

Board of Directors Capital Project Update

July 16, 2026



NAC

Agenda

- 1. Permitting Update**
- 2. Schedule Update**
- 3. Next Steps**

The background is a complex, repeating geometric pattern in shades of blue and grey. It features a variety of shapes including circles, squares, triangles, and stars, some of which are filled with intricate line art or concentric circles. The pattern is dense and covers the entire page.

Planning Commission

Main Entry – View from Parking Area (Building Facing North)



View under Porch - Heading toward Main Entry



View of Student Courtyard (Building Facing South)



View of the Building Facing Hwy 162



View of West Face of Building (Facing Public Works Facility)



E. 4. a.

ORTING ADR GUIDANCE

Building Design

- (1) Represent Western and Victorian architecture of the 1800s and early 1900s by using wooden fronts, porches, cornices, and wooden post-supported canopies.
- (2) Use other building materials that complement the Western and Victorian architectural style such as dimensional lumber or rough sawn unplugged plywood with wooden batts (spaced not more than 18" O.C.), masonry, brick, and stone.
- (3) Avoid the use of materials that have the look and texture of being pre-fabricated or industrial, such as metal siding, T1-11, particle board, chipboard, and other similar wood product.

RESPONSE

The main entry will feature a post-supported covered walkway that functions as a front porch and will be covered in wood-look cladding. Similar to a residential front porch, this canopy extends outward from the primary entry, framing and emphasizing the building entrance.

A cornice, defined as a molded, projecting horizontal element that crowns an architectural composition, is expressed through a roof that extends beyond the vertical face of the building, visually defining and capping the structure.

Select portions of the building will also incorporate wood-look cladding to reinforce the overall architectural character and cohesiveness of the design that celebrates a mountain range with trees and a lower valley full of life.

Cornice



Wood-look Cladding Example:

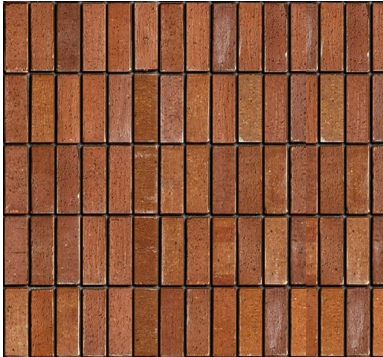
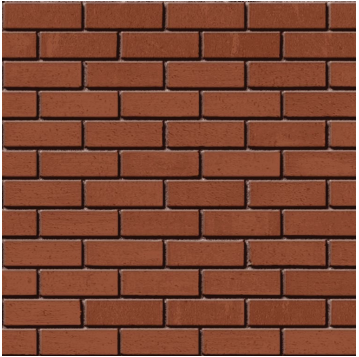


Front Porch/ Post-supported Canopy



E. 4. a. - Cont'd

The building façade will predominantly be constructed of brick, wood-like metal panel, and masonry (CMU) for kitchen and small portion of fence. There are also multiple layers of brick accent details. Brick accent features greater variation in tone and glazed finishes, to respond to the Western and Victorian architectural style.



1. Window seat box

At the window seats, a thin accent color box projects 6" inch from the primary wall plane to reference a bay window from Victorian era.

2. Vertical accent

At narrow rectangular windows, a vertical brick recess is introduced, along with changes in brick pattern and color, to enhance the vertical proportions characteristic of Victorian windows and provide added detailing around the windows

3. Corbeled detail

At the top of the vertical brick accent, the brickwork gradually projects outward to create a corbeled effect similar to the corbeled detailing referenced in the design guidelines.



E. 4. a. - Cont'd

Examples of Wood Look Metal Siding

Lux Architectural Products:

Multiple Profiles and Colors Available



LUXLAP
6" V-GROOVE



Longboard Architectural Products:

