

**Rudolph Libbe Inc. (RLI) founded by brothers Frederick “Fritz” Rudolph and Philip Rudolph Sr. and their cousin, Allan Libbe. The company’s initial service offering is residential building.**

**1955****1956**

**RLI** awarded first commercial building project, a branch of the United States Post Office in Bowling Green, Ohio.

**RLI** reaches its first \$1 million revenue year.

**1963****1967**

**RLI** is awarded its first million-dollar project: Holy Spirit Seminary in Toledo, Ohio.

**RLI** is awarded a series of new building projects on the former Medical College of Ohio and University of Toledo campuses, including the Parks Tower and Medical College of Ohio (MCO) Library.

**1969-1975****1970**

**RLI** builds its first large healthcare project: **St. Luke’s Hospital in Maumee, Ohio.**

**1974**

**RLI** adds building systems to its construction offering, including pre-engineered Varco-Pruden buildings.

**RLI** establishes a relationship with North Star BHP Steel and completes a foundation/underground electrical/conduit duct banks project in Monroe, Michigan. This relationship is later maintained with the Site Management group.

**1976****1979**

**RLI** builds the Toledo Trust Co. (now KeyBank) building in downtown Toledo. ProMedica later acquires and renovates it with the help of the Rudolph Libbe Group to become the new downtown headquarters and campus for more than 2,000 employees.

**1981**

**RLI** builds an 8,000 square foot expansion to the former Rudolph family home and farm that has served as the company’s Walbridge, Ohio headquarters since its founding.



**RLI** adds the **Special Accounts** division to offer construction/renovation services for projects that range from \$500 to \$500,000.

**1980****1982**

**RLI** hires its first full-time safety manager.

**General Electrical Mechanical (GEM) Industrial** is founded. Bob Seeger and Ike Darling, formerly of A. Bentley and Sons, join forces to start the company. Services include: machinery installation, electrical, mechanical, process piping, boilers/tanks/pressure vessels and an in-house fabrication shop.



**GEM** begins work for its first and sole customer—Davis-Besse, Ohio’s first nuclear power plant. By 1985, shutdown work at the facility establishes GEM’s reputation nationwide.

**1984**

**RLI** partners with Lathrop Co., a local construction firm, to build the \$33 million downtown Toledo SeaGate Convention Centre. The project was awarded to the combined forces of the Lathrop/Libbe Group over 10 other proposals.

**GEM Industrial** completes its first helicopter lift to place machinery at Bayshore Power Plant in Oregon, OH.

**GEM** adds three new industrial clients to its growing client roster: Libbey Owens Ford (now Pilkington), Ford Motor Company and Toledo Edison (First Energy).

**1985**

**RLI** builds a 16-story Radisson Hotel. The project is a key indicator of the business renaissance along the downtown Toledo riverfront.



1987

Kent Libbe is named general manager of **GEM Industrial**.



**RLI and GEM collaborate to build Summit Center office building and current U.S. headquarters of HCR ManorCare.**

**RLI** signs pact to help develop and provide construction consulting services for an industrial park in China. Founder Fritz Rudolph, Sr. leads the effort with Vista, an RLI subsidiary.

1988

**GEM** is awarded a series of notable projects, including the North End piping project for Honda’s engine plant in Anna, Ohio, Detroit Edison’s Fermi Plant, and the Toledo Supplier Park (formerly DaimlerChrysler Jeep Parkway plant).

1990

**GEM** and **RLI** open a combined office in southeast Michigan due to the increased project work with Ford Motor Company.

**GEM Inc.** hits \$40 million in sales, employs 300-350 workers on 500 projects. The company adds 8,000 square feet to its current 25,000-square foot headquarters building.



**By 1990, RLI uses the tilt-up concrete process on 32 projects totaling 2.5 million square feet of tilt-up construction.**

1992




**GEM Inc. adds structural steel erection to its service offering.**

1994

**GEM** and **RLI** are awarded a \$57 million strip expansion at the Brush Wellman Alloys facility (now Materion Brush Performance Alloys). **GEM** completes the company's Pebble Plant process expansion in 2009.

**GEM** is awarded its first project with Worthington Steel in Delta, Ohio. During the next three years, **GEM** completes more than a dozen additional projects for the company with contract values totaling \$8 million.



**As of 1994, RLI and GEM have completed over \$140 million in project work at the BP Toledo Refinery in Oregon, Ohio. RLI wins a Build Ohio award from the Ohio Association of General Contractors for successfully completing two 8-million-gallon below-grade, storm water impoundment tanks at the BP Refinery. The company is recognized for its innovation and management skills that kept the job on a critical schedule and saved the customer more than \$1 million.**

1996

Because of the companies’ cultural commitment to safety, both **GEM** and **RLI** become self-insured for workers comp claims.

