

COMMON GROUND

NOVEMBER 2024

INTERDEPENDABILITY: LIMA OFFICE AND FAB SHOP

RL Properties helps GEM purchase two properties under favorable terms

Lima, Ohio — Finding the right property to fit the customer's needs is RL Properties' calling card.

There may be no customer satisfied as much as GEM was when RL Properties helped purchase two buildings for the new Lima headquarters and fabrication shop.



"We feel that these buildings should serve us well for the next 10 to 12 years," GEM President **Steve Johnson** said.

The decision to stop renting property in Lima was easy considering the dilapidated condition of the property it had been leasing. Dumping money into the property to fix it up would primarily benefit the landlord.

GEM used RL Properties' Sitrine, its proprietary integrated expansion solution, to find its permanent Lima home. RL Properties Vice President **Rod Bowe** at first found property for a potential fab shop for sale. Upon talking to the owner, Bowe soon discovered the seller had another property within walking distance of the fab shop property that could be converted into an office.

But the best part was that GEM would not need to get a bank loan to buy either property as the seller was willing to self-finance at a low interest rate. That meant no debt would show up on GEM's books.

"Our reputation was enough for the owner to say, 'Yeah, I'll take a loan on it,'" Bowe said.

RLG Chairman **Bill Rudolph** credited

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

Bowe and his team with finding GEM Lima a new home with no up-front cost to RLG.

"It was a nice find by the Sitrine team," Rudolph said.

Like real estate brokers elsewhere, RL Properties also gets paid for finding a buyer, which adds more value to RLG. There could be more benefits for RLG: The seller also has property to develop right between the new Lima office and fab shop. Bowe is looking into whether state or local tax advantages or other incentives exist for the seller to construct a building on spec for that property.

If so, RLI will be in a strong position to be the builder, based on the positive relationship the Sitrine team developed with the seller. GEM could see additional work, too.

EXCELLENT TEAMWORK EQUALS SUCCESS AT OHAP

GEM pipefitters, sheet metal and RLI site management collaborate on lift

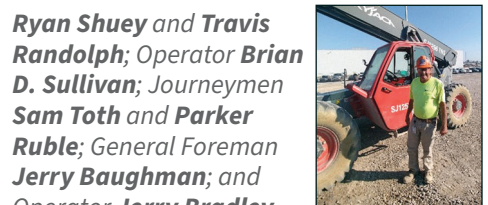
Sheffield, Ohio — GEM pipefitters and sheet metal workers teamed up with the RLI site management crew at the Ford Motor Co. OHAP project to make the move of 18 air handling units a success.

The team used Hydro Mobile work platforms to lift seven AHUs inside the building while a crawler crane lifted the remaining AHUs along its exterior. Each unit had five individual sections that needed to be lifted and assembled. In total, the crew lifted 90 sections of AHUs.

Thanks to diligent pre-task lift meetings and strong coordination among all groups, GEM successfully set all 18 AHUs accident-free and without a lost day of work. Teamwork, communication, and

favorable weather played key roles in the operation's success.

*Top right, left side of photo: GEM Pipefitter Team: Superintendent **Chris Mays**; Mechanical Project Engineer **Michael Schlegel**; General Foreman **Mitch White**; Journeymen **Chad Stevens, Jason Broughton, Kyle Prim and Jeremy Smith**; Apprentice **Aiden Rodachy** and Foreman **John Moyer**. Right side of photo: GEM Sheet Metal Team: General Foreman **Kenneth Dennis**; Foreman **Mike Bires**; Journeymen **Aaron Septaric, Carlos Hernandez, Dakota Tucker, Nathaniel Pinnock, Dennis Lowery, Mike Kopp and Jason Zacharyasz**. Not in photo: Superintendent **Russ Davis**; Senior Mechanical Project Manager **Lucas Fackler**. Middle photo: RLI Site Management Team: Journeymen*



*Bottom photo: Operator **Jeff Hughett**. Not in photo: Regional Safety Manager **Aaron Sarkozi**.*

