRINCIPAL
COUNSELOR
WAITING
HALLWAY
OFFICE
CONF
STUDY ALCOVE
NURSE
HEALTH
STOR
STAFF RR
NURSE RR
CANOPY ABOVE
MECH
WORK RM
STAFF RR
HALLWAY
KINDER
K RR
RESOURCE
HALLWAY
K RR
KINDER
K RR
KINDER
KINDER
STAIR
KINDER
VEST
MECH & ELEC
ELEV
ELEV
STUDENT RR
HALLWAY
LIFE SKILLS
STAIR
1ST GRADE
SHARED LEARNING
PROJECT
STAIR
1ST GRADE
HALLWAY
PROJECT
1ST GRADE
PROJECT
1ST GRADE
1ST GRADE

Second Floor

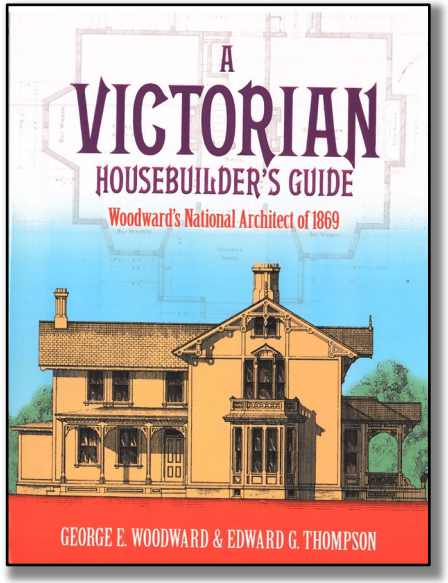


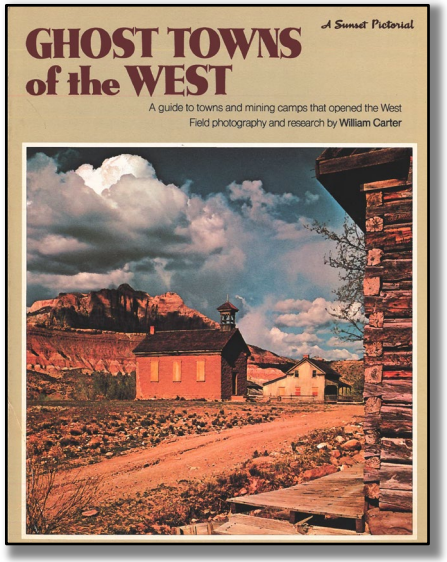
Design Review Guidelines

Context


Criteria
Criteria for Approval - The following standards determine whether the application is consistent with "Turn of the Century Western and Victorian" design theme:
Relationship to Building Site
Relationship of Building and Site to Adjoining Area
Landscape and Site Treatment
Building Design
Signs
Historical Photo of Downtown Orting
City of Orting
Architectural Design Review Guidelines
2

+


A
VICTORIAN
HOUSEBUILDER'S GUIDE
Woodward's National Architect of 1869
GEORGE E. WOODWARD & EDWARD G. THOMPSON


A Sunset Pictorial
GHOST TOWNS of the WEST
A guide to towns and mining camps that opened the West
Field photography and research by William Carter

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Materials

Suggested Materials

- ✓ Brick
- ✓ Masonry
- ✓ Stone
- ✓ Wood

Discouraged Materials

- ✓ T-1-11 plywood
- ✓ Metal Siding

GUIDELINES

Form

GENERAL

The front façade of the building shall provide a well-proportioned and interesting three-dimensional spatial quality. In this context, "well-proportioned and interesting" can be achieved by incorporating one or more of the following:

GENERAL

- ✓ Wooden Porches
- ✓ Cornices
- ✓ Wood Post supported canopies

HORIZONTAL OR VERTICAL SHIFTS

- ✓ Façade greater than 80' needs a horizontal shift of 1/10th length of facade
- ✓ No single run of cornice, ridge, fascia may exceed 80' without a 5 foot height transition

