

COMMON GROUND

APRIL 2024

INTERDEPENDABILITY: ONE GEM PROJECT LEADS TO MORE AT HONDA PLANT

Piping job expands to sheet metal, machine setting and PM work

Jeffersonville, Ohio — It couldn't be more evident that success builds success as far as GEM's work at the new Honda/LG Energy Solution joint-venture battery facility in southwest Ohio is concerned.

That success is due in large part to different GEM divisions working together to coordinate work with each other, plus a great working relationship with a peer group partner, national contractor Harris. GEM was originally hired by Harris for a \$14.5 million water and natural gas piping job.

That work led to a \$10 million sheet metal job fabricating and installing ductwork. Next came a \$5 million contract to set HVAC equipment in the 4-million-square-foot facility, followed

by GEM Service preventive maintenance contracts for the HVAC equipment. At present, there is about \$35 million in GEM work at the facility.

"They have already indicated they want us to do more," GEM Mechanical Project Engineer **Andrew Moses said**. "It's definitely a success."

While Moses said they had an idea Harris would use GEM in some fashion following the original piping contract, the success is a result of many associates thinking about how to get other GEM trades and services involved in the project. Estimators worked together and put in many hours to make the numbers work.

"You want to make sure a lot of smart people are in the same room so we can bounce ideas off each other," Moses said.

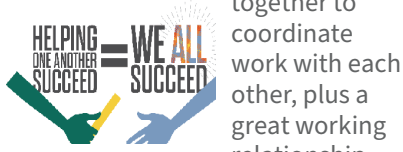
Figuring out how to man the project led to discussions about what workers were

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

available. Fortunately, the Northeast Ohio office had workers finishing up a project in Youngstown who were available for the southwest Ohio work. Fabricating the various pieces needed fell to fab shops in Walbridge, Lima and North Ridgeville.

"All three shops are working concurrently making pieces for this project," Moses said.

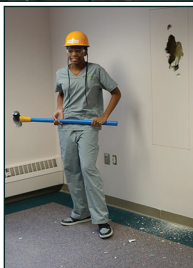
The team: Mechanical Project Manager **Paul Anderson**; Piping Project Manager **Jack Bunge**; Mechanical Project Engineers **Andrew Moses** and **Anthony Lutz**; VDC and Mechanical Shop Manager **John Marshall**; VDC Mechanical Designer **Brice Bassett**; Piping Field Superintendent **Kenny Shultz**; Sheet Metal Field Superintendent **Ken Gubert**; VDC Sheet Metal Foreman **Jake Nowicki**.



BREAKING DOWN WALLS FOR TPS STUDENTS



Toledo Public Schools Superintendent **Romules Durant**, joined by students and Mercy officials, swung sledgehammers to get the RLI project underway.



RLI project will help students get a head start on health care careers

Toledo — Construction is expected to start this summer on a 17,000-square-foot renovation of the fifth floor at Mercy College. This space is a partnership between Toledo Public Schools and Mercy College and will be used for the Toledo Pre-Medical Health & Science Academy. It will include nine classrooms, two labs, study spaces, and multiple flex spaces. RLI will self-perform demolition, concrete and carpentry. The project is expected to be complete by the end of the year.

The team: Preconstruction: **John MacGregor**; Project Manager **Carla Klatt**; Superintendent **Denny Carnicom**.

SOME WORK ... AT WORK

RLI, GEM projects progress



Our crews didn't have to go far to get to work as construction continues at both GEM (top) and RLI (bottom) headquarters.



RUDOLPH LIBBE INC
GEM INC
GEM ENERGY
LEHMAN DAMAN
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NEW WORK

Maumee, Ohio — Construction is underway for a 2.9 megawatt solar array at Dana International's world headquarters.

GEM Energy is managing the 10-acre project that will generate clean, renewable energy and reduce greenhouse gas emissions by 31 percent.

This is GEM Energy's second Dana project. In 2020, it built a solar array at Dana's Toledo Driveline Facility in Overland Industrial Park.

The team: RLI Superintendent **Chris Bachmayer**; GEM Electrical Foreman **Joel Reid**; Construction Project Manager **Shawn Babcock**; Preconstruction and Development: **Kyle Kreft** and **Rick Harris**; Development and Financing: **Jason Slattery** and **Nick Hammond**.

