September 23, 2025

Mr. Brian Maenner
Vice President of Development
Intrinsic Development
3622 Endeavor Avenue
Columbia, Missouri 65201

RE: Special Inspection Report No. 1
Discovery Park Animal Hospital
1901 NE Trails Edge Boulevard
Lee' Summit, Missouri
Report Period: April 27, 2025 to May 31, 2025
Permit No.: PRCOM20243864
UES Project No.: A23129.00089.006
Legacy Project No: J044702.07

Dear Mr. Maenner:

This letter with attachments will constitute our Special Inspection transmittal for the above referenced project. Representatives of UES have provided field observation and testing services for subgrade materials, structural fill, foundation bearing materials, reinforced concrete, drilled and epoxy-grouted anchors, and structural steel during the report period. Our services have been provided on a part-time basis as scheduled by representatives of Goebel Mitts Construction. The compliance of materials or work not observed by our personnel is not addressed, or implied, by this or any previous report.

Summary of Activities

Subgrade Materials

Following the removal of vegetation, the subgrades for the building pad and parking lot were observed on May 1 and 6, respectively. The exposed grades were observed with respect to stability and moisture content prior to fill placement. The exposed grades were also proofrolled with an off-road dump truck to aid in evaluating the stability of the underlying soils.

Structural Fill

Field density tests and visual observations were performed in the crushed limestone placed as low-volume-change (LVC) material within the upper 24 inches of the proposed building pad on May 6. The fill was placed in approximately 8-inch lifts and compacted with a smooth drum vibrating roller. To evaluate the field density test results, a sample of the quarried material was obtained for moisture-density (standard Proctor) relationship testing. Results of the standard Proctor and field density tests are enclosed.

Foundation Bearing Materials

The bearing materials in the bases of the foundation excavations for the proposed building were observed on May 13 and 15. The bearing materials, consisting of shale, were evaluated with

respect to the 2,500 pounds per square foot (psf) design bearing pressure. The excavations were generally dry and free of loose material.

Reinforced Concrete

Placement of the reinforcing steel, and concrete was observed within the referenced foundation excavations. Field tests were performed and compressive strength test specimens cast with samples of the concrete placed in the referenced locations. The recent concrete compressive strength test results are enclosed.

Drilled and Epoxy-Grouted Anchors

The anchor bolts for the spread footings at Grids B/2, B/3, B/4, B/5, and B/6 were not installed during concrete placement. Installation of the drilled and epoxy-grouted anchors at the referenced locations was observed on May 19. The drilled holes were observed for the required number, depth, diameter, and cleaning procedures. Installation of the all-thread dowels was observed with respect to the project documents for the specified anchor bolt diameter, grade, embedment, projection and type of epoxy used.

Structural Steel

The structural steel framing and welded connections were observed for the column sleeves at Grids B/2, B/3, B/4, B/5, and B/6 on May 22. The structural steel framing was observed for the required grade, size, erection, and anchor bolts. The shop welded connections were observed with respect to the project documents and AWS D1.1 for the required type, size, length, number, spacing, appearance, and electrode.

Status of Compliance

The specific items discussed above in this report appeared to be in general compliance with the contract documents.

Closure

The results of our field observations and testing were reported to authorized personnel during our site visits. If you have any questions regarding this report, or if we may be of further service, please contact us.

