




TRINITY COLLEGE'S NEW INNOVATION HUB:

Innovation through design and construction, bridging liberal arts with digital technology

Trinity College
HARTFORD CONNECTICUT

 **SLAM**
PLAN DESIGN **BUILD**



The Innovation Hub began as a vacant 13,000 sf office space in Constitution Plaza and a vision of collaboration, invention, and technology.

Trinity College's vision was translated into a tangible solution through a process of partnership.



“This project realizes **our vision** of creating **transformative experiences and opportunities through bold new partnerships**. We couldn’t have been more impressed with the SLAM team, who worked hand in glove with us to co-design a space that **visually connects the liberal arts and a digital future**, showcasing our brand in new but recognizable ways. **The process itself modeled flexible innovation at its very best.**”

-Sonia Cardenas,
Trinity College - Chief Academic Officer

Speakers

Sonia Cardenas



Acting Dean of the Faculty & Vice
President for Academic Affairs

Vice President for Strategic Initiatives &
Innovation

Professor of Political Science

Trinity College
HARTFORD CONNECTICUT

Monika Avery, NCIDQ, IIDA, LEED AP



Principal • Interior Designer

 **SLAM**
PLAN DESIGN BUILD

Christopher Dittrich



Associate •
Senior Project Manager

 **SLAM**
PLAN DESIGN BUILD

Agenda

1. Vision
2. Design Solution
3. Challenges
4. Outcome
5. Questions & Discussion



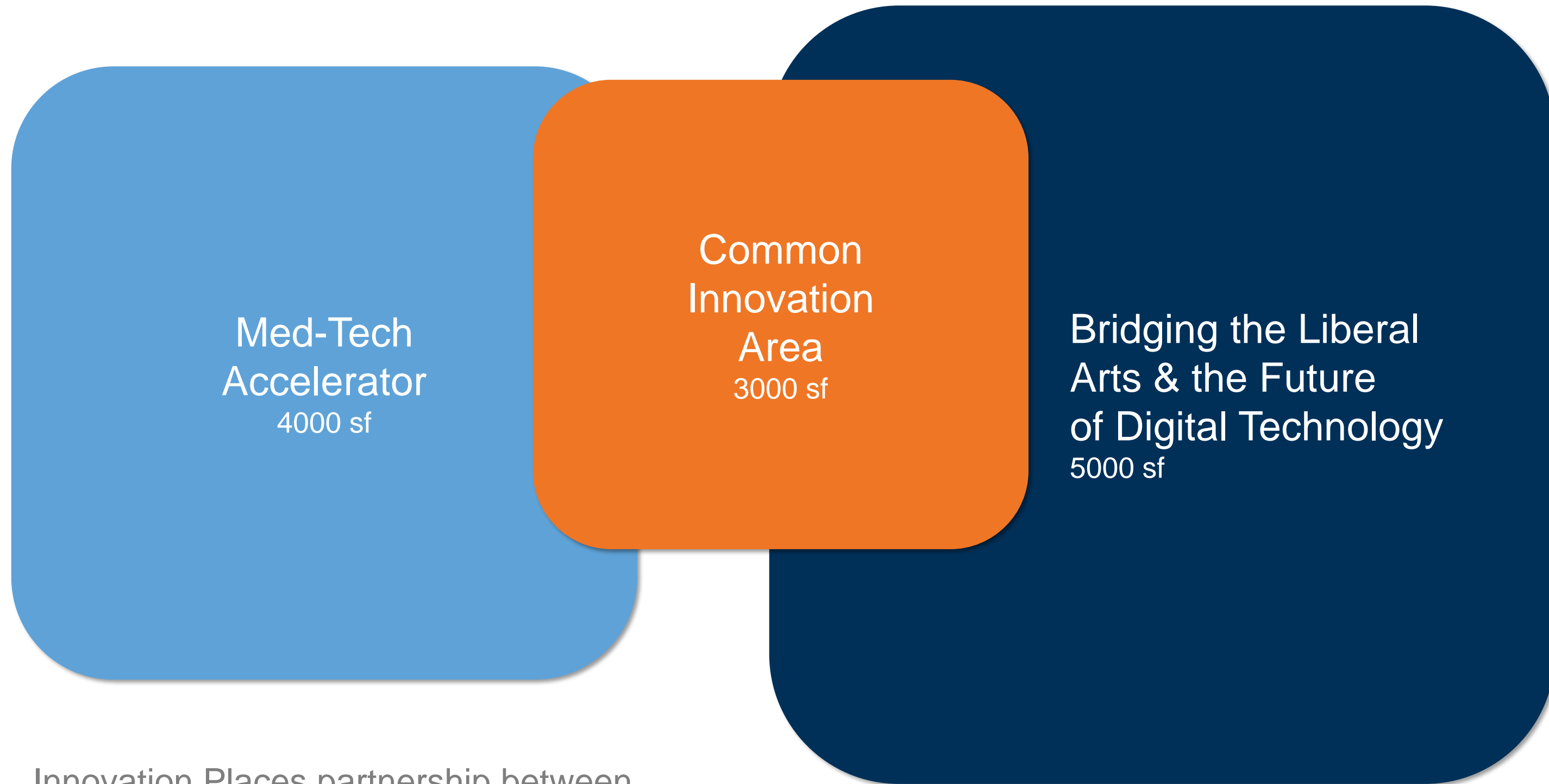


1. Vision



Trinity College - Traditional Campus Academic Environment





Innovation Places partnership between Hartford HealthCare, UCONN, Trinity, plus others, comparable to InsurTech and hosting 10 startups