VISUAL TERMINUS OF BUILDINGS

- ✓ 4:12 pitch and 2' Roof Overhang – 2'

OR

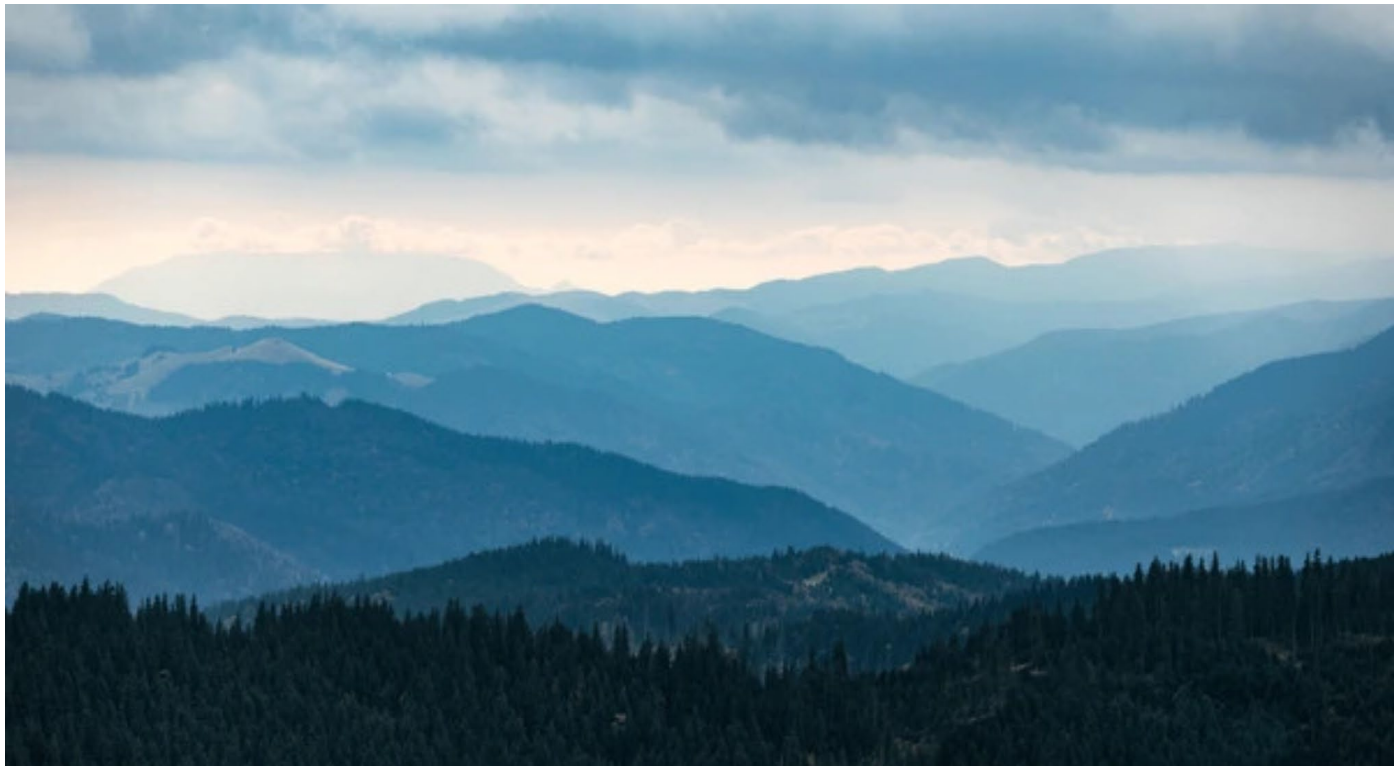
- ✓ Projecting Cornice

