

HISTORIC ST. PAUL'S LUTHERAN CHURCH RELIES ON THE RUDOLPH LIBBE GROUP FOR FACILITY MANAGEMENT EXPERTISE

“ The value of having the RLG FM360 team on site to identify and address maintenance issues before they become catastrophic is immeasurable. ”

—WAYNE LUDWIG
ST. PAUL'S LUTHERAN CHURCH,
ADVISORY PROPERTY COMMITTEE



Built in 1858, St. Paul's Lutheran Church is located in the heart of downtown Toledo. As the building has aged, a number of issues have challenged the advisory property committee, which felt its collective knowledge and expertise in building management and maintenance was limited. To relieve some of the pressure challenging the staff and congregation, RLG's FM360 team was selected to care for all aspects of exterior and interior building maintenance, including HVAC, electrical and mechanical services as well as structural repair and construction needs.

HVAC technicians were quickly able to provide a solution to the heating issues that have plagued the church for years. "They figured out the problem was something that should have been fixed when we changed from steam to hot water heat years ago," says Wayne Ludwig, a member of the advisory committee. "RLG continues finding and taking care of issues we didn't even realize required attention," he adds.

St. Paul's annual contract calls for a GEM Energy facility management technician to be on site four hours per week. This supplemental staffing helps the church's full-time building manager to stay caught-up on general maintenance requests.