Part of a 5-year renewable partnership with global tech company

High-Level Design Principles

Visually depict
innovation, creativity,
and collaboration

Sufficient flexibility to
adapt to new and
evolving program needs

Transparent, literally –
representing inclusiveness
and permeable of
boundaries

Creativity-inspiring, by
combing simplicity and a
“wow” factor

Modern and forward
looking in design,
different from the Trinity
College Campus

Surfaces and features
that invite hands-on
interaction and
experimentation

Promoting planned and
unplanned interactions
between different groups

Possibility of some rooms
along the perimeter, small
design studios, office
and/or conference

Fluid and open space,
with distinct zones that
blend into one another

Technology highlights and
showcases

Bold
Trinity branding

Liberal Arts & the Future of Digital Technology

Approximately 5,000 square feet, open flexible space	
The vision for the partnership. Bridging the Liberal Arts and the Future of Digital Technology	
Home of an academic-corporate Applied Learning Initiative: Batches of 25-30 people being trained for 8 weeks in business analysis, design thinking, and foundational technology	
Initial thoughts: 5 Open Design Studio Spaces; collaboration-team tables for 5-6 with computer monitors; capacity to seat full group of 30 as a single class	
Access to shared area for lockers; concierge and small lounge area; café bar: in all likelihood, as part of a common area for the full space	
Will include technology showcases, provided by tech company	

