



SLAM

PLAN DESIGN BUILD



Shaw Center

A BETTER WAY TO BUILD.

Hartford Art School
Renée Samuels Center

S/L/A/M CONSTRUCTION SERVICES BY THE NUMBERS

Our team of construction professionals has more than 34 years of building experience in New England. We pride ourselves on the personal service that we bring to each and every opportunity. Our clients satisfaction is our priority. With S/L/A/M Construction Services, you receive the attention and efficiencies of a small construction management firm with the resources and experience of a large firm.

25

YEARS OF CONSTRUCTION
SERVICES

83

DESIGN-BUILD PROJECTS

+\$400M

CONSTRUCTED FOR
INSTITUTIONAL & COMMERCIAL
CLIENTS

Zero

CLAIMS, LAWSUITS & DEFAULTS

Zero

OSHA VIOLATIONS IN 16 YEARS

BID RESULTS FALL WITHIN

2%

OF OUR BUDGETS



UConn/St
Family
Reside

* Welcome to Company Day *

1. Please take a copy of Company Day

2. Follow the directions below

3. Attend all sessions and make sure to be on time

4. Please do not use your phone during sessions

5. Please do not use your laptop during sessions

6. Please do not use your phone during sessions

7. Please do not use your laptop during sessions

8. Please do not use your phone during sessions

9. Please do not use your laptop during sessions

10. Please do not use your phone during sessions

11. Please do not use your laptop during sessions

12. Please do not use your phone during sessions

13. Please do not use your laptop during sessions

14. Please do not use your phone during sessions

15. Please do not use your laptop during sessions

16. Please do not use your phone during sessions

17. Please do not use your laptop during sessions

18. Please do not use your phone during sessions

19. Please do not use your laptop during sessions

20. Please do not use your phone during sessions

21. Please do not use your laptop during sessions

22. Please do not use your phone during sessions

23. Please do not use your laptop during sessions

24. Please do not use your phone during sessions

25. Please do not use your laptop during sessions

26. Please do not use your phone during sessions

27. Please do not use your laptop during sessions

28. Please do not use your phone during sessions

29. Please do not use your laptop during sessions

30. Please do not use your phone during sessions

A modern office interior with a large, polished silver pillar in the center. To the left, two people are seated on orange armchairs, looking at a laptop. A man in a white lab coat stands nearby. The ceiling has a grid of recessed lights. On the right, a staircase with a glass railing is visible. A large, dark, semi-transparent rectangular overlay is positioned in the center-right, containing white text. The floor is covered in a patterned carpet.

SERVICES

PLANNING/PRE-CONSTRUCTION

- Site evaluation/selection
- Code/zoning review
- Feasibility studies
- Design development
- Constructability review
- Budget analysis
- Project development
- Consultant coordination
- Estimating
- Project scheduling/phasing
- Site logistics/enabling
- Bidding strategies
- Scope package development
- Subcontractor pre-qualification

CONSTRUCTION MANAGEMENT

- Bidding/awards
- On site senior management team
- Project meetings & reporting
- Project Scheduling
- Project Cost control
- Coordination of permitting & inspections
- Contract negotiations
- Continual design coordination
- Change order review
- Project close-out
- FF&E Installation



DESIGN-BUILD

The design-build services SLAM offers is unique to the industry. Unlike traditional design-build projects that reduce design quality to save on cost, SLAM is an **integrated design-build firm of collaborative professionals** that focus on quality and efficiency. SLAM emphasizes the role of the architect in the design and functionality of a building, the **client's needs and the quality of materials**. Clients receive the benefit of an award-winning architectural and construction firm under one roof.

A **central point of responsibility streamlines communication and eliminates redundancy and conflict traditionally found in the design and construction process**. Owner's receive responsive attention to project goals from feasibility through close-out. This unified delivery system produces high quality projects, eliminates change order markup and returns contingency for owner's use.

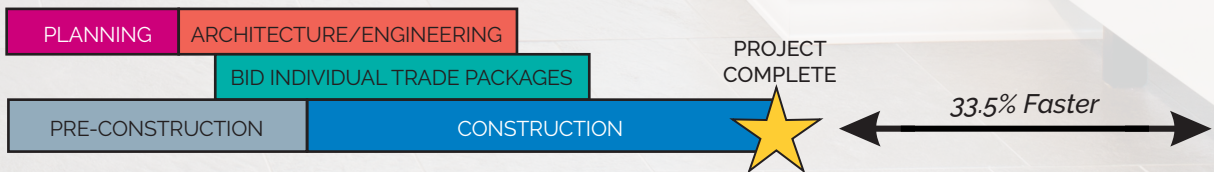
GENERAL CONTRACTOR



CONSTRUCTION MANAGEMENT



DESIGN-BUILD



Source: Construction Institute (CII/Penn State Research)



SLAM DESIGN-BUILD BENEFITS



SINGLE SOURCE OF RESPONSIBILITY

One firm responsible for both design and construction.



