



February 10, 2026

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

RE: Final Special Inspection Report
Discovery Park Animal Hospital
1901 NE Trails Edge Boulevard
Lee' Summit, Missouri
Report Period: June 28, 2025 to January 3, 2026
Permit No.: PRCOM20243864
UES Project No.: A23129.00089.006
Legacy Project No: J044702.07

Dear Mr. Maenner:

This letter with attachments will constitute our Final Special Inspection transmittal for the above referenced project. Representatives of UES have provided field observation and testing services for pavement subgrade, concrete, and asphaltic concrete during the report period.

Summary of Activities

Pavement Subgrade

The moisture content and stability of the subgrade for the east parking lot was observed on September 29. The subgrades were proofrolled using a fully-loaded tandem-axle dump truck.

Concrete

Field tests were performed and compressive strength test specimens cast with samples of the concrete placed at the following locations:

October 13	-	Curb and gutter for the southwest corner of the east parking lot
October 14	-	Curb and gutter at the southeast corner of the east parking lot
December 31	-	Light pole bases in the parking lots for Lots #6 and #8

The recent concrete compressive strength test results are enclosed.

Asphaltic Concrete

Field density tests were performed in the base course for the parking lots for Lots #5 through #8 on October 16. The field density test results were evaluated based on the Marshall densities provided by the asphalt supplier. The field density tests are enclosed.

Final Inspection

To the best of our knowledge, this report covers our final observations of the materials placed during the construction of the proposed building, as specified by the City of Lee's Summit, Missouri. The items monitored included site development, pavement subgrade, structural fill, foundation bearing materials, reinforced concrete, structural steel, wood framing, and asphaltic concrete. The known discrepancies with the project drawings were reported and have been either corrected or the as-built conditions accepted by the project engineer. Our services were provided on a part-time basis as scheduled by Goebel Mitts Construction and Intrinsic Development. The compliance of any materials or work not observed by our personnel cannot be determined by our firm and is not addressed, or implied, by this or any previous report. In our opinion, the materials observed by our personnel were in general compliance with project documents or the project engineers' recommendations.

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 Birtz
Project Manager

Attachments: Concrete Cylinder Test Results
Asphalt Field Density 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 Animal Hospital
Variance/Discrepancy List**

NOTE: Items resolved during the report period are shaded

Variance Number	Date Opened	Date Closed	Description
-			



Report Date: 11/13/2025
Client: Intrinsic Development
Project: A23129.00089.006
 Discovery Park Animal Hospital J044702.07
 Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development

Ave. Temperature/Weather:

Site Contact: Forrest Walsh

Report No.: 235522

Contractor: Advanced Excavation, LLC

Set No.: 1

Sample Location: Curb and gutter for southwest parking lot

Cast Date: 10/13/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	1.00	Supplier:	Ozark Ready Mix
Air Content, ASTM C231 (%):	5.6	Mix Design:	860022G
Conc. Temp., ASTM C1064 (°F):	78	Truck/Ticket No.:	3300/4011024
Ambient Temp. (°F):	68	Batch Time:	08:58:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	09:38:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	40
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):	4,000	Received in Lab:	10/14/2025
Average Strength (psi):	5,840	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)
235522-1-1	--	12.63	4.01	47240	3740	5/N	10/20/2025	7
235522-1-2	--	12.63	4.01	76770	6080	5/N	11/10/2025	28
235522-1-3	--	12.63	4.01	73950	5860	5/N	11/10/2025	28
235522-1-4	--	12.63	4.01	70590	5590	2/N	11/10/2025	28
235522-1-5	--	--	--	--	--	--	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 (10/20/2025)
 ANGELA D. COATES (11/10/2025)

Reviewed by: Peter F. Brull ()



CC: Grahovac, John (e)
Addis, Aaron (Intrinsic Development) (e)
Peterson, Earl (Intrinsic Development) (e)
Heitman, Dustin (Goebel Mitts Construction) (e)

Senecal, Cincy (McClure Vision) (e)
Maenner, Brian (Intrinsic Development) (e)
Berendzen, Jay (Porter, Berendzen, & Associates, P.C. Architects) (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: 11/13/2025
Client: Intrinsic Development
Project: A23129.00089.006
 Discovery Park Animal Hospital J044702.07
 Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development

Ave. Temperature/Weather:

