

COMMON GROUND

JANUARY 2024

INTERDEPENDABILITY: RL PROPERTIES EARLY WORK ON PROJECTS BENEFITS ALL

Toledo Trade Center project spurs business for RLI, GEM

Before a building or site is identified, architectural drawings are made or the public announcement of a project, RL Properties has done a tremendous amount of research and due diligence to make sure the client's project will be successful.

Many customers don't know what specific construction services they need or what

suitable land is available. They are often unaware of the tax breaks and incentives available. And

they need to understand what local restrictions and regulations might affect their project.

"Many of our clients don't know what they need," said RL Properties Vice President of Real Estate **Rod Bowe**. "Our process is, 'Let's figure out what you need first.'"

RL Properties' SiteLine™ business solutions program provides the customer with answers – and added business for RLI and GEM.

RETIREMENTS

RLI Project Executive **Ron Dulay** retired Dec. 31 after 28 years of service. Among the many projects he was a part of



Ron Dulay

were the Hollywood Casino, The Aquarium at The Zoledo Zoo, the ProMedica headquarters, the Toledo-Lucas County Main Library and The Toledo Hospital Renaissance Tower.



RL Properties helped NorthPoint Development and auto supplier Mobis achieve their respective business goals.

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

Take the Toledo Trade Center as an example: RL Properties worked with Kansas City, Missouri-based developer NorthPoint Development, which was looking to build three speculative buildings totaling more than 850,000 square feet in the area. The company selected the site of the former North Towne Mall.

Bowe and RL Properties Real Estate and Economic Development Advisor **Kyle Dodd** provided additional insights and value through the development due diligence process that set Rudolph Libbe Group apart from the competition. RLI and GEM were the successful

*Interdependability:
Making the choice to work together and be the person others can count on to accomplish something even greater than what could be achieved working independently.*

construction services providers for the first 285,000-square-foot spec building. When automotive supplier Mobis needed to expand its business, RL Properties had the perfect site for them – NorthPoint's recently completed spec building. RL Properties identified tax incentives and grants for Mobis and negotiated the lease between the parties. It also identified a contractor to build out the interior for Mobis' processes.

That contractor, of course, is Rudolph Libbe.

"When we get involved early on, we've never lost a sale," Bowe said.

There is more business ahead for all three RLG companies as RLI tracks the remaining spec buildings and RL Properties works with NorthPoint to find additional tenants in Toledo and elsewhere who just may need a contractor to finish the leased properties to meet their needs.

BRRRRRRRRRR!

*Temperature: 4 degrees. Wind chill: minus 3 degrees. Nonetheless, the work will be safely performed with expertise. GEM Service HVAC technician **Adam Zeller** troubleshoots an HVAC unit on the roof of the Jones Hamilton chemical plant in Walbridge. Zeller says 90 percent of the time his job is great. This was likely one of those 10 percent days.*



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



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 2023 Quarter 4:

Rich Kulakowski, GEM
Dennis Gerkin, RLI

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

New Leads: **Erica Annesser**, **Kevin Burtchin**; **Steve Simkus**; **Brian Neal**.

Report your leads to:

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

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

A HUB FOR LEARNING

Rudolph Libbe Group University: easy access to relevant content

Rudolph Libbe Group University (RLGU) is designed to make your job easier by providing easy access to relevant and timely training content.

Many associates want training, but they also want to know that if they are spending their valuable time, it will be relevant and helpful, said RLGU Coordinator **John Bebeau**.

RLGU is starting out with videos covering Microsoft Office 365 products such as SharePoint, OneNote, OneDrive and Teams. More content will be added as additional training needs are identified, ranging from content focused on onboarding new associates, to individual departments and company-wide needs, Bebeau said.



“The goal is to create or procure content that is relevant, in bite-sized increments for focused learning, and ultimately designed to make our jobs easier,” he said.

Refer to the Dec. 22 email referencing the launch of RLGU to log in and start learning. Bebeau said associates can earn a raffle ticket for each 365 course they complete by March 31. A drawing on April 1 will award 20 lucky associates a \$100 Amazon gift card (no duplicate winners).

Note that the Office 365 training will continue to be on RLGU after March 31 for your continued learning!

NEW WORK

Oak Harbor, Ohio – RLI and GEM teams are at the Davis-Besse Nuclear Power Station performing a variety of repair and regular maintenance tasks on the plant’s cooling tower. The work, which is expected to last through April, includes:

- Concrete repair and replacement.
- Piping repairs.
- Structural repairs.
- Demolition and relocation of two electrical buildings and components.
- Fabrication and installation of a new level transmitter building.
- Settlement mitigation of the cooling tower foundation by installing micro-piles and foundation reinforcement.

The team: Group Special Accounts Manager **Nick Walby**; Superintendent **Bob McGee**.

Toledo – GEM has been selected to build 150,000 square feet of manufacturing, warehouse and office space for auto supplier Mobis.

RLI built the spec building at the Toledo Trade Center for NorthPoint Development. Mobis is leasing the space for its electric battery operations. GEM will be the trade contractor for RLI and will handle mechanical, electrical and plumbing, as

well as structural steel work. The work is on a tight schedule, with completion set for the end of April.

The team: Project Manager **Stephanie Allen**; Electrical Project Manager **Charlie Korotnayi**; Pipefitter Foreman **Dave Lutz**.

Elyria, Ohio – The Northeast Ohio office recently completed several outage projects for the Elyria Foundry. GEM deployed pipefitters, sheet metal workers, ironworkers and millwrights for the work that was finished within a week over the holiday break.

The team: Project Manager **Ron DiPerna**; Superintendent **Bailey Bejcek**.

Cygnets, Ohio – Work continues on a 3,750-square-foot scrap processing addition and a 2,000-square-foot break building for Bates Recycling.

RLI is self-performing site work, concrete, masonry and general trades. GEM is self-performing plumbing, HVAC, electrical and teledata. The project is scheduled to be finished in April.

The team: RLI: Project Manager **Matt Hittle**; Superintendents **Jim Cannon** and **Lee Meiring**. GEM: Mechanical Project Manager **Bryan Darling**; Electrical Project Manager **Adam Fackler**;

Structural Project Manager **Jacob Butler**; Structural Foreman **Don Cherry**; Teledata Superintendent **Bryce Young**.

Oberlin, Ohio – The Northeast Ohio office will demolish a 90kw inverter for a small solar canopy at Oberlin College and replace it with six 15kw inverters.

There is a three- to four-month lead time for the inverters. The concrete pad will be extended to 3 foot by 8 foot to accommodate the new inverters. The project is expected to get underway in late April or early May and last two-to-three weeks.

Project Manager **Ron Conwell**; Regional Safety Manager **Brandon Heidecker**; Superintendent **Steve Rister**.

WELCOME TO RLGU!



From left: **Molly Leitner**, Business Development Manager and **Jordan Jones**, Project Engineer, Northeast Ohio Office; **Bill McCarty**, Account Manager, GEM Walbridge.