INTERACTIVE
SCREENS



MODERN
TECH

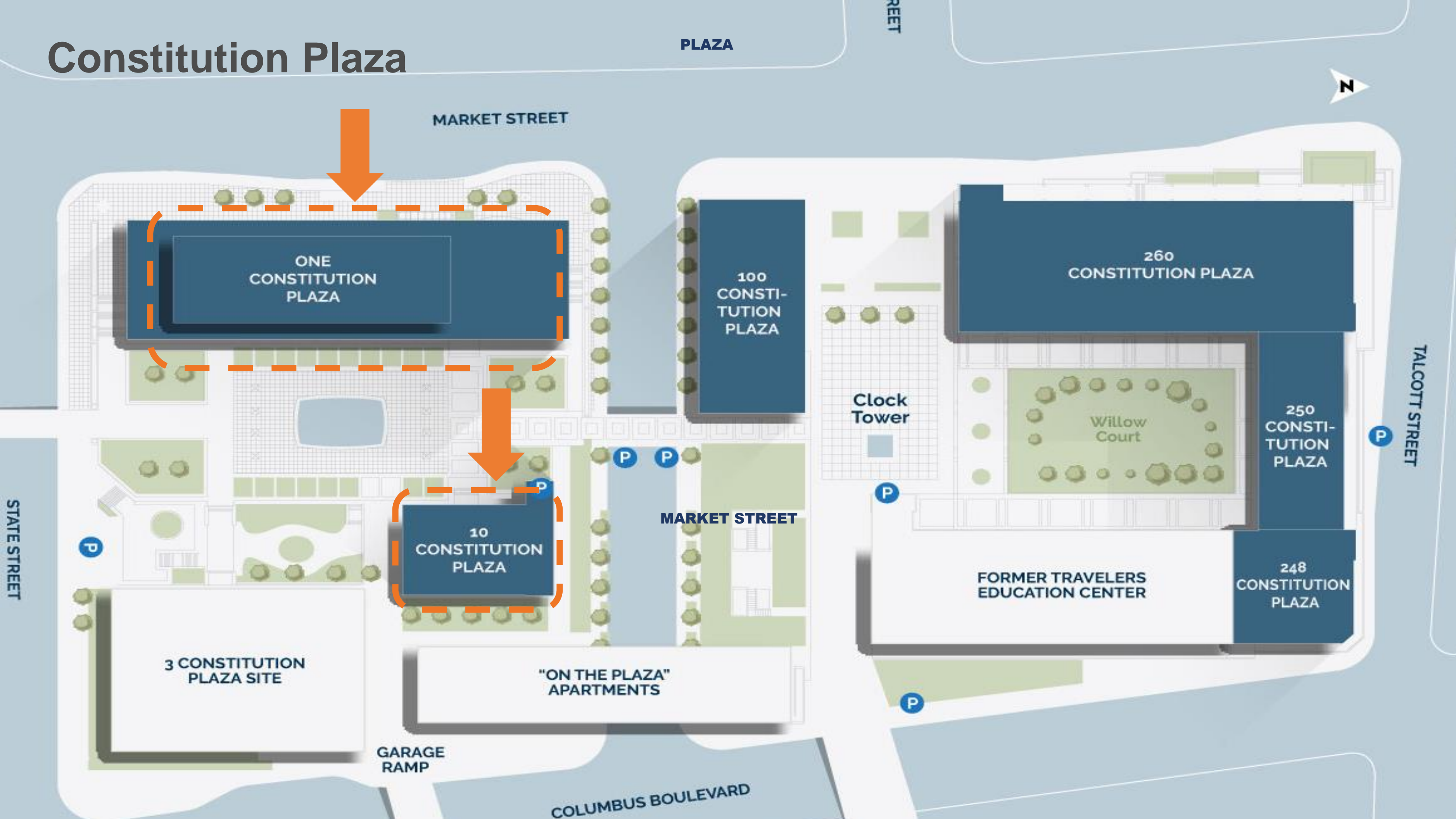
GLASS
WHITE
BOARDS



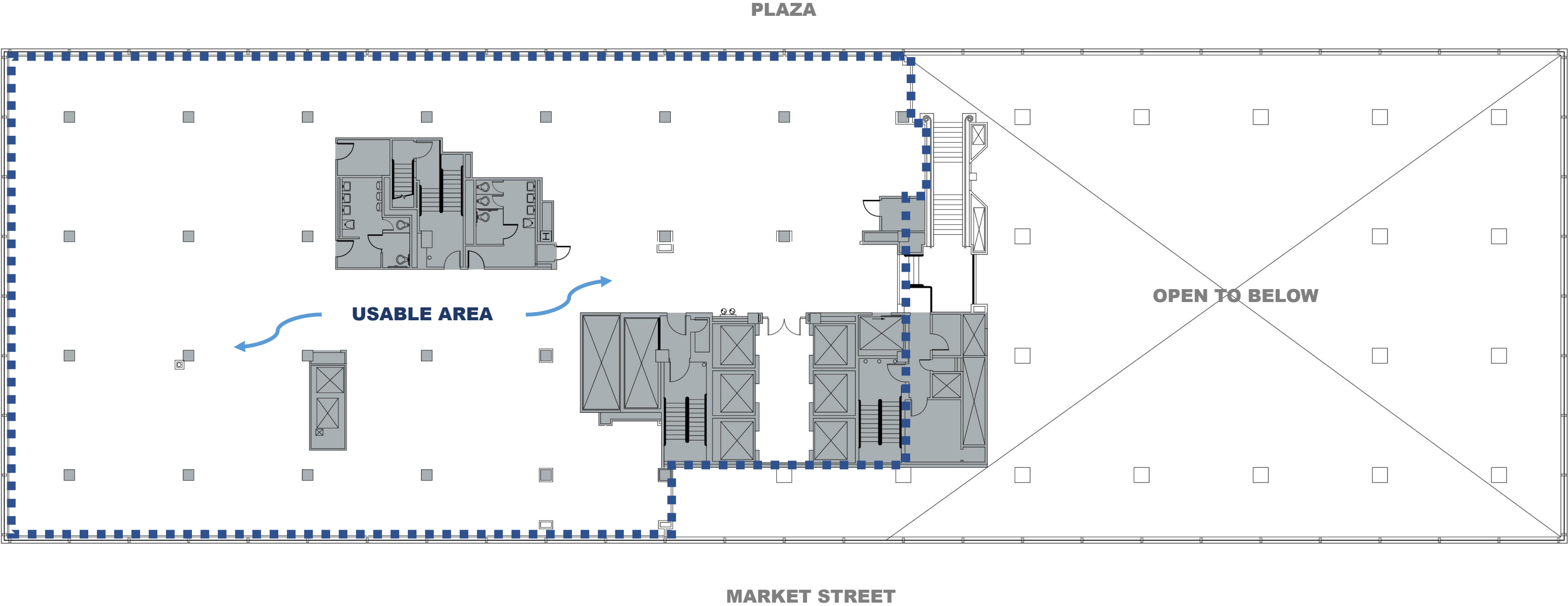


2. Design Solution

Constitution Plaza



Core & Shell Plan



13,000 SF





Concept Block Plan



1 COMMON INNOVATION SPACE

- Concierge
- Café
- Lounge spot
- Lockers

2 LIBERAL ARTS & DIGITAL TECHNOLOGY BRIDGE

- Open flexible space
- Training Area (30) seats