Site Contact: Forrest Walsh

Report No.: 235523

Contractor: Advanced Excavation, LLC

Set No.: 1

Sample Location: Curb and gutter for the parking lot southeast corner

Cast Date: 10/14/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	1.50	Supplier:	Ozark Ready Mix
Air Content, ASTM C231 (%):	5.2	Mix Design:	4509MC
Conc. Temp., ASTM C1064 (°F):	82	Truck/Ticket No.:	3054/2023461
Ambient Temp. (°F):	68	Batch Time:	08:57:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	09:42:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	45
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):	4,000	Received in Lab:	10/15/2025
Average Strength (psi):	6,400	Condition Received:	Satisfactory
Field Condition:	Not 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)
235523-1-1	--	12.57	4.00	62150	4950	2/N	10/21/2025	7
235523-1-2	--	12.63	4.01	83310	6600	2//N	11/11/2025	28
235523-1-3	--	12.63	4.01	74180	5870	2/N	11/11/2025	28
235523-1-4	--	12.63	4.01	84880	6720	5/N	11/11/2025	28
235523-1-5	--	--	--	--	--	--	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: Cylinders had been knocked over sometime after casting.

Tested By: ANGELA D. COATES (10/21/2025)
 ANGELA D. COATES (11/11/2025)

Reviewed by: Peter F. Brull ()



CC: Grahovac, John (e)
Addis, Aaron (Intrinsic Development) (e)
Peterson, Earl (Intrinsic Development) (e)
Heitman, Dustin (Goebel Mitts Construction) (e)

Senecal, Cincy (McClure Vision) (e)
Maenner, Brian (Intrinsic Development) (e)
Berendzen, Jay (Porter, Berendzen, & Associates, P.C. Architects) (e)

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Report Date: 01/30/2026
Client: Intrinsic Development
Project: A23129.00089.006
 Discovery Park Animal Hospital J044702.07
 Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development **Ave. Temperature/Weather:** 31°F Clear
Site Contact: Cody Roberts **Report No.:** 242359

Contractor: Intrinsic Development **Set No.:** 1
Sample Location: Light pole bases on lots 6 and 8 **Cast Date:** 12/31/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.50	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	5.5	Mix Design:	A4OC536V447
Conc. Temp., ASTM C1064 (°F):	63	Truck/Ticket No.:	452/1802422
Ambient Temp. (°F):	31	Batch Time:	07:18:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	07:46:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	28
Truck/Accum. Quantity (yd.³):	8/8	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	DALLIN JONATHAN. SEELEY
Specified Strength (psi):	3,000	Received in Lab:	01/01/2026
Average Strength (psi):	4,660	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)
242359-1-1	--	12.57	4.00	42280	3360	2/N	01/07/2026	7
242359-1-2	--	12.57	4.00	59980	4770	5/N	01/28/2026	28
242359-1-3	--	12.57	4.00	58380	4650	5/N	01/28/2026	28
242359-1-4	--	12.57	4.00	57130	4550	5/N	01/28/2026	28
242359-1-5	--	--	--	--	--	--	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 added on site

Tested By: ANGELA D. COATES (1/7/2026)
 ANGELA D. COATES (1/28/2026)

Reviewed by: Peter F. Brull ()



CC: LeNeave, Keegan (Intrinsic Development) (e)
Senecal, Cincy (McClure Vision) (e)
Maenner, Brian (Intrinsic Development) (e)
Berendzen, Jay (Porter, Berendzen, & Associates, P.C. Architects) (e)

Grahovac, John (e)
Addis, Aaron (Intrinsic Development) (e)
Peterson, Earl (Intrinsic Development) (e)
Heitman, Dustin (Goebel Mitts Construction) (e)

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Client: Intrinsic Development
Project: A23129.00089.006
Discovery Park Animal Hospital J044702.07
Lee's Summit, MO

Asphalt Density Test Results

Report Date: 10/16/2025

Area Being Filled: East parking lot

Description of Fill Material: Type 2-01 RC

TABULATION OF FIELD DENSITY TEST RESULTS (ASTM D6938)

Test No.	Test Location	Course	Mix Design	Laboratory Density (pcf)	In Place Density (pcf)	Probe Depth (in)	Percent Compaction	Min./Max. Comp. Spec. (%)	Result
1	East parking lot 45' south 100' east	Base	Type 2-01 RC	149.70	145.30	Back Scatter	97.0		Pass
2	East parking lot 55' south 30' east	Base	Type 2-01 RC	149.70	142.00	Back Scatter	94.8		Pass
3	East parking lot 0' south 30' east	Base	Type 2-01 RC	149.70	151.90	Back Scatter	101.4		Pass

Remarks: Reference point: Building Grid A/7

UES Representative: SETH THOMAS. LITTLESTONE