OWNER INVOLVEMENT

The Owner actively participates in the entire process including the selection and quality of materials, building maintainability and subcontractor selection.



NO CHANGE ORDER MARKUP

SLAM projects do not receive any markups on owner added or unforeseen change orders.



FIXED FEE

Our construction management fee is fixed after the acceptance of our bidding effort.



OPEN BOOK

Our transparent process ensures that all bids, budgets, costs, and contracts are open book. The Owner has control and is encouraged to participate in the design, bidding, and construction process.



100% SAVINGS RETURNED

100 percent of all buyout and remaining contingency on the project are returned to the Owner incrementally.



CONTINUITY

The integrated design and construction team work together from Day 1.



PREDICTABILITY

Reliable forecasting and deliverable results of outcome and cost.



IN-HOUSE DESIGNATED DESIGN-BUILD PROFESSIONAL

1 of only 10 certified DBIA professionals in Connecticut.



TIME SAVINGS

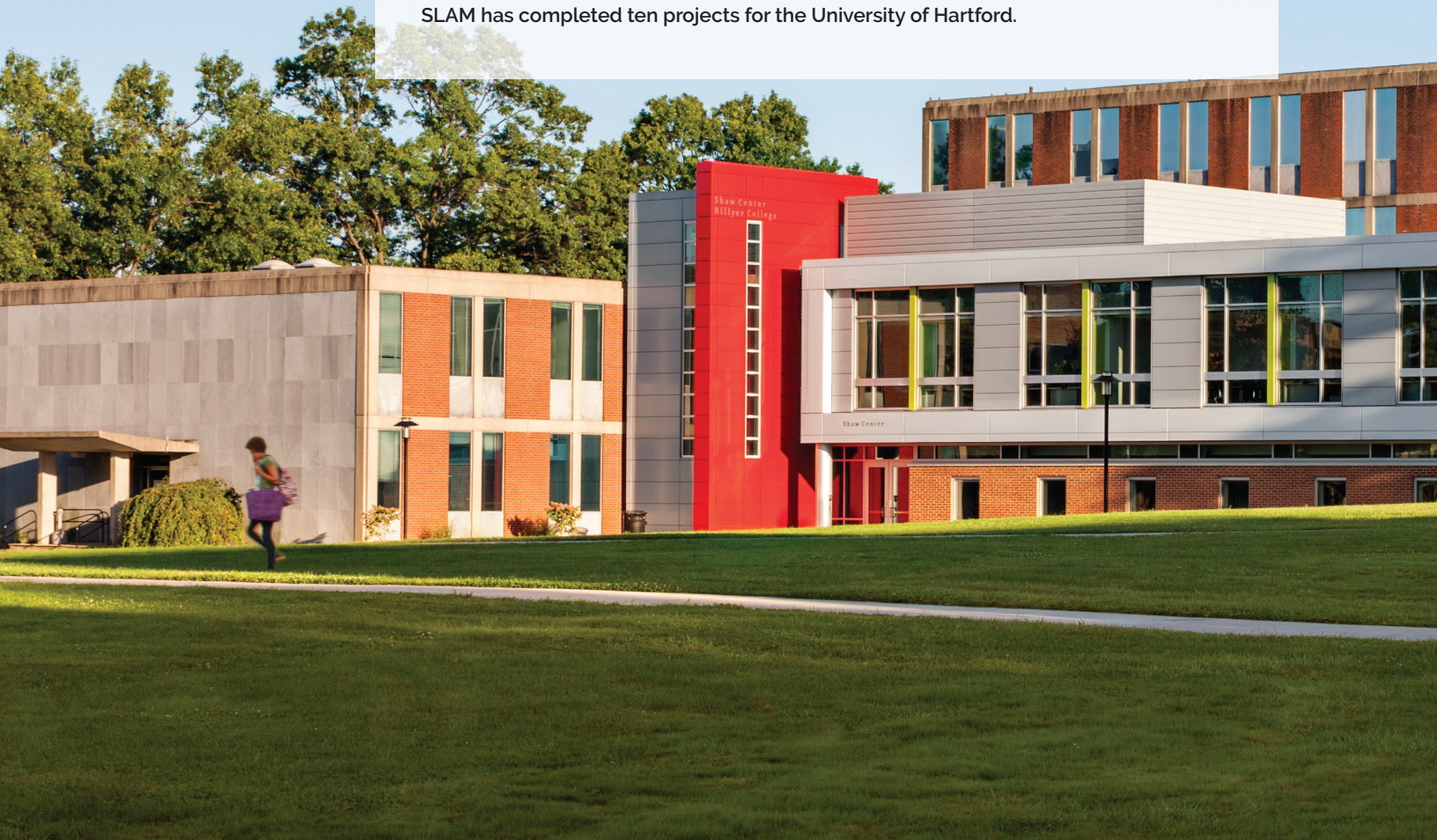
Streamlines decision making, communication and paperwork, and minimizes construction delays due to field issues.

