



**Q PRO Q ENGINEERING, INC.**  
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## Client Projects Profile

Commercial  
Ecclesiastical  
Development  
Government  
HealthCare  
Manufacturing  
Residential  
K-12 Schools  
Higher Education



## Services

Structural Design & Analysis  
Special Structures Design  
Condition Surveys  
Existing Structures Evaluation  
Feasibility Studies  
OSHA Load Capacity Ratings  
Bridge Load Capacity Ratings  
Equipment Foundations  
HVAC Equipment Supports  
Medical Equipment Supports  
Building Construction Plans  
Bridge Construction Plans  
Test Boring Plans  
Land Development Plans  
Stormwater Management Plans  
Soil Erosion Plans  
Construction Specifications  
Construction Cost Estimates  
Contractor Bid Review  
Construction Phase Observation  
Technical Reports  
Value Engineering



## **Quarterly Newsletter — Summer 2007**

QproQ Engineering, Inc. thanks our clients for their continued business and support. We value each client and recognize you as the key to our success.

With Sincere Thanks,

### Contact Info

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## **Land Development**

Okay, we all know the abc's and 123's of our respective businesses. At least, we like to think so. Sometimes though, even when we check our checklists, diligently and thoroughly perform our QA and QC, dot our i's and cross out t's, something happens! And, when does it happen? At the last minute of course!!!



Recently this happened to us. Here's the story. An individual purchases a property and plans to build on the property. The Engineer (EOR) prepares the building plans for the Contractor (GC). The GC is ready to break ground for the new building on Monday and an on-site meeting is scheduled with the local utility company on

Thursday to verify a planned relocation. As the GC, EOR, and Utility Company Representative (UCR) meet at the jobsite to discuss the relocation, the UCR quickly informs the GC and EOR that the proposed building has to be relocated because, as planned, it will be within the utility easement. Stunned, the GC looks at the EOR, and, without words, the EOR knows that the GC wants to know how the EOR designed a building within the utilities easement. The EOR is speechless. He knows that he completed every checklist, diligently and thoroughly performed QA and QC, dotted every i and crossed every t. Needless to say, it's a short site meeting!

When the EOR returns to the office, one of the first conversations is with the surveyor. The surveyor did everything he was supposed to do—the deed was checked, utilities were verified, etc., etc.

What happened??? Further investigation into courthouse records revealed that during the mid 1990's the previous Property Owner granted an easement to the utility company and it was never recorded on a deed. Why wasn't this found during the Surveyor's court research??? Since there was a title search by the current Property Owner's Attorney, the Surveyor's responsibility was limited to checking the deed at the courthouse. It turns out that that the Property Owner's title search company failed to discover the easement. Fortunately, the Title Insurer quickly agreed to cover all costs for relocating the building and the project was back on track with minimal disruption.

To summarize, sometimes, things happen. We just have to remain calm, ask the appropriate questions, and more often than not, apparently catastrophic situations can be resolved relatively quickly and a project can move forward as planned. We find, that over the long term, a disciplined approach results in a positive team experience. Wishing you all the best. Thank you again for your support.

