

July 10, 2024

Ryan Terrill
Neighbors Construction Company, Inc.
1708 East 123rd Street
Olathe, Kansas 66061

SUMMIT APARTMENT
LEE'S SUMMIT, MISSOURI
STEEL BEAM FIREPROOFING - INSPECTION

Dear Ryan,

This letter is to address a site visit performed on July 9, 2024, to review the fireproofing that was installed at the Summit Apartment project in Lee's Summit, Missouri. The inspection was done to confirm that the proper protection was being provided on the steel primary framing members. The following conditions that were identified by the special inspection agency were witnessed and the items were found to be done correctly or required corrections that do not impact special inspections.

1. Wood members adjacent to steel beams that create an open area where fireproofing did not get installed on the inside flange of a I beam.

FP&C Consultants Response: Recommendation to fill the void with rock wool prior to the installation of sheetrock.

2. The joint created at the intersection of the I Beam and the wood member without fireproofing overlap.

FP&C Consultants Response: Recommendation cover the joint with 2 layers of 5/8-inch type X gypsum.

3. No fireproofing on the top of the I beam.

FP&C Consultants Response: Recommendation no correction needed the assembly and code does not require protection on the top of the beam.

4. No fireproofing on the exterior wall side of the columns.

FP&C Consultants Response: Recommendation no correction needed the assembly and code does not require protection on the exterior when the exterior wall is not rated based on fire separation distance.

Additionally, it should be noted that there are several beams that could have been protected with a membrane and not individual encasement because some of the beams only support 1 floor.

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

Sincerely,

FP&C Consultants KC, LLC



Justin Burton

JB/amr



KCK Office
1100 W Cambridge Circle Dr., Suite 700
Kansas City, KS 66103
Phone: 913-627-9040

Activity Discrepancy

Report #: AD-000013-00
Report Date: 09/09/2024

Client:

NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116

Project:

23-1037
Summit Square III Apts (Insp/Test)
800 NW Ward Road
Lee's Summit, MO

Open Discrepancy

Form	Activity #	Date	Location	Location Details	Description	Status
Site Observation Rev 1	33	08/19/2024		Building 2	Segment G: the unit beam failed TFIFRM thickness at the top east flange. The minimum requirement is 54 millimeters.	Open
Site Observation Rev 1	33	08/19/2024		Building 2	Segment J: there are various spots on beams and columns that are TFIFRM. Patching is required. The areas are labeled on the map and with pictures attached to the report.	Open
Site Observation Rev 1	33	08/19/2024		Building 2	Segment G: there various spots on the beams and columns that have nicked or missing TFIFRM paint. Patching is required. The areas are labeled on the map and with pictures attached to the report.	Open
Site Observation Rev 1	34	08/20/2024		Building 1 & 2	Segment G basement level beam on grid line 1.1 on the west side failed required TFIFRM thickness.	Open
Site Observation Rev 1	34	08/20/2024		Building 1 & 2	Segment G TFIFRM placement: There are various spots on beams and columns that are nicked or missing TFIFRM paint where steel is exposed.	Open
Site Observation Rev 1	35	08/27/2024		Segment G & H	Segment H basement garage column TFIFRM installation failed on thickness on the south side. Minimum thickness allowed is 64 millimeters and south side TFIFRM coating averaged 11 millimeters.	Open



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Site Observation Rev 1	35	08/27/2024		Segment G & H	Segment G column along grid line 1.2 has exposed steel visible.	Open

Closed Discrepancy

Form	Activity #	Date	Location	Location Details	Description	Status	Resolution Date	Resolution Description
Post-Installed Anchor Observation Rev 1	6	02/14/2024	Other	Anchor bolts for columns, areas G, H, and J	Embedment depths ranged from 5" to 12" due to conflict with reinforcing steel and PT tendons. Two anchors in each area were omitted. EOR review and evaluation recommended.	Closed	06/10/2024	RFI #116 - The rods located above PT cables do not need to be installed, all other rods that can be installed are expected to be installed in order for all base plate connections to be structurally acceptable. (S. Herzberg - KSE)
Post-Installed Anchor Observation Rev 1	11	04/05/2024	concrete slab	Building 1 on first floor of Segments B, C, & D	2 ATS rods were missed in Segment C third apartment from lobby on east side parking lot. The rods are blocked by plumbing. The contractor will need to take down the plywood sheeting to install the rods.	Closed	06/07/2024	Reinspection