Multiple Profiles and Colors Available



**V-Groove
Planks**



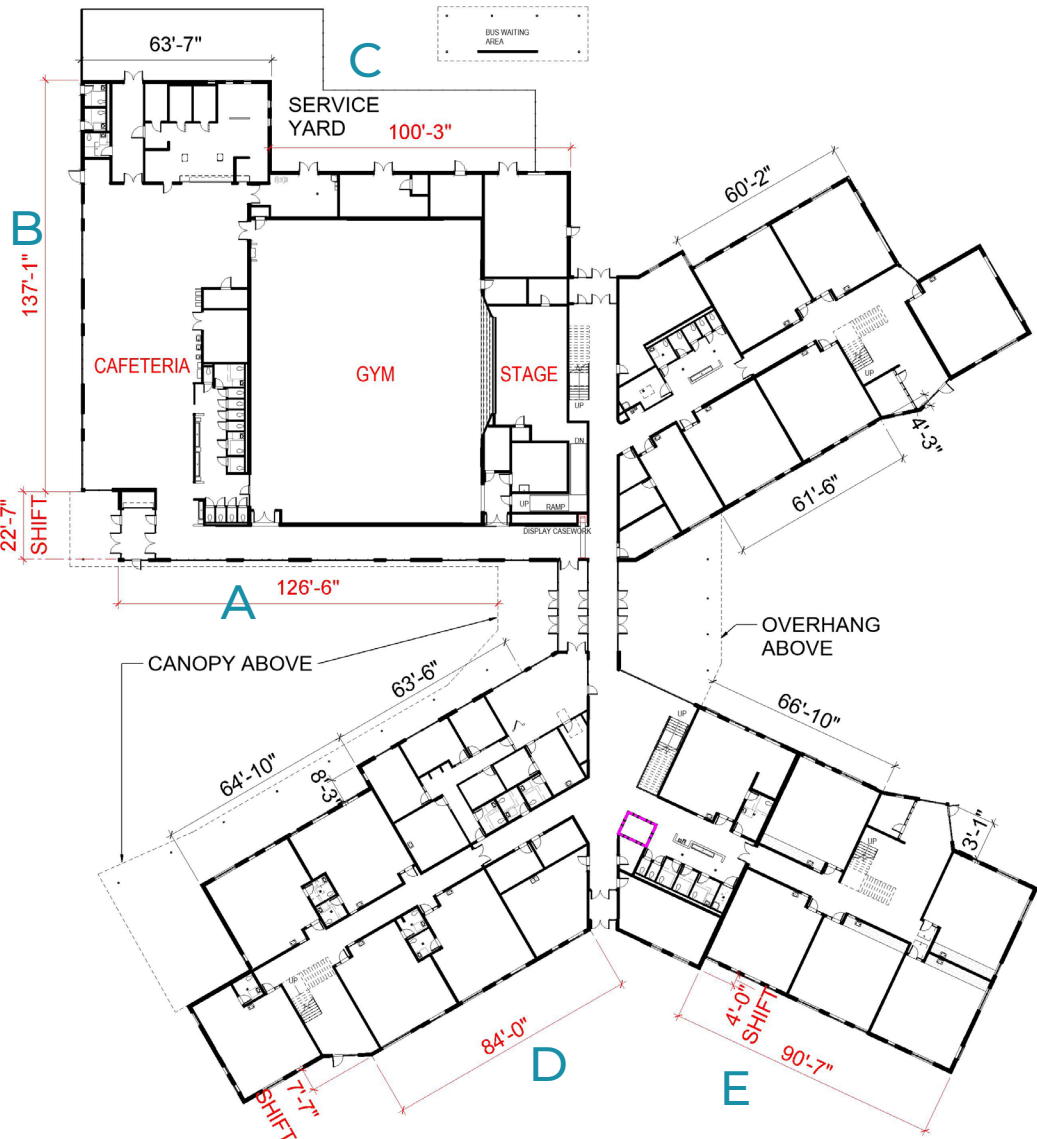
**Channel
Planks**



**Smooth
Planks**

E. 4. c. (1) – HORIZONTAL SHIFTS

FLOOR PLAN IDENTIFYING HORIZONTAL SHIFTS



Horizontal and vertical shifts



PERSPECTIVE ELEVATION OF GYMNASIUM / CAFETERIA AREA



PERSPECTIVE ELEVATION FACING HWY 162

1-story volume in front of gymnasium creates layers and mitigates the horizontal length of the gym / cafeteria façade.

