



September 23, 2025

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

RE: Special Inspection Report No. 6
Townplace Suites – Discovery Park
1901 NE Discovery Avenue
Lee' Summit, Missouri
Report Period: May 18, 2025 to June 14, 2025
Permit No.: PRCOM20235734
UES Project No.: A23129.00089.003
Legacy Project No: J044702.04

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 reinforcing steel, and structural masonry during the report period. Our services have been provided on a part-time basis as scheduled by representatives of Intrinsic Development. 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 at the following locations:

May 30	- Slab-on-grade at Line A to T, 1 to 12
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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 Reinforcing Steel

Installation of the vertical drilled and epoxy-grouted reinforcing steel dowels into the existing foundation was observed at the following locations:

June 9	- Grid H/20.5
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June 10	- Line H, 17.1 to 17.9
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June 11	- Line F.7, 22.5 to 23.4
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June 12	- Grid M/24 and M/28
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The drilled holes were observed for the required spacing, depth, diameter, and cleaning procedures. Installation of the reinforcing steel dowels was observed with respect to RFI #14 for the specified reinforcing steel diameter, grade, embedment, projection, orientation, spacing, configuration, and type of epoxy used.

Structural Masonry

Placement of the reinforcing steel and grout for the concrete masonry unit (CMU) walls was observed at the following locations:

June 6	- Line H, 13.5 to 24; Line 22, Q to U; and Line U, 19 to 22; elevation 98.0 to 102.0
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June 9	- Line U, 12 to 19 and Line 12, S to U, elevation 100.0 to 104.0
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June 10	- Line K, 13.8 to 14; Line H, 14 to 22; Line 22, F.7 to H; Line F.7, 22 to 24; and Line 24, F.7 to M, elevation 98.0 to 100.0
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June 11	- Line T, 14 to 19.5; Line 19.5, J to T; Line J, 19.5 to 22; Line 22, J to Q; Line Q, 22 to 24; and Line 24, Q to P, elevation 98.0 to 100.0
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Field tests were performed and test specimens cast with the mortar, grout, and block used in the construction of the referenced walls. The recent 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,



Steve Damron
CMT Department Manager

Attachments: Concrete Cylinder Test Results
Grout Prism Test Results
RFI #14

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
UES S.I. File

**Townplace at Discovery Park
Variance/Discrepancy List**

NOTE: Items resolved during the report period are shaded

Variance Number	Date Opened	Date Closed	Description
-			



Report Date: 07/02/2025

Client: Intrinsic Development

Project: A23129.00089.003

Townplace Suites - Discovery Park J044702.04

Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development

Ave. Temperature/Weather: 64°F Ptl. Cloudy

Site Contact: John Grahovac

Report No.: 210995

Contractor: Bedrock Concrete, LLC

Set No.: 1

Sample Location: Slab-on-grade at Line A to E, 6 to 7.5

Cast Date: 05/30/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.50	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.6	Mix Design:	W536-3/4-4/50(456+80C)OO2
Conc. Temp., ASTM C1064 (°F):	71	Truck/Ticket No.:	482/1713961
Ambient Temp. (°F):	73	Batch Time:	04:33:00
Unit Weight, ASTM C138 (p.c.f.):	148.4	Sample Time:	05:15:00
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:	LINDA SOUDER
Specified Strength (psi):	4,000	Received in Lab:	05/31/2025
Average Strength (psi):	5,820	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)
210995-1-1	--	12.63	4.01	52290	4140	2/N	06/06/2025	7
210995-1-2	--	12.63	4.01	71520	5660	5/N	06/27/2025	28
210995-1-3	--	12.63	4.01	70120	5550	2/N	06/27/2025	28
210995-1-4	--	12.63	4.01	78960	6250	2/N	06/27/2025	28
210995-1-5	--	--	--	--	--	--	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 (6/6/2025)
ANGELA D. COATES (6/27/2025)

Reviewed by: Peter F. Brull ()



CC: Dolph, AJ (Rosemann & Associates, PC) (e)	Maenner, Brian (Intrinsic Development) (e)
Addis, Aaron (Intrinsic Development) (e)	Peterson, Earl (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)	Senecal, Cindy (McClure Vision) (e)
McCannon, Sean (Intrinsic Development) (e)	

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.