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Post-Tensioning Stressing Observation Rev 1	2	08/28/2023	Other	Building 1, segment B	Wedge failure for 6 tendons. Various tendons outside +/- 7% range of theoretical elongations.	Closed	10/05/2023	Accepted - Alex M. Bittel, P.E. (Krudwig Structural Engineers)
Post-Tensioning Stressing Observation Rev 1	4	09/06/2023	Other	Building 1, segment B	Unable to perform second pull of tendons on building 1, segment B due to two jacks malfunctioning.	Closed	10/05/2023	Accepted via Email - Alex M. Bittel, P.E. (Krudwig Structural Engineers)
Reinforcing Steel Observation Rev 1	27	12/14/2023		Trash enclosure walls	CMU wall per plan changed to a CIP concrete wall.	Closed	12/22/2023	Email accepting reinforcing steel per Steve Herzberg dated 12/22/23
Site Observation Rev 1	23	06/25/2024		Building 1 Segments B & C	The 1/2" pipes on the third floor of Segment C failed. Tested one in the hallway and its total average thickness came out to 33 millimeters but requires a minimum 64 millimeters.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	24	06/27/2024		Building 1 Segment 2 first floor	At sample 1 location a test the bottom of beam was not preformed. A 2x4 has been attached for wall. Need clarification if this is acceptable. This location the 2x4 is fully wrapped. Also, as noted in Group A pictures 1) there is steel showing at edge of beam where wood meets the steel at the top of the beam; Does this need fire caulk or SFRM; 2) There are visible voids where the joist are hung on the steel beams with steel visible behind the joist. Will just covering it in SFRM be acceptable 3) Board attached to beam needs to be removed and patched. 4) Need RFI from architect on proper procedure for the wood and steel to be wrapped in SFRM. There is no thin film between wood and steel.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	24	06/27/2024		Building 1 Segment 2 first floor	Test location 2 - steel is visible at multiple spots on either side of the beam especially where joist meet the beam. Where the balcony meets the beam the beam is only sprayed on the north side and not side where deck is located. There is also a noticeable gap between beam and wood. Need RFI from architect on proper SFRM wrap at the deck.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	24	06/27/2024		Building 1 Segment 2 first floor	Test location 3 - there are various spots on either side with steel showing and gaps behind where joist meet and hang on steel beam. These go along with Group C pictures. Need RFI on wood joist being hung with steel beams and proper procedure for SFRM.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	24	06/27/2024		Building 1 Segment 2 first floor	At the Group D there is steel visible behind HVAC system and there is a noticeable void and steel exposed next to it.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	24	06/27/2024		Building 1 Segment 2 first floor	At test location 6 the bottom of the web on both sides of the beam is showing steel. Picture E can be used for reference.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	25	06/28/2024		Building 1 Segment B first floor	SW balcony beam only on one side was sprayed with SFRM and on that one side only the top part of beam was sprayed. See Group A photos. Also, need RFI on balcony system - there is 4 - 2x4's attached under the beam along with OSB board and only SFRM on one side of the wood.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	25	06/28/2024		Building 1 Segment B first floor	NW balcony needs patched at the sprinkler. Also, RFI is needed for the balcony here. SFRM was sprayed on wood but not under the deck where it's attached to the beam. These can be referenced in Group B photos.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	25	06/28/2024		Building 1 Segment B first floor	At test location 8 steel is still visible on bot sides of beam. Reference picture C for this.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	25	06/28/2024		Building 1 Segment B first floor	RFI is needed for test location #9. SFRM needs to be all around but observed only sprayed the steel faces on either side. There are caps where wood meets steel and SFRM does not go around the wood. Also, in the mechanical room there is no SFRM just a wood beam attached to the steel. Reference Group D pictures	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	25	06/28/2024		Building 1 Segment B first floor	Test location 10 - there are gaps where the trusses meet the steel beams. Need RFI for trusses meeting up with steel beam. Also, on the south side of the beam the top of the wood that is attached to the underside of the beam is not fully covered in SFRM and leaves gaps between beam and wood. Reference Group E photos	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	25	06/28/2024		Building 1 Segment B first floor	At test location 11 a patch is needed for a gouge in the SFRM. Also, steel is visible behind where the trusses meet the steel. Reference Group F photos	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	26	07/01/2024		Building 1 Segment B first floor	Test location 12 the HSS beam is fully encased in wood expect the bottom of the beam and the top flange on the east side. Preformed a thickness test on the bottom. There is also a void between wood and steel that has no SFRM – noted in the second B photo. Photos A and B are used for reference. RFI needed for this beam.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	26	07/01/2024		Building 1 Segment B first floor	Framed wall at 14/P-P.7 (photo C) - RFI needed for wood and steel meet up on framed wall. There is no SFRM at bottom between wood and steel at bottom of beam.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	26	07/01/2024		Building 1 Segment B first floor	Beam at 14/P-P.7 there are voids where the wood trusses are hung on the steel beam. Also, RFI is needed where the balcony meets the steel beam. There is a void between the wood and steel with no fire protection.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	26	07/01/2024		Building 1 Segment B first floor	Beam at 13.5/P-P.7(photo E) on the north side there is a void where a wood beam meets up the steel beam and can still see steel between them.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	26	07/01/2024		Building 1 Segment B first floor	Beam at 13.5/P-P.7(photo F) there is steel visible where wood trusses meet up with the steel beam at various spots and also support struts on the beams (photo H).	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	26	07/01/2024		Building 1 Segment B first floor	Balcony on east side at 13.5/P-P.1(photo G). RFI is needed for where the wood and steel meet up. There is a void between the steel and the wood with fire protection in between them.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at grid line Q.4 (photo A) at apartment window overlooking courtyard a patch is needed in SFRM - steel is visible. Also, need a RFI for the beam. Only the apartment side is sprayed with SFRM and rest of beam is encased in exterior wall with zip system installed on the exterior.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at 14.3/P-P.7 (photo B) needs patch under a truss.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at 14.3/P.7(photo C & E) voids where wood trusses are hung on the steel beam at various spots.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at 14.3/P-P.7(photo D) - RFI needed where wood framed wall meets underside of steel beam. There is no SFRM in between them. Also, need RFI where balcony meets steel beam. There is a void between wood and steel with no fire protection on the steel.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Steel visible above sprinkler pipe on beam at 14.3/P-P.7(photo F).	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at 14.3/Q.2-Q.5 (photo G) - RFI needed where wood wall meets steel beam. There is no SFRM between them.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at Q.4/14.7-14.3 (photo H) - RFI needed where wood meets up with steel. The steel beam is only sprayed on the east side.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at P.7/14.7-14.3 steel is exposed where the trusses meet up. There are three photos referenced as I for this.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at 14.7/P-P.4 (photo J) there are voids where trusses are hung on the steel beam. Also, an RFI is needed where balcony meets steel. There is void in between wood and steel, with steel having no fire protection.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at P.1/14.7-14.6(photo K) RFI needed where steel meets balcony. There is a void between the wood and steel with no fire protection on the steel.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at 14.7/P-P.1(photo L) RFI needed where the steel meets balcony. There is a void between the wood and steel with no fire protection on the steel.	Closed	08/30/2024	Closed by AOR



