



# **EXPANSION & RENOVATION**

**April 12, 2019**

# **RODGERS**





# WHY A JOINT VENTURE?

## OUR PEOPLE



## RELATIONSHIPS



## COMMUNITY





# PRESENTATION EMPHASIS

- Your Team & Overview
- Preconstruction Process
- Construction Process
- Community Engagement





# Your Team & Overview







## Corporate Commitment



President & CEO, Rodgers  
Pat Rodgers



President, Holt Brothers  
Terrence Holt



Project Executive  
Todd Joyce



Construction Manager  
Kate Moore



Preconstruction Team Leader  
Jason Money



VP, Diversity and Inclusion  
Patrice Gilmore



Senior Project Manager  
Zane Dickerson



General Superintendent  
Wes Spurlock



Senior Estimator  
Ben Palmer



VDC Manager  
Paul Wojciak



Asst. Project Manager  
Jonte Harris



Senior Superintendent  
Myron Albright



Superintendent  
Braden Hoppen



Estimator  
Yaswanthi Kothapalli

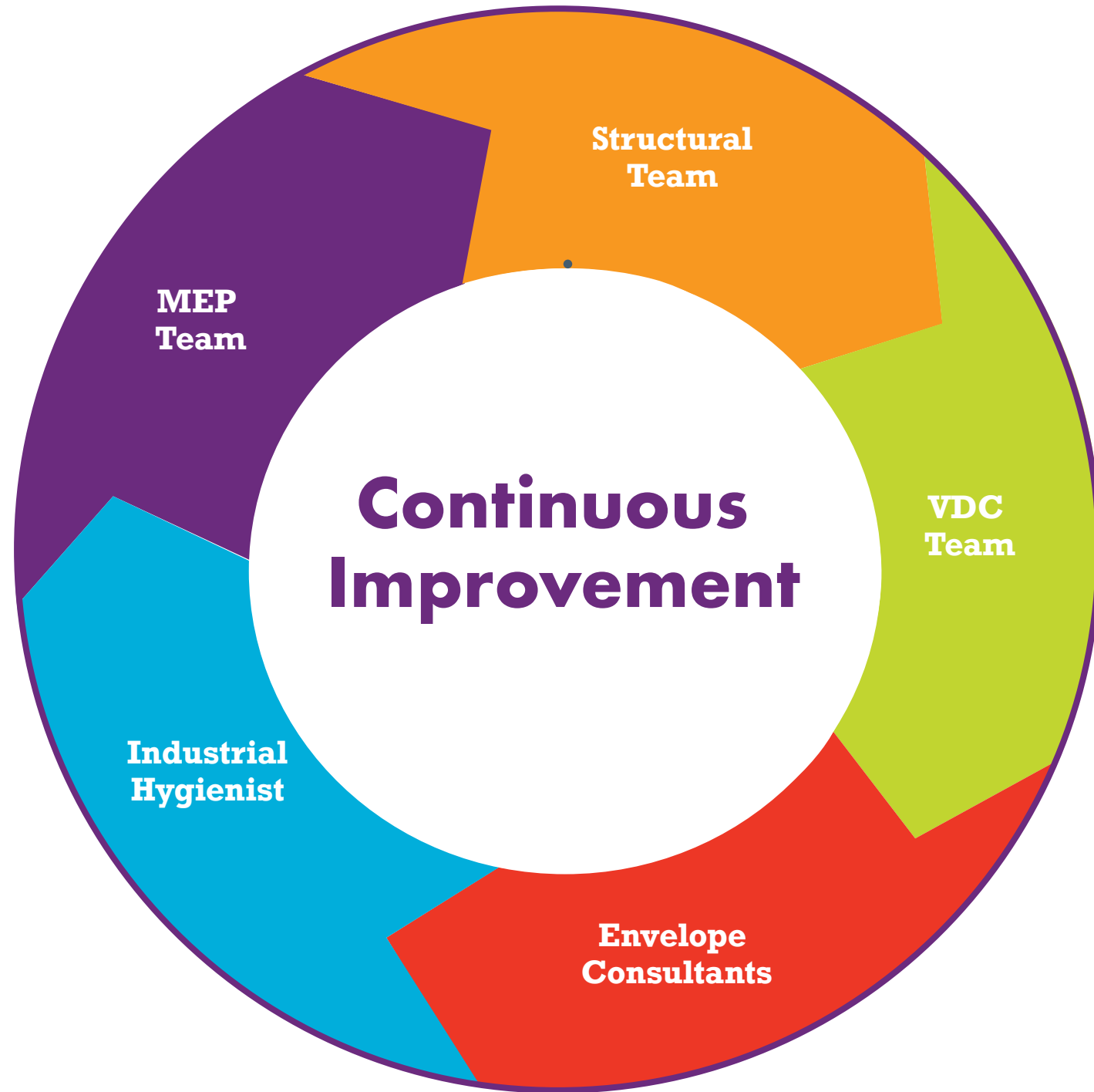


Safety Coordinator  
Rodrigo Llerena "Doc"

