

# SLAM

PLAN DESIGN BUILD

A photograph of a modern building at night. The building features a large glass and steel structure with a red base. A person is standing in the courtyard area. The ground is paved with a pattern of light and dark tiles. A yellow banner is at the bottom of the image.

**PRE-CONSTRUCTION SERVICES**





# PREDICTABLE OUTCOMES

**Investing in an initial cost analysis is one of the most important steps a project can undertake. It helps define the direction of the design and client expectations.** A well-researched budget establishes a framework for the project and leads to successful results.

S/L/A/M Construction Services (SLAM CS), offers a full spectrum of pre-construction services including cost estimating, planning, scheduling, and a wide variety of consulting. With over 35 years of experience building projects in New England, and estimating projects nationally, our team of construction professionals has established a solid reputation. By integrating modern technology with expertise, SLAM CS anticipates, discovers and provides solutions to meet project goals.



# VALUE



Conceptual and  
Detailed Estimates



Value Analysis



Cash Flow Projections



Assembly Analysis



Reconciliation Reviews

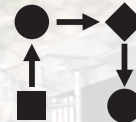
# TIME



Phasing & Logistics



Project Scheduling



Sequencing & Workflow

# CONTROL



Preparing RFPs & RFQs



Managing Selection &  
Interview Process



Scoping of Services



Coordinating and  
Tracking Soft Costs



Contract &  
Contract Negotiation



# VALUE

## Estimating

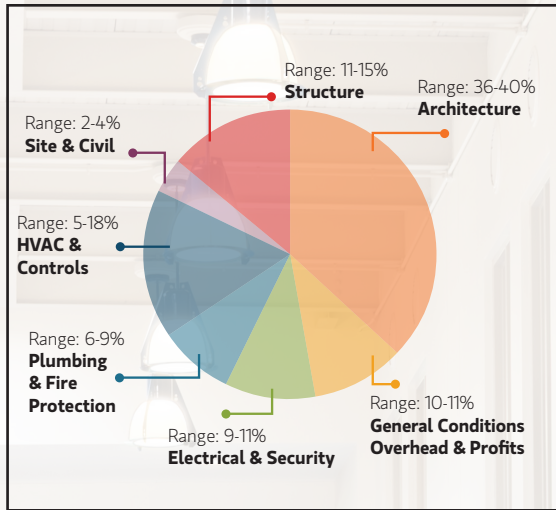
Our estimators have the ability to scrutinize the design through continuous interaction with the architectural team, to address budget issues early. We can estimate beyond what is on paper factoring in phasing, escalation, time of year, logistics and location factors, all of which affect the final cost.

- Conceptual Estimates
- Benchmarking Estimates
- Cash Flow Projections
- Milestone Estimates
- Estimate Reconciliations
- Assembly Cost Exercises
- Alternative Product Cost Exercises

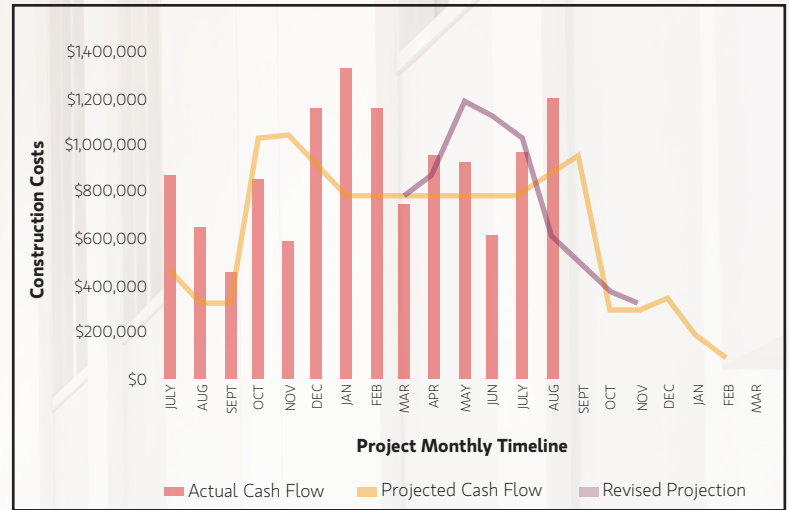
## Value Analysis

Pre-Construction services can include constructability reviews of an established design to identify high risk, expensive and logistically challenging items that can add cost to a project. A review and recommendation of alternate methods of construction, materials, site concerns and scheduling factors can sometimes reduce cost without sacrificing quality.

