

# ON SITE

with  
**SCHLOUCH**  
INCORPORATED  
Fall/Winter 2021

## Schlouch Delivers Safe, Quality, On-Time Services Throughout Six Counties



▲ Schlouch utility crews install sanitary sewer for 150 single family and semi-detached dwellings at the “McIntosh Farms” site, located in Ontelaunee Township, Berks County, PA.

Schlouch Incorporated’s dedication to helping its clients succeed through meeting deadlines, budgets, and business objectives in a safe, professional manner continues to be a focal point in 2021.

Projects this year include major residential, and commercial sites in the southeastern PA area. Here is a brief review of some of Schlouch’s active projects during the fall and winter seasons.

### Berks County

**Forino Company** has chosen Schlouch Incorporated to prepare the 100+-acre site for McIntosh Farms II. The residential development will consist of 150 single family and semi-detached dwellings located in Ontelaunee Township, Berks County, PA. Schlouch is providing sediment/erosion control, clearing, grubbing, earthwork, building pads, sanitary and storm sewers, water line installation, paving and seeding. Work will be completed in summer 2022.

**L&K Construction Inc.** selected Schlouch Incorporated to prepare the 4.89-acre site for a medical office building for the Tucker Tract project. The site is located at 15065 Kutztown Road, Maxatawny Township, Berks County, PA. Schlouch is providing clearing, demolition, sediment and erosion control, earthwork, grading, sanitary sewer, storm sewer, water lines, gas, electric, concrete curb and sidewalks. Work will be completed in summer 2022.

# The Pandemic Increases Trust at Schlouch

At the onset of the pandemic almost 2 years ago, we acknowledged that we could not make the pandemic go away but we could re-engineer our safety program and processes, and then educate our employees (and their families) to keep them safe.

It began with our 13 board certified safety trained supervisors of construction (STSC), supported by leadership and our safety consultant, to quickly design the program that would protect our team from COVID-19.



*Barry Schlouch*

In construction, the OSHA Fatal 4 are known as falls, electrical exposure, struck by and caught in/between situations. These are known as the Fatal 4 because they can kill people. Our STSC's simply designed a program that we coined as Fatal 5 (to include COVID-19) with detailed processes like safe distancing, morning health checks, sanitation, PPE, and more to keep our team healthy. The result, no

known cases from the onset of the pandemic through Thanksgiving 2020.

In addition to leveraging our safe work culture to mitigate the negative effects of COVID-19, **we saw an opportunity to become the safest, most trusted company in PA.** Our safety leadership has stayed current and up-to-date with CDC guidelines while continuously adapting our safety measures to mitigate, and minimize the spread of the COVID variant, and keep our employees safe. This reduced the disruption to our workforce while still delivering on time for our clients.

While we are blessed to work outside, we have done an excellent job with slowing our growth through the strong construction market. By slowing growth, we have actually strengthened our people, our business, and our relationships with our clients. We increased retention of our employees and attracted more new talent to join our team. We are able to take the time necessary to properly train and equip our employees to succeed. They, in turn, assure the success of the company. ⚡

*At Schlouch every job starts the day with a safety huddle and health screening for every employee. ▼*





*Schlouch utility crews tie in a sanitary pipe for 102 single family homes at the “Estates at Saucon Valley” site, located in Upper Saucon Township, Lehigh County, PA. ▶*

## Dauphin County

**First Industrial Realty Trust** has named Schlouch Incorporated to prepare a 166.18-acre site for the First Logistics Center @ 283 project. The commercial site will consist of a 1,085,280 s.f. warehouse and a 698,880 s.f. warehouse. HOP improvements will occur on surrounding roadways. The property is located off Harrisburg Pike in Londonderry and Conewago Townships, Dauphin County, PA. Schlouch is providing clearing, grubbing, survey, stakeout, demolition, blasting, rock removal, earthwork, sediment and erosion control, sanitary and storm sewers, water line installation, roads, building pads, concrete, curbs, paving, landscaping and seeding. Work will be completed in summer 2022.

**Vision-Elizabethtown LLC** chose Schlouch Incorporated to prepare a 2-acre site for the First Logistics Center -Wetlands Mitigation project. The purpose is to create a wetlands mitigation habitat. The property is located off Harrisburg Pike in Londonderry Township, Dauphin County, PA. Schlouch is providing clearing, grubbing, survey, stakeout, earthwork, sediment and erosion control, landscaping and seeding. Work will be completed in spring 2022.

*Schlouch site crews make quality progress on two warehouses totaling 1,784,160 square feet at the “First Logistics Center @ 283” site, located in Dauphin County, PA. ▶*



