

September 23, 2025

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

RE: Special Inspection Report No. 8
Townplace Suites – Discovery Park
1901 NE Discovery Avenue
Lee' Summit, Missouri
Report Period: July 13, 2025 to August 9, 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 drilled and epoxy-grouted reinforcing steel, drilled and epoxy-grouted anchors, structural masonry, and structural steel 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

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:

August 2 - Masonry walls at Grids G/5.1, F/5.1, D.3/1, and Line D, 5 to 6

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 was observed at the following locations:

July 14 - Embed plate into elevator shaft masonry wall at Grid M.1/7.5

July 17	- Column base plates at Grids K.3/3, K.3/7.5, and K.3/8
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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:

July 15	- Stair tower at Line G to M, 22 to 24; elevation 112.0 to 118.7
July 22	- Bond beam and embed plates at Line 13.4, J to K.3 and Line K.3, 13.4 to 14; elevation 112.5 - Masonry walls at Line 12, S to T and Line T, 12 to 13; elevation 100.0 to 106.0
July 23	- Masonry wall at Line 12, S to T and Line T, 12 to 13; elevation 106.0 to 110.0
July 24	- Masonry wall at Line 12, S to T and Line T, 12 to 13; elevation 110.0 to 116.0 - Elevator shaft at Line K.3 to M.1, 6.9 to 7.9; elevation 110.0 to 111.0 - Pool equipment room at Line J to M, 13 to 14; elevation 110.0 to 111.0
July 28	- Stair tower at Line A, 7 to 8 and Line D, 7 to 8; elevation 114.0 to 120.0
July 29	- Stair tower at Line 7, A to D and Line 8, A to D; elevation 114.0 to 120.0 - Elevator shaft at Line 6.9, K.5 to M.1; elevation 122.0 to 127.0
July 30	- Stair tower at Line 24, G to M; elevation 118.7 to 123.4 - Stair tower at Line A to D, 7 to 8; elevation 120.0 to 124.7
July 31	- Stair tower at Line G to M, 22 to 24; elevation 123.4 to 128.0
August 1	- Stair tower at Line A to D, 7 to 8; elevation 124.7 to 129.4
August 4	- Stair tower at Line G to M, 22 to 24; elevation 129.4 to 134.0 - Elevator shaft at Line K.3 to M, 6.9 to 7.9; elevation 132.0 to 136.7
August 5	- Stair tower at Line G to M, 22 to 24; elevation 134.0 to 138.7 - Elevator shaft at Line K.3 to M, 6.9 to 7.9; elevation 136.7 to 140.0

August 6	- Stair tower at Line G to M, 22 to 24; elevation 138.7 to 143.4
	- Elevator shaft at Line K.3 to M, 6.9 to 7.9; elevation 140.0 to 143.0

August 7	- Stair tower at Line G to M, 22 to 24; elevation 143.4 to 146.0
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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.

Structural Steel

The structural steel framing, high-strength bolted connections, and welded connections for the 2nd floor framing was observed on July 28 and 30. 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 were observed with respect to the project documents and AWS D1.1 for the required size, length, number, spacing, appearance, and electrode.

The metal decking and shear studs for the 2nd floor framing at Line H to U, 11 to 14 were observed on August 6. The Hilti nail decking connections were observed for the size, number, spacing, and the manufacturer's recommended installation procedures. The tek screws for the side-lap connections were observed for the required size, number, and spacing. The shear studs were visually, bent, and ring tested for compliance with AWS D1.1 requirements. The size, number, and spacing of the shear studs were observed for conformance with the project documents.

Status of Compliance

The specific items discussed above in this report appeared to be in general compliance with the contract documents except as noted of those listed in the attached Variance/Discrepancy List.

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: Variance/Discrepancy List
Grout Prism Test Results
Block Prism 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
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
4	07/30/25		- The torsion connections for the brick ledges as indicated in detail 3/S505 were missing at Grids F.6/8, J/8, J/12, J.2/8, and J.2/12. The steel contractor, detailer, and the superintendent were informed of the discrepancy.



Report Date: 09/04/2025
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: Forrest Walsh	Report No.: 217761
Contractor: Alex Construction	Set No.: 1
Sample Location: Stair tower masonry wall at Line G to M, 22 to 24, elevation 125.0 to 130.0	Cast Date: 07/31/2025

FIELD DATA

Slump, ASTM C143 (in.):	10.00	Supplier:	--
Air Content, ASTM C231 (%):	0.8	Mix Design:	Course Grout
Mix Temp., ASTM C1064 (°F):	77	Truck/Ticket No.:	--/--
Ambient Temp. (°F):	73	Batch Time:	--
Truck/Accum. Quantity (yd.³):	--/--	Batch/Sample Time:	09:48:00/09:50:00
Sampled From:	Mixed On-Site	Mixing Time (min.):	2
Fabrication Mold:	CMU Blocks	Initial Curing Method:	Field Cured
Specified Strength (psi):	2,500	Cast By:	SETH THOMAS. LITTLESTONE
Average Strength (psi):	3,197	Received in Lab:	08/01/2025
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
217761-1-1	--	9.73	27710	2850	B	08/07/2025	7
217761-1-2	--	10.72	35620	3320	Y	08/28/2025	28
217761-1-3	--	11.15	34160	3060	Y	08/28/2025	28
217761-1-4	--	10.56	33880	3210	Y	08/28/2025	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 (8/7/2025) ANGELA D. COATES (8/28/2025)	

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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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.



**Compressive Strength of Masonry Block Prisms
ASTM C 1314**

Client:	<u>Intrinsic Development</u>	Sample No:	<u>25-009</u>
Project Name:	<u>Townplace Suites - Discovery Zone</u>	Project Number:	<u>A23129.00089.003</u>
Contractor:	<u>Intrinsic Development</u>	Report Date:	<u>8/6/2025</u>
Sample Location:	<u>Line H, 14 to 24 and Line 24, H to M</u>	Elevation:	<u>98.0 to 100.0</u>

Field Data			
Subcontractor:	<u>Alex Construction</u>	Date Sampled:	<u>6/10/2025</u>
Supplier:	<u></u>	Technician:	<u>S. Littlestone</u>
Weather:	<u></u>	Specified Strength - f'm (psi):	<u>2,000</u>
Temperature (°F):	<u></u>	Block Width (6-, 8-, or 12-inch):	<u>8"</u>
Mortar Type:	<u>S</u>	Number of Mortar Beds:	<u>1</u>
Grout Type:	<u>N/A</u>	Construction Type¹:	<u>hollow cell</u>

Laboratory Data						
Specimen Dimensions						
Unit Number	Average Height (in.)	Average Length (in.)	Average Width (in.)	Height to Width Ratio	Correction Factor	
25-009A	15.60	15.61	7.64	2.04	1.00	
25-009B	15.73	15.62	7.64	2.06	1.00	
25-009C	15.60	15.62	7.58	2.06	1.00	
Net Block Prism Area - ASTM C 140 (in ²): <u>61.00</u>						
Compressive Strength Test Result						
Unit Number	Age (days)	Break Date	Compressive Load (lbs.)	Compressive Strength (psi)	Corrected Strength (psi)	Fail Mode
25-009A	28	7/8/2025	99,600	1,630	1,630	2A
25-009B	56	8/5/2025	106,080	1,740	1,740	3A
25-009C	28	7/8/2025	125,700	2,060	2,060	3A
Average 28-day Strength (psi): <u>1,850</u>						

Reviewed by:

Peter F. Brull, P.E.

Comments:

¹Hollow cell or fully grouted