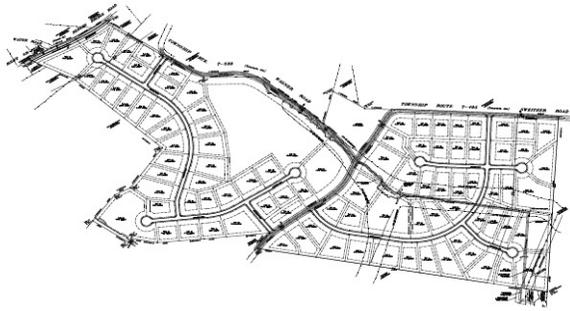


Project Highlight

Glen Ridge Estates



This 92-single family home subdivision located in Lower Heidelberg Township in Berks County will begin construction in the near future. Construction for the residential subdivision will be completed in four phases with each home built on approximately a 1-acre lot. We provided our client with full land development services on the 160 acre tract including permitting, grading, stormwater design, and erosion and sediment control design. A municipal area contains a sewer pumping station which is dedicated to the Township and for public use.

Tips and Advice

“When Should You Survey?”

- 1. Before you buy.** Be sure the property you are buying has a current survey. Pins set in subdivision plats should be checked by a Licensed Land Surveyor. Be sure what you are buying is located within the parameters of your legal description.
- 2. Prior to construction.** A survey assures you that your new improvements are being built within your property boundaries. Be sure your structure is in compliance to local government-required building setbacks. Do not depend on your contractor to determine your building location to your lot lines.
- 3. Do you have legal access into your property?** Legal road access is another area that often arises during real estate transfer. Easements, when written properly, identify centerline location, width, grantor, grantee, transfer rights, and uses. Attorneys and/or title companies will take a very close look at this.
- 4. Before you sell.** Providing your realtor with a current survey for a quick, trouble-free transaction. Knowing accurate property boundaries will also make for a much better presentation by an agent.
- 5. Taxable acreage verification.** County Assessors require certified surveys in order to make taxable acreage adjustments.
- 6. Encroachments.** If you suspect the location of your adjoiner's improvements there is only one way to prove it: get a survey!
- 7. If the property is in or near a flood plain, have a licensed surveyor prepare a FEMA Elevation Certificate.**

“Why Should You Survey?” Why You Should Have A Land Survey Done. N.p., 2015. Web. 01 Sept. 2015. and Earl Geissler, PLS at Bogia Engineering Inc.

President's Message

Knowledge + Communication = Excellence

Breaking down that equation leads to those powerhouse ideas of knowledge and communication and how they can effectively build a business of excellence.

Knowledge: Not just in your field, but in the entire ecosystem of your business. Seek out ways to expand your professional “toolbox” by regularly attending seminars, workshops, and networking events in the area. Have awareness of the actual geographic area you work in by getting to know your local government offices and meeting with other business owners. Knowledge creates awareness, awareness creates referrals, and referrals create sales!

Communication: Add this factor to the practices you set in place and the equation for success is guaranteed. Think of communication on a couple different levels; within the workplace and outside the workplace. Effective communication within the workplace not only speaks to the leadership position of a business owner, but also from employees. Effective communication on a regular basis keeps all work transparent and creates a clear process that everyone in your business can follow. Communication outside the workplace is equally important. Stay on your prospects' radars by reaching out regularly and staying on top of their current events.

Add knowledge + communication and you have yourself a business of excellence that cannot be matched.



gregg@bogiaeng.com



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Client Testimonial

“Bogia Engineering has worked with Glen-Gery on a number of projects over the past ten years. My experience with Bogia Engineering is that they are a very capable and responsive firm to deal with. Often times when you work with outside consultants are responsive to the needs outlined by the client but aren’t always proactive. Bogia engineering always asks the right questions when working on a project to ensure that all the bases are covered. I wouldn’t hesitate to recommend Bogia Engineering for your next project.”

- Eric Vorgity
Corporate Controller
Glen-Gery Corporation

Upcoming Event

Look for Bogia Engineering Inc. at the 2015 ICSC PA/NJ/DE Conference and Deal Making Wednesday and Thursday, September 9th - 10th from 8:30 am to 4:00 pm.

BEI will be located at Booth #734.



Personal Spotlight

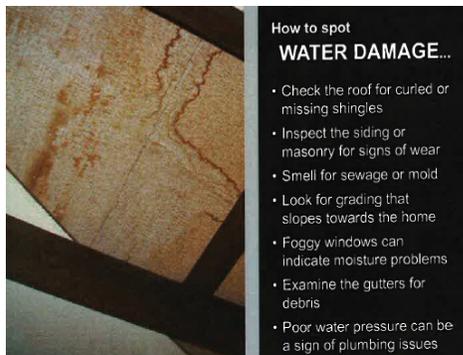


Meet Gene!

Eugene Long, a registered professional engineer licensed in Pennsylvania, with 45 years of experience, joined BEI in April 2007. He graduated Norwich University with a Bachelors Degree in Civil Engineering and immediately began working as a surveyor and an office engineer on the design and construction of a California Aqueduct. Soon after, Gene moved back to the east coast to be closer to his family and worked in Reading, PA for nearly 18 years as a Project Manager/Engineering Supervisor. Working in that role led to an opportunity to work in Saudi Arabia for a couple of years as Manager of Technical Services and Senior Civil Engineer. Once back in the United States, Gene continued to work in the field of engineering, made his way to BEI, and is now Chief Engineer. He is responsible for determining the design approach and its modification that will be used on a project. Currently, Gene is in the final phase of gaining approval of Elverson Community church. This project is a major addition to an existing church building and to their parking and access facilities. The Land Development, as required by the Borough, is complete and BEI obtained the Conservation District and PADEP approvals, the site is in an EV stream drainage basin for the E&S and NPDES.

I-ENG-A: Investigative Engineering

Bogia Engineering Inc. is committed to providing a diverse group of professional experts that provide investigation and litigation support to the insurance industry. The firm offers investigative services and expert testimony to claim adjustors, risk management professionals, attorneys, government agencies, and private clients.



Bogia Engineering Inc. has established an exceptional reputation for completing most reports within ten (10) days of receiving a request. Using sophisticated methodologies, our experts find out what happened, why, and how in an unbiased approach. Our clients can expect a detailed report with accurate information to help make informed decisions for each case.



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