

Capability Statement

NAICS 238220 — PLUMBING, HEATING & AIR-CONDITIONING CONTRACTORS

620 Old Westminster Pike

Westminster, MD 21157

484-394-2828

www.veteranexecutiveleadership.com

IDENTIFICATION

VXL, LLC

UEI: RBMEDG6QQFR5

CAGE: 9L0U4

Schaefer Mechanical

UEI: VNFRKVFPANQ7

CAGE: 10U60

Siegmán Forced Air

UEI: SV1ASR6J8694

CAGE: 03S80

PRIMARY NAICS

238220

Plumbing, Heating, &
Air-Conditioning Contractors

BONDING CAPACITY

\$4M / \$10M

SINGLE / AGGREGATE

LICENSES

Licensed & insured in PA & MD

PA License: PA010203

MD License: 8749

CONSTRUCTION CONTACT

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SDVOSB

SBA SERVICE-
DISABLED
VETERAN-OWNED
SMALL BUSINESS



DOBE®

DISABILITY-IN
CERTIFIED
CERT #US01405
EXP 16 MAY 2028



MD VSBE

MARYLAND
VETERAN-OWNED
SMALL BUSINESS
ENTERPRISE

Company Summary

Schaefer Mechanical Services, a portfolio company of **Veteran Executive Leadership (VXL)**, delivers full-scope commercial mechanical construction across Pennsylvania and Maryland. Founded in 1995 by master plumber Steve Schaefer and acquired by VXL in 2024, Schaefer specializes in large-scale plumbing, heating, and air-conditioning construction for highrise residential, multifamily, senior living, mixed-use, and office-to-residential conversion projects.

VXL operates as an SDVOSB hybrid private equity firm with a stated mission to help 100 businesses start, operate, acquire, or transition over 20 years. We are veteran-led and hands-on — bringing structure to estimating, collaborative value engineering, project management, and field execution while preserving the craftsmanship and reputation that make our portfolio companies trusted by general contractors and developers across our market.

Core Competencies — Mechanical Construction

- Full-scope commercial plumbing for new construction
- Highrise residential domestic water & sanitary systems
- Multifamily & senior living mechanical buildouts
- Office-to-residential conversion repipes
- Sanitary sewer, storm, and condensate systems
- Natural gas piping and distribution
- Occupied-property phased renovation & repipe
- Historic-structure mechanical integration
- LEED & high-performance / energy-efficient builds
- Heating & AC system installation for new construction
- Estimating, value engineering & preconstruction
- Field operations management & coordination

Key Differentiators

- ▶ **Triple-Certified Diverse Supplier.** SDVOSB + DOBE + MD VSBE positions us for set-aside, sole-source, and supplier-diversity contract opportunities at federal, state, and corporate levels.
- ▶ **Bonding Capacity to Compete.** \$4M single / \$10M aggregate supports meaningful project scale without the constraints typical of small mechanical contractors.
- ▶ **Track Record at Scale.** Successfully delivered \$1.8M–\$4.4M+ mechanical scopes, including LEED Platinum certification and 90% full-system repipes under occupancy.
- ▶ **Veteran-Led Execution.** Active leadership on every project — accountability, reliability, and follow-through built into the operating culture.
- ▶ **PA & MD Footprint.** Two-location coverage (Hanover, PA + Westminster, MD) serving the corridor from Baltimore to Frederick to Harrisburg — local presence, local labor, fast mobilization.
- ▶ **Backed by a PE Platform.** VXL provides operational, financial, and back-office infrastructure that lets the field focus on delivering work.



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SiegmanAndSchaefer.com



POWERED BY VXL

Veteran Executive Leadership, LLC

Hands-on operational support for skilled trades.

Past Performance

SELECTED MECHANICAL CONSTRUCTION PROJECTS — NAICS 238220

The projects below represent recent mechanical construction work delivered by Schaefer Mechanical Services across Pennsylvania and Maryland. Scopes include full-system domestic water, sanitary sewer, storm, natural gas, and condensate systems, executed for general contractors and developers building multifamily, senior living, and adaptive-reuse properties.

Upper East Apartments

LARGEST CONTRACT TO DATE · LEED PLATINUM

\$4.4M+

CONTRACT VALUE

6

BUILDINGS

2 yr

TIMELINE

Full-scope plumbing for a multi-building residential development comprising five apartment buildings and a clubhouse. Scope covered domestic water, sanitary sewer, and condensate systems across the entire property. Achieved LEED Platinum certification, demonstrating capability in high-performance, sustainable construction at scale.

Park Montgomery 9%

NEW CONSTRUCTION OVER STRUCTURED PARKING

\$1.8M

CONTRACT VALUE

76

UNITS

2 yr

TIMELINE

Full plumbing scope for a 76-unit new-construction apartment community built over a two-level parking structure. Delivered domestic water, sanitary, storm, and natural gas systems within tight garage and laydown constraints, integrating cleanly with the broader construction sequence.

College Parkway Place

OCCUPIED RENOVATION · 90% SYSTEM REPIPE

\$2M+

FINAL VALUE

170

UNITS

90%

REPIPE

Led plumbing work for the renovation of 170 occupied apartment units. Scope included domestic water, sanitary sewer, and condensate systems and expanded into a 90% full-system repipe. Scope grew from \$1.3M to over \$2M while maintaining building occupancy throughout — a demonstration of phased execution under real-world constraints.

Beacon House

HISTORIC RENOVATION · 1893 ADAPTIVE REUSE

\$1.9M+

PROJECTED VALUE

80

UNITS

18 mo

TIMELINE

Full plumbing scope for the historic renovation of an 1893 school building converted into 80 residential units. Delivered domestic water, sanitary, storm, and natural gas systems within the constraints of a preserved historic structure, integrating modern systems without compromising building integrity.

WHO WE BUILD FOR

General contractors, developers, property owners, and program managers delivering multifamily, senior living, mixed-use, adaptive reuse, and light commercial construction across Pennsylvania and Maryland.

\$10M+

delivered scope across recent multifamily & adaptive-reuse projects

OUR CLIENTS

DUFFIE
COMPANIES

WT
WHITING-TURNER

CCS
BUILDING
GROUP

HARKINS

OLDTOWN
CONSTRUCTION

SOUTHWAY
BUILT WITH INTEGRITY

HAMEL
BUILDERS



CONTACT CONSTRUCTION

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