letter of transmittal

KANSAS CITY TESTING & ENGINEERING, LLC

1308 Adams Street
Kansas City, KS 66103
Ph (913) 321-8100
Fax (913) 321-8181

DATE 4/19/18 JOB NO. R20-17-261

ATTN: JAKE LOVELESS

TO: GRIFFIN RILEY INVESTMENTS LLC
120 SE 30TH ST
LEE'S SUMMIT MO 64082

RE: RESIDENCES @ ECHELON

WE ARE SENDING YOU

X ATTACHED ____ UNDER SEPARATE COVER ____ THE FOLLOWING ITEMS:

___ AGGREGATE REPORT	___ CONCRETE REPORT	___ PROPOSAL
___ ASPHALT REPORT	___ FOUNDATION REPORT	___ SOILS REPORT
X AS NOTED	___ INVOICE	___ OTHER

COPIES	DATE	NO.	DESCRIPTION
1			SITE OBSERVATION PERFORMED 4/05 - 4/18

THESE ARE TRANSMITTED AS CHECKED BELOW:

___ FOR CHECKING	___ FOR REVIEW / COMMENT	X FOR FILES & INFO.
___ FOR YOUR USE ON JOB	___ APPROVED AS NOTED	
___ AS REQUESTED	___ APPROVED AS SUBMITTED	

REMARKS:

COPY TO:
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cbeverlin@bdc-engrs.com
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matthew.munger@cityofLS.net
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BY: JIM BYRNES
SR PROJ MANAGER

KANSAS CITY TESTING & ENGINEERING, LLC

Kansas City Testing & Engineering, LLC
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SITE OBSERVATION

CLIENT: GRIFFIN RILEY INVESTMENTS, LLC
ATTN: JAKE LOVELESS
120 SE 30TH STREET
LEE'S SUMMIT MO 64082

PROJECT: THE RESIDENCES @ ECHELON
MO 291 & 150
LEE'S SUMMIT, MO

SERVICES:

PROJECT NO.: R20-17-261
REPORT NO.: K22857
DATE OF SERVICE: 04/05/2018
AUTHORIZATION: JAKE LOVELESS
REPORT DATE: 04/16/2018

The contractor placed epoxy-embedded reinforcing bars, tying the footing longitudinal bars for the stoops for building #5. The bars matched the longitudinal reinforcing steel per the on-site drawings. The bars were embedded 7 to 8" into the existing footings with Simpson Set-XP epoxy (expiration date 10/24/19) in a manner consistent with the epoxy manufacturers's recommendations.

Technician: ANDREW WILSON, SR. ENGR. TECHNICIAN

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SITE OBSERVATION

CLIENT: GRIFFIN RILEY INVESTMENTS, LLC
ATTN: JAKE LOVELESS
120 SE 30TH STREET
LEE'S SUMMIT MO 64082

PROJECT: THE RESIDENCES @ ECHELON
MO 291 & 150
LEE'S SUMMIT, MO

SERVICES:

PROJECT NO.: R20-17-261
REPORT NO.: K22874
DATE OF SERVICE: 04/05/2018
AUTHORIZATION: JAKE LOVELESS
REPORT DATE: 04/16/2018

Concrete was placed for the foundation wall at A.R/B.2 to B.6, thickened slabs on the west half of building #5 and patio footings on the east and west sides. The reinforcing steel was placed in substantial compliance with the plans available for our review on site. One set of compressive strength test specimens was cast from a sample of the concrete placed.

Technician: JOHN MAXWELL, ENGINEERING TECHNICIAN

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REPORT OF IN-PLACE DENSITY

CLIENT: GRIFFIN RILEY INVESTMENTS, LLC
ATTN: JAKE LOVELESS
120 SE 30TH STREET
LEE'S SUMMIT MO 64082

PROJECT NO.: R20-17-261
REPORT NO.: K22948
DATE OF SERVICE: 04/12/2018
AUTHORIZATION: JAKE LOVELESS
REPORT DATE: 04/17/2018

PROJECT: THE RESIDENCES @ ECHELON
MO 291 & 150
LEE'S SUMMIT, MO

SERVICES: Perform in-place density and moisture content tests to determine the degree of field compaction.