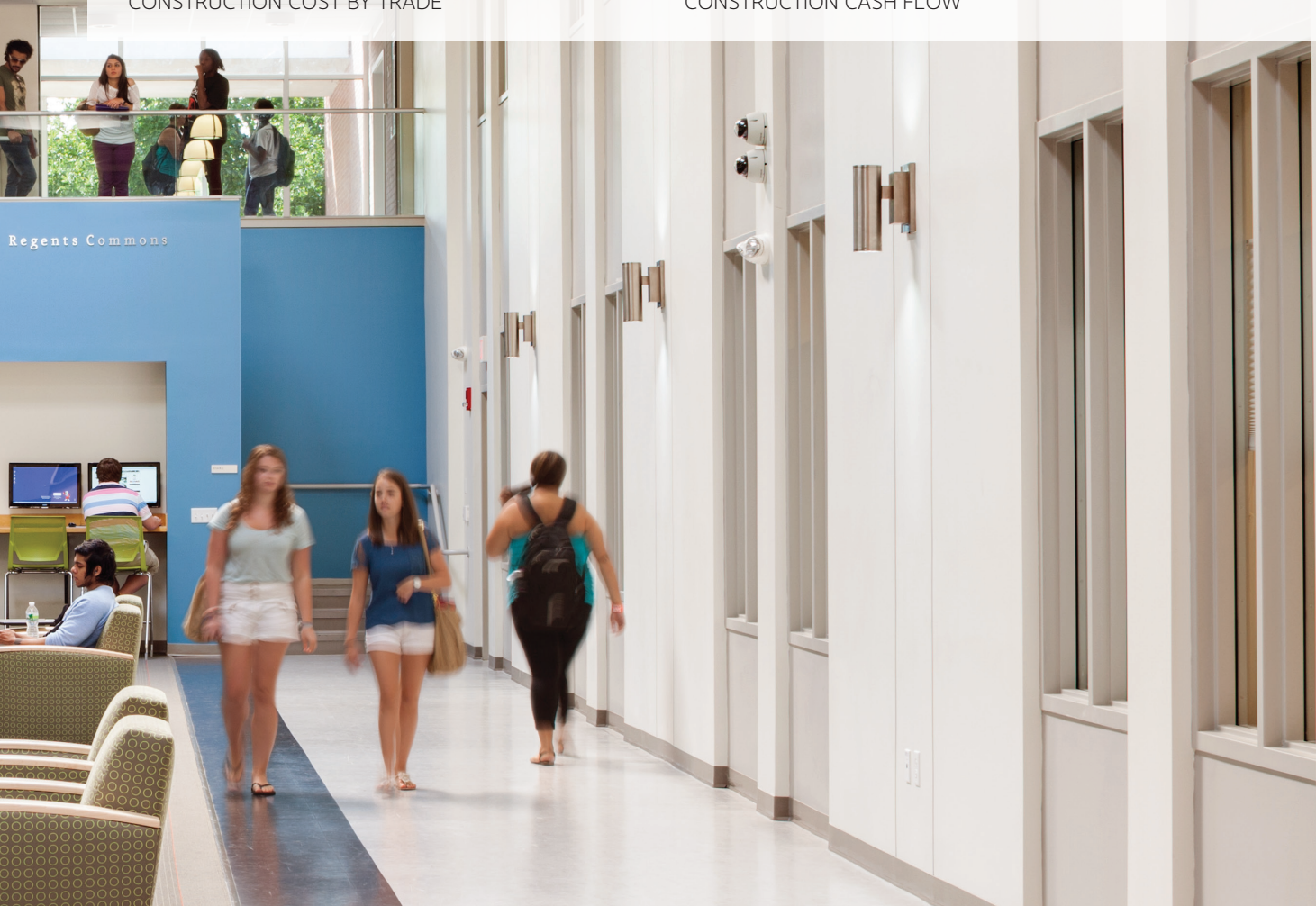




CONSTRUCTION COST BY TRADE



CONSTRUCTION CASH FLOW





# TIME

## Planning

Planning for construction should come long before design drawings are complete. We provide expert guidance on issues such as pre-existing conditions, site constraints, project phasing, logistics, lead times & timing of the work—everything that will ultimately affect cost, constructability and project delivery.

## Scheduling

Our Oracle Primavera P6 in-house professionals develop detailed schedules, broken down into work groups, to better communicate individual responsibilities and deadlines. We identify and factor in real world conditions that have a direct impact on the project.

- Phasing of the Work
- “No Work” Dates
- Time of Year Considerations
- Winter Conditions
- Long Lead Times
- Identification of Delays and Unachievable Goals