Support Services Throughout



# IN-HOUSE RESOURCES





# CULTURAL & COMMUNITY PROJECTS

Over **30** projects **ALL** in the Carolinas

**DISCOVERY PLACE**



**DISCOVERY PLACE KIDS**



**MINT MUSEUM  
UPTOWN**



**SEA LIFE**



**SE RALEIGH  
YMCA &  
ELEMENTARY  
SCHOOL**



**DSBG:  
LOST HOLLOW: THE  
KIMBRELL CHILDREN'S  
GARDEN**





# MARBLES EXPERIENCE AND KNOWLEDGE

RODGERS

Marbles Kids Museum  
Raleigh, North Carolina

Conceptual Executive Summary  
November 12, 2015

Item	Description	Function	Area	Unit Cost	Total
<b>1 Northwest Corner, Level 1:</b>					
a	Site Construction				\$738,131
b	Level 1:				
c	NW-A1	Restaurant	6,978	277.57	\$1,936,900
d	NW-B1	Museum Store	6,796	140.69	\$956,138
e	NW-C1	Museum Exhibit	3,105	252.26	\$783,508
f	Subtotal		16,880	217.80	\$3,676,546
<b>Level 2:</b>					
a	NW-A2	Museum Exhibit	13,942	252.26	\$3,516,959
b	NW-B2	Storage & Exhibit	8,703	234.25	\$2,036,640
c	NW-C2	Museum Exhibit	3,049	252.26	\$769,130
d	Subtotal		25,694	246.16	\$6,324,768
<b>Level 3:</b>					
a	NW-A3	Offices	13,942	221.95	\$3,094,554
b	NW-B3	Storage & Mechanical	8,703	212.58	\$1,850,040
c	Subtotal		22,645	218.35	\$4,944,594
<b>Total Northwest Corner</b>					
<b>2 Theater</b>					
a	Site Construction				\$465,326
b	Level 1:				
c	MT-A	Entry Lobby	2,820	314.10	\$885,766
d	MT-B	Box Office & Concessions	6,305	108.26	\$682,599
e	MT-C	Classrooms/Multi Purpose	10,987	238.43	\$2,619,640
f	Level 2:				
g	MT-C	Classrooms/Multi Purpose	10,987	238.43	\$2,619,640
h	Level 3:				
i	MT-C	Classrooms/Multi Purpose	10,987	238.43	\$2,619,640
j	Level 4:				
k	MT-C	Classrooms/Multi Purpose	10,987	238.43	\$2,619,640
l	Level 5:				
m	MT-C	Classrooms/Multi Purpose	10,987	238.43	\$2,619,640
n	Level 6:				
o	MT-C	Classrooms/Multi Purpose	10,987	238.43	\$2,619,640
<b>3 Museum</b>					
a	Level 1:				
b	M1-A	Lobby/Flexible Room	8,703	234.25	\$2,036,640
c	M1-B	Bathrooms & Entrance	3,049	252.26	\$769,130
d	M1-C	Museum Exhibit	13,942	252.26	\$3,516,959
e	Level 2:				
f	M2-A	Museum Exhibit	13,942	252.26	\$3,516,959
g	M2-B				
h	Roof Terrace				
<b>4 Central Courtyard</b>					
a	Option 1				
b	Option 2				
c	Option 3				
d	Option 4				
<b>5 Exhibit Space Unit Prices:</b>					
a	Shell Building				
b	Up-Fit				
c	Total				

CONSTRUCTION TYPE LEGEND

- ADDITION
- NEW CONSTRUCTION
- RENOVATION

NOTES

- LOADING DOCK TO REMAIN.
- NW-A TO BE REPAIRED BUILDING WITH FIRE WALL BETWEEN NW-B. CONNECT THROUGH RATED OPENING.
- NW-A TO INCLUDE 2 TWO EXIT STAIRS, ELEVATOR AND TOILETS.
- WORK ASSUMES RELOCATION OF EXISTING COOLING TOWERS TO ROOF.

PROGRAM ASSUMPTIONS - LEVEL 01

- NW-A: RESTAURANT
- NW-B: MUSEUM STORE
- NW-C: MUSEUM EXHIBIT - OR, SECONDARY ENTRY LOBBY FROM BLOUNT ST.

EXT WALL HT: 46'-0" TYP  
EXT WALL HT: 15'-0" AT LOADING DOCK  
NEW CONSTRUCTION ABOVE LOADING DOCK









# Preconstruction Process



# PRECONSTRUCTION - TIMELY AND ACCURATE





# PRECONSTRUCTION ACCURACY

## Riverbanks Zoo & Garden Phase I - Grizzly, Otters & New Entry

- SD ESTIMATE: \$7,994,424
- DD ESTIMATE: \$7,841,039
- Final GMP: \$7,861,867
- Final Cost: \$7,667,302
- Savings Returned: \$194,565





## Value Options

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11/8/18, 8/24/18, 9/2/18, 9/15/18, 9/22/18

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Revised Budget = \$26,134.317  
Target Budget = \$16,500.000  
Variance from Target = \$3,634.317

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Revised Budget = \$26,134.317  
Target Budget = \$16,500.000  
Variance from Target = \$3,634.317

COMMENTS

STATUS R. P. A.

