

SLAM

PLAN DESIGN BUILD



Shaw Center

A BETTER WAY TO **BUILD.**

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

Our team of construction professionals has more than 30 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.

22

YEARS OF CONSTRUCTION SERVICES

68

DESIGN-BUILD PROJECTS

2.6M

SQUARE FEET OF FACILITIES CONSTRUCTED

\$336M

CONSTRUCTED FOR INSTITUTIONAL & COMMERCIAL CLIENTS

0

CLAIMS, LAWSUITS & DEFAULTS

.73

EXPERIENCE MODIFICATION RATE (EMR)

BID RESULTS FALL WITHIN **2%** OF OUR BUDGETS

Hartford Art School
Renée Samuels Center



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
- Continual design coordination
- Change order review
- Project close-out
- FF&E Installation
- Coordination of permitting & inspections
- Contract negotiations

UConn/St
Family
Reside

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 does not markup any additional work or 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

Entire team (design and construction) are involved in the project from day 1.



PREDICTABILITY

Reliable forecasting and deliverable results of outcome and cost.



IN-HOUSE DESIGN-BUILD PROFESSIONAL

Only 1 of 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 eight 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 15 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 five projects for Saint Francis Hospital & Medical Center. A sixth project is currently under construction.





CHAPEL HAVEN CAMPUS TRANSFORMATION

SLAM is providing **design-build** services for the transformation and reimagining of Chapel Haven's three-acre campus located in the Westville neighborhood of New Haven. Chapel Haven is an educational and residential facility offering a range of support services for adults (18+) with cognitive disabilities. The multi-phased/multi-year project includes buildings for admissions, administration, dining, classroom, gathering/communal, retail, athletic, arts, community spaces and residential units supporting various cognitive levels including aging in place. In addition, the redevelopment includes new exterior features of parking, campus entrance, courtyards and fountains. The new design and construction has changed both the interior and exterior environment of the campus, representing the true mission of the organization.

To meet grant deadline requirements, the initial challenge was to fast-track a master plan, design, acquire zoning approvals, and get a shovel in the ground within **four months** and complete the construction of the first phase within twelve. SLAM's **in-house design, planning and construction management services were uniquely positioned to meet this aggressive schedule with Phase 1A & 1B completed.** SLAM broke ground on the third building this fall scheduled for completion December 2019.



EQUIPOWER CORPORATE HEADQUARTERS

SLAM provided **design-build** services for a 12,000-SF interior office renovation. The integration of services included efficient program & branding development, space planning, contract documents, estimating, scheduling and construction. Design scope incorporated the utilization of natural daylight, open plan work stations, a cafe, board & conference rooms, an AV package, furniture selection, signage, artwork, and plantings. **The completed project was delivered under budget within a challenging five-month time frame.**

Equipower utilized the SLAM design-build team again when expanding to the ninth floor a year later.





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**.

S / L / A / M Construction Services

80 Glastonbury Blvd Glastonbury, CT 06033-4415
p 860 657.8077 f 860 633.1166 www.slamcoll.com