- Open Design Studio spaces (5) each with team table for 6, with access to a monitor
- Plaza view

3 MED-TECH ACCELERATOR

- Start Up space for (35) people / 10 start ups
- Closed team areas
- Technology showcased throughout

Brand Design Principles

Space Design Aspirations

Be Bold

Character

Be Genuine

Energy

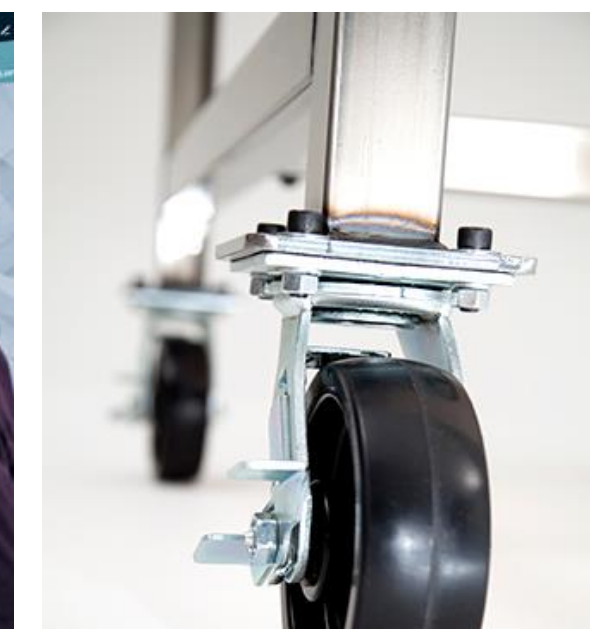
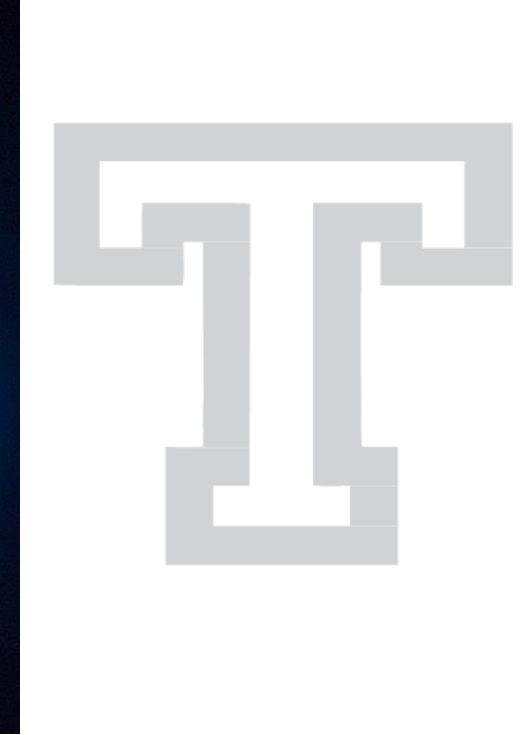
Be Engaging