Respectfully submitted,

UES

Peter F. Brull, P.E.
Senior Engineer

Steve Damron
CMT Department Manager

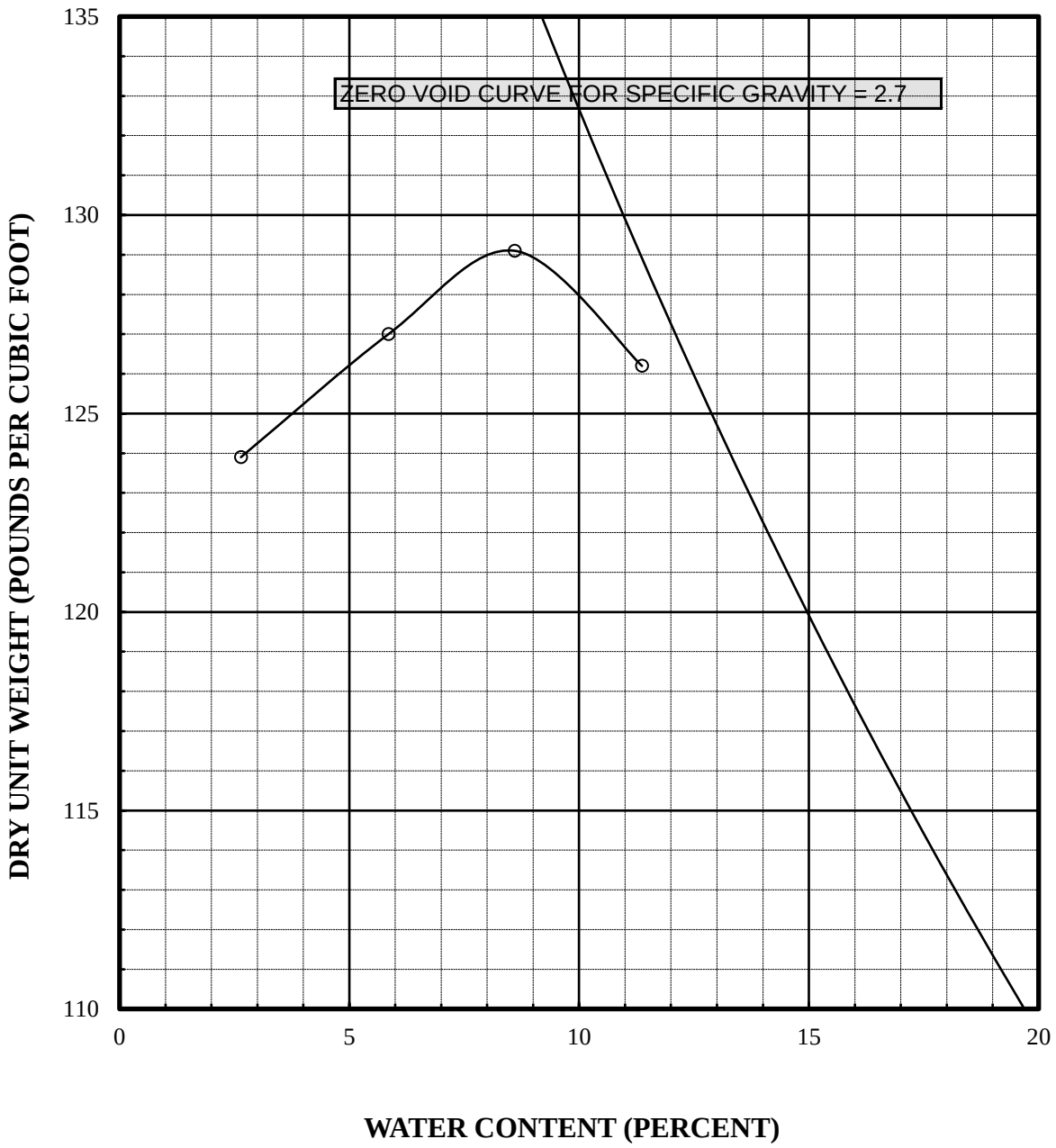
Attachments: Proctor Test Results
Field Density Test Results
Concrete Cylinder Test Results

cc: Mr. Joe Frogge – City of Lee's Summit
Mr. Aaron Addis – Intrinsic Development
Mr. John Grahovac – Intrinsic Development
Mr. Forrest Walsh – Intrinsic Development
Mr. AJ Dolph – Rosemann & Associates, PC
Ms. Cindy Senecal – McClure Vision
Mr. Dustin Heitman – Goebel Mitts Construction
UES S.I. File

Discovery Park Animal Hospital
Variance/Discrepancy List

NOTE: Items resolved during the report period are shaded

Variance Number	Date Opened	Date Closed	Description
		-	



PROJECT NAME

Discovery Park Animal Hospital

SPECIFICATIONS

Standard Proctor
ASTM D 698 Method A

PROCTOR TEST RESULTS

Max. Dry Density	Optimum Water Content
129.1 pcf	8.6%

ATTERBERG LIMITS (ASTM D-4318)