**Rudolph Libbe Properties, RLI,** and **GEM** establish an on-going relationship with First Solar in Perrysburg, Ohio. The team develops and constructs the solar panel manufacturing campus with office buildings, a plant and a solar testing center.

**RLI** receives the Q-1 Award from Fort Motor Company—only the second construction company in the world to receive this designation.

1986

**GEM Industrial** moves into its new headquarters in Walbridge, Ohio.

**The City of Toledo Bay View wastewater treatment plant is GEM’s first significant project outside of the nuclear industry and opens the door to numerous future opportunities involving industrial and chemical process projects.**



**GEM** and **RLI** form the Site Management group. The first customer site is the former Brush Wellman.

**Rudolph Libbe Properties (RLP) is founded.**

1989

Together **RLI** and **GEM** lead an \$80 million design/build project at Thomson/RCA Consumer Electronics manufacturing facility in Circleville, Ohio.

**RLI is selected as construction manager for the University of Toledo’s Center for Visual Arts on the Toledo Museum of Art campus. The building is designed by world-renowned architect Frank O. Gehry and features a lead-copper clad exterior skin and green-tinted windows to tie it to the 100+ year-old main museum’s patina copper roof and trim. This project was a Build Ohio Award winner.**



1991

**RLI** is awarded a \$30 million project to build Ford Motor Company’s truck plant in Louisville, Kentucky. This is in addition to two other Ford projects including an assembly plant in Norfolk, Virginia and a testing facility at Ford’s proving grounds in Romeo, Michigan.

**GEM** begins project work at BP Chemical (now Potash) in Lima, Ohio, the start of a 25+ year-relationship.

**RLI** and **GEM** institute a 100% eye protection requirement on all projects.

1993

**GEM** expands its facilities and moves its **fabrication shop** into a 22,000-square foot warehouse located behind the Walbridge, Ohio office building.

**RLI** is awarded Chrysler Corporation’s Gold Pentastar Award which is given to supplier/contractors who demonstrate outstanding quality, project delivery, cost controls and customer support/technology. Fewer than 5% of contractors receive the honor.

**RLI** and **GEM** recognize the hazards of falling from heights and institute a mandatory 6-foot fall protection policy for all activities. OSHA institutes this protection in 1995.

Safety committees are instituted across the Rudolph Libbe Companies to actively involve field and management teams.

1995

From 1995 on, the companies’ **Site Management** personnel have been nested on-site at Jeep’s Toledo, Ohio manufacturing facility to perform small construction projects and maintenance on an on-going basis.

**RLI and GEM build the new NorthStar BHP Steel (now North Star BlueScope Steel) manufacturing facility in Delta, Ohio. The Site Management team remains on-hand to keep this nearly 600,000-square-foot facility maintained and updated during ongoing construction projects.**





Safety Task Analysis Cards (STAC) are introduced to identify and eliminate safety hazards before work begins.

1997

GEM opens a Lima, Ohio office to support several large customers in the chemical processing industry.

1999

GEM Inc. forms the GEM Energy Service Group to add HVAC repair and preventive maintenance services. Spartan Chemical is one of the group's initial service contracts and remains a long-term GEM customer.



Rudolph Libbe Inc. acquires Vista, a facility management services firm.

Rudolph Libbe Properties manages its first office park development, Cobblestone Woods in Sylvania, Ohio.

Job sites begin using Pretask Planner forms to correct unsafe actions and conditions.

1998

Hussien Shousher is named president of GEM.

Tim Alter is named president of Rudolph Libbe Inc.

Bill Rudolph becomes chairman of Rudolph Libbe Companies.

The Site Management team is awarded Ford Brook Park as a pilot site to perform all construction and outsourced maintenance projects under \$1 million.

2000

GEM's CAD system is used to model, plan and pre-fabricate piping for the General Motors Defiance Foundry Energy Center, a precursor to BIM (Building Information Modeling) practices.

RLI completes extensive gallery renovations at the Toledo Museum of Art.

2001

Sisters, Servants of the Immaculate Heart of Mary in Monroe, Michigan selects GEM Inc. to renovate its 370,000-square-foot care facility with the addition of geothermal well, boilers, chillers, pumps and HVAC/plumbing systems. This is the first project GEM completes using BIM.

RLI is the first company nationwide to be admitted as a Select Partner in the Department of Labor/OSHA PASS Program to recognize its leadership in construction safety.

2002

RLI becomes ISO Certified.

