

ON SITE

with
SCHLOUCH
INCORPORATED
Fall/Winter 2024

Schlouch Delivers Safe, Quality, On-Time Services Throughout Seven Counties



▲ Schlouch earth and pipe crews make safe, quality progress at Mertztown Residential Subdivision.

Schlouch Incorporated remains committed to supporting client success by consistently meeting deadlines, staying within budgets, and delivering exceptional results safely and professionally. As fall and winter 2024 come to a close, we're proud to reflect on the remarkable projects and achievements of the season.

Lehigh County

Schlouch Incorporated has been selected by **Jaindl Land Company** to handle site preparation for the Mertztown Residential Subdivision. The 117.089-acre site will feature 264 single-family detached homes and 136 townhouses. Located off Brookdale Road, Locust Lane, Mertztown Road, and Butz Road in Macungie and Lower Macungie Townships. The project includes earthwork, installation of drainage systems, sanitary sewers, storm sewers, water lines, concrete curbs, and asphalt paving. The work is expected to be completed by spring 2026.

Schlouch Inc: Building a Solid Foundation in the First 40 Years and Paving the Way for the Next 40 and Beyond!



Barry and Deb Schlouch

Delivering exceptional work safely and at competitive prices has been the cornerstone of Schlouch Inc.'s success for the past 40 years. While most businesses fail within their first five years, Schlouch Inc. continues to thrive. So, what's the secret sauce? It's actually simple but requires hard work and commitment.

1. Set Higher Standards:

Safety, quality, and productivity are non-negotiable. From day one, we've upheld higher standards and never compromised, no matter the circumstances.

2. Ensure Strong Leadership, Processes, and Systems:

Leadership, systems, and support must be accountable and lead the way to achieving the company's vision, mission, and core values.

3. Attract and Retain Talent:

Building a dedicated and talented workforce starts with recruiting the right people, onboarding them effectively, and continuously developing their skills. We invest in our team by offering competitive pay, excellent benefits, and sharing profits fairly. At Schlouch, we believe: "The front line creates the bottom line."

4. Provide Quality Mentoring:

Mentorship is key. By guiding employees on how to deliver work safely, with quality, and productively, we build a solid foundation for both individual and team success.

5. Surround with Great People:

Success thrives in great company. We ensure our employees are surrounded by colleagues who share their commitment to individual and team achievements.

6. Implement Robust Training Programs:

Continuous learning is essential. Our training programs support the growth and success of every team member, helping them achieve their full potential.

7. Invest in Technology:

Staying ahead requires embracing the latest technology to ensure safe, high-quality, and on-time project delivery.

8. Grow Responsibly:

Growth must never come at the expense of safety or quality. We prioritize sustainable growth to maintain our high standards.

The Bottom Line:

Every project in 2024 and beyond will be completed safely, with the highest quality, and on schedule. This approach ensures success for our clients and the communities we serve - earning us repeat business year after year.

As we embark on the next 40 years, we remain committed to this simple yet powerful formula. It demands hard work, dedication, and a strong work ethic, but it's the driving force behind our success.

Cheers to the next 40 years at Schlouch Inc.!



▲ Inspiring the Future: Schlouch's Annual Kids Adventure Sparks Imagination and Fun.

Berks County

Schlouch Incorporated has been awarded the site preparation contract by **NDA Muhlenberg, LLC** for a new Wawa Food Market, Fueling Station, and Car Wash. The 8.112-acre site is located in Muhlenberg Township. Schlouch's work includes earthmoving, installation of drainage systems, sanitary and storm sewers, water mains, pad grading, curb installation, grading for water runoff, and paving. The project is expected to be completed by summer 2025.

Schlouch Incorporated was named by the **Reading Regional Airport Authority** to handle its Terminal Parking Lot Rehabilitation project located in Bern Township. Schlouch provided demolition, storm sewer improvements, concrete curb construction, lighting improvements, asphalt milling, base repair, asphalt paving resurfacing, bollard installation, and pavement markings at the airport. Project was completed in fall 2024.



▲ Schlouch crews deliver safe, quality milling and paving overlay in Emmaus Borough.

Chester County

Schlouch Incorporated has been awarded the site preparation contract by **Terralead LLC** for Copperleaf Ridge - Phase 1. This 24.86-acre development in New Garden Township, Kennett Square, PA, will include 57 townhouses. Schlouch's work on the project involves the installation of sanitary, storm, and water mains, grading for water runoff, erosion control measures, curb installation, and paving. The project is set for completion by summer 2025.

Lackawanna County

Schlouch Incorporated has been awarded the site preparation contract by **NDA Scranton, LLC** for a new Wawa Food Market and Fueling Station. The 4.51-acre site

is located in Scranton. Schlouch's work includes earthmoving, installation of drainage systems, sanitary and storm sewers, water mains, grading for water runoff, and paving. The project is expected to be completed by summer 2025.

Lehigh County

Schlouch Incorporated was named by the **Borough of Emmaus** to handle its 2024 Mill and Overlay Paving project located in Emmaus Borough. Schlouch provided concrete ADA ramp construction, asphalt base repairs, asphalt milling and asphalt paving construction in the borough. Work was completed in fall 2024.

Schlouch Incorporated was chosen by **Woodmont Properties, LLC** to prepare the 14.86-acre site for the Woodmont Valley II project, located in Lower Macungie Township. The project consists of eight carriage homes and two multi-purpose buildings with associated utilities, drive and parking areas. Schlouch is providing installation of earthwork, drainage systems, sanitary, storm, water main, erosion control, E&S B.M.P, pad grading, sidewalks, curb installation and paving. Work will be completed in the fall of 2025.

▼ Schlouch earth and pipe crews make safe, quality progress at Woodmont Valley II.



Luzerne County

Schlouch Incorporated has been chosen by **Sand Springs Land, LLC** to prepare the site for the Sand Springs Anthracite Scouting Residential Subdivision. This 28.02-acre development, led by Tuskes Homes, will feature 35 single-family homes and is located on Long Run Road in Butler Township. Schlouch's responsibilities include earthmoving, installation of drainage systems, sanitary and storm sewers, water mains, grading for water runoff, and paving. The project is set for completion by summer 2025.



▲ Schlouch continues earthwork and erosion control at Sands Springs Anthracite project.

Montgomery County

Schlouch Incorporated has been selected by **Terralead LLC** to handle site preparation for the Alderwood Run project, a 12.617-acre development in Limerick Township. The project will feature 40 townhomes upon completion. Schlouch's scope of work includes earthmoving, installation of drainage systems, sanitary and storm sewers, water mains, grading for water runoff, erosion control measures, pad grading, curbing, and paving. The project is expected to be completed by summer 2025.



▲ Schlouch pipe crews make safe, quality progress at Alderwood Run project.

Northumberland County

Schlouch Incorporated was selected by **NDA Coal, LLC** to handle site preparation for a new Wawa Food Market and Fueling Station. The 1.5-acre site is located in Coal Township. Schlouch was responsible for earthwork, installation of drainage systems, sanitary and storm sewers, grading for water runoff, curb installation, and paving. The project was completed in fall 2024.

Schlouch Inc. Renovations

In addition to our site projects, our Schlouch team is looking forward to sharing the completion of our new office renovations project in spring of 2025 with you. This project is a huge team effort with our Schlouch building team, Architect DxDempsey, and building contractor Ciatto Construction.



Follow us on social media to stay updated with our projects and company news!