PENDING

ACCEPTED

REJECTED

TOTAL

Ball in Court

Decision Date

VALUE

ADD OR DEDUCT

\$24,003.861

\$20,805.230

\$20,805.230

\$24,003.861

WMA

Design Development Budget  
11/8/18, 8/24/18, 9/2/18, 9/15/18, 9/22/18

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11/8/18, 8/24/18,

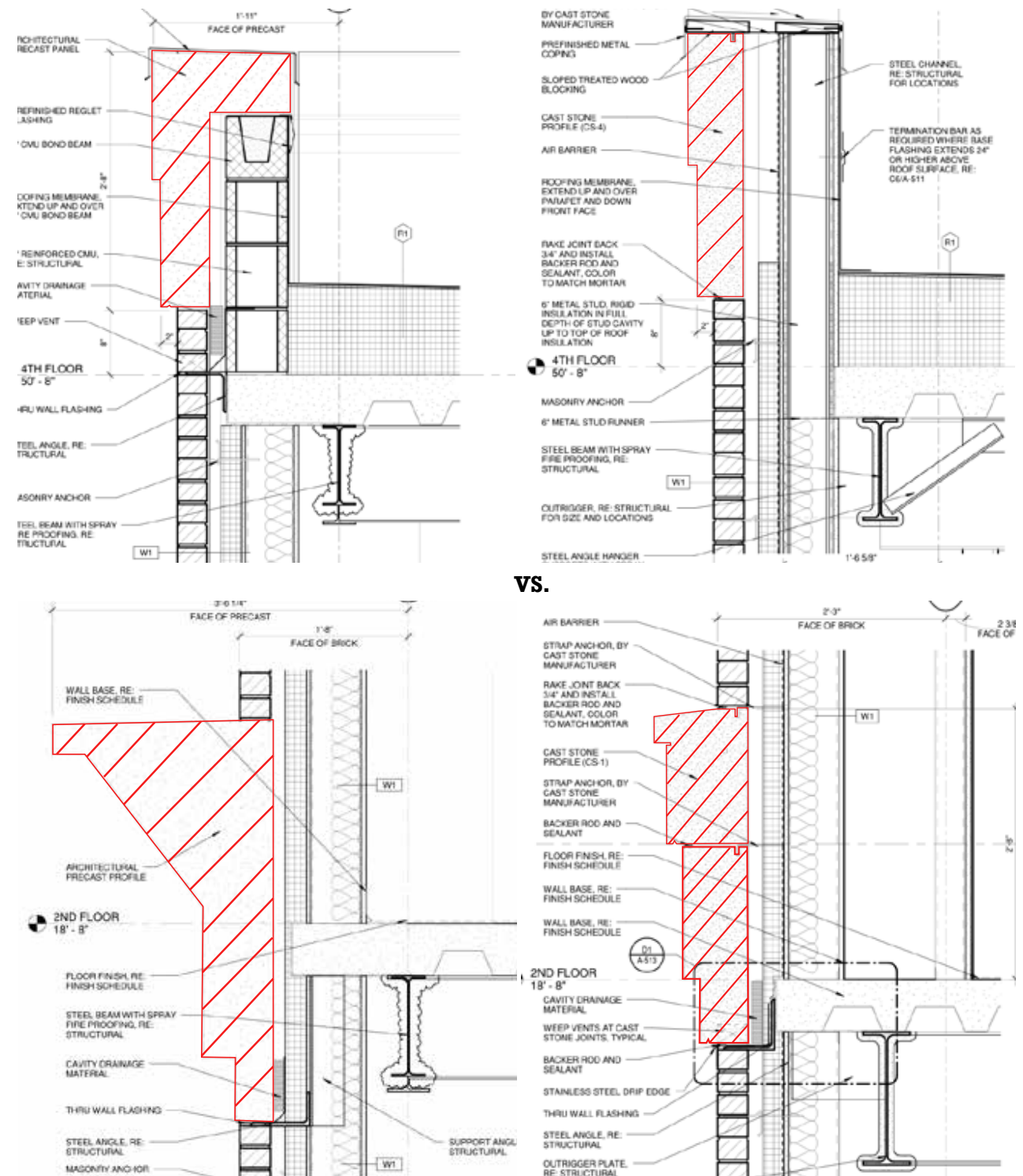
COST ALTERNATES LOG											
<b>Panthers Stadium, LLC</b> <b>100 &amp; 500 Improvements - 2136</b> <b>Charlotte, NC</b> <b>Conceptual Design Budget - 50% Design Development Budget</b> <b>7/17/2015; Revised 7/30; 8/4; 8/11; 8/18; 8/24; 8/25; 9/2; 9/9; 9/15; 9/22</b>									<b>Project SF: 295,600</b> <b>Starting Budget = \$24,003,861</b> <b>Revised Budget = \$20,134,317</b> <b>Target Budget = \$16,500,000</b> <b>Variance from Target \$3,634,317</b>		
ITEM	DESCRIPTION	VALUE	ADD or DEDUCT	STATUS R, P, A	PENDING	ACCEPTED	REJECTED	TOTAL	Ball in Court	Decision Date	COMMENTS
	Starting Estimate							\$24,003,861			
73	DD Pricing adjustment: Remove 100 & 500 Level Food Service Grills / Griddles from budget.	(\$162,762)	DEDUCT	A	\$0	(\$162,762)	\$0	\$20,387,499	N/A		Revision made during 9/8/15 budget review meeting. Due to VE #9 being accepted.
74	DD Pricing adjustment: Remove two (2) Walk-in Coolers from Craft Beer Portables on 100 Level.	(\$29,333)	DEDUCT	A	\$0	(\$29,333)	\$0	\$20,358,166	N/A		Revision made during 9/8/15 budget review meeting.