Whimsy

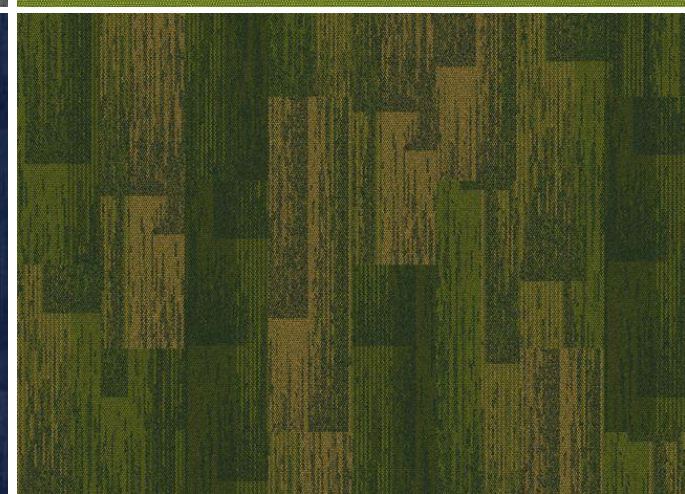
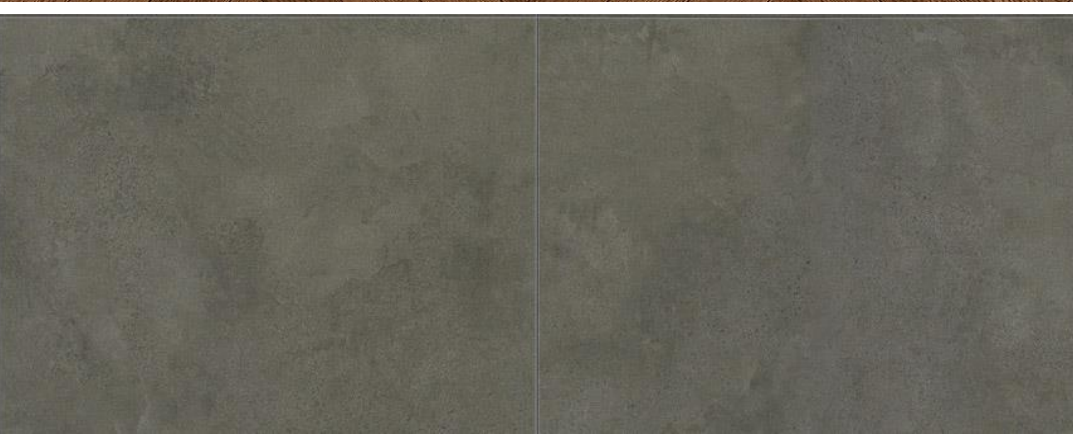
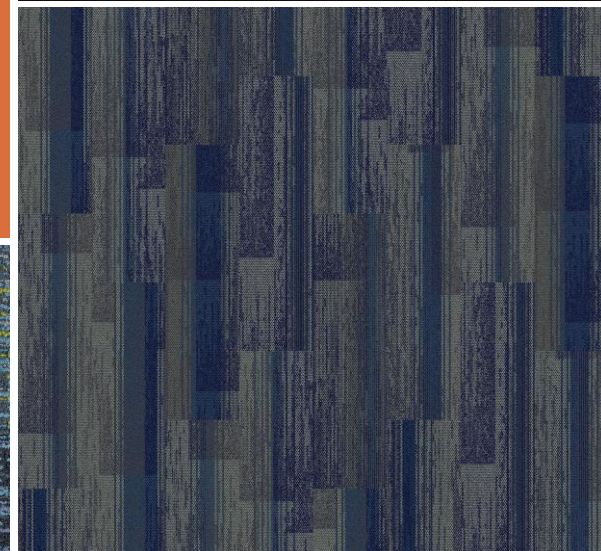
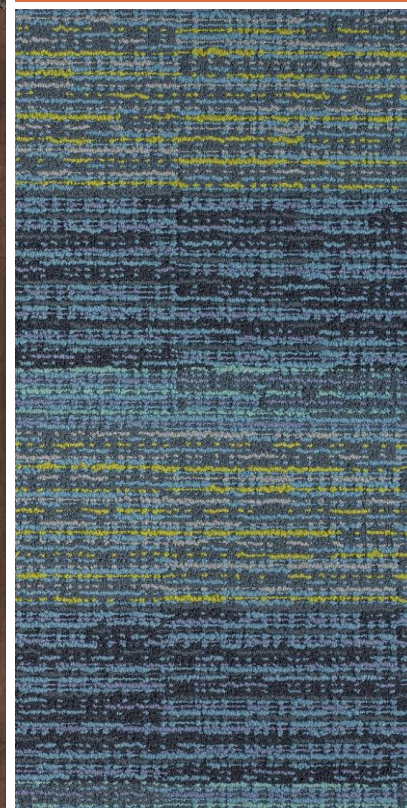
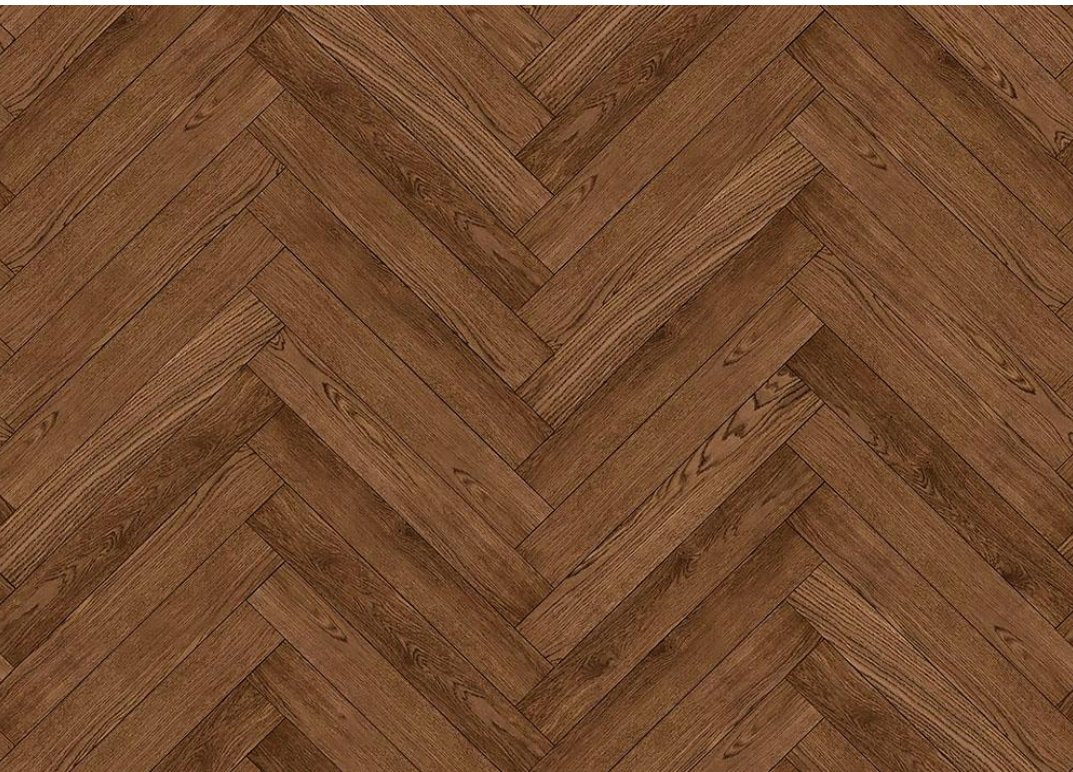
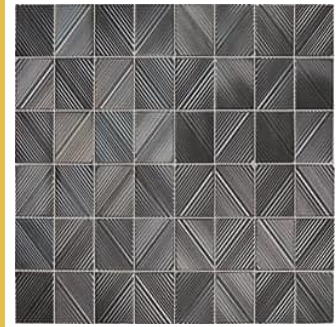
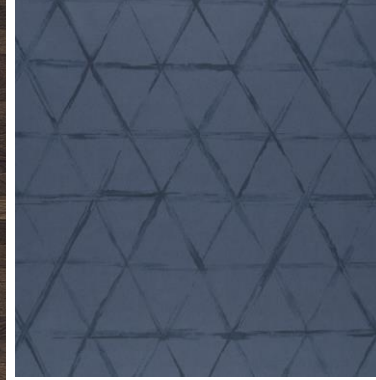
Be Dynamic