Site Management begins managing all construction and outsourced maintenance at Cooper Tire in Findlay, Ohio.

RLI wins a Build Ohio Award for the 677,000-square-foot Walgreens Distribution Center in Perrysburg, Ohio. The project required 42,000 cubic yards of concrete, custom rigging and meticulous coordination between RLI and GEM for tilt-up panel erection.

2003

RLI and GEM begin construction on the retail, dining, hotel and entertainment facilities for The Town Center at Levis Commons in Perrysburg, Ohio. It is the first 'urban village' development in northwest Ohio.

GEM and RLI begin work on Ford Motor Company's Avon Lake, Ohio plant to support the Escape and Mariner production launches and the Econoline consolidation. These projects continue until 2006.

RLI wins a Build Ohio award for the Ottawa County Visitors Bureau.

2004

GEM adds mechanical insulation as a self-perform service offering.

During a ten-week shutdown at Detroit Edison's Belle River Power Plant in St. Clair, Michigan, GEM performs removal of existing piping and replacement of new seamless pipe throughout the facility. This joins the more than 170 projects that GEM has managed for Detroit Edison since 1990.

RLI is recognized by the National Associated General Contractors' Construction Safety Excellence Awards for safety performance.

RLI constructs the Toledo Museum of Art Glass Pavilion and wins a Build Ohio Award. The majority of the 75,000-square-foot building is constructed in one-inch thick laminated glass. The Pavilion is RLI's first project to use Building Information Modeling (BIM) technology. In 2013, GEM Energy designs and installs a Capstone-powered CHP system in the building's basement.

2005



RLI begins construction on ProMedica's Toledo Hospital Renaissance project in Toledo, Ohio, which includes Toledo Children's Hospital. The new 500,000-square-foot campus expansion and renovation wins a Build Ohio Award. GEM is chosen as the structural steel and electrical contractor for this multiple-year project that is completed in 2007.

GEM Inc. and Rudolph Libbe Inc. open a northeast Ohio satellite office in Independence, Ohio.

RLI is the construction manager for Charter Steel's \$12.8 million expansion of its operations in Fostoria, Ohio.

GEM installs new power, audio systems and lighting for the grandstand, suites and press tower at Michigan International Speedway in Brooklyn, Michigan. Work is completed during regular operations, two summer NASCAR events and weekend facility rentals.

RLI commemorates its 50th anniversary with more than 500 field and office employees.

GEM institutes "Take Two for Safety" program that empowers employees to stop work immediately if they become aware of an act or condition that could place someone in danger on a job site.

2006

Millwright capabilities are added to the companies' southeast Michigan satellite office in Plymouth, Michigan.



RLI and GEM institute project safety audits on jobsites for supervisors, project managers and management personnel. GEM adds the "Find It Fix It" program to encourage identification and reporting of near misses and hazards that, when corrected, eliminate the potential for an incident.

RLI serves as the design/build contractor for the nearly 900,000-square-foot Jeep Supplier Park connected to the Jeep plant in Toledo, Ohio. The Park is made up of four separate buildings, including the assembly building with a Varco-Pruden pre-engineered building system—a first for a Chrysler Corporation assembly facility. Once construction is complete, the Site Management group begins facility maintenance and small construction projects for the Park (and remains on-site today).



**GEM Industrial** updates its name to **GEM Inc.**

**RLI** and **GEM** build the 125-acre FedEx Ground Toledo Distribution Center in Rossford, Ohio.

**RLI** begins to offer turn-key solar development for commercial and industrial customers.

The companies institute use of high-vis outwear for field workers. **RLI** introduces the “Will & Skill” safety initiative for associates to demonstrate their personal commitment to safety.

**RLI** and **GEM** begin construction of the 150,000-square-foot **Bass Pro Shops retail facility in Rossford, Ohio**. This project involves more than 40,000 man hours of self-perform work by the companies.

2007

2008

**GEM** leads the design/build team for an expansion of the Jones-Hamilton Co. chemical facility in Walbridge, Ohio. **GEM** Process Solutions (GPS) is used for the first time on this fast-track project.

**GEM Inc.** begins to offer **Facility Management** services.

**RLI** serves as construction manager for the \$90.6 million, 522,000-square-foot **Penta Career Center in Perrysburg, Ohio**. The project is completed five months early and enables Penta to bring students into the school a year ahead of schedule.



**GEM** acquires BHP Energy Solutions Ltd., a regional distributor of Capstone microturbines.

2009



**GEM Energy** is established as part of the Rudolph Libbe Companies. Its services encompass energy management, natural gas and electricity procurement, HVAC/plumbing, facility management, building automation control systems and combined heat & power (CHP) systems.

