

ON SITE

with
SCHLOUCH
INCORPORATED
2023

40 Years of Schlouch Incorporated: People, Passion, Culture, and Counting!



Schlouch employees celebrate 40 years of business at their company picnic at Hershey Park. ▲

A Debt of Gratitude: Schlouch Incorporated Celebrates 40 Years in Construction Excellence!

People, Passion, Culture – The 40th year theme!

With grateful hearts, Deb and I would like to thank all of our dedicated team members at Schlouch, their families, our loyal clients, and our vendor partners for helping us achieve our 40th year in business!

At Schlouch, the culture radiates through our people everyday; it has been an honor to continuously build a culture of Care, Trust, Help.

“We are set for continued success by having great people around us and will keep our success going by continuing to educate, train and deliver great work,”

said Barry Schlouch, Owner, Schlouch Incorporated. “It takes a collective effort (by our employees, clients and vendor partners) to get to where we are today and we thank you all!”

As we wrap up our 40th year in business, it is important to us to focus on sustainability and succession planning for our entire organization. Our main business objective has always been and will continue to be to deliver high quality work in a safe and productive manner and meet or exceed our client’s expectations.

Clients, and future clients, can count on the Schlouch Incorporated family to help achieve their success.

**Scan the QR code to hear
Schlouch’s success story!**



Schlouch Project Updates



Schlouch crews protect the environment by restoring Maidencreek Township streams after 2023 summer flooding in Blandon, PA. ▲

Berks County

In the summer of 2023, Schlouch Incorporated was selected by **ARCO Design/Build Philadelphia**, a division of ARCO DB Companies, Inc., to perform sitework preparation for the Endurance Berks Park 183 project owned by Aviation 183 Property, LLC. At the 22-acre site consisting of a 234,880-square-foot speculative warehouse facility on Aviation Road – Lot H, Bern Township, Schlouch is providing clearing, grubbing, surveying, stakeout, blasting, rock removal, earthwork, sediment and erosion control, sanitary and storm sewers, water line installation, curbs, retaining walls, and basin conversions. All is set to be completed in spring 2024.

Quigley Chevrolet selected Schlouch Incorporated to perform parking lot rehabilitation work at a 5-acre lot for the car dealership in Bally Borough, PA. Services included the construction of grass islands, an asphalt overlay of the parking lot and new pavement

markings. The scope required excavation, topsoiling, seeding, and asphalt paving. The rehabilitation project was completed in fall 2023.

Bucks County

Schlouch Incorporated was hired by **Heller Road Associates, LLC** to provide design/build services and to perform sitework preparation at a 7.98-acre site for the Heller Road Industrial Warehouse project in Richland Township, PA. The site will house a 100,984-square-foot warehouse building.

Work being performed by Schlouch includes survey, stakeout, sediment and erosion control, clearing and grubbing, earthwork, sanitary and storm sewers, water line installation, retaining walls, curbs, paving, landscaping, and seeding. Completion is set for spring 2024.

Carbon County

In the fall of 2023, Schlouch Incorporated completed earthwork, grading, concrete curbing, and bituminous paving for the new **Lehigh Valley Health Network Carbon Hospital Campus West** Lot in Mahoning Township. Schlouch previously completed initial site preparation at the 15-acre site for the new hospital as well.

Cumberland County

In late summer 2023, Schlouch Inc. completed work for **Appalachian Harley-Davidson** at its approximately 4-acre motorcycle dealership parking lot in Mechanicsburg, PA. Services included asphalt overlay and pavement markings.



▲ Schlouch paving crews making quality progress at Appalachian Harley-Davidson.

Delaware County

In the summer of 2023, Schlouch Incorporated completed work for the **Upper Darby School District** at its high school campus to replace its track and field area. Details included performing sediment and erosion control, field regrading, field event relocation, milling and resurfacing the track, artificial turf installation, and synthetic track surfacing.