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Form	Activity #	Date	Location	Location Details	Description	Status	Resolution Date	Resolution Description
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Front entry beam(photo M) RFI is needed. SFRM is only sprayed on the interior with rest of beam encased in exterior wall.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at 14.7/Q.2-Q.5(photo N) - RFI need for where the wood frame meets underside of steel beam. There is no SFRM between them.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at P.9/15.6 (photo O) steel is exposed on the apartment side and there is void where the two steel beams meet up.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	27	07/03/2024		Building 1 Segment B second floor	Beam at P.9/15.6 - RFI is needed. Steel is encased in wood with void at the bottom of the beam between 2x4 and steel. Also, a void between the steel and wood on the hallway side can be seen. Steel beam is exposed and sprayed on the apartment side.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	29	07/08/2024		Building 1 Segments B & C	On the first floor the column at the mechanical room could only be tested on two sides due to framing butting up to steel also where wood is butting up to steel there is red steel still visible. The column on the apartment side where wood framing touches steel there is still visible red steel, the top of the column in the ceiling needs to be painted, and the bottom base needs to be painted. Did not test this column due to the two sides on the first column passing.	Closed	08/30/2024	Closed by AOR



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Site Observation Rev 1	29	07/08/2024		Building 1 Segments B & C	On the second floor the column on the apartment side failed on the two side that I could test. The other two sides were touching wood framing. There was also visible red steel where framing is at. The column on the mechanical room side where the wood framing is touching red steel is still visible. Also two of the three sides I tested failed and the fourth side I could not test due to framing being in the way.	Closed	08/30/2024	Closed by AOR
Site Observation Rev 1	29	07/08/2024		Building 1 Segments B & C	On the third floor the column at the mechanical room three of the sides failed the thickness test. Then tested the column on the apartment side but could only test the side on the interior of the apartment due to the rest being closed up in the wall. That one side failed and red steel on the column was visible.	Closed	08/30/2024	Closed by AOR



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Subgrade Observation Rev 1	4	10/31/2023	Pavement Subgrade (soil)	W/NW side easternmost lane (perimeter)	Proof roll failed located on W/NW side easternmost lane (perimeter)	Closed	11/07/2023	Proof Roll completed and passed prior to asphalt placement
Wood Framing, Light Gauge Framing, Metal Deck, Structural Steel & Bolting, and Welding Rev 1	7	03/19/2024	Other	Visual Inspection of Field Welding ATS Anchors for Shear Walls on 3rd Floor	3rd Floor segment B: 4-ATS anchors are missing and not yet installed or welded at grids 14.3-14.7/P.9-Q.5=Reject. This	Closed	04/01/2024	Observed missing ATS anchor discrepancy on 4 ATS-SBC5H 5/8" Simpson hold down rod anchor plates at 2.1 locations at grids 14.3-14.7/P.9-Q.5. Anchors are now properly installed with 1/4" fillet welds all around
Wood Framing, Light Gauge Framing, Metal Deck, Structural Steel & Bolting, and Welding Rev 1	8	04/01/2024	Other	Visual Inspection of Field Welding ATS Anchors 3rd Floor discrepancy reinspection	Observed garage support column to be approx. 4" out of plumb. This column is being used temporarily for support by framers until the column can be properly relocated with new anchor rods.	Closed	06/07/2024	Reinspection
Wood Framing, Light Gauge Framing, Metal Deck, Structural Steel & Bolting, and Welding Rev 1	9	04/09/2024	Building - Wall	Building 1 in Segments C, D, & E	Segment C on the south side - the east face is missing zip sheathing between the floors and the east wall of decks for the second, third, and fourth floors.	Closed	04/17/2024	Work corrected and reinspected



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Wood Framing, Light Gauge Framing, Metal Deck, Structural Steel & Bolting, and Welding Rev 1	14	05/23/2024	Building - Wall	Building 1 Segment A first floor shearwalls	Nail pattern spacing was greater than 5" for the edge and/or field. Unit 110 north wall by window, Unit 108 south wall spacing to big and nails shot through the OSB, Unit 107 south wall, Garage 226 missing OSB for entire wall, Unit 105 only inspect the top half of wall due to sheet rock laid up against the walls; did find spacing to be off on layer section that wasn't covered up, Garage 229 both the storage wall and garage wall, Unit 103 east wall and could only inspect half the wall due to sheet rock storage and screw storage. The wall with the screws was also off on the nail pattern.	Closed	06/11/2024	Reinspected



