

COMMON GROUND

FEBRUARY 2024



Lucas County Canine Care and Control employees virtually explore their new facility to check on the project's progress.

PUT TECH TOOLS TO USE

Virtual Reality, BIM, drones and Matterport help our customers

No one wants to find out something is not going to work once a project is near completion.

RLI's Virtual Design and Construction Department's tools such as virtual reality, Building Information Modeling, Matterport and drones can help discover problems before they become unwelcome — and costly — surprises, said VDC Manager **Trent Mahaney**.

For instance, Lucas County Canine Care and Control employees wanted to know if kennel walls would be high enough to prevent dogs from scaling them to escape. They used virtual reality to “walk through” the facility to check before construction started.

“The more visuals you give our clients/end users, the more they realize what the project is going to look like,” he said.

Discovering potential issues before the building is completed prevents costly changes down the line, he said. Mahaney encourages project leaders and others to use the department's resources early in the process to help customers find problems that drawings may not reveal.

INTERDEPENDABILITY: TEAMWORK = MORE WORK

Nationwide Children's Hospital contract had many contributors



Work has started on converting retail spaces into a 9,000-square-foot facility for Nationwide Children's Hospital.

Three RLG companies, a referral and some exceptionally quick work by all led to RLI convincing a customer to use design-build project delivery on a new medical facility in Maumee.

And it all happened in less than a week.



Nationwide Children's Hospital in Columbus already had a positive experience with RLG company

Lehman Daman, which built two facilities for it in 2021 and 2023.

When it asked Account Manager **Andy Rutkowski** who it should call in Toledo to bid on the project, he referred them to RL Properties Real Estate and Economic Development Advisor **Kyle Dodd**, who passed the information on to RLI Business Development Manager **Michelle Dean**.

Commit to the success of others — the Building Success Together Roadmap

Dean immediately understood that putting the project out to bid would cause months of delays and began to strategize with Special Accounts Manager **Dan Diekman**. Utilizing the resources of other departments, they collaborated with Preconstruction Services' **Mary Willbur**. Together, they were able to come up with a design-build contract within days that met Nationwide's budget and timeline, even when the scope grew from roughly 5,000 square feet to 9,000 square feet.

“We worked quickly to understand the project, Nationwide's budget and the speed at which it wanted to move,” Dean said. “Many people within the organization pulled together and worked as a team to bring this contract in.”

Construction got underway in January for Nationwide Children's Hospital Spring Valley Primary Care. When finished, it will have 17 exam rooms, four offices and various other support rooms.

“It's an amazing thing when all the wheels spin in the right direction,” Dodd said.

GOAL SET, GOAL MET

The project team at Warren Commons, a publicly funded 46-unit supportive housing community for the chronically homeless, met its goal for minority and women business enterprise participation for the project in Toledo's Warren-Sherman neighborhood.



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NE OHIO OFFICE HONORED IN LORAIN COUNTY

Local Chamber of Commerce bestows Business of the Year Award

Elyria, Ohio — The Lorain County Chamber of Commerce presented RLG's Northeast Ohio regional office with its Business of the Year Award.

It honors a business that offers high quality products or services, demonstrates strong ethical standards, exhibits leadership with its employees and clients and within its industry, is active in the county and gives generously to local causes big and small. Regional Vice President **Dave Boyer** said it was gratifying not only to be recognized for business reasons but for its commitment and involvement in the community.



The Northeast Ohio office received the Lorain County Chamber of Commerce Kevin J. Flanigan Business of the Year Award.

NEW WORK

Perrysburg, Ohio — RLI will build an E-Mobility Lab and a dining room addition at Penta Career Center.

The E-Mobility Lab will be a standalone building focusing on EVs, drones, battery storage and Advanced Driver Assistance Systems. The glass addition to the existing dining room will modify and improve the iconic 50-foot-tall curtain wall that faces I-75.

RLI was the construction manager for the existing Penta Career Center building 20 years ago. At the time, it was one of the largest career technical schools in the state and is still serving as one of the premier examples of alternative education options for high school and adult trade learning.

The team: Preconstruction: **John MacGregor, TJ Thieken**; Project Manager **Brian Swope**; Superintendent **Brian Liedel**; Business Development Manager **Andy Lorenz**.

Glendale, Kentucky — The Northeast Ohio office will install process stainless steel tubing and electrical tray/wiring inside the BlueOval SK battery plant. This work is a continuation of electrical installation work GEM performed outside the plant, which is a joint venture between Ford and Korea's SK.

The work, which is for BlueOval SK contractor Ocean Bridge, is expected to be complete in May.

The team: Project Manager **Ryan Miglets**; Electrical Estimator: **Ron Conwell**; General Foremen **Nate Fretwell** and **Ray Ross** (piping); General Foremen **Tom Nagy** and **Tom Weekly** (electrical).

Toledo — GEM is installing 23 security cameras on manlift equipment at Mondelēz International's Toledo milling operation.

GEM's work at the 131-year-old Toledo facility, which is the nation's largest soft flour mill, is underway. It is expected to be complete by the end of February.

The team: Teledata Project Manager **Bryce Young**; Electrical Project Manager **Chris Cuolahan**; Teledata Foreman **Zach Weimer**; Electrical Foreman **Rob Carr**.

Findlay, Ohio — GEM will install sump pumps and a diaphragm pump at beverage container manufacturer Ball Corp. GEM will insulate and run piping to the pumps. The work will be performed while the plant is fully operational. Work begins in mid-March and is set for completion in late April.

The team: Project Manager **Jason Cobb**; Foreman **Adam Kern**.

New GEM Service Contracts

55 Public Square
Cleveland
Akzo Nobel Castings
Huron, Ohio
Discount Tire
Parma Heights, Ohio

WELCOME TO RLG!



Top row, from left: **Ean Comstock**, Accounting Clerk, GEM Service; **Curtis McQueary**, Tool Room Associate; **Kristina Magyar**, Purchasing Agent; all GEM Walbridge. Second row, from left: **Kevin Nusbaum**, Project Engineer, Special Accounts; **Josh Hahn**, Siteline Coordinator, RL Properties; both Walbridge; **Max Fisher**, Project Engineer, GEM Michigan Operations.

THANKS FOR THE LEADS!

Every associate who reports a new business lead is entered into a drawing for \$100 in GEM and RLI merchandise.

The next drawing is in April for leads generated in January, February and March.

New Leads: **Steve Simkus; Vince Piscopo; Phyllis Russell; Bob Briggs**.

Report your leads to:
RLI — Shannon Deppen, ext. 3005, Shannon.Deppen@rlgbuilds.com

GEM — Elizabeth Hancock, ext. 2603, Elizabeth.Hancock@rlgbuilds.com

PROMOTED

Rob Folger
Director of Building
Automation Systems
GEM Service, Walbridge



APPOINTED

Kyle Dodd, RL Properties
Real Estate and Economic
Advisor, to the Wood County
Economic Development
Board.