Technology



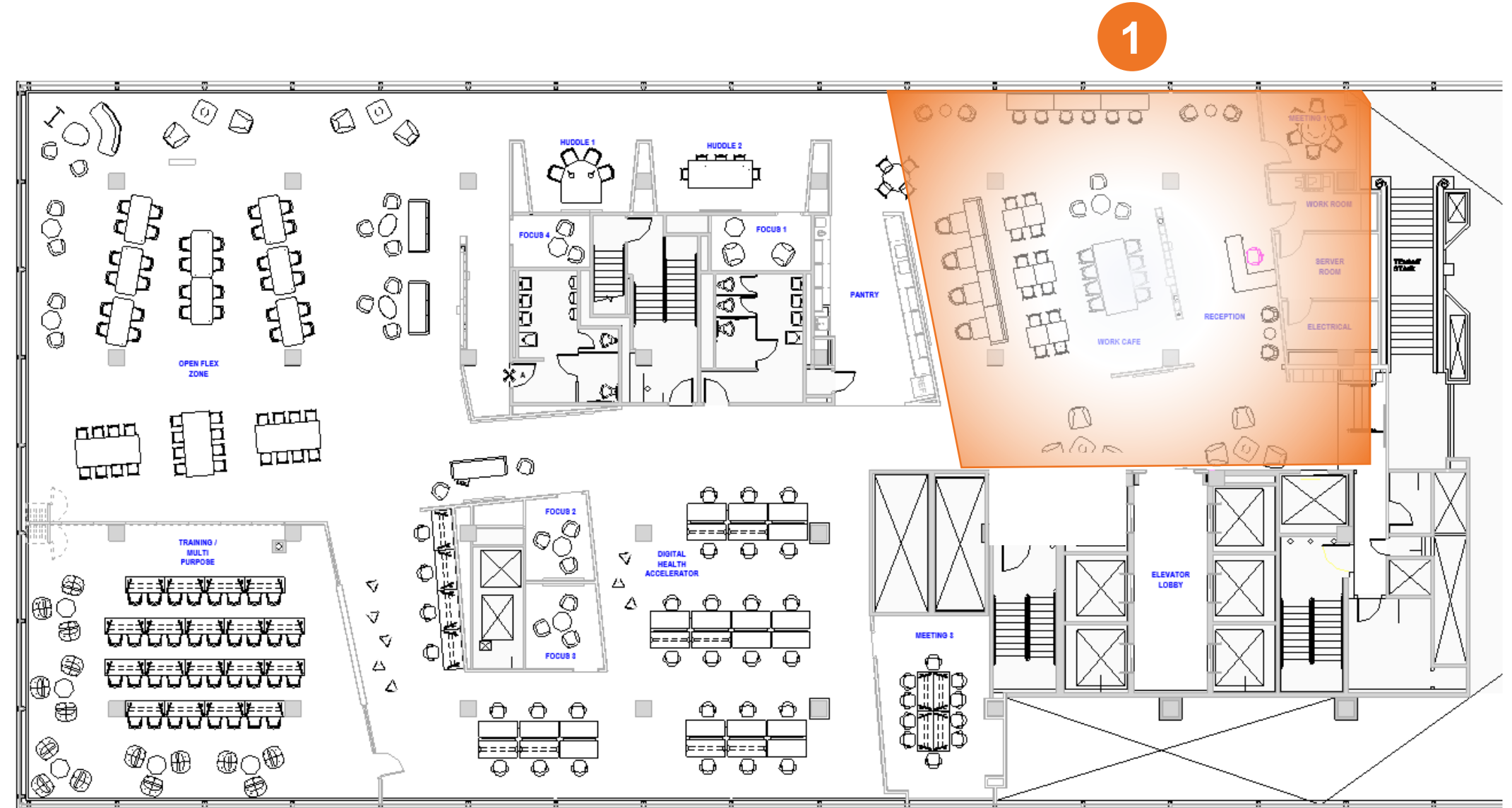


Material Palette



Common Innovation Space

- Concierge
- Café
- Lounge spot
- Lockers













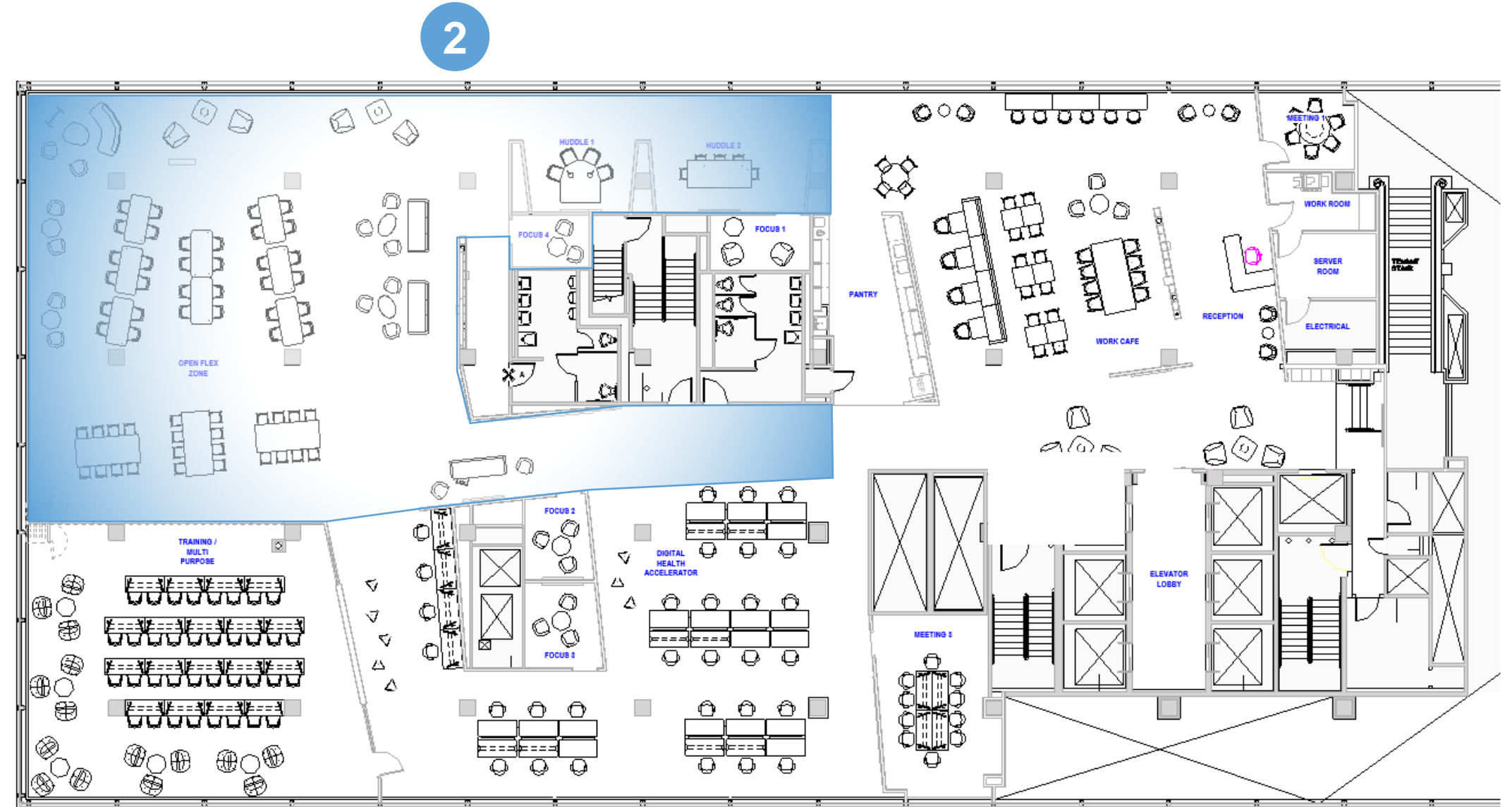






Liberal Arts & Digital Technology Bridge

- Open flexible space
- Training Area (30) seats
- Open Design Studio spaces with access to a monitor
- Plaza view