Liquid Limit	Plastic Limit	Plasticity Index

DESCRIPTION

Limestone screenings

SAMPLE LOCATION

Building pad area

UES

MOISTURE - DENSITY CURVE

Job No.	A24129.00091.003	**Test Date**	3/25/2025
Sampled By	APS	**Tested By**	ADC
Sample Date	3/20/2025	**Calc. By**	KEB
Proctor No.	4602-25	**Ch'd By**	SCD

Client: Intrinsic Development

Project: A23129.00089.006
Discovery Park Animal Hospital J044702.07
Lee's Summit, MO

Field Density Test Results

Report Date: 05/06/2025

Area Being Filled: Building pad

Description of Fill Material: (1) 4602-25: Limestone screenings

TABULATION OF FIELD DENSITY TEST RESULTS (ASTM D6938)

Test No.	Test Location	Elevation (feet) -/+	Max. Dry Den. @ Optimum Moisture (pcf @ %)	In Place Dry Density (pcf)	In Place Moisture (%)	Probe Depth	Percent Compaction	Moisture Tolerance (-/+)	Min. Comp. Spec. (%)	Result
1	Building pad Grid B.5/6	971.0	129.1@8.6 (1)	125.40	4.60	6"	97.1	0.0/--	95	Pass
2	Building pad Grid A.5/5	971.0	129.1@8.6 (1)	125.10	3.80	6"	96.9	0.0/--	95	Pass
3	Building pad Grid B.5/2	971.0	129.1@8.6 (1)	125.80	4.40	6"	97.4	0.0/--	95	Pass
4	Building pad Grid A.5/2	971.0	129.1@8.6 (1)	124.90	4.50	6"	96.7	0.0/--	95	Pass
5	Building pad Grid B.5/2	971.6	129.1@8.6 (1)	123.70	5.60	6"	95.8	0.0/--	95	Pass
6	Building pad Grid A.5/2	971.6	129.1@8.6 (1)	122.80	4.80	6"	95.1	0.0/--	95	Pass
7	Building pad Grid A.5/6	971.6	129.1@8.6 (1)	123.20	5.50	6"	95.4	0.0/--	95	Pass
8	Building pad Grid B.5/6	971.6	129.1@8.6 (1)	124.10	4.90	6"	96.1	0.0/--	95	Pass
9	Building pad Grid B.5/2	972.1	129.1@8.6 (1)	125.00	5.50	6"	96.8	0.0/--	95	Pass
10	Building pad Grid B.5/6	972.1	129.1@8.6 (1)	123.50	4.90	6"	95.7	0.0/--	95	Pass
11	Building pad Grid A.5/2	972.1	129.1@8.6 (1)	123.20	4.70	6"	95.4	0.0/--	95	Pass
12	Building pad Grid A.5/6	972.1	129.1@8.6 (1)	124.70	5.20	6"	96.6	0.0/--	95	Pass

Remarks: Finished grade = 972.0

UES Representative: SETH THOMAS. LITTLESTONE

Report Date: 06/13/2025
Client: Intrinsic Development
Project: A23129.00089.006
Discovery Park Animal Hospital J044702.07
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development
Site Contact: John Grahovac
Ave. Temperature/Weather:
Report No.: 209545

Contractor: Bedrock Concrete, LLC
Sample Location: Building pad footing at Grids B/2, B/3, B/4, B/5, and B/6
Set No.: 1
Cast Date: 05/13/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.25	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.1	**Mix Design:**	P4MC456V456
Conc. Temp., ASTM C1064 (°F):	75	**Truck/Ticket No.:**	928/1707667
Ambient Temp. (°F):	85	**Batch Time:**	14:53:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	15:21:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	28
Truck/Accum. Quantity ($yd.^3$):	10/10	**Initial Curing Method:**	Sealed
Sampled From, ASTM C172:	Truck Chute	**Cylinders Cast By:**	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	**5,000**	**Received in Lab:**	05/14/2025
Average Strength (psi):	**5,587**	**Condition Received:**	Satisfactory
Field Condition:	Satisfactory		