PROJECT DATA

CONTRACTOR: LUKE DRAILY CONST

	DENSITY	MOISTURE
METHOD OF TEST:	ASTM D6938	ASTM D3017
SPECIFICATION:	95% Min	-1 to +3% of opt

GAUGE: Troxler 3440
GAUGE SERIAL NO.: 15277
STANDARD COUNTS
MOISTURE - CURRENT: 715 PREVIOUS: 719
DENSITY - CURRENT: 1478 PREVIOUS: 1489
TEST MODE: Direct Transmission
PROBE DEPTH: 8

M/D #	TEST OF	MATERIALS	MOISTURE/DENSITY RELATIONS: OPTIMUM MOISTURE %	MOISTURE/DENSITY RELATIONS: MAXIMUM DENSITY pcf	REFERENCE REPORT
1.	STANDARD PROCTOR	GRAY SILTY CLAY	21.0	100.4	K21465
2.	STANDARD PROCTOR	BROWN-GRAY SILTY CLAY	22.1	99.9	K21467
3.	STANDARD PROCTOR	REDDISH BROWN SILTY CLAY	23.1	96.7	K21466
4.	STANDARD PROCTOR	YELLOWISH BROWN SILTY CLAY	19.0	102.8	K21468

REPORT OF TESTS

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)
1.	STORM SEWER: 20' S of structure 8-7	8	3' bg	1	20.6	21.0	120.1	99.6	100.4	99
2.	70' S of structure 8-7	8	3' bg	1	21.5	21.0	116.9	96.2	100.4	96
3.	30' S of structure 8-7	8	2' bg	1	21.4	21.0	122.9	101.2	100.4	101
4.	80' S of structure 8-7	8	2' bg	2	25.0	22.1	123.3	98.6	99.9	99
5.	30' S of structure 8-7	8	1' bg	1	20.9	21.0	121.5	100.5	100.4	100

Report of Tests continued on page 2

PROJECT NO.: R20-17-261 GRIFFIN RILEY INVESTMENTS, LLC

DATE OF SERVICE: 04/12/2018

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)
6.	80' S of structure 8-7	8	1' bg	3	25.5	23.1	117.0	93.2	96.7	96
7.	20' S of structure 8-7	8	on grade	1	20.3	21.0	120.2	99.9	100.4	100
8.	80' S of structure 8-7	8	on grade	3	25.9	23.1	119.6	95.0	96.7	98
9.	20' S of structure 8-8	8	4' bg	2	23.3	22.1	118.2	95.9	99.9	96
10.	30' S of structure 8-8	8	3' bg	2	24.9	22.1	118.7	95.0	99.9	95
11.	20' S of structure 8-8	8	2' bg	1	23.0	21.0	119.1	96.8	100.4	96
12.	25' S of structure 8-8	8	1' bg	1	23.2	21.0	122.7	99.6	100.4	99
13.	30' S of structure 8-8(rock present)	8	on grade	1	22.2	21.0	123.7	101.2	100.4	101
14.	80' S of structure 8-8	8	2' bg	3	23.3	23.1	114.2	92.6	96.7	96
15.	70' S of structure 8-8	8	2' bg	3	24.3	23.1	119.5	96.1	96.7	99
16.	65' S of structure 8-8	8	1' bg	3	24.6	23.1	114.5	91.9	96.7	95
17.	55' S of structure 8-8	8	on grade	2	23.3	22.1	120.7	97.9	99.9	98
18.	20' E of structure 8-9	8	1' bg	1	20.9	21.0	115.7	95.7	100.4	95
19.	20' E of structure 8-10	8	3' bg	2	23.1	22.1	119.5	97.1	99.9	97
20.	25' E of structure 8-10	8	2' bg	3	25.2	23.1	119.8	95.7	96.7	99
21.	30' E of structure 8-10	8	on grade	2	22.4	22.1	120.3	98.3	99.9	98
22.	20' SE of structure 10-1	8	3' bg	4	18.5	19.0	118.0	99.6	102.8	97
23.	35' SE of structure 10-1	8	2' bg	3	24.2	23.1	116.5	93.8	96.7	97
24.	40' SE of structure 10-1	8	1' bg	2	23.9	22.1	118.7	95.8	99.9	96