Report Date: 07/02/2025
Client: Intrinsic Development
Project: A23129.00089.003
Townplace Suites - Discovery Park J044702.04
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development	Ave. Temperature/Weather: 64°F Ptl. Cloudy
Site Contact: John Grahovac	Report No.: 210995
Contractor: Bedrock Concrete, LLC	Set No.: 2
Sample Location: Slab-on-grade at Line E.4 to F, 2 to 4	Cast Date: 05/30/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.2	Mix Design:	W536-3/4-4/50(456+80C)OO2
Conc. Temp., ASTM C1064 (°F):	70	Truck/Ticket No.:	931/1714071
Ambient Temp. (°F):	--	Batch Time:	07:00:00
Unit Weight, ASTM C138 (p.c.f.):	148.8	Sample Time:	07:30:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	30
Truck/Accum. Quantity (yd.³):	10/100	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	LINDA SOUDER
Specified Strength (psi):	4,000	Received in Lab:	05/31/2025
Average Strength (psi):	6,010	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)
210995-2-1	--	12.63	4.01	60580	4800	2/N	06/06/2025	7
210995-2-2	--	12.63	4.01	75620	5990	5/N	06/27/2025	28
210995-2-3	--	12.63	4.01	81500	6450	2/N	06/27/2025	28
210995-2-4	--	12.63	4.01	70630	5590	2/N	06/27/2025	28
210995-2-5	--	--	--	--	--	--	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:	Reviewed by: Peter F. Brull ()
Tested By: ANGELA D. COATES (6/6/2025) ANGELA D. COATES (6/27/2025)	



CC: Dolph, AJ (Rosemann & Associates, PC) (e)	Maenner, Brian (Intrinsic Development) (e)
Addis, Aaron (Intrinsic Development) (e)	Peterson, Earl (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)	Senecal, Cindy (McClure Vision) (e)
McCannon, Sean (Intrinsic Development) (e)	

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Report Date: 07/14/2025
Client: Intrinsic Development
Project: A23129.00089.003
Townplace Suites - Discovery Park J044702.04
Lee's Summit, MO

Grout Prism Test Results

General Contractor: Intrinsic Development	Avg. Temperature/Weather:
Site Contact: John Grahovac	Report No.: 212729
Contractor: Alex Construction	Set No.: 1
Sample Location: Masonry wall at Line H, 14 to 24 and Line 24, H to M, elevation 100.0 to 102.0	Cast Date: 06/10/2025

FIELD DATA

Slump, ASTM C143 (in.):	7.50	Supplier:	--
Air Content, ASTM C231 (%):	2.3	Mix Design:	Course grout
Mix Temp., ASTM C1064 (°F):	74	Truck/Ticket No.:	--/--
Ambient Temp. (°F):	76	Batch Time:	--
Truck/Accum. Quantity (yd.³):	--/--	Batch/Sample Time:	16:15:00/16:20:00
Sampled From:	Transport Tub	Mixing Time (min.):	5
Fabrication Mold:	--	Initial Curing Method:	Sealed
Specified Strength (psi):	2,000	Cast By:	SETH THOMAS. LITTLESTONE
Average Strength (psi):	3,013	Received in Lab:	06/12/2025
Field Condition:	Satisfactory	Condition Received:	Satisfactory

LABORATORY DATA FOR 3" X 3" X 6" SPECIMEN (ASTM C1019 / C1231 / C617)

Sample ID/ Report No.	Prism Weight (lbs.)	Cross Sec. Area (sq.in.)	Maximum Load (lbs.)	Compressive Strength (psi)	Fracture/Capping Type *	Test Date	Prism Test Age
212729-1-1	--	9.67	29800	3080	B	06/23/2025	13
212729-1-2	--	10.11	22430	2220	B	07/08/2025	28
212729-1-3	--	9.95	33260	3340	B	07/08/2025	28
212729-1-4	--	9.64	33540	3480	B	07/08/2025	28

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

Remarks:	Reviewed by: Peter F. Brull ()
Tested By: ANGELA D. COATES (6/23/2025) ANGELA D. COATES (7/8/2025)	

CC: Dolph, AJ (Rosemann & Associates, PC) (e) Addis, Aaron (Intrinsic Development) (e) Grahovac, John (Intrinsic Development) (e) Senecal, Cindy (McClure Vision) (e)	Maenner, Brian (Intrinsic Development) (e) Peterson, Earl (Intrinsic Development) (e) Walsh, Forrest (Intrinsic Development) (e) McCannon, Sean (Intrinsic Development) (e)
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RFI #14: Omitted Dowel

Revision	0	Status	Closed on 06/10/25
To	Cindy Senecal (McClure Engineering) (<i>Response Required</i>)	From	John Grahovac (Intrinsic Development)
Date Initiated	Jun 6, 2025	Due Date	Jun 9, 2025
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section	032000 - CONCRETE REINFORCEMENT	Cost Code	03-3100 - Concrete-Structural
Drawing Number		Reference	
Linked Drawings			
Received From	Juan Monsivais (Quality Masonry)	Sub Job	
Copies To	Aaron Addis (Intrinsic Development), Peter Brull (UES), John Grahovac (Intrinsic Development), Earl Peterson (Intrinsic Development)		

Activity

Question

Question from John Grahovac Intrinsic Development on Friday, Jun 6, 2025 at 02:10 PM CDT

Bedrock Concrete omitted (1) vertical masonry wall reinforcement dowel.
See attached markup and photo for reference.

