



CASE STUDY

North Carolina State University | Talley Student Union

Rodgers Builders Integrates SmartPM
Into Scheduling Strategy - Enhancing
Project Precision and Performance.

"You can look at the SmartPM dashboard and get a solid understanding of the project and the schedule with just a quick, five-minute review. It's made a huge difference."

- Josh Schlechty, Senior Vice President & Regional General Superintendent | Rodgers Builders

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RODGERS
Our Passion is Building®



"Our teams now delve deeper into schedule data."

CHALLENGE

Rodgers Builders, recognized as one of the nation's top contractors, is an early adopter of new technology in the industry. They constantly seek new ways of working smarter to provide their clients with the best possible product. Doing so led Rodgers to seek out a scheduling solution that would keep them ahead of deadlines and their competition.

Josh Schlechty, Senior Vice President and Regional General Superintendent at Rodgers, recalls what

SOLUTION

Rodgers is known for completing projects on time, with their teams going above and beyond to ensure deadlines are met, which often requires adjusting the schedule frequently and identifying projects that require more time than initially allocated. This led them to SmartPM, a leading project-data analysis tool.

Before committing, they rigorously evaluated the product. Schlechty recalls, **"We put SmartPM to the test by having them analyze an 18-month project, and their analysis aligned perfectly with the project's progress."**

Convinced by its effectiveness, Rodgers began using SmartPM, initially for five projects, eventually expanding to ten, reflecting their diverse customer

prompted the company's focus on scheduling practices.

"We wanted to ensure that our project teams followed a consistent approach when creating and updating schedules. While our in-house experts and consultants were proficient, there were varying skill levels among people working with the schedules."

base. These projects encompass a diverse portfolio of structures, ranging from football stadiums and high schools to parking garages.

The platform's Quality Checker, scoring initial schedules with a letter grade, became a vital tool. These grades led to Rodgers **"recognizing the need for improvement, fostering healthy competition among team members,"** said Schlechty. Beyond this, the teams explored SmartPM's analytics, gaining deeper insights into schedule performance, subcontractor efficiency, and various other critical areas.

"That's the kind of 'beneath the surface' perspective we want our teams to have."

RESULTS

"Our teams now delve deeper into schedule data, facilitating a more profound comprehension of performance and making proactive decisions. For instance, various pop-ups in the program explain why a certain item was a negative. That's the kind of 'beneath the surface' perspective we want our teams to have."

As Rodgers' teams become more adept with SmartPM, they proactively initiate discussions about schedules, promoting productive dialogue. C-suite executives also benefit significantly from SmartPM's insights. The platform provides real-time project and schedule overviews, eliminating the need for time-consuming micromanagement.

Schlechty notes SmartPM's role in streamlining schedule logic validation and identifying opportunities to reduce overtime and weekend

work. **"You can look at the SmartPM dashboard and get a solid understanding of the project and the schedule with just a quick, five-minute review. It's made a huge difference,"** he says.

Rodgers Builders has also tailored the SmartPM Quality Checker for diverse projects, especially benefiting complex campus constructions. Plans are underway to develop specialized profiles for sectors like healthcare and education, leveraging this successful approach.

"Many of our clients - some working directly with their GCs - are now asking their contractors to submit a schedule from a previously completed job to look at the quality," says Schlechty. **"With SmartPM, Rodgers can confidently explain their schedules to owners, aligning expectations and helping them prepare for success."**



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