



# CAPABILITIES STATEMENT

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NAICS CODES  
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ADVISORY BOARD

[www.pennservicesllc.com](http://www.pennservicesllc.com)

800 E Northwest Highway | Suite 614 | Palatine, IL | 60074 | (847) 410-9687  
6808 Prescott Avenue | St. Louis, MO | 63147 | (314) 655-3767





**PENN SERVICES IS THE MBE/DBE  
THAT DOES WHATEVER IT TAKES**

Sometimes working with a one-stop shop can be a big asset. You want a partner that you can trust has the wide-range of expertise to handle specialized challenging projects.

Our diverse team and experience, within varying disciplines, awards us the ability to constantly produce at a level that exceeds our clients' expectations.

Penn Services' back-office efficiency has workflows which demonstrate our commitment to innovation and to showcase our ability to develop viable solutions instead of simply fulfilling a requirement.

## **WE ARE THE "GO-TO" COMMERCIAL STEEL SPECIALISTS THAT DOES "WHATEVER IT TAKES!"**



**VENDORS**  
on-time+ efficient

When it comes to vendors, our goal is simple: to consistently deliver on reliability, transparency and efficiency. This means we promise to pay on time, every time, while working together to ensure quality and beautiful results.



**CONTRACTORS**  
true partners

We work hard to build trust with our contractors so that those relationships develop into true partnerships. We get the job done within their processes and are never the kink in the chain that delays a project.



**EMPLOYEES**  
excellence + integrity

When you're proud of your team's output, you're proud of what you bring to the table. Developing diversity in your team builds trust, and, results in excellence.

### **ABOUT US**

As a Specialty Contractor, we can perform a variety of furnish and installation services for our customers. We take great pride in maintaining close relationships with every member of our supply chain to ensure that from procurement to installation, we add value during each stage of a project.

At Penn Services, our management team is committed to delivering quality results on-time to ensure the success of every project we complete. As a company that exceeds expectations, pays on time and takes pride in our work, Penn Services is the subcontracting partner you want on your team.

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# CAPABILITIES STATEMENT

STEEL ERECTION | STEEL FABRICATION | REBAR INSTALLATION

## COMPANY DATA

DUNS Number: 009 352 376  
CAGE Code: 7 ASU3

### John Wilson

President  
Cell Phone: (847) 312-0654  
john@pennservicesllc.com

### Jim Schueler

General Manager  
Cell Phone: (314) 413-5994  
jks@pennservicesllc.com

### Jason Suda

General Manager  
Cell Phone: (636) 692-8115  
jason@pennservicesllc.com

## CORE COMPETENCIES

Reinforcing Steel  
Post-Tension Cables  
Reinforced Mats  
Drilled Shafts  
Foundations & Shear Walls

Structural Steel Erection  
Metal Deck  
Seismic Erection  
Studs & Welding  
Miscellaneous Metals

Steel Fabrication  
Stairs & Rails  
Catwalks & Ladders  
Bridge Components  
Light Structural Steel

## DIFFERENTIATORS

### Minority Owned & Operated

As a 100% minority construction firm with roots dating back to the early 2000's, Penn Services is proud to have a diverse and quality team with deeply rooted values.

### Guaranteed Commercially Useful Functions

As a minority contractor committed to compliance, Penn Services actively manages and performs the work we have agreed to complete.

### Regionally Focused, Nationally Certified & Equipped

Located in Chicago and St. Louis, Penn Services focuses on work in the Midwest, but maintains national capabilities to support our largest clients.

### Strong Industry Relationships Built on Trust & Reliability

As a minority contractor committed to compliance, Penn Services actively manages and performs the work we have agreed to complete.