**RLI** and **GEM** manage the design/build of the **Syracuse University Green Data Center in Syracuse, New York** that includes 12 microturbines to enable the center to produce its own heating and cooling from recovered turbine waste heat. Absorption chillers are used to make cold water to directly cool the computers.

**RLI** and **GEM** achieve a combined safety milestone of five million hours with no lost-time (safety incidents that result in an employee missing work).

2010

**GEM Energy** opens a satellite office in New York to support the development of combined heat and power (CHP) systems within the state.

**GEM** employs GPS, the design/build system for process-driven projects, at **Johnson Controls in Holland, Ohio**. The project increases the production capacity of automotive glass mat batteries to six million at JCI, the first company in North America that makes them.



**GEM** and **RLI** lead the **Hollywood Casino project in Rossford, Ohio** for Penn National Gaming. The casino opens to the public in May 2012.



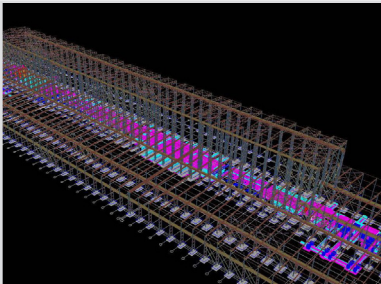
After a tornado destroys **Lake High School in Millbury, Ohio**, **RLI** and **GEM** are first on the scene to provide emergency services. The companies spearhead the building’s reconstruction and complete Ohio’s first construction reform project with the design/build delivery method led by **RLI**. Just 18 months later, students move into the new facility—a Build Ohio award winner.

**Rudolph Libbe Companies** reach six million man-hours worked without a lost time incident. This achievement spans four years and earns more than \$1 billion in construction revenue.

2011



A series of solar projects, including the walkway at the Toledo Zoo, the Ohio Air National Guard air base, the City of Bryan, Ohio municipal solar array and the Camp Perry solar field in Port Clinton, Ohio are completed.



**RLI** and **GEM** begin work on a multiple-year expansion to **PRO-TEC’s steel coatings plant in Leipsic, Ohio**. The planning stage includes two months of 3D modeling of the process equipment foundations, a crucial element as the project involves hundreds of elevation changes. Project wins a Build Ohio Award.

2012

**GEM Inc.** celebrates its 30th anniversary and honors its first customer First Energy Nuclear Operating Company, Davis-Besse, for being with the company since day one.

**RLI** completes its first of many general contracts with **Mercy Health Systems to build a free-standing emergency center in Perrysburg, Ohio**. The successful completion leads to project work on the Mercy Perrysburg Cancer Center and a second emergency facility in Sylvania, Ohio.

**RLI** receives the 2012 Association of General Contractors of America Safety Award.

**RLI** establishes a relationship with La-Z-Boy and begins work on its new corporate world headquarters. **RLI** employs its streamlined site selection and purchase process, including financial incentives and offsite roadway/utility improvements, to keep the project moving forward. **RLI** then serves as design/build contractor for the 4-story, 202,000-square-foot building located in Monroe, Michigan.

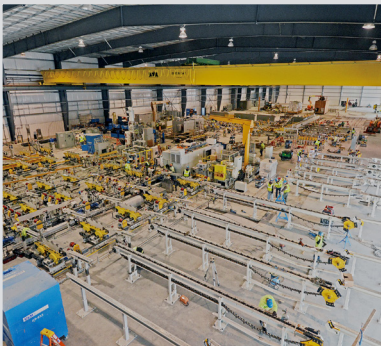


**Rudolph Libbe Companies** acquires controlling interest in **Lehman Daman**, a construction services firm located in Columbus, Ohio.

2013

The company institutes a 100% glove use policy on all jobs sites to prevent hand injuries.

**GEM** upgrades **POET’s** cellulosic ethanol facility in Emmetsburg, Iowa to use crop residue to produce ethanol. The project, **GEM’s** largest of the year, is awarded based on **GEM’s** long-term performance at **POET’s** plant in Fostoria, OH.



The companies’ northeast Ohio office begins work on a project for **VAM USA** and provides design/build services for new manufacturing space, as well as renovation services to existing office, warehouse and maintenance areas. The team’s value engineering review process and recommendations saves **VAM** over \$3 million. **RLI** uses BIM to identify and eliminate over 100 drawing errors and saves \$200,000 in the process.





**In August, GEM Energy commissions two C65 Capstone microturbines at Washtenaw Community College in Ann Arbor, Michigan. GEM Energy donates a C30 turbine unit for HVAC course instruction at WCC's Great Lakes Regional Training Center.**

**2014**

**2015**

Steve Johnson is named president of GEM Inc.  
Bill Alexander is named president of GEM Energy.