Report of Tests continued on page 3

PROJECT NO.: R20-17-261 GRIFFIN RILEY INVESTMENTS, LLC

DATE OF SERVICE: 04/12/2018

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)
25.	30' SE of structure 10-1	8	on grade	2	24.8	22.1	120.1	96.2	99.9	96

Test results on this report meet project specifications as noted on page 1.

ADDITIONAL COMMENTS:

Technician: ANDREW WILSON, SR. ENGR. TECHNICIAN

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REPORT OF IN-PLACE DENSITY

CLIENT: GRIFFIN RILEY INVESTMENTS, LLC
ATTN: JAKE LOVELESS
120 SE 30TH STREET
LEE'S SUMMIT MO 64082

PROJECT NO.: R20-17-261
REPORT NO.: K22988
DATE OF SERVICE: 04/13/2018
AUTHORIZATION: JAKE LOVELESS
REPORT DATE: 04/17/2018

PROJECT: THE RESIDENCES @ ECHELON
MO 291 & 150
LEE'S SUMMIT, MO

SERVICES: Perform in-place density and moisture content tests to determine the degree of field compaction.

PROJECT DATA

CONTRACTOR: LUKE DRAILY CONST

	DENSITY	MOISTURE
METHOD OF TEST:	ASTM D6938	ASTM D3017
SPECIFICATION:	95% Min	-1 to +3% of Opt

GAUGE: Troxler 3440
GAUGE SERIAL NO.: 15277
STANDARD COUNTS
MOISTURE - CURRENT: 720 PREVIOUS: 715
DENSITY - CURRENT: 1481 PREVIOUS: 1478
TEST MODE: Direct Transmission
PROBE DEPTH: 8

M/D #	TEST OF	MATERIALS	MOISTURE/DENSITY RELATIONS OPTIMUM MOISTURE %	MOISTURE/DENSITY RELATIONS MAXIMUM DENSITY pcf	REFERENCE REPORT
1.	STANDARD PROCTOR	YELLOWISH BROWN SILTY CLAY	19.0	102.8	K21468

REPORT OF TESTS

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)
1.	STORM SEWER: 10' W of structure 10-1	8	2' bg	1	20.2	19.0	118.4	98.5	102.8	96
2.	15' W of structure 10-1	8	1' bg	1	18.5	19.0	117.2	98.9	102.8	96
3.	22' W of structure 10-1	8	on grade	1	19.1	19.0	118.9	99.8	102.8	97

Test results on this report meet project specifications as noted above.

ADDITIONAL COMMENTS:

Technician: ANDREW WILSON, SR. ENGR. TECHNICIAN

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REPORT OF IN-PLACE DENSITY

CLIENT: GRIFFIN RILEY INVESTMENTS, LLC
ATTN: JAKE LOVELESS
120 SE 30TH STREET
LEE'S SUMMIT MO 64082

PROJECT NO.: R20-17-261
REPORT NO.: K23005
DATE OF SERVICE: 04/16/2018
AUTHORIZATION: JAKE LOVELESS
REPORT DATE: 04/17/2018

PROJECT: THE RESIDENCES @ ECHELON
MO 291 & 150
LEE'S SUMMIT, MO

SERVICES: Perform in-place density and moisture content tests to determine the degree of field compaction.