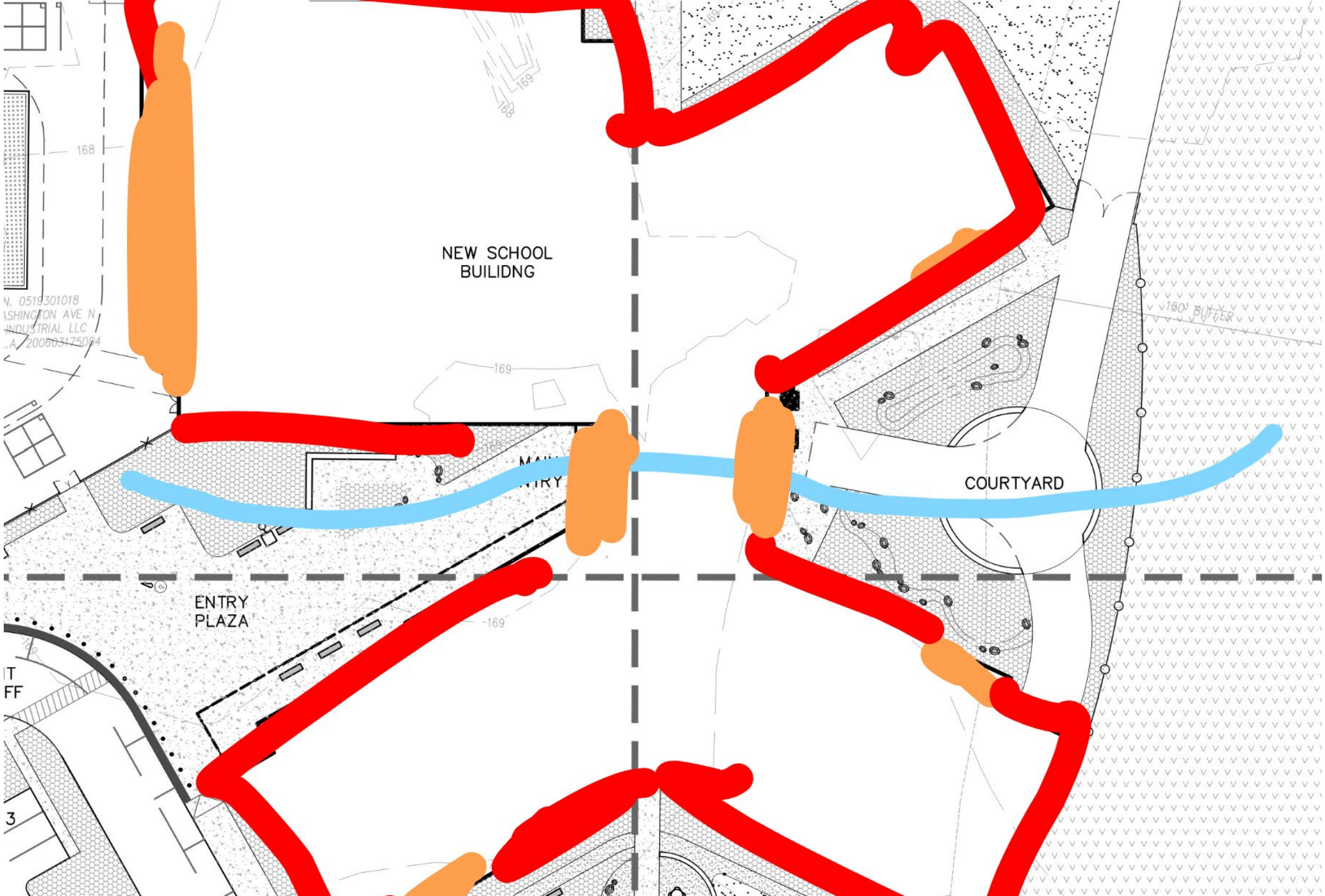
AND/OR…. Incorporating other design solutions that create compatibility among all building facades.