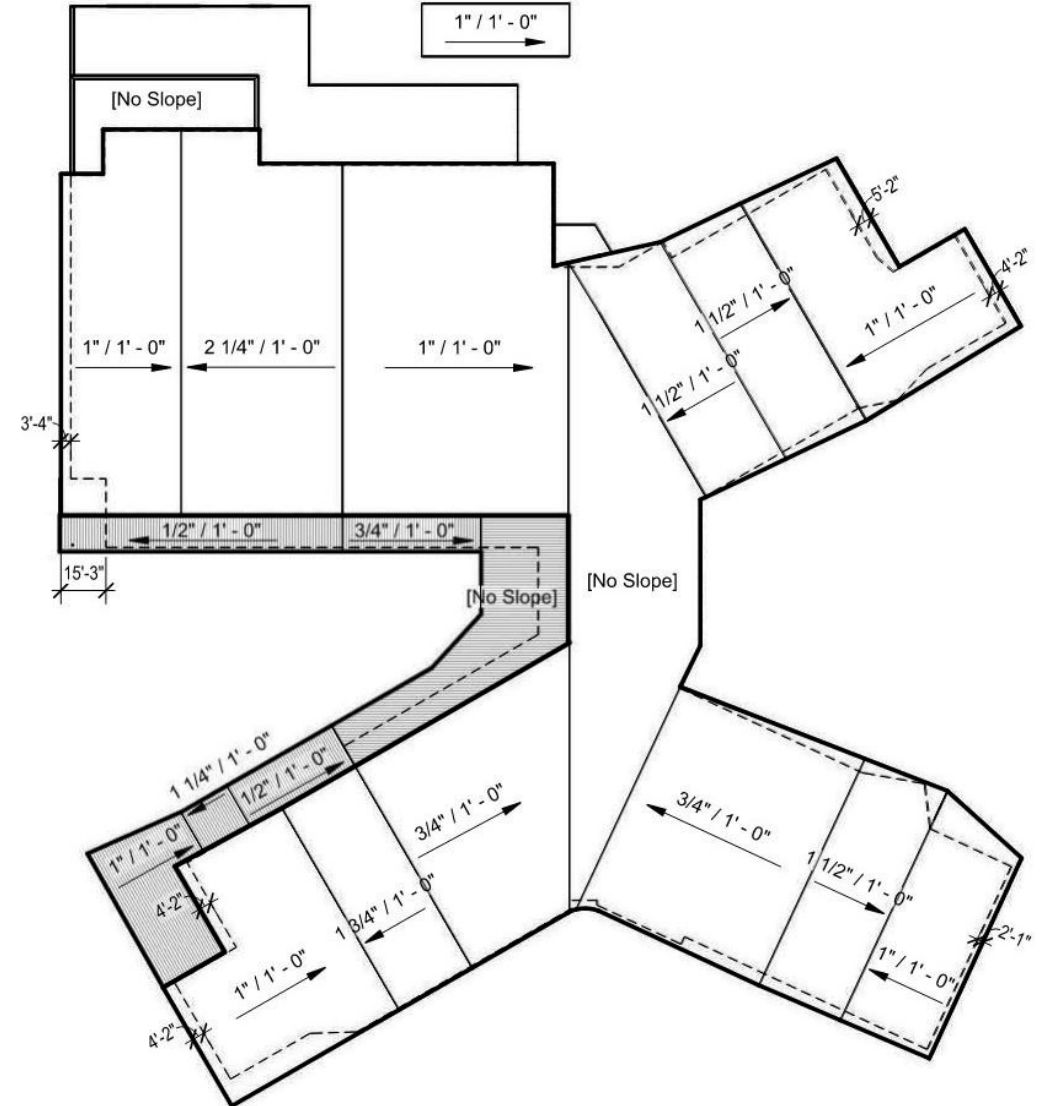
E. 4. c. (2) – VISUAL TERMINOUS

RESPONSE

Primary roof assemblies do not comply with the stated 4/12 pitch. Typical educational spaces require a 14-foot floor-to-floor height to support functionality; however, the building height is limited to 35 feet by code. As a result, only a 7-foot vertical range is available for roof slope development.

With the scale and limitations of this building, a 4/12 pitched roof is not achievable. Instead, the roofs are designed with varying slopes, as indicated on the roof plan. Despite the use of low-slope roof forms, eaves and roof overhangs are incorporated to create the appearance of projecting cornices along the roofline. These eaves extend approximately 2 to 6 feet beyond the exterior walls, as illustrated on the roof plan.

Cornice



ROOF PLAN

E. 4. d. (2)(3)

ORTING ADR GUIDANCE

Building Design

Design buildings so that all visible façade are compatible and complement the front façade. This can be achieved by:

(2) Using building materials, colors, textures, and other design features similar to the front façade.

(3) Incorporating other design solutions that create compatibility among all building façade.



Main Entry – View from Parking Area – Building Facing North



View of the building facing Hwy 162



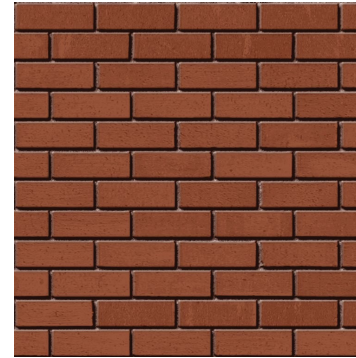
View of West Face of Building – Facing Public Works Facility

RESPONSE

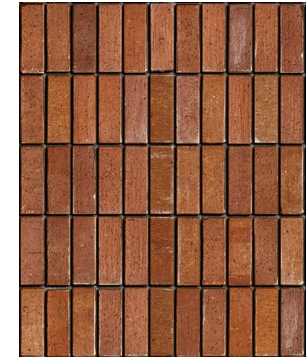
All façades are cohesive and complement the front façade using red brick with wood and bronze accents. The east service area features darker-toned masonry, providing a subtle contrast that complements the building's bronze detailing.

