

The Heroic Role of Design-Build in Schools

A4LE SCHOOL TOUR: BOZE ELEMENTARY SCHOOL | JULY 2021





A4LE School Tour: Boze Elementary School

As one of the last projects in the Capital bond cycle, the Boze Elementary School replacement faced liabilities including outdated budgets, tariffs and escalating material prices.

Washington's first Progressive Design-Build (PD-B) public elementary school project received the building permit and broke ground in record time with an in-budget GMP, full program scope, district record-setting diversity participation and great community support.

The Progressive Design-Build project delivery method allowed the district to choose the most qualified design and construction team to turn the "end of the bond" project into a home run.

Learning Objectives

- 1 How minority- and women-owned business enterprise (MWBE) inclusion strategies go deeper to engage the community through authentic partnerships.
- 2 How the Design-Build (D-B) process can address the needs of a school community and create meaningful ties between a district and a neighborhood.
- 3 How Progressive Design-Build maximizes value in order to elevate school from a learning environment to a true community asset.
- 4 Ways Progressive Design-Build can create different opportunities for advocacy in the process, programming, and community.

Presenters



Arron Wilkins

Tacoma Public Schools, Principal,
Boze Elementary



Alicia Lawver

Tacoma Public Schools, Strategic
Planning & Policy Manager



Rachael Pease

Korsmo Construction, Diversity
Program Manager



Heather Hocklander

BCRA, Associate Principal,
Architect / Education Market Lead



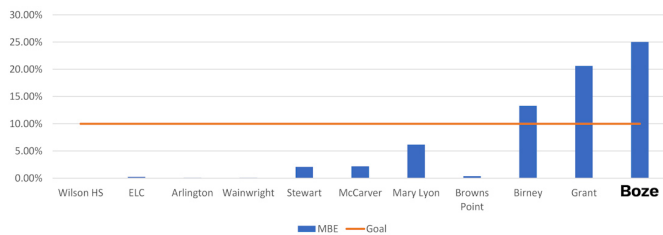
Boze Elementary was completed in half the time of Tacoma Public School's past Design-Build projects and was the first of 12 to be in-budget, start on time, and be certified for occupancy on schedule.

MWBE Inclusion

Working with local subcontractors and suppliers provides the opportunity for project funds to flow back into the community. That is one of the reasons inclusion was an important component of this project and why the team implemented a comprehensive outreach plan.

Participation goals were set and greatly exceeded for minority- and women-owned business enterprise (MBE/WBE) inclusion on the project. Over 25 percent of the project was completed by MBE firms, over 8 percent by WBE firms and over 12 percent by small businesses.

TPS saw a significant increase in MBE participation when using alternative contracting



Connecting with the Community

Although the project had a tight budget, the team was still able to incorporate numerous opportunities to connect with and add value to the neighborhood. In addition to an improved drop-off zone, turf fields for community use and a dedicated entrance for a Women Infant and Children Services (WIC) program, the project also relocated a community garden that is a beloved feature in the neighborhood and may be used for educational purposes.

The Director of the Tacoma City Council commented, "The team made sure Boze Elementary was done right. They bent over backward to work with the community to ensure this wasn't just a beautiful school, but also a beautiful space for the community. The team went to great lengths to listen to and partner with the community and found ways to solve challenges, like moving the community garden that is important to the neighborhood."



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We have to have resources that truly welcome people. You can't say we are a 'community school' and not create a space for people ... what you build shows you what your priorities are, and community inclusion is prominent throughout the school.”

Arron Wilkins
Principal, Boze Elementary



Experiential Design

The building is designed to function as a teaching tool, so learning opportunities are present throughout the space in a variety of ways. Because the school curriculum focuses on project-based learning, the “Maker Space” classroom is centrally located and includes relites that allow passersby to see view ongoing activities and projects. Messaging about community and family are also included in the design with signage that reflects the diverse cultural composition of the students and a wall in the entry that welcomes students and visitors with information about families, resources and events.

The main connection between the two floors is a learning staircase.

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The team really looks at how we add every dollar back into the project, so the total value is brought to the school ... the intentionality of community involvement was so important – it allowed the children and parents to come together to be visionaries.”

Heather Hocklander

BCRA, Associate Principal, Architect

The staircase was designed to be a teaching tool for measurements, the solar system and the alphabet. The staircase is flanked by the “Maker Space” on the first floor and the library on the second floor. As students, teachers, and staff move their way up the stairs and into the library, they experience a visual connection out to Mt. Rainier with carpeted risers for storytime and gathering as a group.



Join Principal Arron Wilkins on a virtual tour of the new Boze Elementary School.





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Design elements like the canopy design in the front of the school were included to spark curiosity in the kids to help link what they were learning in school with what they could potentially be doing for a career.”

Arron Wilkins
Principal, Boze Elementary

Progressive Design-Build Process

A Progressive Design-Build process was successfully used to deliver a new 56,360-square-foot facility that can accommodate 550 students and provide a science, technology, engineering, arts and math (STEAM)-based program. The school features early childhood education, preschool, community room with outside access, music and performing arts rooms, gymnasium, café and a WIC program clinic.

Boze Elementary is a true community school. Programming reflects the community’s needs by accommodating not only students and staff but also including dedicated spaces for community partners such as social workers and healthcare providers. These flexible spaces can be converted to classrooms should that become a need in the future. A separate entrance to these spaces allows for after-hours use.

Community engagement was a focus before and during design, with the project team participating in many community events, including a Hopes and Dreams session where families discussed what they wanted to see in the new school. Inside, the school community will be represented through a Family Wall and Welcome Wall, where photos, news and celebrations of culture will be displayed.

Boze Elementary School

LOCATION
Tacoma, WA

DESIGN START
Spring 2018

CONSTRUCTION START
March 2019

SUBSTANTIAL COMPLETION
September 2020

TOTAL CONSTRUCTION COST
\$29.9 million

PROJECT TEAM

Owner: Tacoma Public Schools

Owner’s Rep: Parametrix

General Contractor: Korsmo Construction

Architect: BCRA