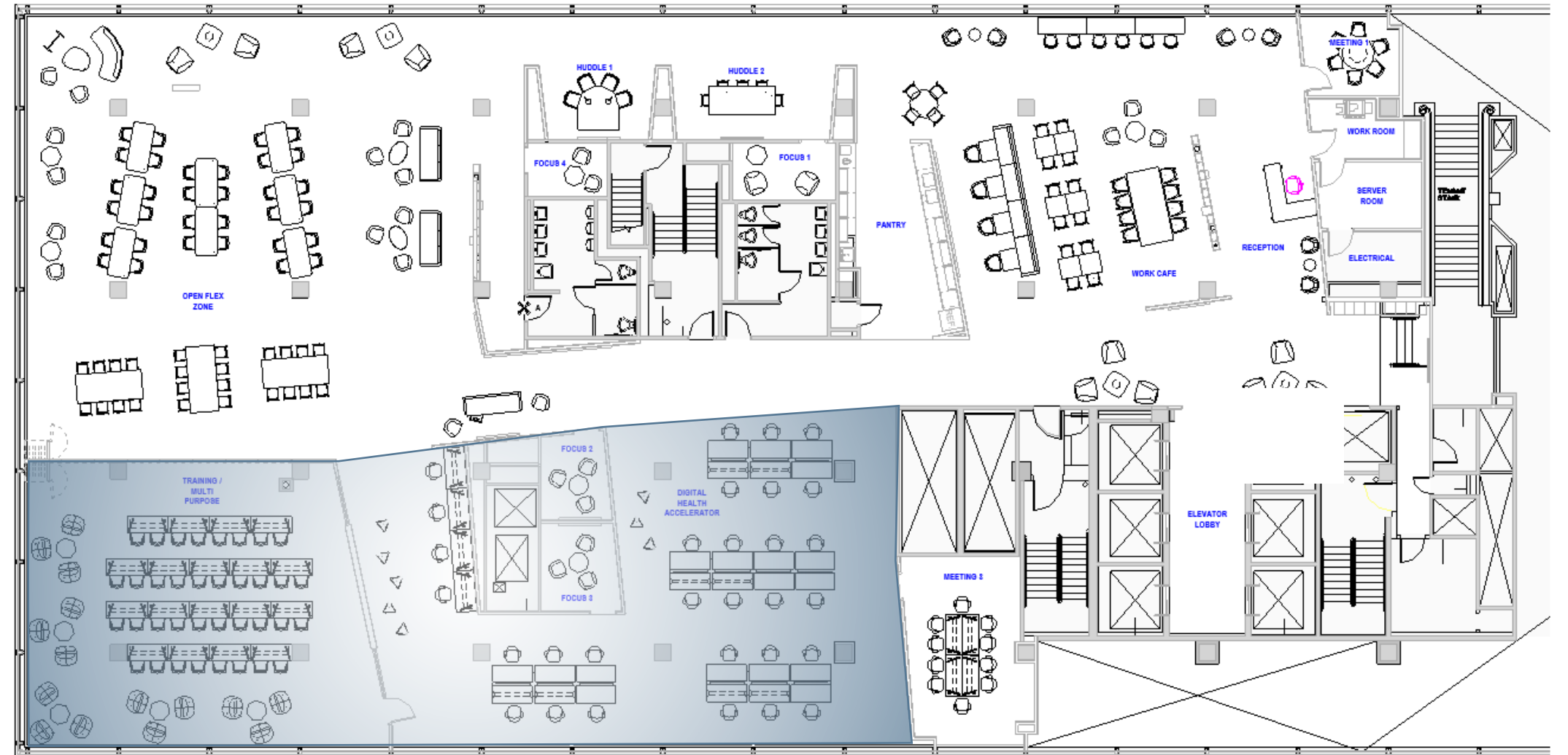
Interior View





Med-Tech Accelerator

- Start Up space for (35) people / 10 start ups
- Closed team areas
- Technology showcased throughout