**RLI completes a two-year project to renovate and expand the historic aquarium building at the Toledo Zoo.**



**The Rudolph Libbe Group brand and new logo is introduced. Member companies of RLG include: Rudolph Libbe Inc., GEM Inc., GEM Energy, Lehman Daman and Rudolph Libbe Properties.**

**GEM Energy installs a solar field array at the Toledo Zoo to provide 30% of its annual power.**

**2016**

Hussien Shousher steps down as CEO of **GEM Inc.** and **GEM Energy**. During his 25-year tenure, GEM's sales grow by more than 100% and expands with the launch of GEM Energy and HVAC service/facility management businesses.



**Engineering News-Record (ENR) names GEM Inc. Midwest Specialty Contractor of the Year.**

**Rudolph Libbe Group launches its new web site [RLGbuilds.com](http://RLGbuilds.com).**

Three solar fields totaling 15.6MW are completed in Michigan and Indiana for a utility company and **Ohio Northern University's 2MW ground array** nears completion for a 2017 commissioning.

**Decades-long customer Jones-Hamilton selects RLI and GEM's design/build expertise for its new Richburg, South Carolina, chemical plant.**



**RLI-built La-Z-Boy World Headquarters opens for business.**



**2017**

**Downtown Toledo is transformed as ProMedica moves its headquarters into several newly renovated buildings. RLI serves as construction manager and GEM performs structural steel and mechanical work to transform the historic steam plant, and the former KeyBank building into modern office space. RLI constructs a new 6-story parking garage to accommodate the influx of thousands of employees to downtown.**

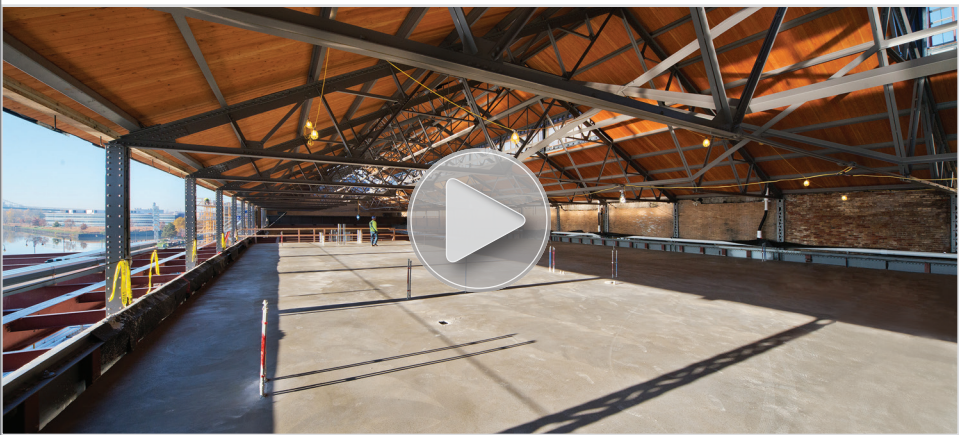
**Hylant Inc.** signs an FM360 agreement with the combined companies – **GEM Inc., GEM Energy, RLI and RLP** – for facility maintenance/construction services/tenant management of its 235,080-sqaure-foot building in downtown Toledo. Across the street from Hylant, **SSOE's building is under FM management as well.**



**RLG's FM360 team provides a single-source responsibility for a property's operational and maintenance needs.**

**RLI announces the addition of its Commercial Group which focuses on customers with construction project needs in the \$1-5 million contract range.**

**The ProMedica Steam Plant** wins Construction Risk Partners' Build America Award and AISC's IDEAS2 Presidential Award for Adaptive Reuse.





2018

Rudolph Libbe breaks ground on a 100-million-square foot manufacturing facility for **First Solar**. Utilizing the services of its **SiteLine** program, **Rudolph Libbe Properties** assisted First Solar with selection and acquisition of the 110-acre site in Lake Township, Ohio.

RLG grows its **Northeast Ohio operations** with the purchase and major renovation of 3 buildings totaling more than 60,000 square-feet for offices and fabrication shop in North Ridgeville.



GUIDED PROCESS SOLUTIONS

Completion of three major **Guided Process Solutions (GPS)** projects for Johnson Controls Inc. in St. Joseph, MO; Kernersville, NC; Middletown, DE.

RLG's proprietary GPS system optimizes the design and preconstruction phases of a process manufacturing facility expansion or addition, saving the owner time and money on the project.