Site Observation Report

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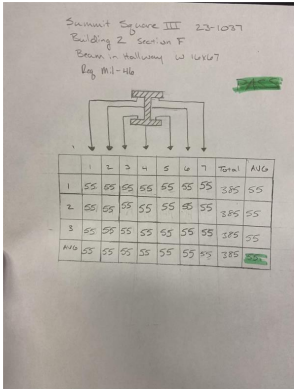
Activity Date: 10/24/2024	Technician: Bade, Aaron
Weather: Work Performed Indoors	Temperature (F): 70
SITE OBSERVATIONS	
DISCREPANCY: No	
Observation Type: Fireproofing	
Location Details: Building 2 Segment F	
Observations: Inspected the intumescent paint applied on W16x67 beam in the hallway on the first floor of Segment F. All specifications were met per the plans.	
The observations detailed above were found to be in substantial compliance with the project documents.	

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Client:
NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116

Project:
23-1037
Summit Square III Apts (Insp/Test)
800 NW Ward Road
Lee's Summit, MO

Site Photos / Attachments



Reviewed By:

Beaty, Yvonne



Site Observation Report

Report #: 0026-000032-00

KCK Office

1100 W Cambridge Circle Dr., Suite 700
Kansas City, KS 66103
Phone: 913-627-9040

Client:

NorthPoint Development
3315 N Oak Trafficway
Kansas City, MO 64116

Project:

23-1037
Summit Square III Apts (Insp/Test)
800 NW Ward Road
Lee's Summit, MO

Activity Date: 07/16/2024

Technician: Steusloff, Tyler

Weather: Partly Cloudy

Temperature (F): 78

SITE OBSERVATIONS

DISCREPANCY: No

Observation Type: Intumescent paint

Location Details: Segment A garage no. 224 and Segment C corridor columns

Observations:

Tested columns located in Segment A garage # 224 and Segment C corridor east and west side for intumescent paint thickness. All column thicknesses were within compliance of construction documents. Attached are the results.

The observations detailed above were found to be in substantial compliance with the project documents.

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INTUMESCENT FIREPROOFING MATERIAL THICKNESS TESTING

Project Name: Shant Jume 111

Project Number: 201239

Overall Area Checked: 3 stories - South A and C

Date: 7-16-20

CFS
ENGINEERS

Pass

Location		Temperature at specified location in °F												Avg	Max Avg	Minimum Allowable	Passing (Yes/No)		
		1	2	3	4	5	6	7	8	9	10	11	12						
Symbol C East	1st floor	1.1 actual	120	120	120	120	120	120	120	120	120	120	120	120	120				
		1.1 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				
		1.2 actual	750	750	750	750	750	750	750	750	750	750	750	750	750				
		1.2 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				
		1.3 actual	750	750	750	750	750	750	750	750	750	750	750	750	750				
		1.3 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				
Symbol C East	2nd floor	2.1 actual	720	720	720	720	720	720	720	720	720	720	720	720	720				
		2.1 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				
		2.2 actual	720	720	720	720	720	720	720	720	720	720	720	720	720				
		2.2 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				
		2.3 actual	720	720	720	720	720	720	720	720	720	720	720	720	720				
		2.3 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				
Symbol A South	3rd floor	3.1 actual	720	720	720	720	720	720	720	720	720	720	720	720	720				
		3.1 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				
		3.2 actual	720	720	720	720	720	720	720	720	720	720	720	720	720				
		3.2 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				
		3.3 actual	720	720	720	720	720	720	720	720	720	720	720	720	720				
		3.3 allowed	750	750	750	750	750	750	750	750	750	750	750	750	750				

Reviewed By:

Caw, Angie



Site Observation Report

Report #: 0026-000033-00

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Client:
NorthPoint Development
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Project:
23-1037
Summit Square III Apts (Insp/Test)
800 NW Ward Road
Lee's Summit, MO

Activity Date: 07/10/2024	Technician: Bade, Aaron
Weather: Work Performed Indoors	Temperature (F): 85
SITE OBSERVATIONS	
DISCREPANCY: No	
Observation Type: Fireproofing Lab Testing	
Location Details: At CFS Lab	
Observations: Performed SFRM Density Determination Test. Tested a total of seven samples. All specifications were met per the plans.	
The observations detailed above were found to be in substantial compliance with the project documents.	