## Phasing & Logistics

With our in-depth understanding of means and methods, we work with our clients early in the design process to understand and develop solutions that minimize disruptions. Our site logistics and phasing plans define the flow of the work and allow for a more informed schedule and cost analysis. Factors considered in this operation include:

- Review Sequence of Work
- Evaluate Impact of Phased Construction
- Identify Needed Swing Space
- Identify Phasing Requirements
- Incorporate Operational Access
- Identify Infrastructure Impacts
- Develop Site Logistics Plan and Phasing
- Prepare Phased Construction Schedule

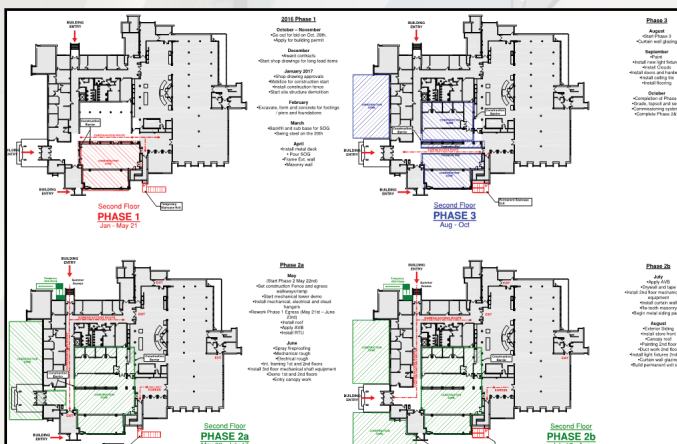


The screenshot displays the Primavera P6 software interface. The top section shows a Gantt chart with activities A400 through A410. The bottom section shows a Resource Usage Summary table.