Maumee — RLI will be the general contractor on a Special Accounts project to build out four offices at Spartan Chemical.

The 730-square-foot renovation is located on the facility's mezzanine.

GEM will perform mechanical and electrical work on the project, which is expected to be completed in early April.

The team: Special Accounts Group Manager **Nick Walby**; Special Accounts Account Manager **Eric Hinkle**.

Toledo — GEM Energy was the design builder for a 345kW rooftop solar array for JAM-Best One Fleet Service's Toledo service center. The owner took advantage of significant tax benefits through the Inflation Reduction Act.

The solar array, which was completed in March, will provide clean and affordable electricity for over 30 years.

The team: GEM Energy Solar Manager **Kyle Kreft**; GEM Electrical Foremen **Joel Reid** and **Jim Cousino**.

New GEM Service Contracts

First Tee, Toledo

Scioto Country Club, Columbus

Toledo Integrated Systems, Maumee

HUNGRY TO IMPROVE

Lunch and Learn program helps RLG associates share their knowledge

The first of hopefully many quarterly Lunch and Learn programs was held recently to have associates share their knowledge about specific topics.

GEM Project Manager **Matthew Wise** presented a program on Integrated Project Delivery (IPD). IPD is a contractual project delivery method which creates shared risk and reward structures and fiscal transparency, and is a single agreement between the owner and the trade partners.

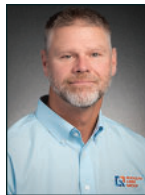
IPD uses tools and processes to maximize value by reducing waste of time, movement, and human potential. This

process is being used extensively by the GEM Lima Regional Office on the Proctor & Gamble expansion project.

"Matt's presentation was extremely well-received," RLG Continuous Improvement Management Director **Kevin Sealts** said. "He knows the IPD process well and did an excellent job presenting to the group." If you would like access to Wise's presentation or have any questions regarding IPD, reach out to Wise or Sealts.

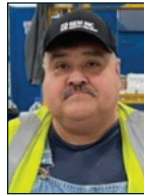
RLG provides lunch. Participants need to register in advance for planning purposes. The sessions will be held at the RLI Training Center or the GEM Conference Room D location depending on the subject matter and/or the size of the audience.

Are you a subject matter expert who could lead a 30-minute presentation to help your colleagues advance their skills and knowledge? Contact Kevin Sealts.



Don Brighton
Masonry General
Superintendent
RLI Walbridge
36 years!

Pedro Sepulveda
Pipefitter
GEM Walbridge



THANKS FOR THE LEADS!

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

Winners for 2024 Quarter 1:

Seth Parkhurst, GEM
Kevin Burtchin, RLI

The next drawing is in July for leads generated in April, May and June.

New Leads: **Andrew Deputy**; **Wyla Brown**; **Mark Hoffman**; **Vince Piscopo**; **Robb Lindhorst**; **Nick Wehler**; **Ron Kuzma**; **Will Conser**.

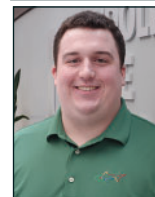
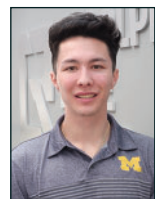
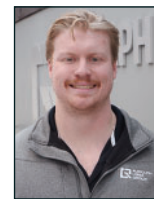
Report your leads to:

RLI — **Shannon Deppen**, ext. 3005,
Shannon.Deppen@rlgbuilds.com

GEM — **Julie Camper**, ext. 2654,
Julie.Camper@rlgbuilds.com

NEW ASSOCIATES

Welcome to RLG!



Top row, from left: **Will Thorn**, Warehouse Clerk; **Dalton Andrews**, Project Engineer, GPS; **Justin Trout**, Project Engineer, GPS; all GEM Walbridge. Second row: **Joe Jomaa**, Facility Maintenance Technician; **Dave Stanyak**, Property Manager, Facility Management; both GEM Walbridge. **Michael Minor**, General Accountant, RLG Walbridge. Third row: **Lauren Lewis**, Project Controls, Accounting; RLI Walbridge.