PROJECT DATA

CONTRACTOR: LUKE DRAILY CONST

GAUGE: Troxler 3440
GAUGE SERIAL NO.: 15277

	DENSITY	MOISTURE
METHOD OF TEST:	ASTM D6938	ASTM D3017
SPECIFICATION:	95% Min	-1 to +3% of opt

STANDARD COUNTS
MOISTURE - CURRENT: 720 PREVIOUS: 715
DENSITY - CURRENT: 1481 PREVIOUS: 1478
TEST MODE: Direct Transmission
PROBE DEPTH: 8

M/D #	TEST OF	MATERIALS	MOISTURE/DENSITY RELATIONS: OPTIMUM MOISTURE %	MOISTURE/DENSITY RELATIONS: MAXIMUM DENSITY pcf	REFERENCE REPORT
1.	STANDARD PROCTOR	BROWN-GRAY SILTY CLAY	22.1	99.9	K21467
2.	STANDARD PROCTOR	YELLOWISH BROWN SILTY CLAY	21.1	101.4	K21470

REPORT OF TESTS

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)
1.	STORM SEWER: 50' E of structure 11-2	8	3' bg	1	21.7	22.1	116.3	95.6	99.9	96
2.	60' E of structure 11-2	8	2' bg	2	22.8	21.1	122.8	100.0	101.4	99
3.	60' E of structure 11-2	8	1' bg	2	22.5	21.1	124.0	101.2	101.4	100
4.	50' E of structure 11-2	8	on grade	2	22.5	21.1	124.5	101.6	101.4	100

Test results on this report meet project specifications as noted above.

Report of Tests continued on page 2

REPORT OF TESTS (continued)

PROJECT NO.: R20-17-261 GRIFFIN RILEY INVESTMENTS, LLC

DATE OF SERVICE: 04/16/2018

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)

ADDITIONAL COMMENTS:

The contractor placed 4000 psi plain concrete (3500 psi plain required) for the garage bay slabs on grade for building #4. The placement of vapor barrier, reinforcing steel & concrete was in substantial compliance with the plans available for our review at the site. One set of compressive strength test specimens was cast from a sample of the concrete placed.

Technician: ANDREW WILSON, SR. ENGR. TECHNICIAN

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REPORT OF IN-PLACE DENSITY

CLIENT: GRIFFIN RILEY INVESTMENTS, LLC
ATTN: JAKE LOVELESS
120 SE 30TH STREET
LEE'S SUMMIT MO 64082

PROJECT NO.: R20-17-261
REPORT NO.: K23022
DATE OF SERVICE: 04/17/2018
AUTHORIZATION: JAKE LOVELESS
REPORT DATE: 04/19/2018

PROJECT: THE RESIDENCES @ ECHELON
MO 291 & 150
LEE'S SUMMIT, MO

SERVICES: Perform in-place density and moisture content tests to determine the degree of field compaction.

PROJECT DATA

CONTRACTOR: LUKE DRAILY CONST

GAUGE: Troxler 3440
GAUGE SERIAL NO.: 15277

	DENSITY	MOISTURE
METHOD OF TEST:	ASTM D6938	ASTM D3017
SPECIFICATION:	95% Min	-1 to +3% of Opt

STANDARD COUNTS
MOISTURE - CURRENT: 715 PREVIOUS: 720
DENSITY - CURRENT: 1482 PREVIOUS: 1481

TEST MODE: Direct Transmission

PROBE DEPTH: 8

M/D #	TEST OF	MATERIALS	MOISTURE/DENSITY RELATIONS: OPTIMUM MOISTURE %	MOISTURE/DENSITY RELATIONS: MAXIMUM DENSITY pcf	REFERENCE REPORT
1.	STANDARD PROCTOR	REDDISH BROWN SILTY CLAY	23.1	96.7	K21466
2.	STANDARD PROCTOR	BROWN-GRAY SILTY CLAY	22.1	99.9	K21467
3.	STANDARD PROCTOR	YELLOWISH BROWN SILTY CLAY	19.0	102.8	K21468

REPORT OF TESTS

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)
1.	STRUCTURE 11-2 STORM SEWER: 50' W	8	5' bg	1	25.5	23.1	118.5	94.4	96.7	98
2.	40' W	8	4' bg	2	24.8	22.1	124.3	99.6	99.9	100
3.	50' W	8	3' bg	2	23.7	22.1	122.3	98.9	99.9	99
4.	40' W	8	2' bg	1	25.4	23.1	117.0	93.3	96.7	96
5.	30' W	8	1' bg	3	21.4	19.0	124.2	102.3	102.8	100
6.	50' W	8	on grade	2	23.1	22.1	120.4	97.8	99.9	98

Test results on this report meet project specifications as noted above.