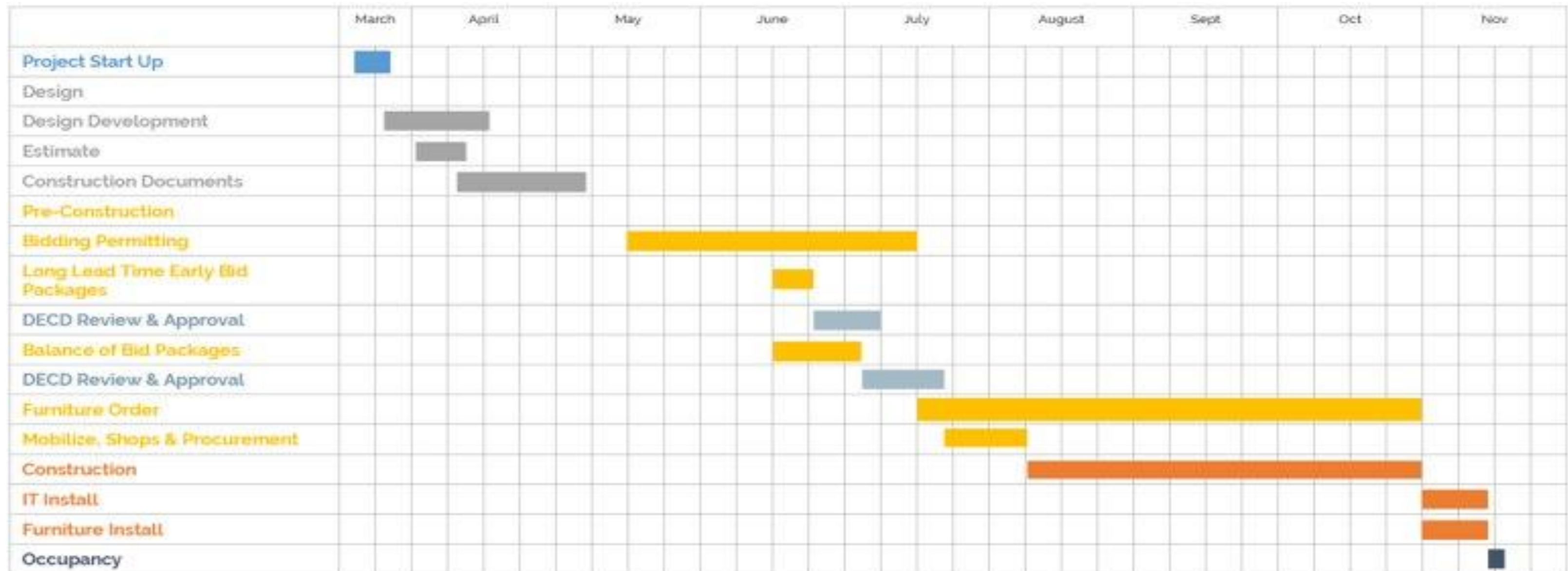


3. Challenges



Budget & Schedule

- Must comply with DECD grant and bidding processes
- Fast Track Schedule
- Manage Specialty Products & Materials with Long Lead Times



Value Engineering

- Validated bid documents tracking toward budget and scope
- Proactively identified building challenges and incorporated them into scope (*ex: poke thru devices*)
- Continuously identified cost saving opportunities (maintaining design intent)

Trinity College Innovation Hub- DD Estimate - Value Engineering / Bid Alternate List- updated 4-30-19

Item No.	Description	Proposed Value Range
1	Replacment of VAV's in same location in lieu of relocating to meet the design intent	\$ 80,000 - \$ 90,000
2	Modify folding partition to a vinyl fabric in lieu of operable glass wall partition **	\$ 25,000 - \$ 29,000
3	Delete glass wall entirely and replace with gypsum wallboard and glass **	\$ 50,000 - \$ 55,000
4	Value engineer light fixture package (based on \$ 140,000 fixture package)	\$ 30,000 - \$ 40,000
5	Delete poke thru devices (except for 4 in the training room)	\$ 30,000 - \$ 36,000
6	Reduce Owner Contingency to 5%	\$ 85,000 - \$ 95,000
7	Furniture Reduction by 10%	\$15,000
8	Existing Window Treatments to remain	\$ 25,000 - \$ 27,000
TOTAL VALUE ENGINEERING ITEMS (w. Item No. 2- Vinyl Fabric Wall Partition)		\$ 290,000 - \$ 332,000
TOTAL VALUE ENGINEERING ITEMS (w. Item No. 3- No Moveable Partition and Gyp. Wall)		\$ 315,000 - \$ 358,000

- Number 2 and 3 cannot be combined in total savings

Item Descriptions	
1	This option would restrict the project from redistributing VAV locations to meet new ceiling layout. The new VAV's would be installed in the exact locations as they are currently with new ductwork to meet the demand of the new space
2	This option would change the materials of the operable partition to a vinyl fabric (color to be determined) in lieu of the glass foldable partition as currently shown.
3	This option removes the entire operable partition wall and its overhead brace framing and includes the installation of gypsum partition walls and roughly 30% glass coverage.
4	This option would modify the light fixture package and keep the overall design intent but encourages a single source option rather than the multiple manufactures curently part of the design.
5	This option removes all poke thru devices in all areas except for the training room. The flexibility of the mobile furniture is still present but power would be required from the columns or walls.
6	This option cuts the Owners Contingnemy by 50%. It is suggested that once the Owners Rep prepare all soft cost items and understand this reduction before accepting.
7	This option cuts the furniture budget by 10%.
8	This option removes all scope related to the window treatments. The current window treatments in the space to remain as is.







4. Outcome





ENGAGE.

CONNECT.

TRANSFORM.









Describe Your Concept

From your observations, select one idea that stands out as most interesting, and give it a name.

Have a bike shopping feel like an adventure

TRIPLOG PLAYLIST

Robertson Blues - The Sparrows
Lil' Nigga - Anderson .Paak
Belle - J. Cole
JAP. Rocking
Light - Puma De Sol
Ed Sheeran - I See Stars
Alina Barbra
Mr. Green - J. Balvin
Darius - J. Balvin
J. Cole - 2014
J. Cole - 2014
J. Cole - 2014

















5. Questions & Discussion



Sonia Cardenas



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For additional information:

<https://slamcoll.com/case-study/98/trinity-college?ftype=expertise&fid=9>
<https://www.trincoll.edu/strategic-initiatives/innovation-center/>