Lancaster County

Set to be completed in fall 2024, Schlouch Incorporated is working with the **Ephrata School District** to provide athletic field improvements at the Ephrata Intermediate School on Hammon Avenue. Work includes erosion and sediment control, storm and sanitary sewers, water service, installation of field houses, bleachers, dugouts, fencing, asphalt paving, and artificial turf installation.

Hired by **Marietta Borough**, Schlouch completed E&S controls, site grading, court preparation, seeding and paving, color coating, and fencing to help rehabilitate the tennis/pickleball courts at the War Memorial Park in Marietta, PA, in the summer of 2023.

Lehigh County

Schlouch Incorporated was selected by **Kay Walbert, LLC** to complete earthwork, drainage systems, sanitary, storm and water main installation, grading for water runoff, pad grading, and curb and paving to prepare a site off Cedar Crest Boulevard and Walbert Avenue in South Whitehall Township, PA, for a medical office building, two restaurant pads and



▲ Building foundations for character, Schlouch replaced the track and field area at Upper Darby High School.

associated parking. The 123.014-acre area for the Ridge Farms Phase IA project is set for a summer 2024 completion.

Montgomery County

Schlouch Incorporated completed a project in the fall 2023 for the **School District of Springfield Township** for athletic field and track renovations at its middle school campus. Work included sediment and erosion control, regrading and sodding the athletic field, reconstruction of the running track, installation of a long jump, and synthetic track surfacing.

Multi-County

Schlouch won bid contracts to perform maintenance work at three **Penn State University Campuses**. The projects required campus-wide paving work at the **Lehigh Valley and Schuylkill Campuses** and parking lot rehabilitation at the **Hazleton Campus**. In the summer of 2023, Schlouch also completed a sanitary sewer improvements project at the **Penn State Schuylkill Campus**.



▲ Schlouch earthwork crews make progress at Kay Walbert, LLC Ridge Farms.

Northampton County

Completed in fall 2023, **Blue Rock Construction, Inc.** chose Schlouch to perform sitework preparation on a 17.39-acre site for the GIC Lehigh Valley project including a 266,190-square-foot warehouse facility on Richmond Road in Forks Township, PA. Work included clearing, grubbing, survey stakeout, blasting, rock removal, earthwork, sediment and erosion control, sanitary and storm sewers, water line installation, wall construction, pump stations, curbs, paving, and seeding.

Penntex Construction Co., Inc. has selected Schlouch Incorporated to provide site preparation including earthwork, sediment and erosion control, drainage systems, sanitary and storm sewers, water line installation, pad grading, curbs, and paving at the 51-acre site for the Park 33 at Lehigh Valley East project set for completion in the third quarter of 2024. The site, located at the intersection of Van Buren Road and Main Street in Palmer Township,

▼ *Schlouch crews make progress on building pads for future warehouses at Park 33 at Lehigh Valley East.*



PA, will see two new warehouse/distribution centers totaling about 645,460 square feet of gross floor area, two access driveways, truck courts, and employee parking areas.

Schlouch was named by **Zarzycki Builders Inc.** to perform site work for a .75-acre lot #8142 in Bethlehem, PA, owned by PH&C, LLC and leased to WAWA. Work for the site was completed in fall 2023 for a WAWA gas station and retail store consisting of utilities, roof drainage, concrete curbing, and paving.

Public Works Shoutout

Schlouch Incorporated has been chosen by the **Borough of Kutztown** to perform its 2023 Street and Storm Sewer Improvements project. Completed in fall of 2023, work included storm water inlet repairs, trench repairs, railroad grade crossing repairs, and paving at various locations in the borough. Schlouch also worked with **Myerstown Borough**. They handled their 2023 Roadway project in Lebanon County, providing concrete curb and sidewalk replacement, milling and street re-paving. All was finished in the fall of 2023. Finally, in the **Borough of Wernersville**, Schlouch completed work in the fall of 2023 that included repaving of playground walking paths, basketball and tennis courts, as well as the borough garage site, at the Greth Memorial Park and Wernersville Playground.



▲ *Schlouch crews make progress with concrete and paving work in Myerstown Borough.*



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