Report of Tests continued on page 2

KANSAS CITY TESTING & ENGINEERING, LLC

REPORT OF TESTS (continued)

REPORT NO.: K23022

PROJECT NO.: R20-17-261 GRIFFIN RILEY INVESTMENTS, LLC

DATE OF SERVICE: 04/17/2018

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)

ADDITIONAL COMMENTS:

Technician: ANDREW WILSON, SR. ENGR. TECHNICIAN

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REPORT OF IN-PLACE DENSITY

CLIENT: GRIFFIN RILEY INVESTMENTS, LLC
ATTN: JAKE LOVELESS
120 SE 30TH STREET
LEE'S SUMMIT MO 64082

PROJECT NO.: R20-17-261
REPORT NO.: K23054
DATE OF SERVICE: 04/18/2018
AUTHORIZATION: JAKE LOVELESS
REPORT DATE: 04/19/2018

PROJECT: THE RESIDENCES @ ECHELON
MO 291 & 150
LEE'S SUMMIT, MO

SERVICES: Perform in-place density and moisture content tests to determine the degree of field compaction.

PROJECT DATA

CONTRACTOR: LUKE DRAILY CONST

	DENSITY	MOISTURE
METHOD OF TEST:	ASTM D6938	ASTM D3017
SPECIFICATION:	95% Min	-1 to +3% of Opt

GAUGE: Troxler 3440
GAUGE SERIAL NO.: 15277
STANDARD COUNTS
MOISTURE - CURRENT: 719 PREVIOUS: 715
DENSITY - CURRENT: 1491 PREVIOUS: 1489
TEST MODE: Direct Transmission
PROBE DEPTH: 8

M/D #	TEST OF	MATERIALS	MOISTURE/DENSITY RELATIONS OPTIMUM MOISTURE %	MOISTURE/DENSITY RELATIONS MAXIMUM DENSITY pcf	REFERENCE REPORT
1.	STANDARD PROCTOR	BROWN-GRAY SILTY CLAY	22.1	99.9	K21467
2.	STANDARD PROCTOR	REDDISH BROWN SILTY CLAY	23.1	96.7	K21466

REPORT OF TESTS

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)
1.	STRUCTURE 11-3 STORM SEWER: 10' N	8	3' bg	1	24.9	22.1	119.7	95.8	99.9	96
2.	30' N	8	2' bg	1	24.3	22.1	118.7	95.5	99.9	96
3.	40' N	8	1' bg	1	24.8	22.1	119.3	95.6	99.9	96
4.	50' N	8	on grade	1	24.3	22.1	118.5	95.3	99.9	95
5.	50' S	8	3' bg	2	24.4	23.1	116.7	93.8	96.7	97
6.	40' S	8	2' bg	2	25.9	23.1	115.7	91.9	96.7	95
7.	32' S	8	1' bg	2	24.3	23.1	118.7	95.5	96.7	99

Report of Tests continued on page 2

PROJECT NO.: R20-17-261 GRIFFIN RILEY INVESTMENTS, LLC

DATE OF SERVICE: 04/18/2018

TEST NO	LOCATION	PROBE DEPTH	LIFT/ ELEV	M/D NO	FIELD MOISTURE (%)	OPTIMUM MOISTURE (%)	FIELD DENSITY (pcf) WET	FIELD DENSITY (pcf) DRY	MAXIMUM DENSITY (pcf)	DENSITY (% max)
8.	25' S	8	on grade	2	25.7	23.1	119.3	94.9	96.7	98

Test results on this report meet project specifications as noted on page 1.

ADDITIONAL COMMENTS:

The contractor placed 4000 psi plain (3500 plain required) for the slab on grade for the garage bays for building #4 from AN to AR lines. The placement of vapor barrier, reinforcing steel & concrete were in substantial compliance with the plans available for our review at the site. One set of compressive strength test specimens was cast from a sample of the concrete placed.

Technician: ANDREW WILSON, SR. ENGR. TECHNICIAN

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