

September 23, 2025

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

RE: Special Inspection Report No. 3  
Discovery Park Pet Spa  
1921 NE Trails Edge Boulevard  
Lee' Summit, Missouri  
Report Period: June 29, 2025 to July 26, 2025  
Permit No.: PRCOM20243938  
UES Project No.: A23129.00089.007  
Legacy Project No: J044702.08

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 July 2. Field tests were performed and compressive strength test specimens cast with samples of the concrete placed in the foundation excavations. The recent concrete compressive strength test results are enclosed.

#### **Drilled and Epoxy-Grouted Anchors**

Installation of the drilled and epoxy-grouted anchors for the columns into the existing footings was observed on June 30 and July 3. The drilled holes were observed for the required orientation, 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, high-strength bolted connections, and welded connections were observed for the building centerline framing on July 7. 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

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the project documents and for compliance with the snug-tight installation requirements. The welded connections were observed with respect to the project documents and AWS D1.1 for the required 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,



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

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**Discovery Park Pet Spa  
Variance/Discrepancy List**

NOTE: Items resolved during the report period are shaded

Variance Number	Date Opened	Date Closed	Description
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**Report Date:** 07/31/2025  
**Client:** Intrinsic Development  
**Project:** A23129.00089.007  
 Discovery Pet Spa J044702.08  
 Lee's Summit, MO

## Concrete Cylinder Test Results

**General Contractor:** Intrinsic Development

**Ave. Temperature/Weather:** 66°F Clear

**Site Contact:** John Grahovac

**Report No.:** 214167

**Contractor:** Intrinsic Development

**Set No.:** 1

**Sample Location:** Slab-on-grade at 0 to 40 feet north, 0 to 20 feet east of the building southwest corner

**Cast Date:** 07/02/2025

### FIELD DATA (ASTM C31)

<b>Slump, ASTM C143 (in.):</b>	7.00	<b>Supplier:</b>	Geiger Ready-Mix
<b>Air Content, ASTM C231 (%):</b>	2.2	<b>Mix Design:</b>	P4MC536V450
<b>Conc. Temp., ASTM C1064 (°F):</b>	74	<b>Truck/Ticket No.:</b>	468/1729254
<b>Ambient Temp. (°F):</b>	66	<b>Batch Time:</b>	03:32:00
<b>Unit Weight, ASTM C138 (p.c.f.):</b>	--	<b>Sample Time:</b>	04:05:00
<b>Yield, ASTM C138 (ft.<sup>3</sup>):</b>	--	<b>Mixing Time (min.):</b>	33
<b>Truck/Accum. Quantity (yd.<sup>3</sup>):</b>	10/10	<b>Initial Curing Method:</b>	Sealed
<b>Sampled From, ASTM C172:</b>	Truck Chute	<b>Cylinders Cast By:</b>	DALLIN JONATHAN. SEELEY
<b>Specified Strength (psi):</b>	<b>4,000</b>	<b>Received in Lab:</b>	07/03/2025
<b>Average Strength (psi):</b>	<b>6,103</b>	<b>Condition Received:</b>	Satisfactory
<b>Field Condition:</b>	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)
214167-1-1	--	12.57	4.00	72820	5790	5/N	07/09/2025	7
214167-1-2	--	12.63	4.01	86230	6830	2/N	07/30/2025	28
214167-1-3	--	12.63	4.01	83240	6590	5/N	07/30/2025	28
214167-1-4	--	12.63	4.01	61810	4890	2/N	07/30/2025	28
214167-1-5	--	--	--	--	--	--	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 (7/9/2025)  
 ANGELA D. COATES (7/30/2025)

**Reviewed by:** Peter F. Brull ()



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**CC:** Heitman, Dustin (Goebel Mitts Construction) (e)  
Senecal, Cindy (McClure Vision) (e)  
Berendzen, Jay (Porter, Berendzen, & Associates, P.C. Architects) (e)  
Peterson, Earl (Intrinsic Development) (e)

Grahovac, John (Intrinsic Development) (e)  
Addis, Aaron (Intrinsic Development) (e)  
Maenner, Brian (Intrinsic Development) (e)

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Notice: The UES representative is on site solely to observe specific operations and report opinions to our client. The presence and activities of the UES field representative do not relieve the contractor's obligation to meet contractual requirements. The contractor retains sole responsibility for site safety and the methods and sequences of construction. Laboratory testing was performed in general accordance with project requirements unless otherwise noted. The laboratory results only represent the material sampled /tested. This report shall not be reproduced, except in full, without written approval of UES, Inc.



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 Lee's Summit, MO

## Concrete Cylinder Test Results

**General Contractor:** Intrinsic Development

**Ave. Temperature/Weather:** 66°F Clear

**Site Contact:** John Grahovac

**Report No.:** 214167

**Contractor:** Intrinsic Development

**Set No.:** 2

**Sample Location:** Slab-on-grade at 90 to 123 feet north, 36 to 46 feet east of the building southeast corner

**Cast Date:** 07/02/2025

### FIELD DATA (ASTM C31)

<b>Slump, ASTM C143 (in.):</b>	6.00	<b>Supplier:</b>	Geiger Ready-Mix
<b>Air Content, ASTM C231 (%):</b>	2.0	<b>Mix Design:</b>	P4MC536V450
<b>Conc. Temp., ASTM C1064 (°F):</b>	76	<b>Truck/Ticket No.:</b>	468/1728308
<b>Ambient Temp. (°F):</b>	66	<b>Batch Time:</b>	05:00:00
<b>Unit Weight, ASTM C138 (p.c.f.):</b>	--	<b>Sample Time:</b>	05:29:00
<b>Yield, ASTM C138 (ft.<sup>3</sup>):</b>	--	<b>Mixing Time (min.):</b>	29
<b>Truck/Accum. Quantity (yd.<sup>3</sup>):</b>	10/90	<b>Initial Curing Method:</b>	Sealed
<b>Sampled From, ASTM C172:</b>	Truck Chute	<b>Cylinders Cast By:</b>	DALLIN JONATHAN. SEELEY
<b>Specified Strength (psi):</b>	<b>4,000</b>	<b>Received in Lab:</b>	07/03/2025
<b>Average Strength (psi):</b>	<b>6,877</b>	<b>Condition Received:</b>	Satisfactory
<b>Field Condition:</b>	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)
214167-2-1	--	12.57	4.00	75810	6030	2/N	07/09/2025	7
214167-2-2	--	12.63	4.01	87670	6940	2/N	07/30/2025	28
214167-2-3	--	12.63	4.01	90160	7140	2/N	07/30/2025	28
214167-2-4	--	12.63	4.01	82740	6550	5/N	07/30/2025	28
214167-2-5	--	--	--	--	--	--	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 (7/9/2025)  
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