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 Pet Spa
1921 NE Trails Edge Boulevard
Lee' Summit, Missouri
Report Period: June 1, 2025 to June 28, 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 structural fill, foundation bearing materials, and reinforced concrete 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

Structural Fill

Field density tests and visual observations were performed in the crushed limestone placed as low-volume-change (LVC) material within the proposed building pad, elevation 971.3 to 971.7, on June 2 and 5. The fill was placed in approximately 8-inch lifts and compacted with a smooth drum vibratory roller. The field density test results were evaluated using existing moisture-density (standard Proctor) relationship tests. Results of the field density tests are enclosed.

Foundation Bearing Materials

The bearing materials in the bases of the perimeter strip footings and interior spread footings were observed on June 10 and 11. 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 for the referenced footings and, on June 13, the stem wall in the southwest corner of the building. 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.

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: 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 Pet Spa
Variance/Discrepancy List

NOTE: Items resolved during the report period are shaded

Variance Number	Date Opened	Date Closed	Description
		-	

Client: Intrinsic Development
Project: A23129.00089.007
Discovery Pet Spa J044702.08
Lee's Summit, MO

Field Density Test Results

Report Date: 06/02/2025

Area Being Filled: Building pad

Description of Fill Material: (3) 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 10' south 75' east	971.3	129.1@8.6 (3)	122.30	5.70	8"	94.7	--/--	95	Pass
2	Building pad 10' south 10' east	971.3	129.1@8.6 (3)	122.90	4.10	8"	95.2	--/--	95	Pass
3	Building pad 115' south 10' east	971.3	129.1@8.6 (3)	119.00	5.00	8"	92.2	--/--	95	Pass

Remarks: Reference point: Building pad northwest corner
Finished grade = 971.7
UES Representative: SETH THOMAS. LITTLESTONE

Report Date: 06/06/2025

Area Being Filled: Building pad

Description of Fill Material: (3) 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 10' south 10' east	971.7	129.1@8.6 (3)	121.20	5.60	4"	93.9	--/--	95	Accepted
2	Building pad 10' south 75' east	971.7	129.1@8.6 (3)	120.40	5.40	4"	93.3	--/--	95	Accepted
3	Building pad 115' south 75' east	971.7	129.1@8.6 (3)	119.90	5.50	4"	92.9	--/--	95	Accepted
4	Building pad 115' south 10' east	971.7	129.1@8.6 (3)	120.50	5.20	4"	93.3	--/--	95	Accepted

Remarks: Reference point: Building pad northwest corner
Finished grade = 971.7
Since the final lift is only 4 inches thick, the test results were accepted as no footings would be bearing on the material and any settlement due to further consolidation would be minimal.
UES Representative: SETH THOMAS. LITTLESTONE

UES™

Report Date: 07/14/2025
Client: Intrinsic Development
Project: A23129.00089.007
Discovery Pet Spa J044702.08
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development
Site Contact: John Grahovac
Ave. Temperature/Weather: 84°F Sunny
Report No.: 211880

Contractor: Bedrock Concrete, LLC
Set No.: 1
Sample Location: Footing at 0 feet south, 48 to 83 feet east and 83 feet east of the building northwest corner
Cast Date: 06/10/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.50	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	3.5	**Mix Design:**	P4MC456V456
Conc. Temp., ASTM C1064 (°F):	80	**Truck/Ticket No.:**	925/1718749
Ambient Temp. (°F):	83	**Batch Time:**	14:37:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	15:13:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	36
Truck/Accum. Quantity ($yd.^3$):	10/10	**Initial Curing Method:**	Sealed
Sampled From, ASTM C172:	Truck Chute	**Cylinders Cast By:**	DALLIN JONATHAN. SEELEY
Specified Strength (psi):	**3,000**	**Received in Lab:**	06/11/2025
Average Strength (psi):	**4,630**	**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)
211880-1-1	--	12.63	4.01	36800	2910	2/N	06/17/2025	7
211880-1-2	--	12.57	4.00	59950	4770	2/N	07/08/2025	28
211880-1-3	--	12.57	4.00	55990	4460	5/N	07/08/2025	28
211880-1-4	--	12.57	4.00	58570	4660	2/N	07/08/2025	28
211880-1-5	--	--	--	--	--	--	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 (6/17/2025)
ANGELA D. COATES (7/8/2025)

Reviewed by: Peter F. Brull ()

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)

Report Date: 07/14/2025
Client: Intrinsic Development
Project: A23129.00089.007
Discovery Pet Spa J044702.08
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development
Site Contact: John Grahovac
Ave. Temperature/Weather:
Report No.: 212287

Contractor: Bedrock Concrete, LLC
Set No.: 1
Sample Location: Footing at 83 feet east, 10 to 123 feet south of the building pad northwest corner
Cast Date: 06/11/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	3.25	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	3.0	**Mix Design:**	P4MC456V456
Conc. Temp., ASTM C1064 (°F):	79	**Truck/Ticket No.:**	498/1719441
Ambient Temp. (°F):	89	**Batch Time:**	13:27:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	14:10:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	43
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):	**3,000**	**Received in Lab:**	06/12/2025
Average Strength (psi):	**4,930**	**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)
212287-1-1	--	12.69	4.02	40860	3220	5/N	06/18/2025	7
212287-1-2	--	12.57	4.00	61060	4860	5/N	07/09/2025	28
212287-1-3	--	12.57	4.00	60860	4840	2/N	07/09/2025	28
212287-1-4	--	12.57	4.00	63970	5090	2/N	07/09/2025	28
212287-1-5	--	--	--	--	--	--	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 (6/18/2025)
ANGELA D. COATES (7/9/2025)

Reviewed by: Peter F. Brull ()

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)

Report Date: 07/17/2025
Client: Intrinsic Development
Project: A23129.00089.007
Discovery Pet Spa J044702.08
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development
Site Contact: John Grahovac
Ave. Temperature/Weather: 77°F Cloudy
Report No.: 212327

Contractor: Bedrock Concrete, LLC
Set No.: 1
Sample Location: Stem wall at 0 feet north, 0 to 11 feet east and 0 feet east, 0 to 40 feet north of the building pad southwest corner
Cast Date: 06/13/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.75	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.5	**Mix Design:**	P4MC475V454
Conc. Temp., ASTM C1064 (°F):	80	**Truck/Ticket No.:**	931/1720808
Ambient Temp. (°F):	77	**Batch Time:**	13:09:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	13:36:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	27
Truck/Accum. Quantity ($yd.^3$):	4/4	**Initial Curing Method:**	Sealed
Sampled From, ASTM C172:	Truck Chute	**Cylinders Cast By:**	DALLIN JONATHAN. SEELEY
Specified Strength (psi):	**3,500**	**Received in Lab:**	06/14/2025
Average Strength (psi):	**4,697**	**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)
212327-1-1	--	12.57	4.00	43460	3460	2/N	06/20/2025	7
212327-1-2	--	12.57	4.00	57680	4590	2/N	07/11/2025	28
212327-1-3	--	12.57	4.00	61490	4890	2/N	07/11/2025	28
212327-1-4	--	12.57	4.00	57870	4610	2/N	07/11/2025	28
212327-1-5	--	--	--	--	--	--	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: 5 gallons of water was added on site, the sample tested was collected after the water was added

Tested By: ANGELA D. COATES (6/20/2025)
ANGELA D. COATES (7/11/2025)

Reviewed by: Peter F. Brull ()

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)