## Lehigh County

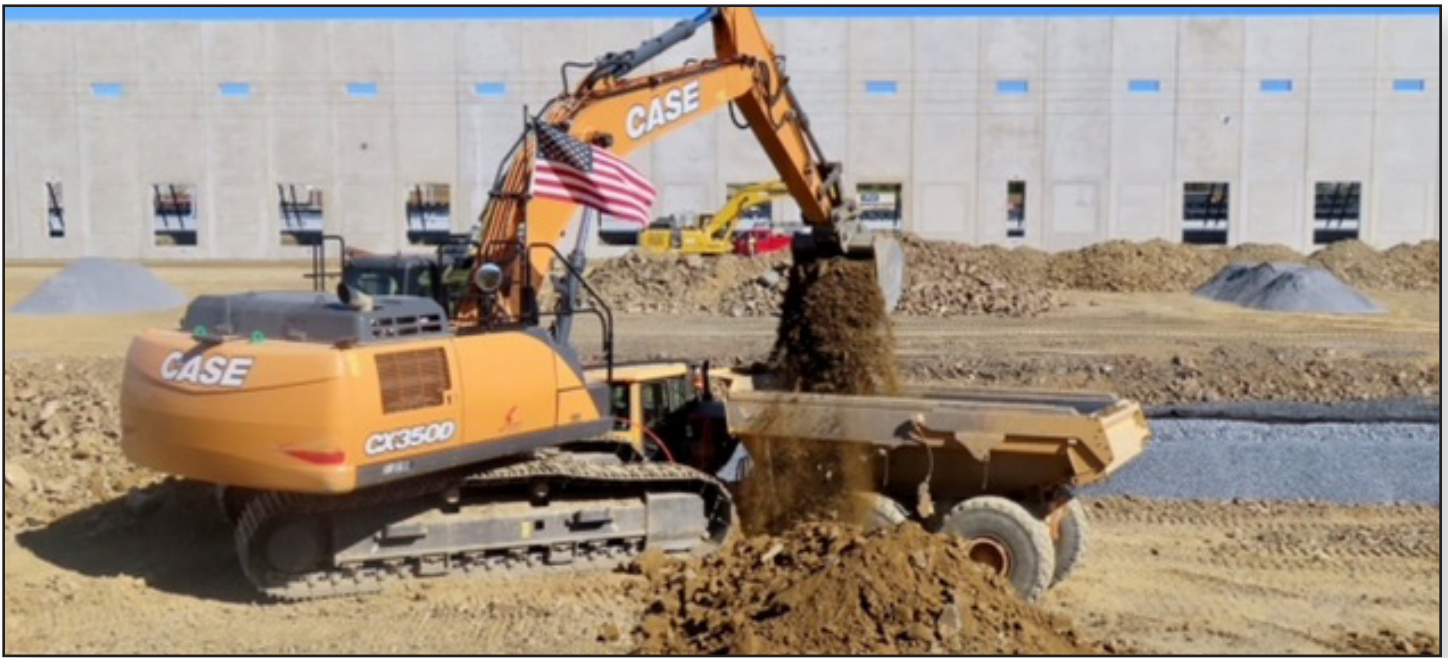
**PD Flint Hill, LLC** selected Schlouch Incorporated to prepare the 70.77-acre site for Estates at Saucon Valley – Phases 1-3. The residential development will consist of 102 single-family detached dwellings. Tuskes Homes is the developer of the project. The site is located on Flint Hill Road in Upper Saucon Township, Lehigh County, PA. Schlouch is providing rock removal, earthwork, sediment/erosion control, sanitary and storm sewers, water line installation, roads, curbs, paving and seeding. Work will be completed in summer 2022.



## Luzerne County

**Sand Springs Development Corporation** has chosen Schlouch Incorporated to prepare the 3.3-acre site for Sand Springs Phase 5E. The residential development will consist of 36 multi-family dwellings. Tuskes Homes is the developer of the project. The site is located on Sand Springs Drive in Butler Township, Luzerne County, PA. Schlouch is providing earthwork, drainage systems, sanitary, storm, and water main installation, and paving. Work will be completed in fall 2021.





▲ Schlouch site crews make quality progress on the 1,240,000 square foot warehouse at "Hamburg Commerce Park Lot 1" site, located in Berks County, PA.

## Montgomery County

**Mikelen, LLC** named Schlouch Incorporated to prepare the 3.4-acre site for 2208 Old Arch Road, a residential community consisting of 14 townhouse units. The project is being developed by DelGrippo Builders and is located in Norristown, East Norriton Township, Montgomery County, PA. Schlouch is providing survey, stakeout, earthwork, sediment/erosion control, sanitary and storm sewers, water line installation, roads, building pads, curbs, paving and seeding. Work will be completed in spring 2022.

**Rouse Chamberlin Ltd.** has selected Schlouch Incorporated to prepare the 11.2-acre site for Ridgewood Phase 2C. The residential development will consist of 59 new townhomes. The project is located on Linfield Trappe Road in Royersford, Upper Providence Township, Montgomery County,

PA. Schlouch is providing rock removal, earthwork, sediment/erosion control, sanitary and storm sewers, water line installation, roads, paving and seeding. Work will be completed in fall 2021.

## Northampton County

**CMC Development Corporation** chose Schlouch Incorporated to perform road reconstruction at Route 248 and Van Buren Road. The project is located in Palmer Township, Northampton County, PA. Schlouch is providing earthwork, sediment/erosion control, drainage systems, storm, curb installation and paving. Work will be completed in fall 2021.

**Fenstermaker Enterprises, LLC** has named Schlouch Incorporated to prepare the 3.301-acre site for a self-storage facility for the A to Z Self Storage-Fox Hill Road project. The site is located in Palmer Township, Northampton

County, PA. Schlouch is providing clearing, earthwork, sediment and erosion control, sediment trap, storm sewer, infiltration basin, concrete, asphalt paving, landscaping, fence, site lighting. Work will be completed in fall 2021.

**Quandel Construction Group, Inc.** selected Schlouch Incorporated to perform sitework on the 31.48-acre site for the NorthPoint Commerce 33 project. The site, consisting of a 433,000 square foot warehouse building, is located at 197 Padula Road in Forks Township, Northampton County, PA. The owner/developer is NorthPoint Development. Schlouch is providing clearing, grubbing, survey, stakeout, earthwork, sediment and erosion control, sanitary and storm sewers, water line installation, curbs and paving. Work will be completed in summer 2022. ⚡