Site Observation Report

Report #: 0026-000033-00

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Site Photos / Attachments

CFS ENGINEERS
cfse.com

SFRM DENSITY DETERMINATION

Project: Summit Square III
Location: Building 1 Segment 3 1st & 2nd Floor
Project #: 23-1037
Date: 7/14/24
Test Performed By: Amber B
Sample Date: 7/14/24
Checked By: AS

DATE	SAMPLE LOCATION	WEIGHT	VOLUME	DENSITY	COMMENTS
7/10	ISS 10x10x40 8'x4'x3'-4"	19.9	78	16	Pass
7/10	ISS 10x10x40 8'x4'x3'-4"	22.2	88	16	Pass
7/10	ISS 10x10x40 8'x4'x3'-4"	16.2	68	15	Pass
7/10	ISS 10x10x40 8'x4'x3'-4"	16.3	70	15	Pass
7/10	ISS 10x10x40 8'x4'x3'-4"	17.9	44	25	Pass
7/10	ISS 10x10x40 8'x4'x3'-4"	7.5	28	17	Pass
7/10	ISS 10x10x40 8'x4'x3'-4"	18.2	76	15	Pass

8.3.7 Calculation of Density—Calculate density as follows:
$$D = \frac{W \times 62.43}{V} \quad (2)$$

Where:
D = density in lb/ft³
W = combined weight of sand and mold

Reviewed By:

Caw, Angie



Site Observation Report

Report #: 0026-000035-00

KCK Office
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Phone: 913-627-9040

Client:
NorthPoint Development
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Kansas City, MO 64116

Project:
23-1037
Summit Square III Apts (Insp/Test)
800 NW Ward Road
Lee's Summit, MO

Activity Date: 08/20/2024 Technician: Bade, Aaron
Weather: Sunny Temperature (F): 78

SITE OBSERVATIONS

DISCREPANCY: Yes

Observation Type: Fireproofing
Location Details: Building 1 & 2

Observations:
Inspected the TFIFRM intumescent paint in the double garages in Building 1 in Segments A, D, and E. All locations tested all met the required millimeter thicknesses.
Inspected Building 2 Segment G columns on the first floor on the west side and all locations tested all met the required millimeter thicknesses.
Inspected Building 2 Segment G basement level: Beam on the on the west side on grid line 1.1 failed required millimeter thickness. Tested one beam to the east of line1.1 and one column on this level which met the required millimeter thicknesses.



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Lee's Summit, MO

Site Photos / Attachments

See 08 20 2024.pdf in the documents section at the end of this report.



Site Observation Report

Report #: 0026-000035-00

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Discrepancies

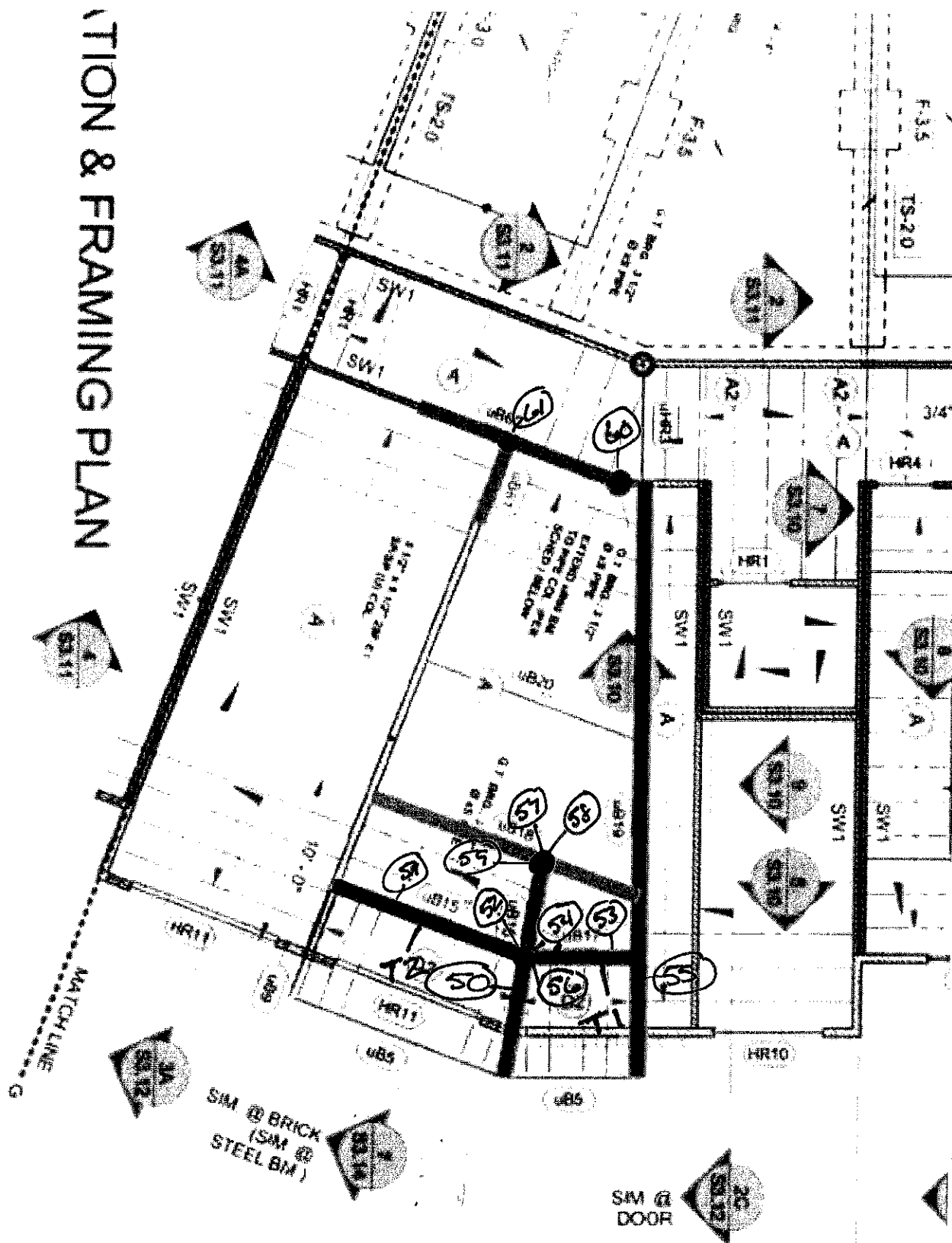
ID	Description	Status	Date Resolved	Resolution
48	Segment G basement level beam on grid line 1.1 on the west side failed required TFIFRM thickness.	Open		
51	Segment G TFIFRM placement: Tthere are various spots on beams and columns that are nicked or missing TFIFRM paint where steel is exposed.	Open		