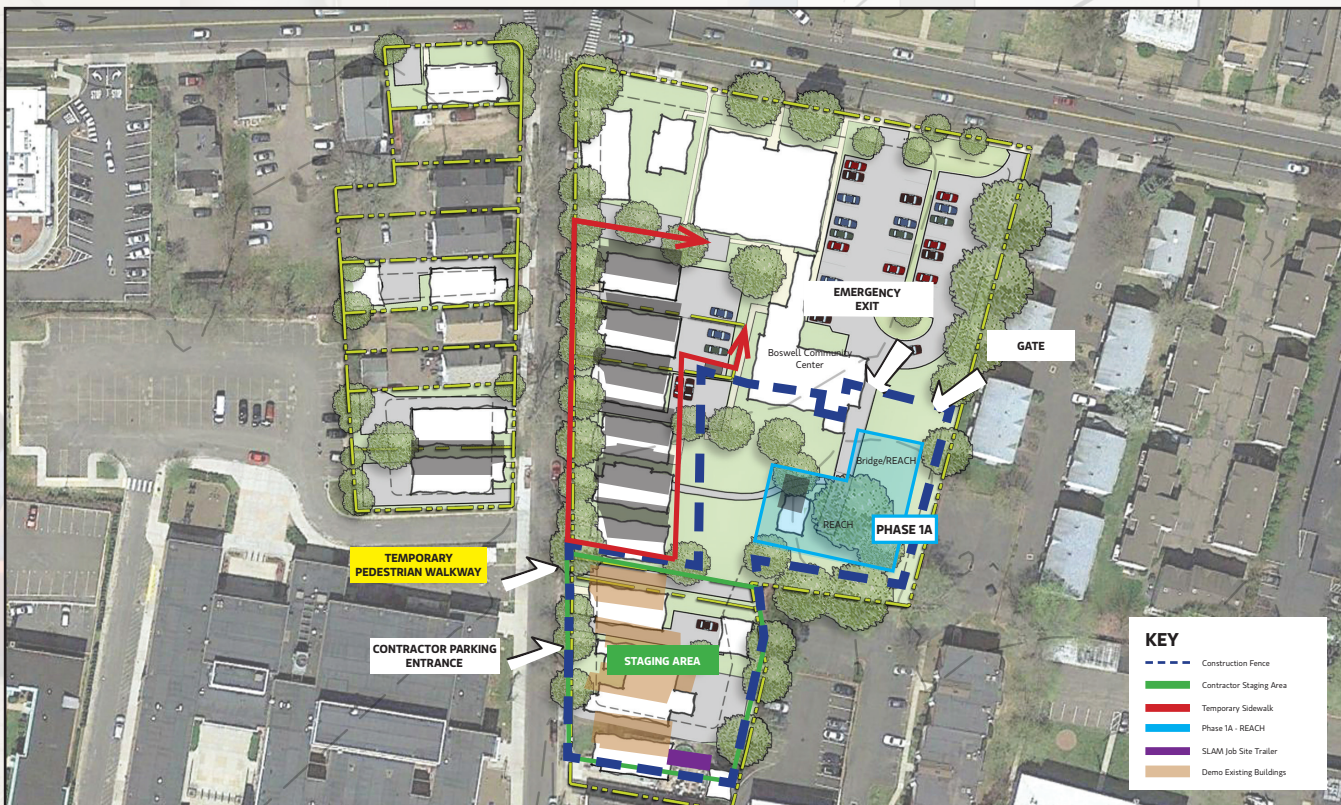
**Resource Usage Summary Table:**

Project ID	Activity ID	Activity Name	Resource	Usage %	Start Date	End Date
0	A400	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A401	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A402	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A403	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A404	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A405	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A406	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A407	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A408	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A409	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018
0	A410	Install Running Test Floor	Indifference 40-Flr	100%	01/20/2018	01/20/2018

## PRIMAVERA P6 SCHEDULE



## PROJECT PHASING PLAN



## PROJECT SITE LOGISTICS PLAN



# CONTROL

## **RFP/RFQ's**

Prepare, manage and score RFP/Q's for A/E services, speciality consultants and CM services

## **Consultant Selection & Interviews**

Manage and develop selection criteria, prepare interview format and scoring

## **Contract & Contract Negotiation**

Assist in fee proposal review, contract negotiations and conformance with RFP and AIA Contracts

## **Coordination & Tracking of Soft Costs**

Develop soft cost expenses with client. Report, track and manage costs, including contingency and trade costs



“

SLAM came in and helped us resolve budget issues for our Burkholder project and then offered **a great alternative delivery method with a guarantee of costs**. They provided us with the financial peace of mind we needed and completed the project as scheduled.