## PERFORMANCE HIGHLIGHTS

### MLS STADIUM

ST. LOUIS, MO

\$ 9,500,000

- Rebar
- Structural Steel
- Miscellaneous Metals

WASHINGTON UNIVERSITY

### EAST END ENHANCEMENT

ST. LOUIS, MO

\$ 11,700,000

- Structural Steel
- Miscellaneous Metals

LOWER MERAMEC

### WASTE WATER TREATMENT PLANT

ST. LOUIS, MO

\$ 12,500,000

- Structural Steel
- Miscellaneous Metals

O'HARE AIRPORT

### RUNWAY EXTENSION BRIDGE

CHICAGO, IL

\$ 2,200,000

- Structural Fabrication

### BALLPARK VILLAGE

ST. LOUIS, MO

\$ 10,200,000

- Window Wall
- Stick Curtain Wall
- Terrace Walls
- Folding Glass Wall
- Storefront & Entrances

WASHINGTON UNIVERSITY

### NUEROSCIENCE RESEARCH BUILDING

ST. LOUIS, MO

\$ 11,000,000

- Rebar
- Structural Steel
- Miscellaneous Metals

### CERVANTES CONVENTION CENTER

ST. LOUIS, MO

\$ 9,200,000

- Rebar
- Structural Steel
- Steel Fabrication

### BARNES-JEWISH HOSPITAL - QUEENY TOWER

ST. LOUIS, MO

\$ 19,000,000

- Rebar
- Structural Steel
- Steel Fabrication

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# CAPABILITIES STATEMENT

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## NAICS CODES

North American Industry Classification System

### 236222

#### COMMERCIAL & INSTITUTIONAL BUILDING CONSTRUCTION

Construction of commercial and institutional buildings and related structures. On-site assembly of modular or prefabricated commercial and institutional buildings. Commercial and institutional building general contractors.

### 237310

#### HIGHWAY, STREET & BRIDGE CONSTRUCTION

Construction of highways (including elevated), streets, roads, airport runways, public sidewalks, or bridges. The work performed may include new work, re-construction, rehabilitation, and repairs. Specialty trade contractors engaged in activities primarily related to highway, street & bridge construction (e.g., installing guardrails on highways).

### 238120

#### STRUCTURAL STEEL & PRECAST CONCRETE CONTRACTORS

Erecting and assembling structural parts made from steel or precast concrete (e.g., steel beams, structural steel components, and similar products of precast concrete). Assembling and installing other steel construction products to reinforce poured-in-place concrete.

### 332312

#### FABRICATED STRUCTURAL METAL MANUFACTURING

The U.S. industry comprises establishments primarily engaged in fabricating structural metal products, such as assemblies of concrete reinforcing bars and fabricated bar joists.

## MEMBERSHIPS

### ILLINOIS

U.S. Minority Contractors Association

### MISSOURI

St. Louis Association of General Contractors

Bi-State Fabricators Association

Erectors and Riggers Association of Greater St. Louis

### WISCONSIN

Iron Workers Union

## UNION AFFILIATIONS

### ILLINOIS

Iron Workers Union #63

### MISSOURI

Iron Workers Union #396



## MINORITY, DISADVANTAGED, VETERAN, AND SMALL BUSINESS STATUS

DBE certifications are recognized by each respective state's Unified Certification Process (UCP) and are valid statewide.

Our Minority Supplier Development Council (MSDC) certification is recognized in all 50 states by all regional (MSDC) agencies under the National MSDC.

Most private prospects accept this certification. Some localized city, state, or security governments require their own certifications, several of which are listed below. We can acquire additional certifications upon request.

### ILLINOIS

City of Chicago (MBE)  
Illinois Department of Transportation (DBE)

### MISSOURI

St. Louis Airport Authority (MBE)  
Missouri Department of Transportation

### INDIANA

Indiana Department of Transportation (DBE)

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## LEADERSHIP TEAM

STEEL ERECTION | STEEL FABRICATION | REBAR INSTALLATION

Since 2008, Penn Services has been providing professional, high-quality construction services to the Chicago and St. Louis markets. In 2013, Penn Services opened its doors in St. Louis, MO, specializing in the areas of curtain wall installation, steel erection, miscellaneous metals, and ornamental metals. In 2019, Penn Services acquired Rebar Specialists and jumped into the Rebar market. Finally, in the summer of 2022, Penn Services entered the Steel Fabrication market when they opened their state-of-the-art fabrication facility. Penn Services prides itself on being a metropolitan Midwest industry professional, providing quality workmanship on metals, glass and rebar installation, and steel fabrication to ensure its value-added services help their clients improve the bottom line.