UNIVERSITY OF HARTFORD SHAW CENTER

SLAM provided **design-build** services for a two-story, 10,000-SF addition and renovation to an overcrowded classroom building originally constructed in the 1960's. The new space houses additional classrooms, a conference room, faculty offices and a large common area.

The project was completed on an active college campus, and in a fully occupied and operational building. The project team carefully coordinated the sequencing and phasing to allow for minimal disruption to the class schedule. **SLAM was able to provide 10,000 SF for the same cost of the original 7,500 SF requested.** Furthermore, we were able to construct the building with minimal disruption to the school. The project team achieved all goals, while also **completing the project on time and on budget.**

SLAM has completed ten projects for the University of Hartford.





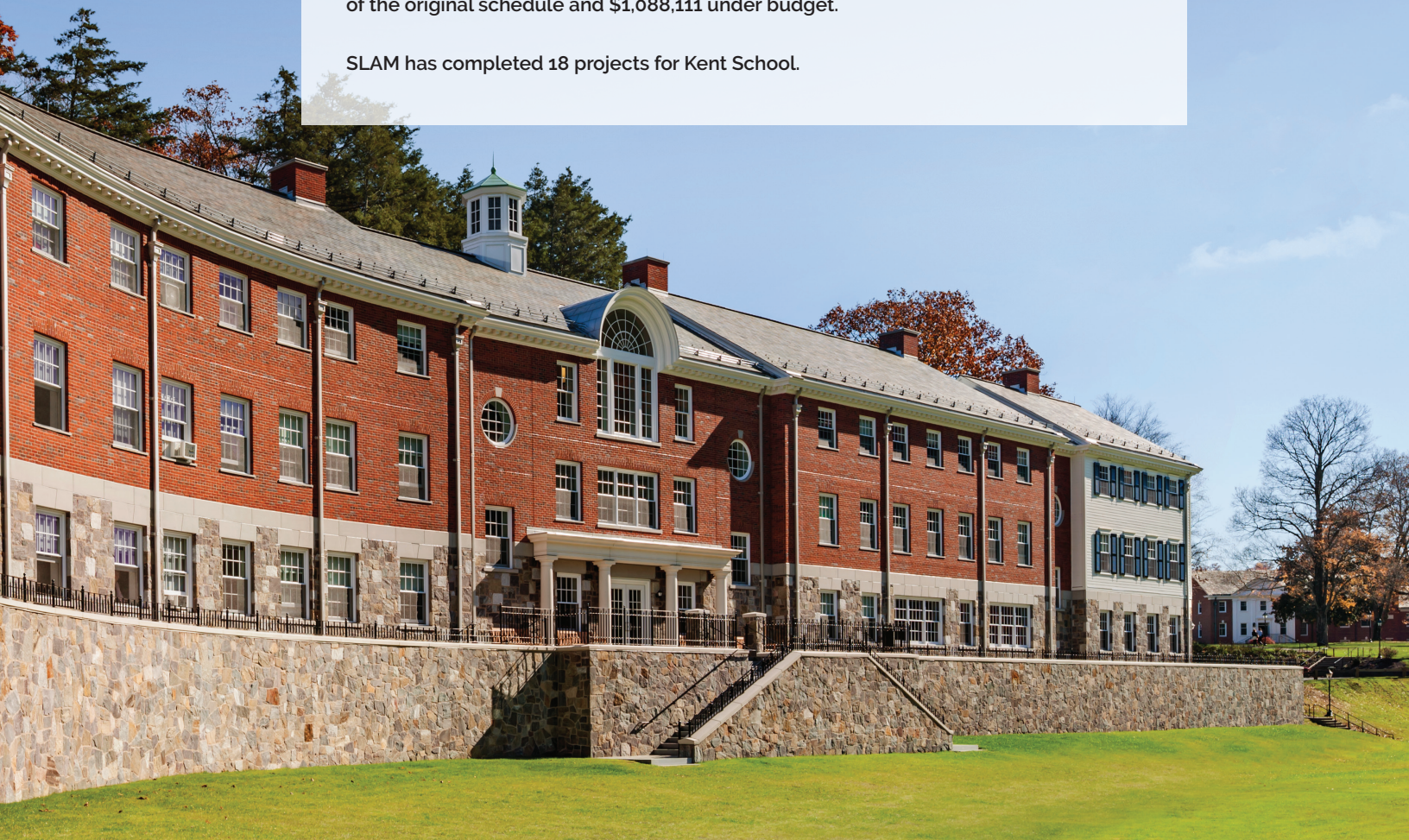


KENT SCHOOL HOERLE HALL

SLAM provided **design-build** services for a new, 35,000 SF dormitory and academic building on an occupied campus to accommodate 80 students and five faculty families. The building design includes classrooms, an art studio, digital imaging lab, darkroom, dorm rooms, faculty living spaces and a multi-purpose room. Sustainable design features include **geothermal wells, in-floor radiant heating, energy recovery units, and a high-performance building envelope.**

