A better way to build.
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
SERVICES

PLANNING/PRE-CONSTRUCTION
• Site evaluation/selection
• Code/zoning review
• Feasibility studies
• Design development
• Constructability review
• Budget analysis
• Project development
• Consultant coordination

CONSTRUCTION MANAGEMENT
• Bidding/awards
• On site senior management team
• Project meetings & reporting
• Project Scheduling
• Project Cost control
• Coordination of permitting & inspections

• Estimating
• Project scheduling/phasing
• Site logistics/enabling
• Bidding strategies
• Scope package development
• Subcontractor pre-qualification

• 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. Owners 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.

**NO CHANGE ORDER MARKUP**
SLAM projects do not receive any markups on owner added or unforeseen change orders.

**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.

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

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

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

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

**PREDICTABILITY**
Reliable forecasting and deliverable results of outcome and cost.

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

**IN-HOUSE DESIGNATED DESIGN-BUILD PROFESSIONAL**
1 of only 10 certified DBIA professionals in Connecticut.
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.
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.
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.
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.**
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.
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**.