WILSON



SUDA



SCHUELER



SCHOOLCRAFT



ZARCONI



JONES



WILLIAMS

### **JOHN WILSON** PRESIDENT

John has lead multi million dollar commercial construction projects to desired measures of success for 20+ years. His comprehensive construction management experience includes management of in-house staff and subcontractor crews up the 125 individuals; staff recruitment; retention and development, contract buyouts; developing and adhering to timeliness and budgets, as well as, processing AIA documentation, procuring permits and interaction with architects and clients. He has a Bachelor of Science in Economics, The Wharton School, University of Pennsylvania, and earned a MBA, from Northwestern University's Kellogg School of Management Executive Management Program.

### **JASON SUDA** GENERAL MANAGER - STEEL DIVISION

Jason has worked in the heavy industrial field for the last 17 years leading iron working and heavy industrial divisions with a Bachelor of Science in Mechanical Engineering from Missouri University of Science and Technology. Jason has managed projects, from beginning to end, in excess of \$200 million. With Jason's extensive experience in project safety, detailed analytics of problems on projects, and being a multi-tasker allows him to manage multiple projects and activities.

### **JIM SCHUELER** GENERAL MANAGER - STEEL FABRICATION

Jim has 30+ years of experience in the structural steel industry and a Bachelors of Science in Civil Engineering, University of Toledo. For the last 23 years, Jim managed (2) structural steel fabrication businesses in the Midwest where he led and oversaw Sales and Estimating, Plant Operations, Detailing and Engineering, Project Management, and Quality Control departments. Over the last 12 years, Jim was responsible for projects in excess of \$350M and 100,000 tons with a maximum single project that was in excess of \$30M and 8,000 tons. Jim has been a past President and Board Member of Bi-State Fabricators Association, a Member of Central Fabricators Association and the AISC Fabricator Associations Committee where he has developed relationships with key suppliers in the industry.

### **JIM SCHOOLCRAFT** DIRECTOR - REBAR SERVICES

Jim has worked in the reinforcing steel industry for over 20 years where he's demonstrated success in estimating, bidding, inspection and project management on many projects in St. Louis construction. Some of Jim's recent key jobs include: Washington University East Expansion; St. Louis Arch grounds; BJC North Tower, Ballpark Village Residential Tower, Hotel and Garage; and Jefferson Barracks Engineering building. Jim has established valuable relationships with key individuals in St. Louis construction, field, office, and corporate which has contributed to his success in driving all phases of project estimation and management in the industry.

### **CINDY ZARCONI** DIRECTOR OF FINANCE | DIRECTOR OF HUMAN RESOURCES

Cindy has 20+ years of finance and accounting experience in a variety of industries, organizational sizes and ownership structures. She supported client business operations through the handling of monthly, quarterly and annual closings; financial statements preparations; coordinating audits, reviews and tax returns with outside CPA firms; payroll taxes, banking and cash management; union and certified payroll reporting; office management accounts receivable and payable and account reconciliation. She is certified in Diversity, Equity and Inclusion (DEI) as well as Internal Audit.

### **SHONTEZ JONES** SAFETY DIRECTOR

Shontez Jones has over 18 years of experience in the health, safety, and environmental field. Since earning his Bachelor of Science degree in Environmental Biology from Greenville University, Shontez spent most of his career working for the world's largest environmental company's waste division. While working at a hazardous waste incinerator, he managed the company's health, safety and environmental programs that included maintaining compliance with EPA and OSHA through inspections, reporting and training. In conjunction with the local facility needs, Shontez was a part of the company's national audit team which required an in-depth review of inter-company compliance with all Federal, State and Local EPA, DOT, and OSHA requirements. In addition to managing the environmental, health and safety programs, as a certified Industrial Firefighter, Shontez was the team leader of the Onsite Emergency Response Team (ERT). The ERT was responsible for responding to any major onsite events including confined space rescue. As he transitions to the construction world, Shontez is looking forward to continuing to learn and build strong health, safety, and environmental programs with Penn Services.