75	DD Pricing adjustment: Remove Vomatory Bowl Wayfinding Signage Allowance from 100 & 500; Included in updated signage budget.	(\$85,027)	DEDUCT	A	\$0	(\$85,027)	\$0	\$20,273,139	N/A		Revision made during 9/8/15 budget review meeting.
76	DD Pricing adjustment: Adjust SF for Metal ACT ceiling and add vinyl faced ACT ceiling tile for West Gate Ceiling per WMA coffered ceiling rendering.	(\$138,822)	DEDUCT	A	\$0	(\$138,822)	\$0	\$20,134,317	N/A		Revision made during 9/8/15 budget review meeting.
77	DD Pricing adjustment: Finalized count of condiment stands / column wraps on 500 and priced new design.	TBD	ADD	P	TBD	\$0	\$0	\$20,134,317	WMA		9/22: New VE item added. New 9/17/15 condiment stand and column wrap design with aluminum frame system. Design did not reduce the height of column wrap. Need final count and locations for 500 Level from WMA. Also full column design
78	500 Level Only DD with VE pricing. Adjustment to take 100 Level out until 2017.	TBD		P	TBD	\$0	\$0	\$20,134,317			
79		TBD		P	TBD	\$0	\$0	\$20,134,317			
80		TBD		P	TBD	\$0	\$0	\$20,134,317			
81		TBD		P	TBD	\$0	\$0	\$20,134,317			
82		TBD		P	TBD	\$0	\$0	\$20,134,317			
83		TBD		P	TBD	\$0	\$0	\$20,134,317			
84		TBD		P	TBD	\$0	\$0	\$20,134,317			
85		TBD		P	TBD	\$0	\$0	\$20,134,317			
86		TBD		P	TBD	\$0	\$0	\$20,134,317			
87		TBD		P	TBD	\$0	\$0	\$20,134,317			
88		TBD		P	TBD	\$0	\$0	\$20,134,317			
89		TBD		P	TBD	\$0	\$0	\$20,134,317			
90		TBD		P	TBD	\$0	\$0	\$20,134,317			
Revised Budget		-\$6,548,051			-\$1,469,547	-\$3,869,544	-\$1,208,961	\$20,134,317			