Reviewed By:

Beaty, Yvonne

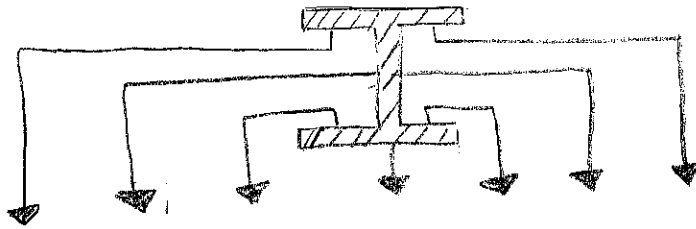
The results or observations in this report are only related to items tested.
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ATION & FRAMING PLAN



Summit Square III 23-1037
 Building 2 Segment 6 in Basement

FAIL
 PASS



	1	2	3	4	5	6	7	Total	AVG
1 st									
1	X	X	X	51	42	122	38	253	63
2	X	X	X	78	26	100	91	295	74
3	X	X	X	76	13	89	83	261	65
4	X	X	X	55	27	104	46	251	63
AVG	X	X	X	65	27	104	65	261	65
2 nd									
1	X	X	X	80	80	75	80	315	79
2	X	X	X	80	80	80	80	320	80
3	X	X	X	80	80	80	80	320	80
4	X	X	X	80	80	80	80	320	80
AVG	X	X	X	80	80	80	80	320	80
	X	X	X	80	80	79	80	319	80

1st test
 Reg Mil \Rightarrow 102
 Min Mil \Rightarrow 82

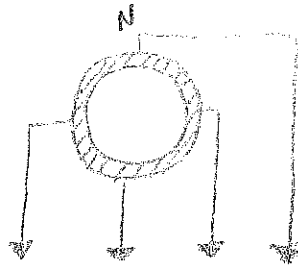
2nd test
 Reg Mil \rightarrow 67
 Min Mil \rightarrow 54

Summit Square II 23-1027

Building 2 Segment C

Reg Mit → 80

Min Mit → 64



PASS

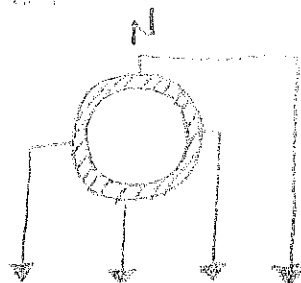
Location		1	2	3	4	Total	AVG
1st Floor along 14.3 middle lane	1	96	96	96	96	384	96
	2	96	96	96	96	384	96
	3	96	96	96	96	384	96
	4	96	96	96	96	384	96
	AVG	96	96	96	96	384	96
Basement east column in hallway wall	1	96	86	96	96	374	94
	2	96	87	96	96	375	94
	3	96	92	96	96	380	95
	4	96	85	96	92	369	92
	AVG	96	88	96	95	375	94
	1						
	2						
	3						
	4						
	AVG						
	1						
	2						
	3						
	4						
	AVG						

Summit Canyon 12 10 2007

Building 1 - 2nd floor

Req: M1 → 80

Min Req → 64



PASS

Location		1	2	3	4	Total	AVG
Segment F	1	96	96	96	96	384	96
	2	96	96	96	96	384	96
	3	96	96	96	96	384	96
	4	96	96	96	96	384	96
	AVG	96	96	96	96	384	96
Segment E	1	96	96	96	96	384	96
	2	96	96	96	96	384	96
	3	96	96	96	96	384	96
	4	96	96	96	96	384	96
	AVG	96	96	96	96	384	96
Segment A	1	96	96	96	96	384	96
	2	96	96	96	96	384	96
	3	96	96	96	96	384	96
	4	96	96	96	96	384	96
	AVG	96	96	96	96	384	96
	1						
	2						
	3						
	4						
	AVG						

