



FACILITY MANAGEMENT

Sun Federal is a full service financial cooperative serving the credit union industry. The company is people-centric as well as mission-driven in providing product and service excellence to its members. Currently, there are 11 locations throughout northwest Ohio as well as the Philadelphia area. Since July of 2014, the facility management group has served as a strategic partner for Sun Federal and works in all of its locations. With our team overseeing regularly scheduled maintenance, inspection of alarms and equipment and subcontracted labor, Sun Federal employees can focus on its members without worrying about everyday facility issues. We serve as a resource for annual and capital budgeting and all facilities-related requests to help reduce the total cost of operations for Sun Federal.

COMPLETED CONSTRUCTION TO ONGOING MAINTENANCE

Before any facility-related agreements were in place, Rudolph Libbe Inc., a member of the Rudolph Libbe Group, built Sun Federal's corporate support center in Maumee, Ohio along with an expansion to one of the Toledo branches. Now GEM Energy, another member of RLG, manages all 11 of its locations. Gary Moritz, president/CEO of Sun Federal says, "We knew about RLG through our relationship with Rudolph Libbe and felt comfortable given our existing connection and their prior knowledge of our local facilities."



Beyond performing routine maintenance, GEM manages all subcontracted work, capital projects, emergency repairs and assists in assembling annual and capital budgets. **“We want our local branch managers to focus on serving our members and not keeping up with facilities related needs. We hire our own employees based upon their ability to perform financial duties, not be facility experts - that’s why we leave that up to RLG’s team.”**

So that Sun Federal can focus on its core business, some of the tasks performed on a daily basis include light bulb changes, fixing door handles, fixing and patching drywall, moving furniture and checking fire alarms and extinguishers. These inspections ensure that everything is up to code, and that all fire alarms and extinguishers are working correctly.

Having multiple locations requires significant upkeep, which is why our team handles all subcontracted maintenance. This includes snow removal, landscaping, HVAC maintenance, fire suppression and electrical work. Gary says, **“One great benefit we’ve been able to realize using a facility manager are economies of scale - having a single person/company contracting for maintenance allows Sun Federal to negotiate better deals for broader ranges of services with third party vendors. We value RLG as a strategic partner in planning and evaluating facility/security type needs, expansions and selecting secondary related service providers. ”**



EMERGENCY RESPONSE PLANNING

Places like credit unions are not always occupied, which means people aren’t necessarily in the facility when disaster strikes. Things like flooding, accidents that cause damage to the building, HVAC and heating problems and more could go unnoticed for days. That’s why Rudolph Libbe’s special accounts group and GEM’s facility management group have teamed up to create an emergency response plan for disaster recovery. That way if something were to happen to one of Sun Federal’s facilities, whether it be in the northwest Ohio or Philadelphia area, there would be a plan in place to get an immediate solution to the problem. Members rely on Sun Federal locations being open and available for use, and with an emergency response plan if a disaster does occur downtime will be minimal. **“RLG is a high integrity leader driven organization and their employees are the best. As the CEO, I truly have peace of mind regarding all of my office locations.”**