### **AARON WILLIAMS** PROJECT MANAGER

Aaron Williams 10+ years of experience in construction management and administration. Earning a Bachelors in Architecture, Washington University, Aaron has worked on numerous heavy industrial, energy, transportation, healthcare and commercial projects, domestically and internationally ranging from \$7M to \$6.5B. Aaron is a Certified Project Management Professional (PMP), LEED Accredited Professional and Certified Construction Contract Administrator (CCCA).

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## ADVISORY BOARD

STEEL ERECTION | STEEL FABRICATION | REBAR INSTALLATION

Penn Services has established a "power house" Advisory Board that is comprised of 8 accomplished executives from various construction related fields. These construction experts help to mentor, advise and challenge Penn Services' management team in order to help them become sustainable into the future.

### **RON WIESE** ALBERICI CONSTRUCTORS

Previously, as the Vice President, Ron has served on the Estimation Committee of the Associate General Contractors of America. Ron has sat on the Board of Directors of the local chapter of the St. Louis Minority Supplier Development Council, as well as the Board of Directors of the St. Louis Union Construction Center, a minority and women business incubator program. In addition to formally being an adjunct faculty for the Civil Engineering department at St. Louis Community College, Ron helped establish and implement Alberici University. He joined in 1988.

### **GLENN HEITMANN** HEITMAN & ASSOCIATES

President and CEO of Heitman & Associates, Inc., a firm that provides building enclosure consultation and curtain wall design/engineering/drafting, established in 1966 in St. Louis, MO to service those involved in the development, design and construction of all types of commercial buildings. In addition to daily involvement with projects, Glenn also has chaired the development of the firm to adjust the services to meet changing market requirements and new technology. His direction has enhanced the firm's international and local market presence, including establishing satellite offices in Hong Kong, New York, Chicago, Phoenix, and Pasadena. Glenn is also actively involved with industry and professional organizations, including leadership roles as the Building Enclosure Council, Glass Association of North America, Design Build Institute of America, U.S. Green Building Council, American Institute of Architects; and the Associated General Contractors.

### **JEFF GREEN** HARRIS DAVIS REBAR

Jeff Green has extensive experience in rebar placing, structural steel/precast erection and crane services with Davis Erection, Northwest Steel Erection, Crane Rental & Rigging and Davis JD Steel. After transferring ownership of these businesses, he was a principal with Harris Davis Rebar. His formal education includes a Mechanical Engineering degree from the Massachusetts Institute of Technology and a MBA from the Stanford Graduate School of Business. Jeff served in the Navy's nuclear submarine force, retiring as a Captain. Jeff is the management Co-Chair of the Ironworker's Regional District Council which is focused on rebar placing, and serving as trustee on several Labor-Management funds.

### **JENNIFER THERRIEN** GREENSFELDER'S CONSTRUCTION

As a partner of Greensfelder's Construction practice group, Jennifer represents owners, contractors, specialty contractors and suppliers for claims relating to contract disputes, delay, wrongful termination and errors and omissions. She also handles contract drafting, reviews and negotiations, as well as day-to-day client counseling. In addition, she is a member of Greensfelder's cross-disciplinary e-Discovery team. Jennifer received her J.D. (magna cum laude) from Washington University School of Law and her Bachelor of Science degree in Business Administration (magna cum laude) from Washington University in St. Louis.

### **BILL BROWN** BEN HUR CONSTRUCTION

As the Chairman Emeritus of Ben Hur Construction, Bill holds a degree in Business Administration and Labor Economics from the Evening College of the University of Missouri, St. Louis. Bill served and appointment by President George H. Bush as Vice Chairman of the Federal Committee of Apprenticeship. He also served as past President of the National Erector's Association and its successor T.A.U.C. (The Association of Union Contractors). Bill serves on the Board of Barnes Jewish Hospital - St. Peters, Lindenwood University, Enterprise Bank and the Fellowship of Christian Athletes. Bill joined Ben Hur in 1967 and throughout his years of service, he leaves a significant mark on the organization.