”

Megan Gill, Director of the Village  
*McLean Continuing Care*





16

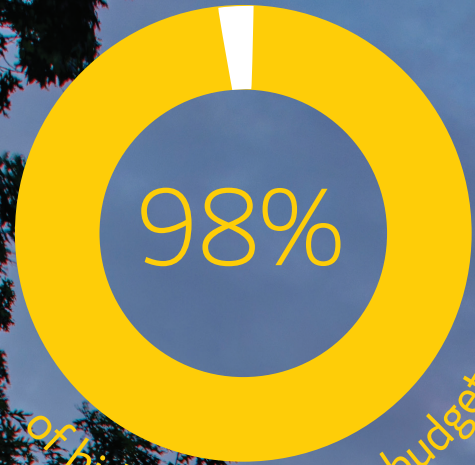
STATES

100+

CLIENTS

500+

ESTIMATES



*of bids come within budgets*



#### HIGHER EDUCATION CLIENTS

- Colby-Sawyer College
- Cornell University
- Duke University
- Iowa State University
- Johns Hopkins University
- Massachusetts Institute of Technology
- Misericordia University
- Montclair State University
- Notre Dame University
- Providence College
- Rutgers University
- Sacred Heart University
- SUNY Binghamton & Stony Brook
- Stonehill College
- Transylvania University
- University of Connecticut
- University of Hartford
- University of Indiana
- University of Notre Dame - Baltimore
- University of Utah
- University of Western Michigan
- University of Wisconsin
- Vassar College
- Wilkes University

#### HEALTHCARE CLIENTS

- Bristol Hospital
- Bridgeport Hospital
- Danbury Hospital
- Day Kimball Hospital
- Emerson Hospital
- Griffin Hospital
- Jefferson Radiology
- Middlesex Hospital
- Johns Hopkins Health
- McLean Home For Continuing Care
- Mount Sinai Hospital
- Narragansett Indian Tribal Health Center
- Onslow Memorial Hospital
- Samaritan Medical Center

#### CORPORATE CLIENTS

- Advance Auto Parts
- BELIMO Americas
- Boehringer Ingelheim
- Brookhaven National Laboratory
- Charles River Laboratories
- The CMIC Group
- CNG
- Covidien
- EquiPower Resources Corporation
- Fairview Capital
- Henkel Corporation
- MDC
- Pfizer
- Pratt & Whitney
- Pullman & Comley Attorneys
- Shubert Theater
- The Bushnell
- The United Illuminating Company
- Theaterworks
- Trumpf, Inc.
- Updike, Kelly and Spellacy
- United Technologies
- United States Forest Services
- Walgreens
- Westport Weston Family YMCA

#### INDEPENDENT EDUCATION CLIENTS

- Avon Old Farms
- Canterbury School
- Chapel Haven
- Ethel Walker School
- Far Hills Country Day
- Forman School
- Friends Academy
- Green Vale School
- Hopkins School
- Kent School
- Kimball Union Academy
- King School
- Miss Hall's School
- Oxford Academy
- Pendleton School
- Pine Crest School
- Portledge School
- Red Bank Catholic High School
- St. Andrew's School
- St. Luke's School
- St. Timothy's School
- Stanwich School
- The Gunnery
- The Lexington School
- The New School
- Saint Francis Hospital
- Saint Mary's Hospital
- Western Connecticut Health Network
- Yale New Haven Hospital