45



1st Floor Segment G middle column
along grid line 43.1

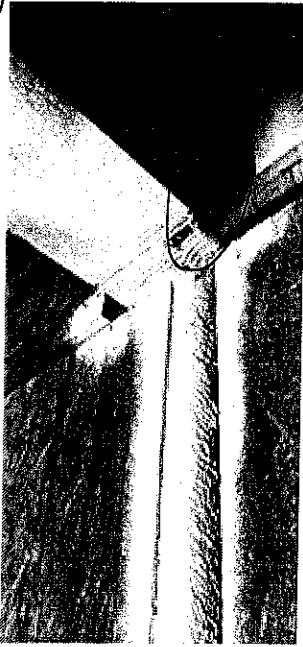
- chip in paint

46



- Bolts need to be painted

47



1st Floor Segment G west column
along grid line 43.1

- Bolts need to be painted

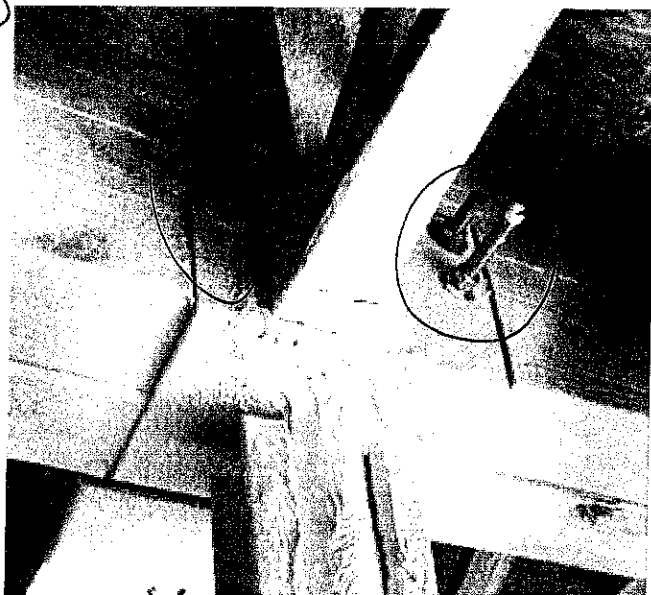
48



1st Floor Segment G east column along
grid line 42.1

- chip paint out bottom of column

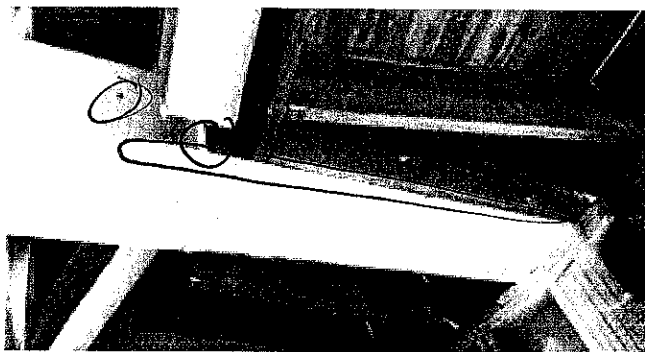
49



1st Floor Segment G west
column along grid line 43.1

- Bolts need to be painted

50



Basement Segment G along
~ grid line H.5

- chipped paint

51

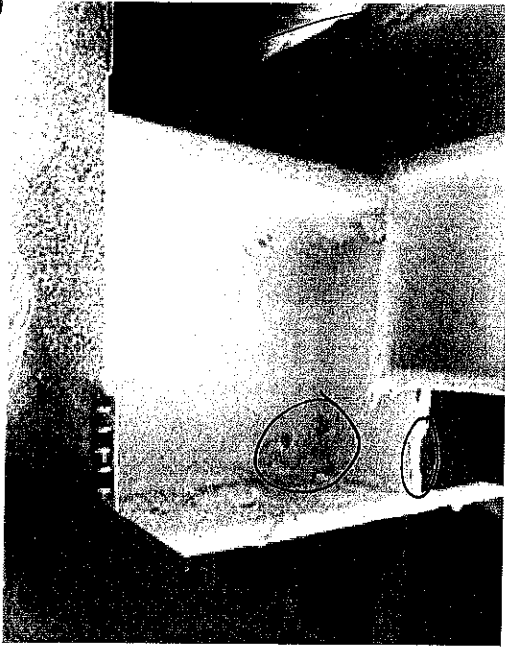


Basement Segment G along
~ grid line 1.1

- Bolts need to be painted

- chipped paint

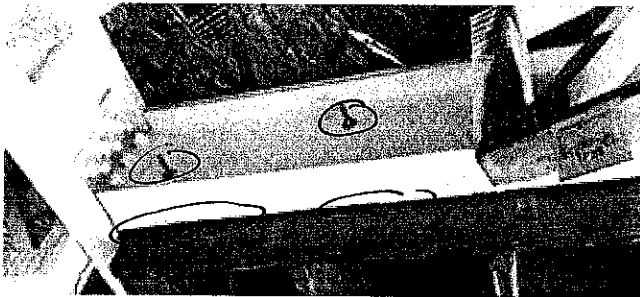
52



Basement Segment G where
three beams meet under the deck

- chipped paint
- Steel still exposed