The Mountain








NEW SCHOOL
BUILIDNG
COURTYARD
ENTRY
PLAZA
168
169
150' BUFFER









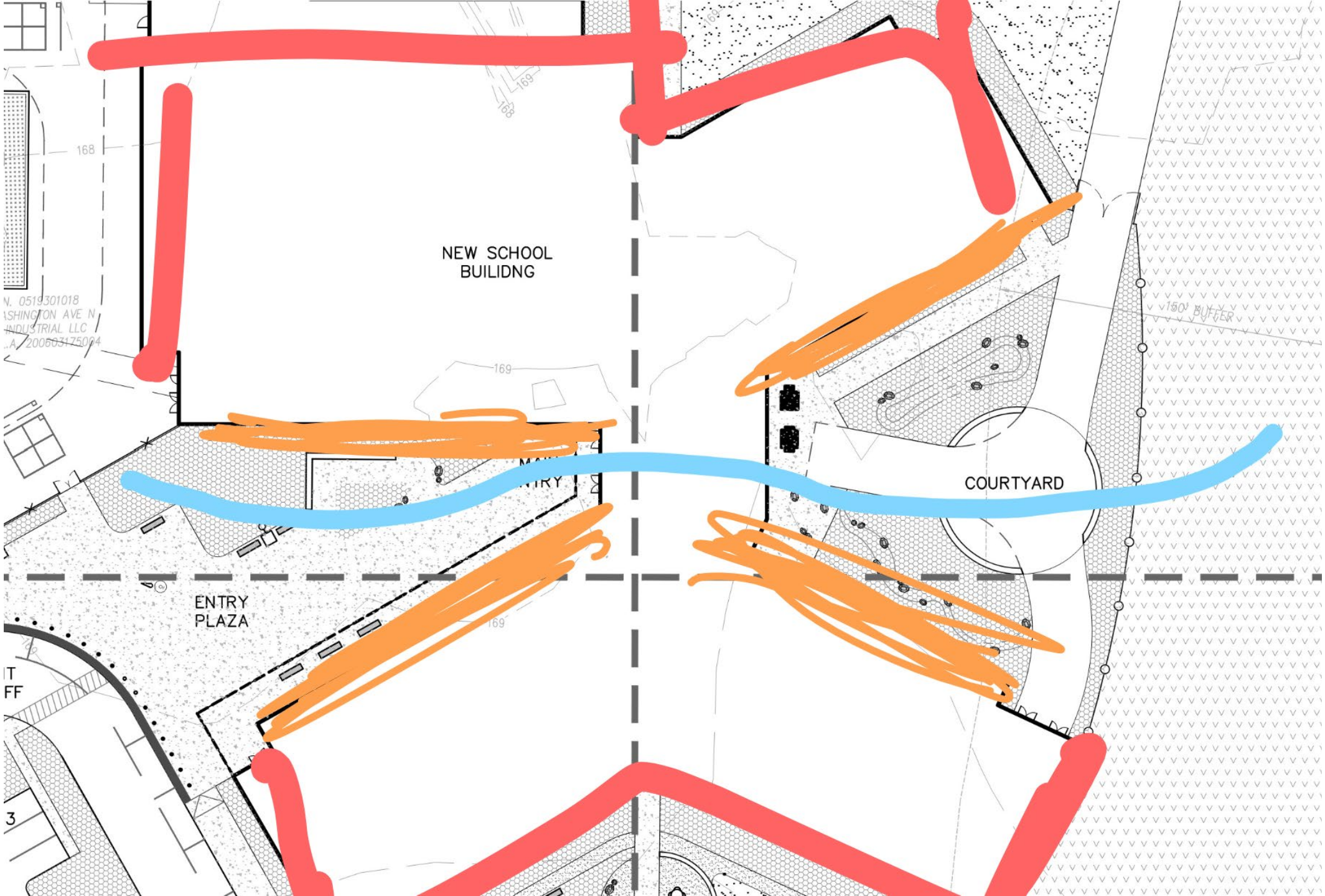




The Valley


WRRF




NEW SCHOOL
BUILIDNG
COURTYARD
ENTRY
PLAZA
168
169
150' BUFFER













The Oast

History