# MAXIMIZING VALUE

# Recent Health Sciences Building - Cast Stone Value Management

- Original Design: \$1,118,000
- Final Design: \$805,000
- Overall Savings: \$313,000





# SUBCONTRACTOR RELATIONSHIPS



- Timely payments
- Organized Jobs
- Safety Program
- Clear Expectations

- Strong Project Leadership

Average Local Participation: 63%

MWSBE Commitment: 20%



# Construction Process





# CULTURE OF SAFETY

- Specific Jobsite Safety Rules & Regulations Program
- Comprehensive OSHA training
- Daily Safety Huddles
- Award-winning Safety Program
- In-house Certified Industrial Hygienist



**BUILDING STAR**



## "Minimizing Impact While Maximizing Efficiency"

- Public/Client Safety
- Maintain access to IMAX
- Understand IMAX noise & vibration constraints
- Coordination with potential Blount and Person Street renovations
- Children/student/patron drop off
- Material delivery coordination
- Off site parking





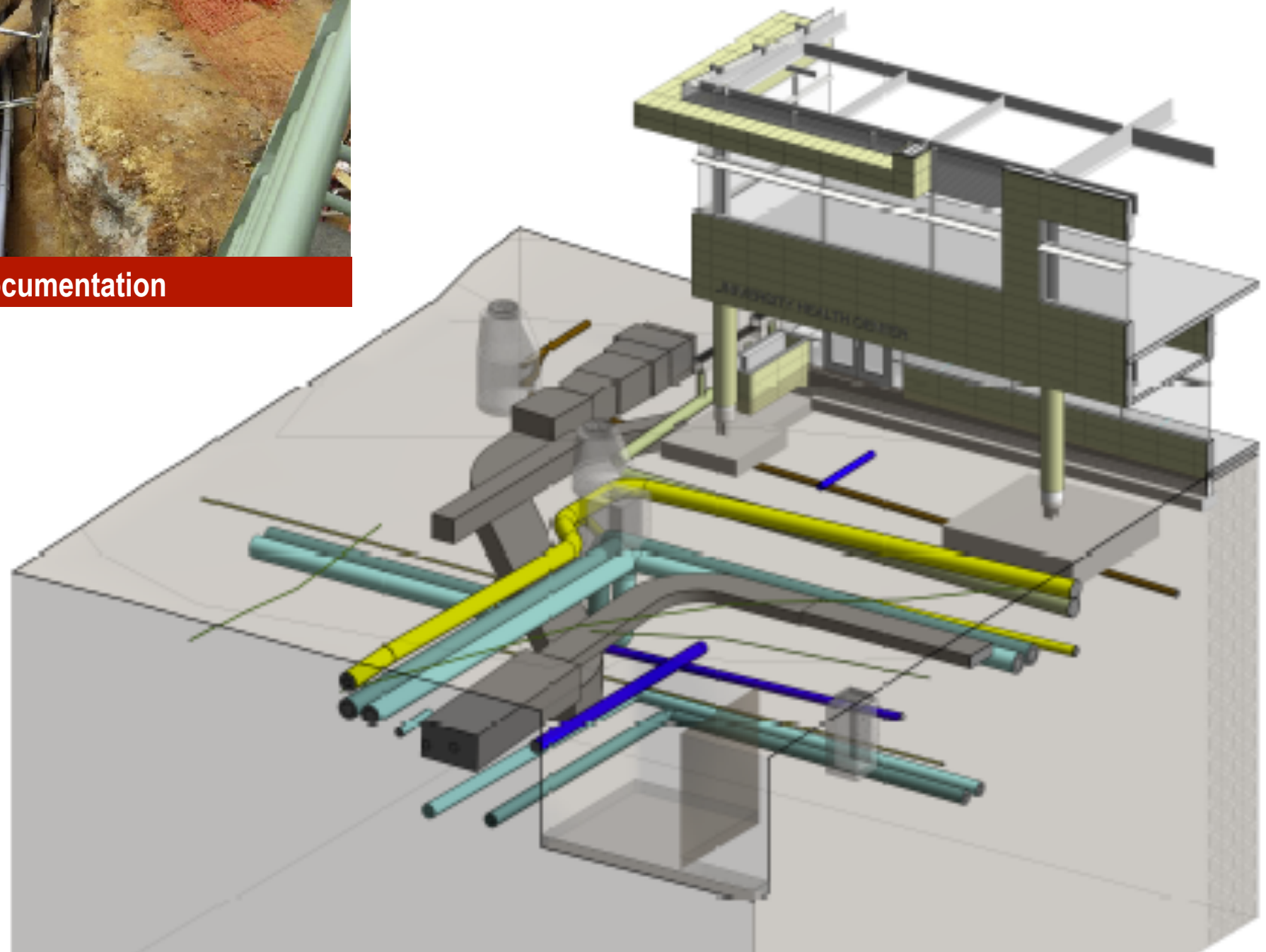
# UNDERGROUND UTILITIES COORDINATION



Field Photo Documentation

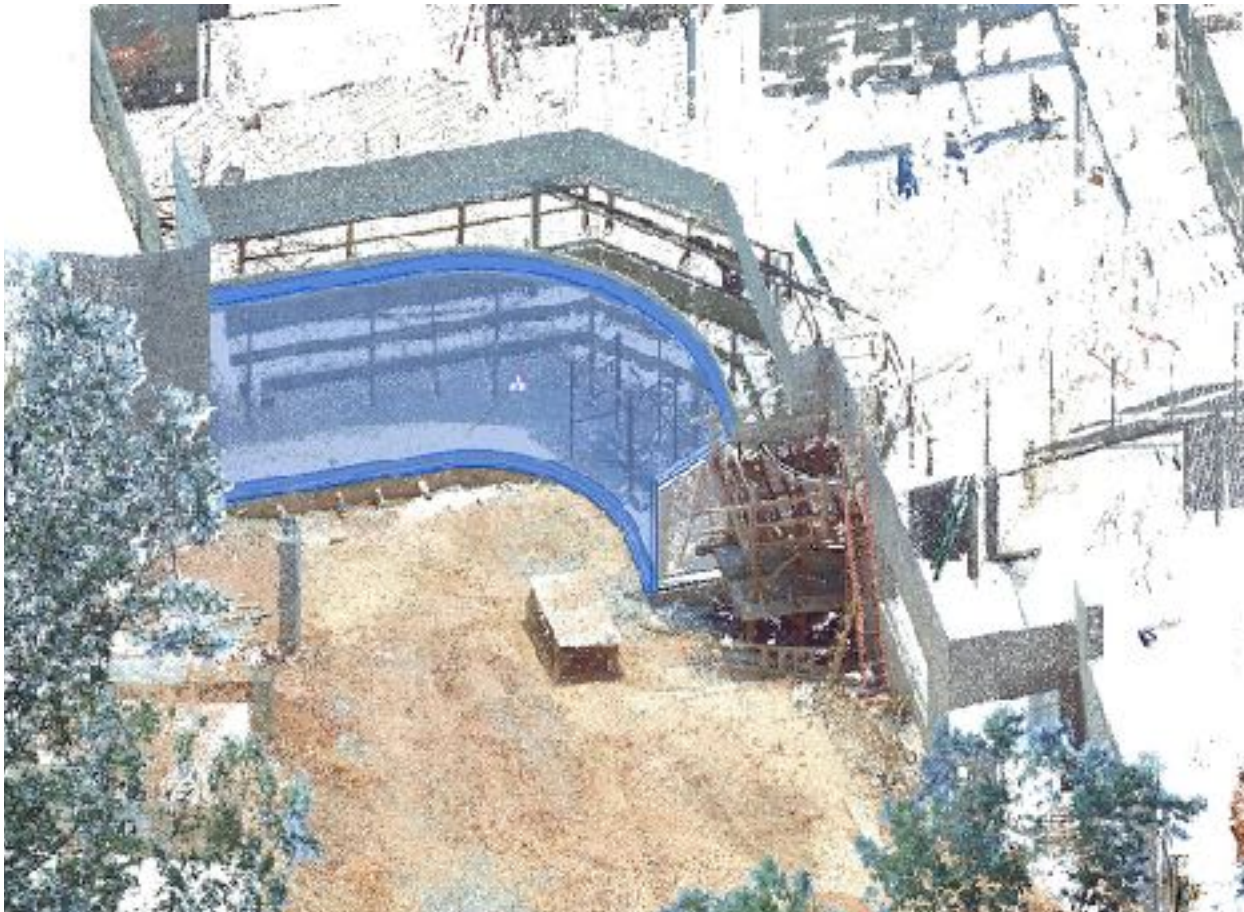
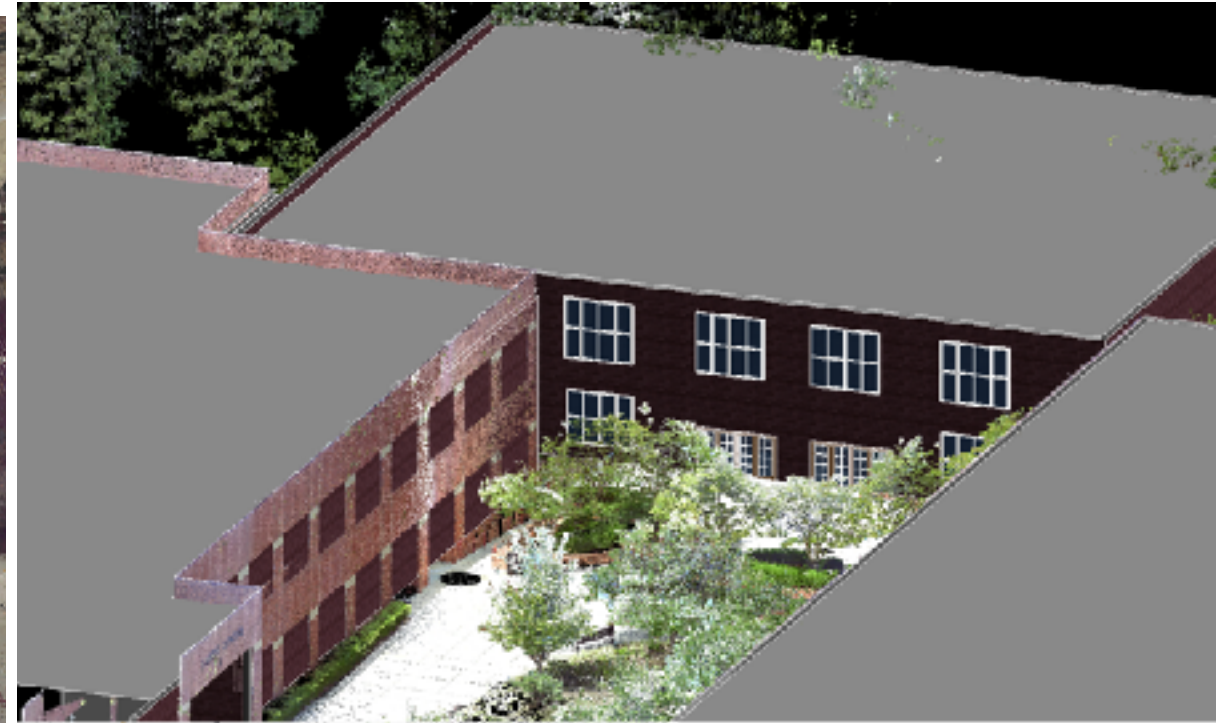
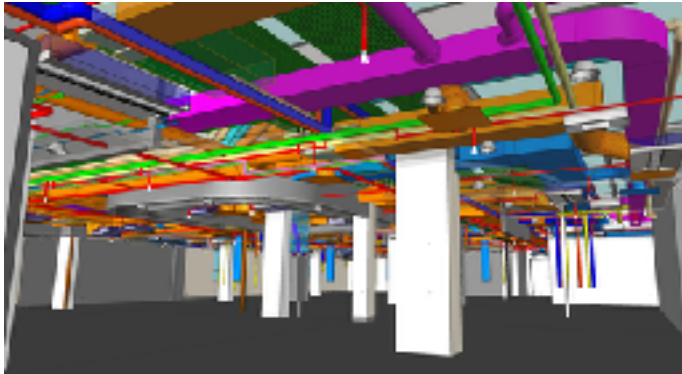


