



September 3, 2024

Clayton Ward  
Ward Development  
Grain Valley, MO

**RE: Lakewood Business Park Lot 64 Special Inspections – Lee's Summit, MO**

Dear Mr. Ward,

I am the engineer of record for the above-mentioned project. Alpha-Omega Geotech (AOG) was retained to provide the special inspections, but was not able to do so in a timely manner, so from July 17<sup>th</sup> to August 2<sup>nd</sup> 2024, The concrete subcontractor (ABI) hired Everstead Engineering and Design (EED) to perform some special inspections to keep the project moving forward.

EED has most of their experience in residential construction and performed the inspection with a scope very similar to that required for residential construction, leaving out specific subgrade testing, but marking the standard box that the foundations were bearing on native soil with a minimum bearing capacity of 1500psf. The continuous and isolated footings were designed for an allowable bearing pressure of 2500psf and 3000psf, respectively. Further correspondence with EED reveals that they did not test the subgrade, so the 1500psf note included in their report does not reflect the capacity of the subgrade.

On August 29, 2024, AOG dug some pits to access the subgrade beneath the foundations poured in July and August and found the subgrade to be in excess of the 2500psf bearing capacity required. AOG reports that there exists mixed bearing conditions that could cause differential settlement beyond the estimates provided in the geotechnical report, but that it should remain serviceable.

With the provided information, and subsequent testing by AOG, we accept the assessment by AOG declaring the subgrade conditions are structurally sufficient. We also accept the reports from EED regarding the concrete and reinforcing inspections showing no deviation. In the future, please do not deviate from the special inspection requirements and use the approved special inspection agency for this work.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Jeremy Stech".

Jeremy Stech, P.E.  
(913)689-1539  
[jstech@needham-dbs.com](mailto:jstech@needham-dbs.com)