## SACRED HEART UNIVERSITY CENTER FOR HEALTHCARE EDUCATION

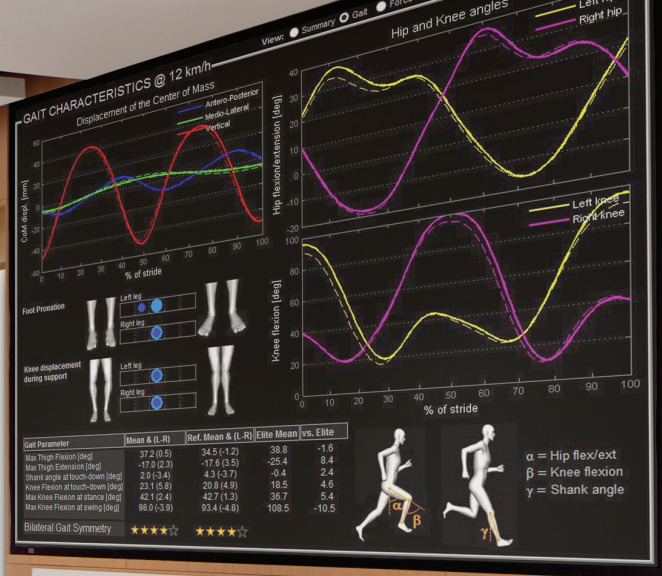
SLAM designed a new 3-story, 117,000 sf Healthcare Education building with a 300-car parking garage for Sacred Heart University. Program includes state-of-the-art simulation labs, immersive learning environments, educational spaces as well as clinic space to serve the Nursing, Physical Therapy, Occupational Therapy, Speech and Language Pathology, and Health Science programs. Additional scope included the demolition of an existing structure and site design to accommodate the new facility.

The sloping bedrock site posed several challenges for the ventilation and floor to ceiling ambulance van height requirements for the garage. Other programmatic challenges included concealed roof top units which required dual submerged and dedicated HVAC spaces opposite a central common core area.

SLAM CS provided pre-construction services during the development of design, including several estimates at the conceptual, schematic & design development phases. SLAM CS also assisted the University in the solicitation and evaluation of general contractors for the project.















### PROVIDENCE COLLEGE SCIENCE COMPLEX ADDITION RENOVATION & SITE IMPROVEMENTS

SLAM conducted an existing space utilization and needs assessment for the development of a new Science Building Complex at Providence College. The scope of work included a 36,000 sf addition and 70,000 sf renovation for the chemistry, biology, physics and psychology departments.

SLAM CS provided estimating, scheduling, and construction logistics planning services for the addition and multi-phased interior renovations. Initial schematic, SD and DD phase estimates were completed to bring the project into budget and address the site challenges of the drastic grade variation.

In addition to the Science building, SLAM CS performed construction estimates for proposed landscape designs which incorporated a city street through center of campus. This exterior campus plan included the transformation of an existing street to pedestrian courtyards, plazas and gate houses.





**WESTERN CT HEALTH NETWORK (WCHN)  
NEW MILFORD HOSPITAL  
EMERGENCY DEPARTMENT ADDITION**

SLAM developed a design for a new two-story 12,397 sf emergency department addition and associated renovations for WCHN's New Milford Hospital. Scope included extensive site work to accommodate the addition, new parking and emergency vehicle drop-off/entrance built into a hillside, retained with a curved wall. The addition includes new private patient rooms, a centralized nursing station, and specialty care rooms. Renovations included an expanded cafeteria and cardiac rehabilitation space.

SLAM CS provided pre-construction schematic estimates for the evaluation and development of design for the new addition. SLAM CS worked with the owner and design team for over 2.5 years to budget various design options, sustainable strategies, and alternates.











**BELIMO**

**BELIMO**

BELIMO  
Danbury, CT





## BELIMO NORTH AMERICAN HEADQUARTERS

SLAM developed a new 195,000 sf facility with three major programmatic components; 129,000 sf logistics/manufacturing, 51,000 sf office and 15,000 sf testing labs. The design included the re-purposing of an existing 34-acre site to create this new manufacturing facility. Scope included the demolition of existing buildings on the property, construction of a new manufacturing/office building, improvements to the existing roadway, new parking areas, new loading and unloading areas, and existing site utility and storm water management system upgrades.

SLAM CS performed three estimates during the design phases and reconciliation estimates with the construction manager. This building received LEED Gold certification and maximized the site and building orientation for sustainable attributes.





**SLAM**  
CONSTRUCTION SERVICES

p 860.657.8077 [www.slamcoll.com/cs](http://www.slamcoll.com/cs)