Please specify embedment depth and epoxy for drill/epoxy of missing dowel.

Thank you.

Attachments

[TPS RFI 14 - Omitted Dowel.pdf](#), [TPS RFI 14 - Photo.pdf](#)

Official Response

Response from Cindy Senecal McClure Engineering on Tuesday, Jun 10, 2025 at 07:45 AM CDT

Drill 14 inches into existing concrete and install bars with Dewalt AC200+ adhesive.

All Replies

Response from Cindy Senecal McClure Engineering on Tuesday, Jun 10, 2025 at 07:45 AM CDT

Drill 14 inches into existing concrete and install bars with Dewalt AC200+ adhesive.



- FOUNDATION PLAN NOTES:
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS).
 - LEVEL 01/PARKING T.O. SLAB 100'-0"
 - PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL C/S501 AND PER GENERAL NOTES.
 - PLUMBING FIXTURES AND FLOOR DRAINS ARE TO BE COORDINATED PER ARCH. & MEP DRAWINGS.
 - REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
 - SEE SHEETS S500 AND S501 FOR FOUNDATION DETAILS.

FOUNDATION PLAN LEGEND

F#	FOOTING TYPE
P#	PEDESTAL TYPE
BP#	BASE PLATE TYPE (SEE SHEET S503 FOR BASE PLATE AND ANCHOR DETAILS)
	CMU WALL ABOVE

FOOTING SCHEDULE

Mark	Size	Reinforcing
F3.0	3'-0"x3'-0"x1'-0"	(3) #5 bars, bottom each way
F4.0	4'-0"x4'-0"x1'-0"	(4) #5 bars, bottom each way
F5.0	5'-0"x5'-0"x1'-0"	(5) #5 bars, bottom each way
F6.0	6'-0"x6'-0"x1'-4"	(6) #5 bars, bottom each way

Notes:
1. All footings must be centered on walls and columns U.N.O.

STRUCTURAL COLUMN SCHEDULE

Type Mark	Type
C1	HSS4X4X1/4
C2	HSS5X5X3/16
C3	HSS5X5X1/4
C4	HSS5X5X5/16
C5	HSS5X5X3/8
C6	HSS5X5X1/2
C7	HSS6X6X1/2
C8	HSS8X8X3/8

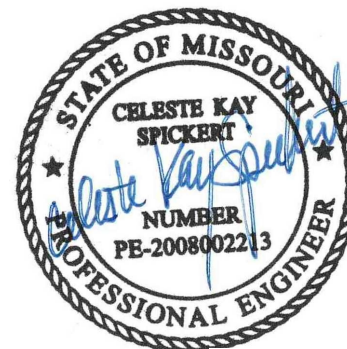
PRINTS ISSUED
11/01/23 - CITY SUBMITTAL

REVISIONS:
1 12/21/2023 RESPONSE TO CITY COMMENTS
2 1/19/2024 ADDENDUM #2
4 9/20/2024 FOUNDATION
5 12/20/2024 ASI #3.1
8 04/29/2025 ASI #3.3

McCLURE
2001 W Broadway
Columbia, MO 65203
P 573-314-1568

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans or Specifications.

MISSOURI CERTIFICATE OF AUTHORITY
NO. E-2006023253
EXPIRES: DECEMBER 31, 2024



TOWNEPLACE SUITES

1901 NE DISCOVERY AVE
LEE'S SUMMIT, MO 64064

SHEET TITLE
FOUNDATION PLAN

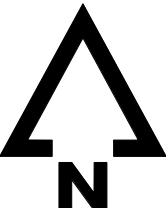
PROJECT NUMBER: 2023000333

SHEET NUMBER:

WHOLE SHEET
FOUNDATION
REVISIONS

S101

4/29/2025 1:27:45 PM
Audrey Lora 2023000333
Discovery Park Lee's Summit 2023000333
Foundation - Towneplace Suites, 1901 NE



1 FOUNDATION PLAN
S101 3/32" = 1'-0"