The Oast

History





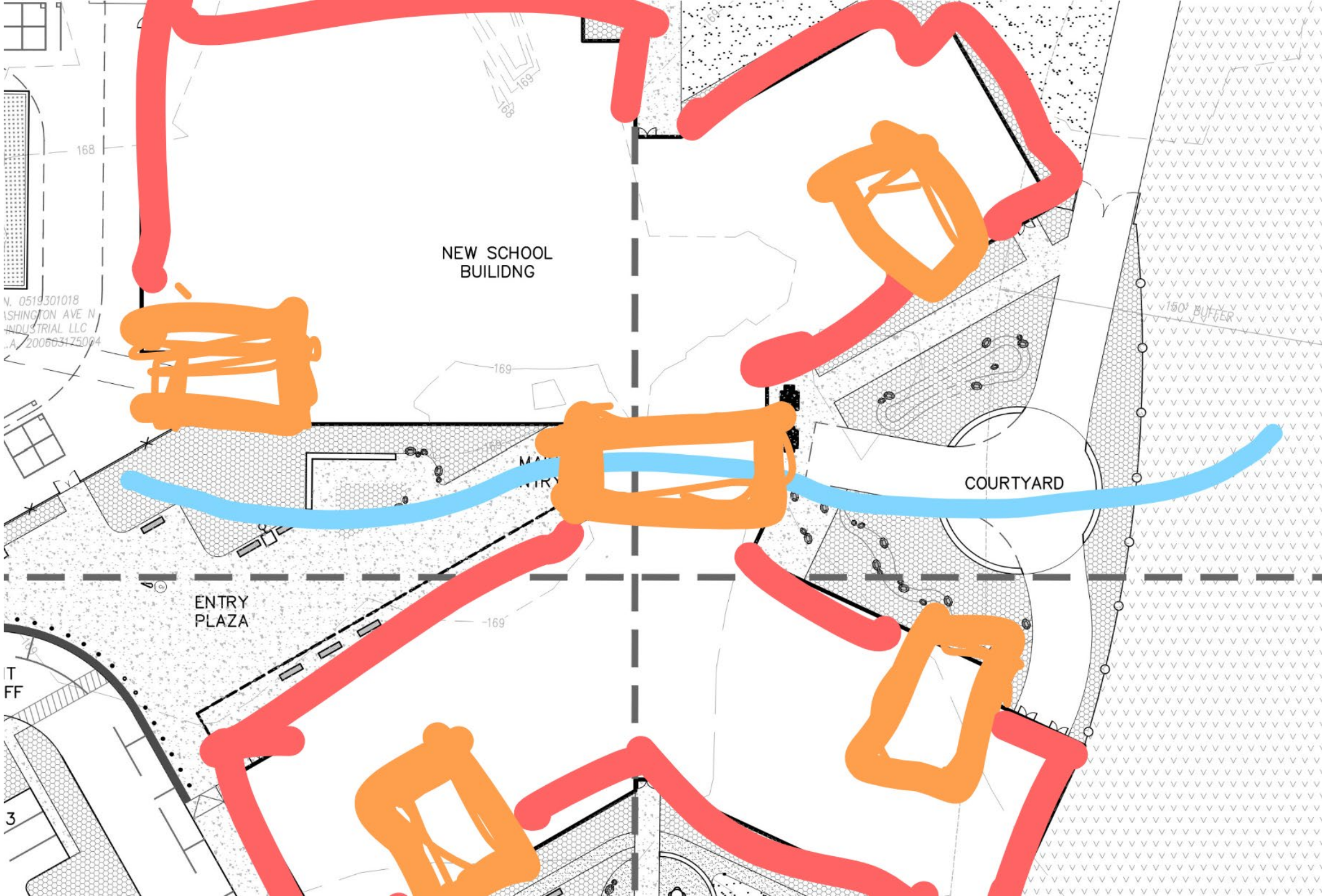


1889

An Oast?



History Orting Facebook page


NEW SCHOOL
BUILIDNG
COURTYARD
ENTRY
PLAZA
168
169
150' BUFFER













Next Steps

May

Bond Sales

Budget Overview

Additional Discussion?