

September 23, 2025

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

RE: Special Inspection Report No. 9
Townplace Suites – Discovery Park
1901 NE Discovery Avenue
Lee' Summit, Missouri
Report Period: August 10, 2025 to September 6, 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 pavement subgrade, foundation bearing materials, reinforced concrete, drilled and epoxy-grouted reinforcing steel, 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

Pavement Subgrade

The moisture content and stability of the subgrade for the trash enclosure was observed on August 21. Shallow borings were hand-excavated to observed the moisture content in the upper 6 inches of the subgrade. The subgrades were proofrolled using a fully loaded tandem-axle dump truck.

Foundation Bearing Materials

The bearing materials in the bases of the foundation excavations at the trash enclosure were observed on August 29. The bearing materials, consisting of engineered fill, were evaluated with 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, anchor bolts, and concrete was observed for the above referenced foundations and at the following locations:

August 19	- Pedestals for the porte cochere canopy
August 20	- Slab-on-deck for 2 nd floor, Line A to T, 1 to 12 and Line H to U, 12 to 24 (reinforcing steel only)
August 21	- Slab-on-deck for 2 nd floor, Line A to T, 1 to 12 and Line H to U, 12 to 24

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:

August 30	- Masonry walls at the trash enclosure
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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 for the specified reinforcing steel diameter, grade, embedment, projection, orientation, spacing, configuration, and type of epoxy used.

Structural Steel

The metal decking and shear studs for the 2nd floor framing at Line A to T, 1 to 11 were observed on August 11 and 14. 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 was 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 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
Concrete 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: 09/03/2025
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: John Grahovac	Report No.: 219894
Contractor: Bedrock Concrete, LLC	Set No.: 1
Sample Location: Footings for the porte cochere canopy	Cast Date: 08/19/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.8	Mix Design:	P4MC570V446
Conc. Temp., ASTM C1064 (°F):	85	Truck/Ticket No.:	469/1750811
Ambient Temp. (°F):	89	Batch Time:	12:02:00
Unit Weight, ASTM C138 (p.c.f.):	147.6	Sample Time:	12:36:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	34
Truck/Accum. Quantity (yd.³):	7/7	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	5,000	Received in Lab:	08/20/2025
Average Strength (psi):	5,670	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)
219894-1-1	--	12.63	4.01	71550	5670	2/N	08/26/2025	7
219894-1-2	--	--	--	--	--	--	09/16/2025	28
219894-1-3	--	--	--	--	--	--	09/16/2025	28
219894-1-4	--	--	--	--	--	--	09/16/2025	28
219894-1-5	--	--	--	--	--	--	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 (8/26/2025)	Reviewed by: Peter F. Brull ()
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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Report Date: 09/04/2025
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.: 220393

Contractor: Bedrock Concrete, LLC

Set No.: 1

Sample Location: Slab-on-deck at 2nd floor, Line M.5 to Q, 22 to 24

Cast Date: 08/21/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.25	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	4.2	Mix Design:	LWTUC650
Conc. Temp., ASTM C1064 (°F):	83	Truck/Ticket No.:	498/1751675
Ambient Temp. (°F):	72	Batch Time:	03:36:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	04:15:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	39
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):	4,000	Received in Lab:	08/22/2025
Average Strength (psi):	4,920	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)
220393-1-1	--	12.63	4.01	62090	4920	2/N	08/28/2025	7
220393-1-2	--	--	--	--	--	--	09/18/2025	28
220393-1-3	--	--	--	--	--	--	09/18/2025	28
220393-1-4	--	--	--	--	--	--	09/18/2025	28
220393-1-5	--	--	--	--	--	--	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 (8/28/2025)

Reviewed by: Peter F. Brull ()

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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Report Date: 09/04/2025
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.:	220393
Contractor:	Bedrock Concrete, LLC	Set No.:	2
Sample Location:	Slab-on-deck at 2nd floor, Line M to P, 15 to 16	Cast Date:	08/21/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	7.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	3.5	Mix Design:	LWTUC650
Conc. Temp., ASTM C1064 (°F):	83	Truck/Ticket No.:	932/1751737
Ambient Temp. (°F):	73	Batch Time:	05:56:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	06:49:00
Yield, ASTM C138 (ft. ³):	--	Mixing Time (min.):	53
Truck/Accum. Quantity (yd. ³):	10/110	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	4,000	Received in Lab:	08/22/2025
Average Strength (psi):	4,470	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)
220393-2-1	--	12.63	4.01	56470	4470	5/N	08/28/2025	7
220393-2-2	--	--	--	--	--	--	09/18/2025	28
220393-2-3	--	--	--	--	--	--	09/18/2025	28
220393-2-4	--	--	--	--	--	--	09/18/2025	28
220393-2-5	--	--	--	--	--	--	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 (8/28/2025)	Reviewed by:	Peter F. Brull ()
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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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.: 220393
Contractor: Bedrock Concrete, LLC	Set No.: 3
Sample Location: Slab-on-deck at 2nd floor, Line M to N, 4 to 6.6	Cast Date: 08/21/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.25	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	4.2	Mix Design:	LWTUC650
Conc. Temp., ASTM C1064 (°F):	84	Truck/Ticket No.:	422/1751894
Ambient Temp. (°F):	76	Batch Time:	07:55:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	08:54:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	59
Truck/Accum. Quantity (yd.³):	10/200	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	4,000	Received in Lab:	08/22/2025
Average Strength (psi):	4,570	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)
220393-3-1	--	12.63	4.01	57690	4570	5/N	08/28/2025	7
220393-3-2	--	--	--	--	--	--	09/18/2025	28
220393-3-3	--	--	--	--	--	--	09/18/2025	28
220393-3-4	--	--	--	--	--	--	09/18/2025	28
220393-3-5	--	--	--	--	--	--	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:

Tested By: ANGELA D. COATES (8/28/2025)	Reviewed by: Peter F. Brull ()
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