Laboratory Data (ASTM C39 / C1231 / C617)

Cylinder ID/ Report No.	Cylinder Weight (lbs.)	Cross Sec. Area (sq.in.)	Cylinder Diameter (in.)	Maximum Load (lbs.)	Compressive Strength (psi)	Fracture/ Capping Type *	Test Date	Cylinder Test Age (day)
209545-1-1	--	12.63	4.01	48980	3880	2/N	05/20/2025	7
209545-1-2	--	12.63	4.01	73720	5840	2/N	06/10/2025	28
209545-1-3	--	12.63	4.01	62590	4960	2/N	06/10/2025	28
209545-1-4	--	12.63	4.01	75280	5960	2/N	06/10/2025	28
209545-1-5	--	--	--	--	--	--	01/01/1900	HOLD

* Fracture type as shown in Figure 2, ASTM C39 / Capping type: N - Neoprene Pads (C1231); B - Bonded (C617); G - Ground

Remarks:

Tested By: ANGELA D. COATES (5/20/2025)
ANGELA D. COATES (6/10/2025)

Reviewed by: Peter F. Brull ()

CC: Grahovac, John (e)
Addis, Aaron (Intrinsic Development) (e)
Peterson, Earl (Intrinsic Development) (e)
Senecal, Cincy (McClure Vision) (e)
Maenner, Brian (Intrinsic Development) (e)
Berendzen, Jay (Porter, Berendzen, & Associates, P.C. Architects) (e)

Report Date: 06/13/2025
Client: Intrinsic Development
Project: A23129.00089.006
Discovery Park Animal Hospital J044702.07
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development
Site Contact: John Grahovac
Ave. Temperature/Weather:
Report No.: 209725

Contractor: Bedrock Concrete, LLC
Sample Location: Footings at Line 1, A to A.6
Set No.: 1
Cast Date: 05/15/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	3.00	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.2	**Mix Design:**	P4MC456V456
Conc. Temp., ASTM C1064 (°F):	77	**Truck/Ticket No.:**	421/1709255
Ambient Temp. (°F):	81	**Batch Time:**	13:58:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	14:40:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	42
Truck/Accum. Quantity ($yd.^3$):	10/10	**Initial Curing Method:**	Sealed
Sampled From, ASTM C172:	Truck Chute	**Cylinders Cast By:**	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	**5,000**	**Received in Lab:**	05/16/2025
Average Strength (psi):	**5,077**	**Condition Received:**	Satisfactory
Field Condition:	Satisfactory		

Laboratory Data (ASTM C39 / C1231 / C617)

Cylinder ID/ Report No.	Cylinder Weight (lbs.)	Cross Sec. Area (sq.in.)	Cylinder Diameter (in.)	Maximum Load (lbs.)	Compressive Strength (psi)	Fracture/ Capping Type *	Test Date	Cylinder Test Age (day)
209725-1-1	--	12.57	4.00	47100	3750	2/N	05/22/2025	7
209725-1-2	--	12.63	4.01	60820	4820	2/N	06/12/2025	28
209725-1-3	--	12.63	4.01	65040	5150	2/N	06/12/2025	28
209725-1-4	--	12.63	4.01	66390	5260	2/N	06/12/2025	28
209725-1-5	--	--	--	--	--	--	01/01/1900	HOLD

* Fracture type as shown in Figure 2, ASTM C39 / Capping type: N - Neoprene Pads (C1231); B - Bonded (C617); G - Ground

Remarks:

Tested By: ANGELA D. COATES (5/22/2025)
ANGELA D. COATES (6/12/2025)

Reviewed by: Peter F. Brull ()

CC: Grahovac, John (e)
Addis, Aaron (Intrinsic Development) (e)
Peterson, Earl (Intrinsic Development) (e)
Senecal, Cincy (McClure Vision) (e)
Maenner, Brian (Intrinsic Development) (e)
Berendzen, Jay (Porter, Berendzen, & Associates, P.C. Architects) (e)