Linked To Electronic As-Builts





# EXISTING CONDITIONS





# QUALITY ASSURANCE

- More coordination from subcontractors
- Immediate updating with information in the field
- Access to most current drawings, submittals and RFI's
- Real-time punchlist updates
- Quality response logs

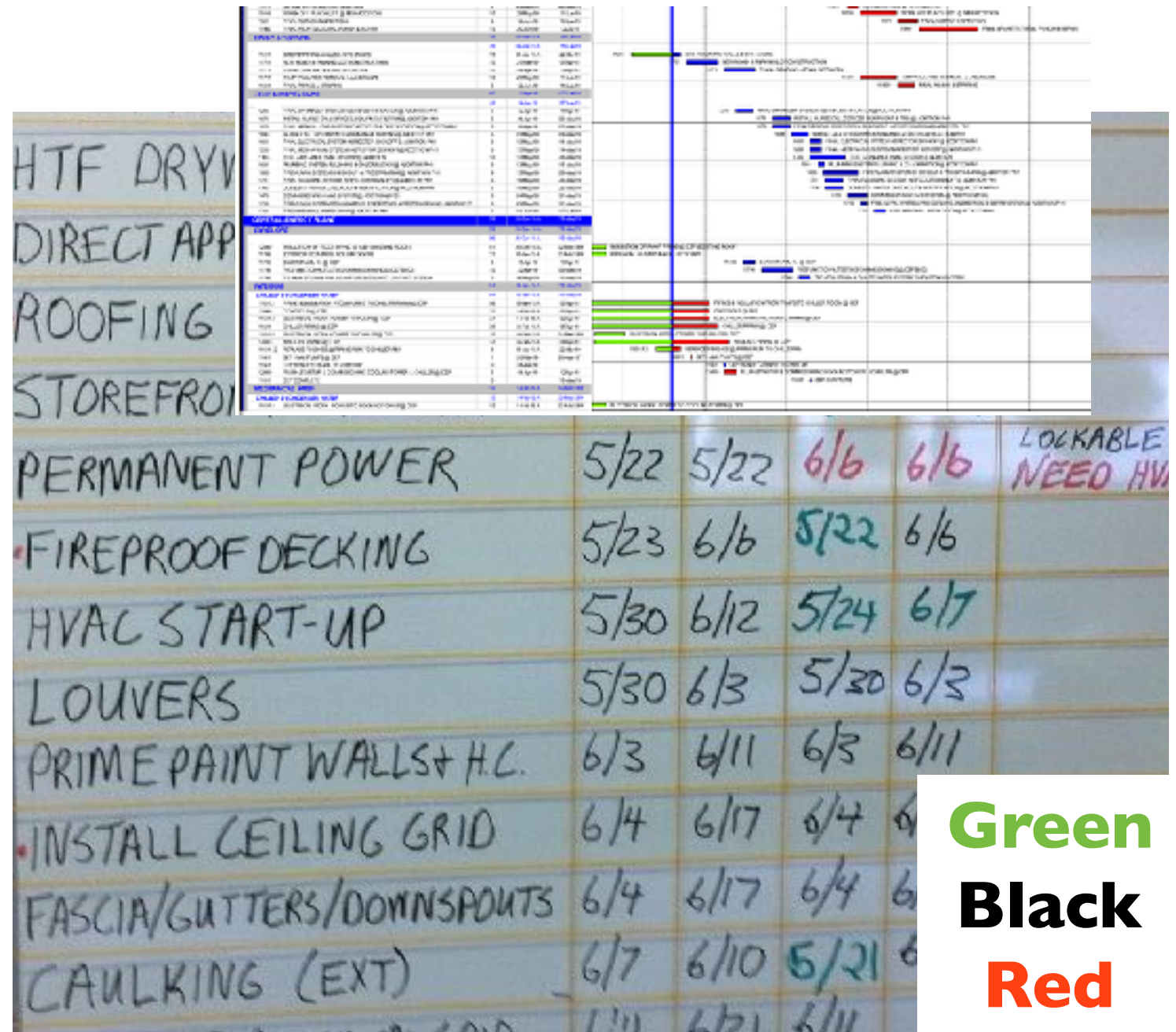




# SUBCONTRACTOR SUCCESS

## What is Whiteboard Scheduling?

- Builds team cohesiveness
- Trade contractor input, provides **sense of ownership**
- Sets goals, milestones, and clear expectations
- Ensures **accountability**