### **MARK JANSEN** RUBIN BROWN

Mark provides accounting and professional consulting services and is a Partner in Rubin Brown's Construction Services and Assurance Services Groups. He serves clients in the contracting, architecture and engineering industries. Mark is also a lecturer and discussion leader at various industry conferences/meetings.

### **DENNY LUTZ** USI INSURANCE SERVICES

As a Senior Vice President, Property & Casualty, with 43 years of Surety experience, Denny has built a reputation of trust and confidence in the Construction Industry, specializing in construction bonding. Denny assists clients with planning, analyzing and creating bond programs to meet their individual needs. Currently, Denny is based in the USI Insurance Services office in St. Louis, MO. Denny received a Bachelor of Science degree in Business Administration from the Washington University School of Business and he received his Master's Degree in Business Administration from Southern Illinois University.

### **PAUL HARTWIG** MCCARTHY/ACME CONSTRUCTORS

Paul is a Construction Executive that studied Civil Engineering and Construction Management at Missouri University of Science and Technology. His 30 years at McCarthy Building Group developed his expertise from being a Project Engineer to the Senior Vice President of Operations. Paul's responsibilities included business development, estimating and construction management for the Midwest Division. Some projects include over \$1B of work with Mercy Hospital in St. Louis, the Lumiere Place Casino & Hotel project for \$350M, and a \$500M of work on the Edward Jones buildings. Paul went on to become Vice President of Operations at ACME Constructors, Inc.. He was also elected Chairman of the Board of the Associated General Contractors (AGC) of St. Louis in 2014. Paul has been an enthusiastic proponent of the AGC serving on the Board of Directors since 2010. He has also served on the Finance Committee, Executive Committee and has a steep history on various labor committees. Paul has also invested in the future of the AGC through his participation on the Strategic Planning Task Force.

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# PERFORMANCE HIGHLIGHTS

STEEL ERECTION | STEEL FABRICATION | REBAR INSTALLATION

Penn Services projects have ranged from renovation to new construction in a variety of market sectors, including airports, universities, hospitals, residential, and many more. Since 2008, PENN Services has successfully completed countless projects with a combined contract value in excess of \$60 million over 10 years.

At Penn Services, we work hard to build your trust, so that, in time, our relationship develops into a true partnership - one in which you will agree that Penn Services is the company that will do whatever it takes!... You deserve to work with a company you can trust and rely upon and with the experience and innovation to get the job done within your processes, on time, every time.

## PERFORMANCE HIGHLIGHTS



### MLS STADIUM

ST. LOUIS, MO

\$9,500,000

- Rebar
- Structural Steel
- Miscellaneous Metals

Penn's expertise and ability to manage on complex projects kept this rebar project on-time and on-schedule.



### COOK COUNTY HOSPITAL

CHICAGO, IL

\$2,500,000

- Unitized Curtain Wall
- Custom Point Supported Glass System

Penn Services expertise aided in overcoming a behind scheduled project to on-time by drawing on our Unitized Curtain Wall experience.



### CERVANTES CONVENTION CENTER

ST LOUIS, MO

\$9,000,000

- Rebar
- Structural Steel
- Steel Fabrication

Penn's ability to adapt to different systems is helping this project through successful completion.



### BALLPARK VILLAGE

ST. LOUIS, MO

\$10,200,000

- Window Wall
- Stick Curtain Wall
- Terrace Doors | Folding Glass Wall
- Storefront & Entrances

Penn's ability to properly use the assembly line install helped complete this project on time and under budget.



### LOWER MERAMEC WASTE WATER TREATMENT PLANT

ST. LOUIS, MO

\$12,500,000

- Rebar
- Miscellaneous Metals

Being a good project team member, Penn is working with, and around, other trades to push this project through to completion.



### BARNES-JEWISH HOSPITAL - QUEENY TOWER

ST LOUIS, MO

\$19,000,000

- Rebar
- Structural Steel
- Steel Fabrication

Penn turned to our tremendous layout abilities to continuously meet the challenges of this project.

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