September 23, 2025

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

RE: Special Inspection Report No. 2
Discovery Park Animal Hospital
1901 NE Trails Edge Boulevard
Lee' Summit, Missouri
Report Period: June 1, 2025 to June 28, 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 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

Reinforced Concrete

Placement of the reinforcing steel and concrete was observed for the slab-on-grade on June 9. 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 columns at Grids B/1 and B/7 were not installed during concrete placement. Installation of the drilled and epoxy-grouted anchors at the referenced locations was observed on June 10. 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 welded connections for seven columns were observed at the fabricator on June 2. The welds were observed with respect to the approved shop drawings and AWS D1.1 for the required type, size, length, number, spacing, and electrode.

The structural steel framing, high-strength bolted connections, and welded connections were observed for the columns and roof framing at Line B, 1 to 7 on June 11 and 19. The structural steel framing was observed for the required grade, size, erection, and anchor bolts. The ASTM A325 high-strength bolted connections were observed with regard to the grade, number, diameter, and length indicated in the project documents and for compliance with the snug-tight installation requirements. The welded connections for the columns to the column sleeves 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: 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
		-	

Report Date: 07/08/2025
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: 58°F Sunny
Report No.: 211587

Contractor: Bedrock Concrete, LLC
Sample Location: Slab-on-grade at Line A to B, 6 to 7
Set No.: 1
Cast Date: 06/09/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.50	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.4	**Mix Design:**	Slab on Grade
Conc. Temp., ASTM C1064 (°F):	67	**Truck/Ticket No.:**	398/1717315
Ambient Temp. (°F):	--	**Batch Time:**	06:20:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	06:45:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	25
Truck/Accum. Quantity ($yd.^3$):	10/10	**Initial Curing Method:**	Field Cured
Sampled From, ASTM C172:	Truck Chute	**Cylinders Cast By:**	SPENCER JON. PYE
Specified Strength (psi):	**4,000**	**Received in Lab:**	06/10/2025
Average Strength (psi):	**5,780**	**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)
211587-1-1	--	12.57	4.00	53650	4270	2/N	06/16/2025	7
211587-1-2	--	12.57	4.00	74280	5910	5/N	07/07/2025	28
211587-1-3	--	12.57	4.00	72340	5760	2/N	07/07/2025	28
211587-1-4	--	12.57	4.00	71300	5670	2/N	07/07/2025	28
211587-1-5	--	--	--	--	--	--	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 (6/16/2025)
ANGELA D. COATES (7/7/2025)

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)