The integrated design-build team collaborated to resolve numerous site challenges including a brook within a 100-year floodplain, poor soil-bearing capacity, hurricanes, lightning strikes, limited site access and protected wildlife. With scheduled sequencing and overlapping trades, construction was completed **approximately three months ahead of the original schedule and \$1,088,111 under budget.**

SLAM has completed 18 projects for Kent School.




SAINT FRANCIS HOSPITAL INNOVATION + LEARNING CENTER

SLAM provided **design-build** services for the new Innovation + Learning Center at Saint Francis Hospital & Medical Center. The 11,800-SF space provides a unique environment for team building including state-of-the-art conference and training rooms, research spaces and a health science library.

In a **highly regulated, occupied and demanding environment** the construction team delivered the project on time and on budget. The experienced SLAM team collaborated with hospital operations to perform shut downs, replace roof-top units, tie-in gas, electrical and network back to the main server rooms. Through cost-saving buyouts and negotiations, **SLAM funded 'added scope' items requested by the client without increasing the project GMP.**

SLAM has completed six projects for Saint Francis Hospital & Medical Center.



UConn/St. Francis
Family Medicine
Residency Applicants





CHAPEL HAVEN CAMPUS TRANSFORMATION

SLAM provided **planning, design, pre-construction services, estimating and construction management** for a comprehensive multi-phased/multi-year redevelopment project for Chapel Haven, a residential educational program for adults with cognitive disabilities. This campus transformation included two new residential, educational and community space buildings, an existing building renovation and addition, the creation of a new exterior courtyard common, a new entrance and parking area.

The first phase 4-story 32,500 SF educational and residential REACH building incorporates two and three-bedroom unit apartment suites, common spaces, classrooms and administration. The second phase four-story 48,500 SF SAIL Building has 28-apartment unit clusters with communal kitchens, dining and gathering spaces to accommodate the needs of residents with autistic spectrum aging. In addition, the SAIL building offers clinical space, community services, fitness rooms, wellness café, engagement, administrative offices, and lounges.

Pre-construction services included scheduling and estimating during conceptual, schematic and design development phases. **Other services included continual value management for alternate materials, means and methods for demolition, extensive site improvements, new construction, and renovation.**




MURTHA CULLINA CORPORATE OFFICES

SLAM provided design and construction services for Murtha Cullina's new corporate offices located on the 12th floor of 280 Trumbull Street in downtown Hartford. The existing 25,469 sf space was gutted and fit-out with a new entrance elevator lobby, reception and waiting space, multi-purpose meeting room, private gathering spaces, communal café, conference rooms, new offices and support spaces.

The SLAM team offered value to the client throughout the construction process through efficiencies in internal communication. **The integrated design and construction team collaborated internally to resolve unforeseen existing conditions while maintaining quality and the original design intent.** The construction team utilized several innovative processes during this time of mandatory social distancing; managing the completion of the interior renovation work safely and implementing virtual inspections to allow the project to finish within the original schedule.





A photograph of a modern office interior. On the right, a bright red wall with horizontal white lines runs vertically. In the foreground, a reception desk with a light wood top and metal frame is visible, with a person sitting behind it. To the left, a white balcony with glass railings overlooks the main area. An 'EXIT' sign is mounted on the white wall above a glass door. The floor is a light-colored, polished material.

The S/L/A/M Collaborative understands the need to be innovative. In 1996, the firm formed S/L/A/M Construction Services to provide clients with the benefit of **integrated design and construction services**. Offering a single point of responsibility, SLAM provides clients *a better way to build* - by streamlining the entire process which results in **higher quality, faster completion and reduced cost**. SLAM's experienced in-house team ensures continuity between design and construction which improves cost efficiencies, maximizes team effectiveness and ensures successful outcomes.

As a full-service construction management company, S/L/A/M Construction Services offers comprehensive and cohesive services for each phase of the project: **PLAN DESIGN BUILD**.



80 Glastonbury Blvd. Glastonbury, CT 06033-4415
p 860 657.8077 c 860 983.0952 www.slamcoll.com