**RUDOLPH LIBBE INC
GEM INC
GEM ENERGY
LEHMAN DAMAN
RUDOLPH LIBBE PROPERTIES**

**RUDOLPH
LIBBE
GROUP**

PENTA, COLLINGWOOD GREEN GET UNDERWAY

New RLI projects include e-mobility lab, senior housing complex



Left: Representing the RLI team building the E-Mobility Lab at Penta Career Center were **John MacGregor, Andrew Lorenz, Corey Bettenbrock, Brad Deal, Kenny Katschke Jr., Erica Annesser and Jeff Schaller**. The lab and an expansion of the Perrysburg Township, Ohio, school's cafeteria are expected to be completed in 2025. Right: A long list of public officials representing Toledo and Lucas County gathered for the groundbreaking ceremony at Collingwood Green Phase V, which will have 75 one-bedroom units for residents 62 years old and over plus commercial space on a 20-acre site near downtown Toledo.



NEW WORK

Maumee, Ohio — RLI Special Accounts is remodeling a 16,356-square-foot building to be Jones-Hamilton's new headquarters.

RLI is demolishing the building's interior. GEM will handle electrical, mechanical, plumbing and teledata. The work is expected to be completed in early 2025.

The team: RLI: Special Accounts Group Manager **Nick Walby**; Preconstruction **Collin Bohland**; Superintendent **Bob McGee**. GEM: Electrical Project Manager **Adam Fackler**; Teledata Project Manager **Matt Dornan**; Mechanical Project Manager **Nick Laub**; Electrical Foreman **Justin Rousseau**; Teledata Foreman **Dillan Ludwig**; Plumbing Foreman **Nick Isbell**; Sheet Metal Foreman **Will Herzog**.

Toledo — GEM will replace the bottom of a 144-foot diameter tank at the Toledo Refining Company.

The work includes using more than 200,000 pounds of new steel plate and installing new shell nozzle inserts, manways, davit arm shell inserts, external floating roof seals, internal piping and sample valves. The work, which will include code updates, is expected to be completed in early January.

The team: Project Manager **Dusty Moore**; Boilermaker Foreman **Bill Wauford**.

Perrysburg, Ohio — GEM will replace two hot water boilers that Master Fluid Solutions relies on in its manufacturing process.

GEM will install two 400,000 BTU Lochinvar boilers and two 113-gallon storage tanks with associated pumps. Once installed, GEM will test the system out and make the switch to the new boilers while the metalworking fluids plant is in operation.

The work is expected to be finished by mid-to-late November.

The team: Project Manager **Steve Simkus**; Lead Foreman **Ryan Chamberlain**.

Willoughby, Ohio — Northeast Ohio will manage a project to install 390 linear feet of ductile pipe for a new fire waterline at Momentive Performance Materials, Inc.

RLI will demolish the existing parking lot, excavate, backfill and replace the removed pavement at the central Ohio chemical company.

Communication with plant officials will be important to keep the project from affecting truck traffic in the shipping and receiving area. The work is expected to be finished in December.

The team: Civil Group Leader **Austin Bischoff**; Project Manager **Nick Horton**; Superintendent **Adam Hunter**; Foreman **Bobby Huff**; Safety Specialist: **Brandon Heidecker**.

New GEM Service Contracts
St. Mary Mercy
Livonia, Michigan

NEW ASSOCIATES

Welcome!



Top row from left: **Alex Johnson**, Solar Project Engineer, GEM Energy Walbridge; **Lucas Beach**, Accounting Associate, GEM Walbridge; **Scout Zibbel**, Project Engineer, RLI Walbridge.

Second row from left: **Amelia Pullins**, Business Development Associate, GEM Walbridge; **Makenzie Ortman**, Preconstruction Services, RLI Walbridge; **Shelly Powers**, Contracts Administrator, GEM Walbridge.

Third Row: **Maureen McLaughlin**, Office Administrator, RLG Northeast Ohio.



PROMOTIONS

Congratulations!

Chris Cuolahan
Electrical Project Manager
GEM Walbridge



Jayson Cleghorn
Electrical Project Manager
GEM Walbridge

New Special Accounts Contracts for October

Mercy Health – Defiance.

Mercy Health – Perrysburg.

Mercy Health – Sylvania MRI.

Johns Manville – Liquid storage rooms.

Fiske Brothers – Building addition.

Penske – Locker room rework.

Vistra Camera Tower – Oak Harbor (GEM).
Sunshine Communities – Natatorium room.

Cintas Pit Infill – Perrysburg (GEM).

Toledo Diocese – Sign removal.