

September 23, 2025

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

RE: Special Inspection Report No. 7
Townplace Suites – Discovery Park
1901 NE Discovery Avenue
Lee' Summit, Missouri
Report Period: June 15, 2025 to July 12, 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 foundation bearing materials, reinforced concrete, drilled and epoxy-grouted reinforcing steel, drilled and epoxy-grouted anchors, 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

Foundation Bearing Materials

The bearing materials in the bases of the foundation excavations for the porte cochere canopy were observed on July 8. The bearing materials, consisting of engineered fill improved with rammed aggregate piers, were evaluated with respect to the 6,000 pounds per square foot (psf) design bearing capacity. The excavations were generally dry and free of loose material. The exposed surfaces of the rammed aggregate piers were recompacted prior to placement of the reinforcing steel.

Reinforced Concrete

Placement of the reinforcing steel and concrete was observed for the referenced footings and at the following locations:

June 17	- Pedestal at Grid K.6/12
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June 23	- Slab-on-grade at Line H to U, 12 to 24
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June 27	- Pedestal at Grid K/15 (reinforcing steel only)
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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 or masonry wall was observed at the following locations:

June 17	- Pedestal at Grid K.6/12 - Masonry walls at Line H, 15.2 to 19 (footing)
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June 19	- Masonry walls at Grids Q/22, Q/24, R/12, T/12, T/14.9, T/17.5, T/19.5, and T/22 (masonry wall)
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June 23	- Masonry wall at Line T, 18 to 22 and Line K.2, 12 to 14 (masonry wall)
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June 26	- Masonry wall at Line K.3 to M, 6.9 to 7.9; Line B to D, 7 to 8; and Line 14, K.3 to K.8 (footings)
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June 27	- Pedestal at Grid K/15 (footing)
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June 30	- Masonry wall at Grids J/14, K.3/14, K.3/12, and P.9/12 (footing)
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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 RFIs #13 and #14 for the specified reinforcing steel diameter, grade, embedment, projection, orientation, spacing, configuration, and type of epoxy used.

Drilled and Epoxy-Grouted Anchor Bolts

Installation of the drilled and epoxy-grouted anchor bolts for the structural steel column base plates was observed at the following locations:

June 27	- Grids H/16.3, H/16.8, H/19.5, H/20.5, U/13, U/14, U/16.3, and U/17.4
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July 1	- Grids M/24 and R/20
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July 2	- Grids B/6, C/5, C/6, D/2, E/5, E.4/2, E/5/2, and F/2
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July 3	- Grids F/3, F.1/3, F.3/3, F.5/3, F.6/3, G/1, G/3, K.6/1, and N/1
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July 9	- Grid M.1/6.9
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July 10 - Grid N/7.5

The drilled holes were observed for the required spacing, 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 Masonry

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

June 20	- Stair tower at Line G to M, 22 to 24; elevation 102.0 to 106.0
June 24	- Stair tower at Line G to M, 22 to 24, elevation 106.0 to 110.0 - Masonry wall at Line Q, 22 to 24; Line 22, Q to U; and Line U, 21 to 22; elevation 102.0 to 106.0
June 28	- Stair tower at Line G to M, 22 to 24; elevation 110.0 to 113.5
July 3	- Elevator shaft at Line K.5 to M.1, 6.9 to 7.9; elevation 100.0 to 102.0 - Masonry wall at Line 12, K.5 to Q; elevation 100.0 to 106.0
July 7	- Masonry wall at Line 12, M to T; elevation 108.0 to 112.0 - Masonry wall at Line T, 16 to 18; elevation 102.0 to 104.0
July 8	- Elevator shaft at Line K.3 to M.1, 6.9 to 7.9; elevation 106.0 to 112.0
July 9	- Masonry wall at Line K.4, 13.3 to 14; Line 13.3, J to K.4; Line 14, J to K.4; Line 7, B to D; Line 8, B to D; Line B, 7 to 8; and Line D, 7 to 8; elevation 106.0 to 112.0
July 10	- Stair tower at Line A to D, 7 to 8; elevation 106.0 to 112.0 - Masonry walls at Line 24, P to Q; Line 22, Q to U; and Line Q, 22 to 24, elevation 109.0 to 111.0