Wood-look metal panel – more durable than real wood. No maintenance for metal panel.

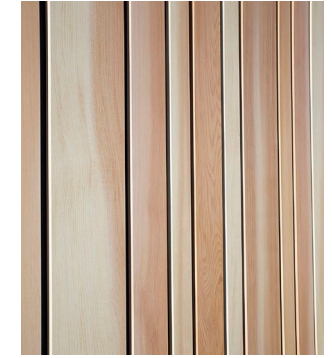
Accent colors utilize the City of Orting Color Palette



Typical Brick Color



Accent Brick Pattern



Wood-look Cladding



Concrete Masonry Unit



Pre-finished Dark Bronze
Anodized Finish on metal
panel to match Rockwood
Dark Brown | SW 2808



Pre-finished aluminum panel
to match Rockwood Blue
Green | SW 2811

Orting Elementary

[illegible]

ELEMENTARY SCHOOL PERMITTING MILESTONES

Planning Commission (Architectural Design Review)

- ✓ July 6 – Pre-Application Meeting
- ✓ Sept 3 anticipated (Formal Application Meeting)

Building Permit Submittal

- ✓ Dec 18 – Submit to City
- ✓ Expected Approval – June 2027

Site Plan Review Permit (Civil, Landscape, SEPA)

- ✓ Aug 17 – Permit Submittal to City
- ✓ Expected Permit Approval – by March 2027
- ✓ SEPA – expecting Nov. final approval

Electrical Permit

- ✓ Dec 18 – Submit to L & I
- ✓ Expected Permit Approval – by April 2027

Foundation / Pile / Building Underground Permit

- ✓ Nov 6 – Permit Submittal to City
- ✓ Expected Approval – March 2027

PSE Coordination

- ✓ July – Sign Agreement with PSE
- ✓ July - Site Walk with PSE
- ✓ Hoping for Transformer in Aug 2027

Health Department (Pierce County)

- ✓ October – Submit to County

ELEMENTARY SCHOOL BIDDING SCHEDULE

Bid Package #1

Civil, Landscape, Pier Foundation, Structural, Mechanical, Plumbing, Electrical

- ✓ Jan 22, 2027 – Issue Documents for Bidding
- ✓ Late Feb 2027 – Receive Bid
- ✓ March 2027 – Board Approval / Authorization of Bid Package #1

Bid Package #2

Architectural (interior and exterior finishes), Misc. Steel

- ✓ March 2027 – Issue Documents for Bidding
- ✓ April 2027 – Receive Bids
- ✓ May 2027 – Board Approval / Authorization of Bid Package #2

ELEMENTARY SCHOOL BOARD & OSPI MILESTONES

August, September & October 2026

- ✓ D-4 Received from OSPI
Traffic Study ongoing for SEPA

November or December 2026

- ✓ D-5 Submitted to OSPI
SEPA Approval

December 2026 and January 2027

- ✓ D-7 Submitted to OSPI
Final Budget
Resolution: Value Engineering (VE) Acceptance

January and February 2027

- ✓ D-8 Received from OSPI
Not required to go to Bid

March 2027

- ✓ Board Authorizes Bid Package #1
- ✓ D-9 Submitted to OSPI
Resolution: Intent to Award
Resolution: Intent to Construct

End of March : April 2027

- ✓ D-10 Received from OSPI
Authorizes construction start
- ✓ Contractor Mobilize/Break Ground

May and June 2027

- ✓ Board Authorizes Bid Package #2

July 2027

- ✓ Funds Available:
Orting SD able to submit for reimbursement

Orting High School

[illegible]

HIGH SCHOOL PERMITTING MILESTONES

Planning Commission (Architectural Design Review)

- ✓ Sept 6 – Anticipated Pre-Application Meeting
- ✓ Nov 2 - anticipated (Formal Application Meeting)

Site Plan Review Permit (Civil, Landscape, SEPA)

- ✓ March 2027 – Permit Submittal to City

Building Permit Submittal

(including foundations / Piles)

- ✓ March 2027 – Permit Submittal to City

Health Department (Pierce County)

- ✓ March 2027 – Submit to County

Electrical Permit

- ✓ March 2027 – Submit to L & I

PSE Coordination

- ✓ Sept – Sign Agreement with PSE

Next Steps

August

Budget Update

September

Orting Elementary School Estimating, Round 2

October

Orting High School Design Development Documents Issued

Orting High School Cost Estimating, Round 2

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Additional Discussion?