**Critical Tool in Coordination With Owner Exhibit Installation**

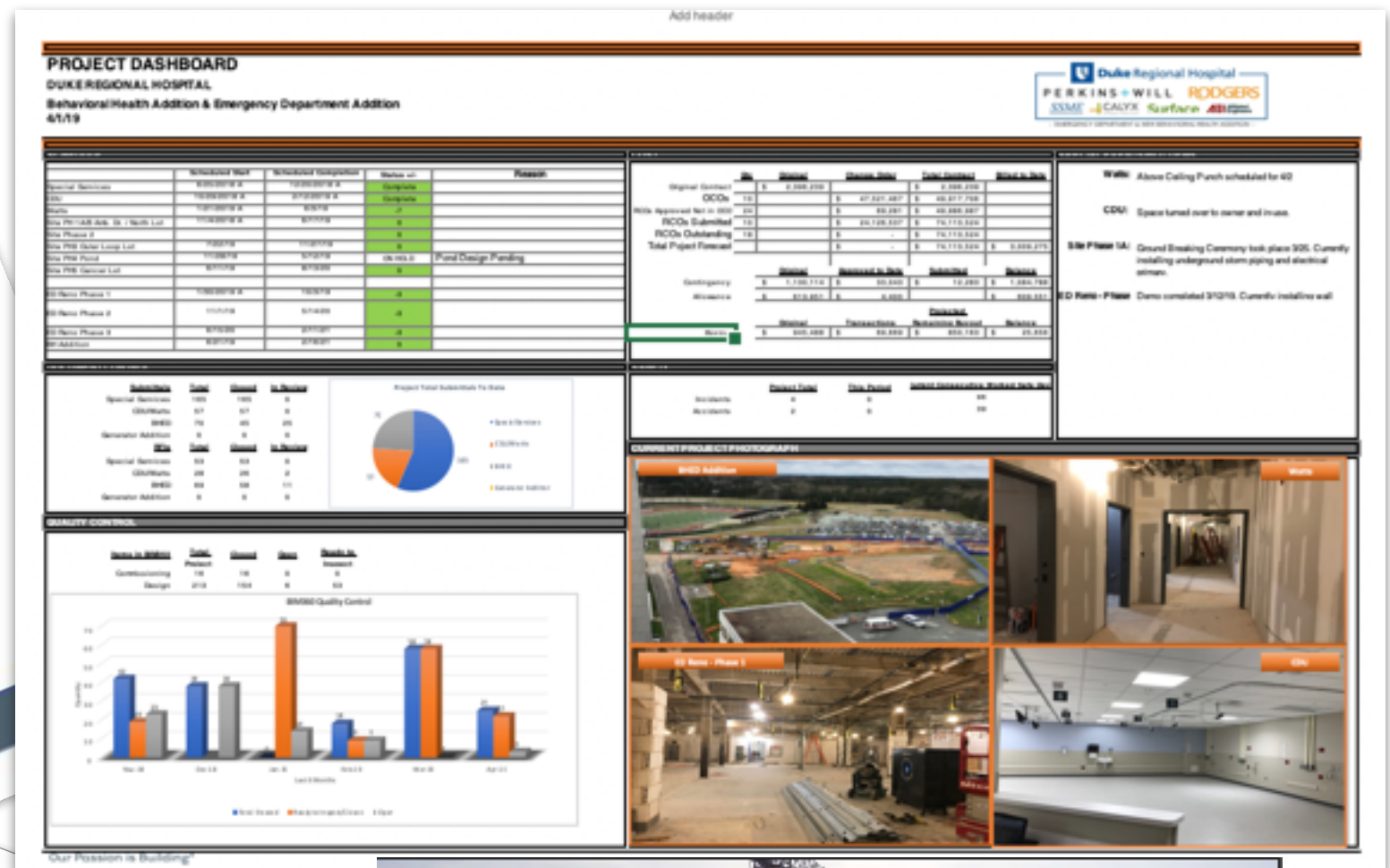


# EXHIBIT COLLABORATION





# PROJECT COMMUNICATIONS





# FINISH STRONG





# Community Engagement





# LET'S PLAY!



**FENCE FACTS:**  
Exploring  
engineering and  
construction!

Please excuse our mess ...

**DID YOU KNOW ...**  
It takes  
**XX,XXX**  
**POUNDS**  
of concrete to  
construct this  
new building

**DID YOU KNOW ...**  
It takes  
**X,XXX**  
**FEET**  
of wire to  
power this new  
building

**DID YOU KNOW ...**  
It takes  
**X,XXX**  
**hours**  
to build this new  
building

**DID YOU KNOW ...**  
It takes  
**X,XXX**  
**hours**  
to build this new  
building

**DID YOU KNOW ...**  
It takes  
**X,XXX**  
**hours**  
to build this new  
building



We're building something exciting behind these walls!



Take a peek to see  
the construction in action!



Scan here to see what the future of Marbles looks like!



**RODGERS**  
Our Future is Building™






# WHY WE'RE COMMITTED







*“What you can expect is a streamlined, honest process built upon open communication and thorough market/industry knowledge that dramatically simplifies the construction process. They are a partner to be relied upon from the start of a project, in the preconstruction, concept/budget development phase, through punch out, and on through the life of the building.”*

**Joanie Philipp, CEO  
Discovery Place**