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,

UES



Peter F. Brull, P.E.
Senior Engineer

Steve Damron
CMT Department Manager

Attachments: Concrete Cylinder Test Results
RFI #13

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: 07/23/2025

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: 75°F Sunny

Site Contact: John Grahovac

Report No.: 213104

Contractor: Bedrock Concrete, LLC

Set No.: 1

Sample Location: Slab-on-grade at Line N.5 to T, 12 to 14

Cast Date: 06/23/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.25	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	6.5	Mix Design:	A6MC536V447
Conc. Temp., ASTM C1064 (°F):	80	Truck/Ticket No.:	924/1724226
Ambient Temp. (°F):	75	Batch Time:	06:29:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	07:00:00
Yield, ASTM C138 (ft. ³):	--	Mixing Time (min.):	31
Truck/Accum. Quantity (yd. ³):	10/10	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SPENCER JON. PYE
Specified Strength (psi):	4,000	Received in Lab:	06/24/2025
Average Strength (psi):	4,993	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)
213104-1-1	--	12.57	4.00	51490	4100	2/N	06/30/2025	7
213104-1-2	--	12.63	4.01	66530	5270	2/N	07/21/2025	28
213104-1-3	--	12.63	4.01	59790	4730	2/N	07/21/2025	28
213104-1-4	--	12.63	4.01	62940	4980	2/N	07/21/2025	28
213104-1-5	--	--	--	--	--	--	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 (6/30/2025)
ANGELA D. COATES (7/21/2025)

Reviewed by: Stephen C. Damron ()



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)	Walsh, Forrest (Intrinsic Development) (e)
Senecal, Cindy (McClure Vision) (e)	McCannon, Sean (Intrinsic Development) (e)

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Report Date: 07/23/2025

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: 75°F Sunny

Site Contact: John Grahovac

Report No.: 213104

Contractor: Bedrock Concrete, LLC

Set No.: 2

Sample Location: Slab-on-grade at Line N.5 to T, 16 to 17

Cast Date: 06/23/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	7.2	Mix Design:	A6MC536V447
Conc. Temp., ASTM C1064 (°F):	80	Truck/Ticket No.:	474/1724420
Ambient Temp. (°F):	83	Batch Time:	09:12:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	09:33:00
Yield, ASTM C138 (ft. ³):	--	Mixing Time (min.):	21
Truck/Accum. Quantity (yd. ³):	10/110	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SPENCER JON. PYE
Specified Strength (psi):	4,000	Received in Lab:	06/24/2025
Average Strength (psi):	4,437	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)
213104-2-1	--	12.57	4.00	41890	3330	5/N	06/30/2025	7
213104-2-2	--	12.63	4.01	55020	4360	2/N	07/21/2025	28
213104-2-3	--	12.63	4.01	57070	4520	2/N	07/21/2025	28
213104-2-4	--	12.63	4.01	56000	4430	2/N	07/21/2025	28
213104-2-5	--	--	--	--	--	--	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 (6/30/2025)
ANGELA D. COATES (7/21/2025)

Reviewed by: Stephen C. Damron ()



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|--|--|
| 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) | Walsh, Forrest (Intrinsic Development) (e) |
| Senecal, Cindy (McClure Vision) (e) | McCannon, Sean (Intrinsic Development) (e) |

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Report Date: 07/23/2025

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: 75°F Sunny

Site Contact: John Grahovac

Report No.: 213104

Contractor: Bedrock Concrete, LLC

Set No.: 3

Sample Location: Slab-on-grade at Line N.5 to T, 19 to 20

Cast Date: 06/23/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.50	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	7.2	Mix Design:	A6MC536V447
Conc. Temp., ASTM C1064 (°F):	85	Truck/Ticket No.:	931/1724568
Ambient Temp. (°F):	92	Batch Time:	11:26:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	12:00:00
Yield, ASTM C138 (ft. ³):	--	Mixing Time (min.):	34
Truck/Accum. Quantity (yd. ³):	10/200	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SPENCER JON. PYE
Specified Strength (psi):	4,000	Received in Lab:	06/24/2025
Average Strength (psi):	4,340	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)
213104-3-1	--	12.57	4.00	39950	3180	5/N	06/30/2025	7
213104-3-2	--	12.63	4.01	53950	4270	2/N	07/21/2025	28
213104-3-3	--	12.63	4.01	51650	4090	2/N	07/21/2025	28
213104-3-4	--	12.63	4.01	58850	4660	5/N	07/21/2025	28
213104-3-5	--	--	--	--	--	--	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:

Note 28 day unit load is less than 100% of the specified strength.

Tested By: ANGELA D. COATES (6/30/2025)
ANGELA D. COATES (7/21/2025)

Reviewed by: Stephen C. Damron ()



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|--|--|
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| Addis, Aaron (Intrinsic Development) (e) | Peterson, Earl (Intrinsic Development) (e) |
| Grahovac, John (Intrinsic Development) (e) | Walsh, Forrest (Intrinsic Development) (e) |
| Senecal, Cindy (McClure Vision) (e) | McCannon, Sean (Intrinsic Development) (e) |

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Report Date: 08/11/2025

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:

Site Contact: Forrest Walsh

Report No.: 214783

Contractor: Bedrock Concrete, LLC

Set No.: 1

Sample Location: Porte Cochere canopy footings

Cast Date: 07/08/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.50	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.8	Mix Design:	P4MC570V446
Conc. Temp., ASTM C1064 (°F):	83	Truck/Ticket No.:	482/1731795
Ambient Temp. (°F):	78	Batch Time:	12:39:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	13:20:00
Yield, ASTM C138 (ft. ³):	--	Mixing Time (min.):	41
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:	07/09/2025
Average Strength (psi):	6,883	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)
214783-1-1	--	12.57	4.00	69770	5550	2/N	07/15/2025	7
214783-1-2	--	12.63	4.01	85340	6760	5/N	08/05/2025	28
214783-1-3	--	12.63	4.01	85880	6800	5/N	08/05/2025	28
214783-1-4	--	12.63	4.01	89480	7090	2/N	08/05/2025	28
214783-1-5	--	--	--	--	--	--	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 (7/15/2025)
ANGELA D. COATES (8/5/2025)

Reviewed by: Peter F. Brull ()



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|--|--|
| 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) | Walsh, Forrest (Intrinsic Development) (e) |
| Senecal, Cindy (McClure Vision) (e) | McCannon, Sean (Intrinsic Development) (e) |

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RFI #13: Omitted Pier

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 5, 2025	Due Date	Jun 8, 2025
Location		Project Stage	Under Construction
Cost Impact		Schedule Impact	
Spec Section	033000 - CAST IN PLACE CONCRETE	Cost Code	03-3100 - Concrete-Structural
Drawing Number		Reference	
Linked Drawings			
Received From	Travis Vanderweide (Bedrock Concrete, LLC.)	Sub Job	
Copies To	Aaron Addis (Intrinsic Development), Peter Brull (UES), Earl Peterson (Intrinsic Development), Travis Vanderweide (Bedrock Concrete, LLC.)		

Activity

Question	Question from John Grahovac Intrinsic Development on Thursday, Jun 5, 2025 at 04:14 PM CDT Bedrock Concrete omitted a concrete pier in the garage section of the building. See attached photos and markup for reference. Please specify epoxy and embedment depth for drill/epoxy of rebar. Thank you. Attachments Omitted Pier Location.jpg, Example Pier.jpg, 060525-tps-omitted_pier_markup.pdf
Official Response	Response from Cindy Senecal McClure Engineering on Tuesday, Jun 10, 2025 at 07:38 AM CDT Drill 9 inches into existing concrete footing and install (8) #6 bars (3 per face of pier) with Dewalt AC200+ adhesive. Note that (4) additional bars are being required.
All Replies	Response from Cindy Senecal McClure Engineering on Tuesday, Jun 10, 2025 at 07:38 AM CDT Drill 9 inches into existing concrete footing and install (8) #6 bars (3 per face of pier) with Dewalt AC200+ adhesive. Note that (4) additional bars are being required.