- Bolts need to be painted

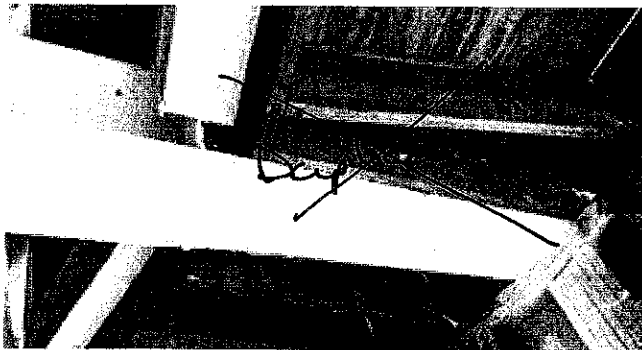
53



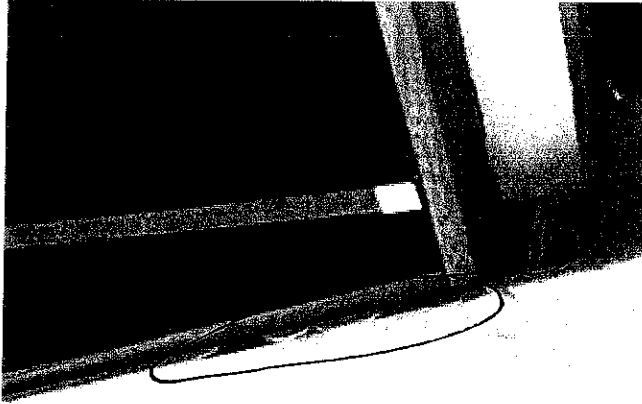
Basement Segment G along
grid line 1

- Bolts need to be painted
- chipped paint

54



54



Basement Segment 6 along
~ grid line H.5

- chipped paint

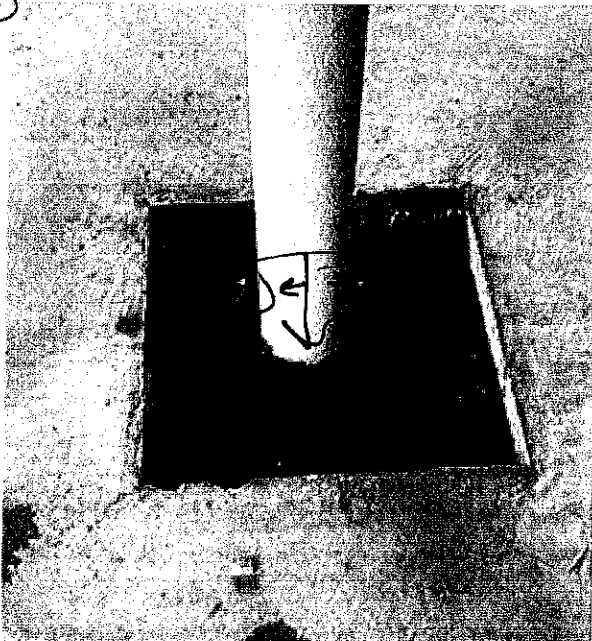
55



Basement Segment 6 along
~ grid line H.3

- Bolts need to be painted
on the beam

56



Basement Segment 6 column
on grid line H.1

- water needs to be pumped
out the the bottom/base
needs to be painted

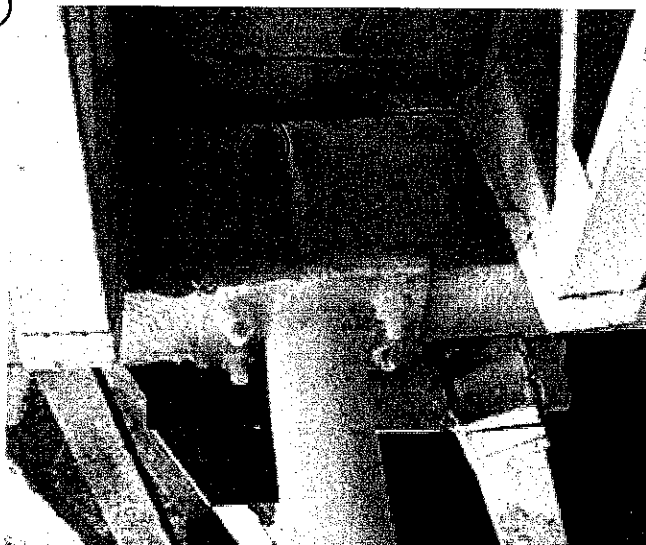
(57)



Basement cylinder 6
along grid line 12

— Water needs to be pumped
out & base needs to be
painted

(58)



— Exposed steel

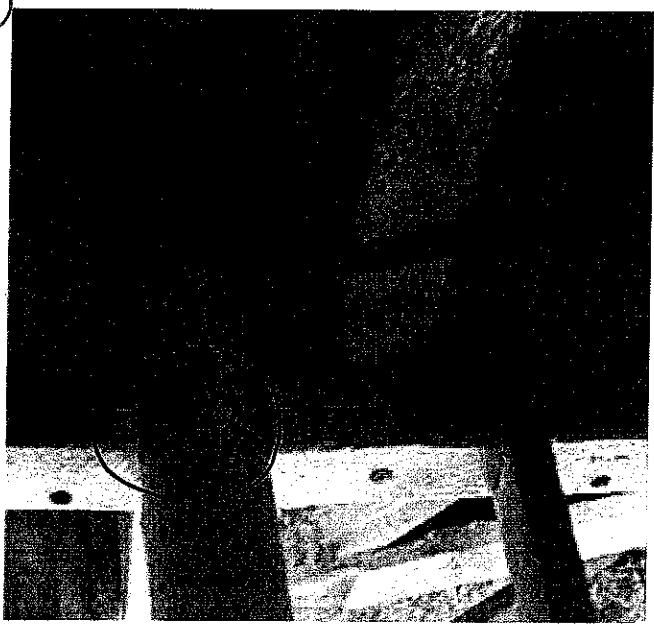
59



Basement Segment 6,
along a grid line 1.2

- Chipped paint

60



Basement Segment 6
west column in hallway
wall

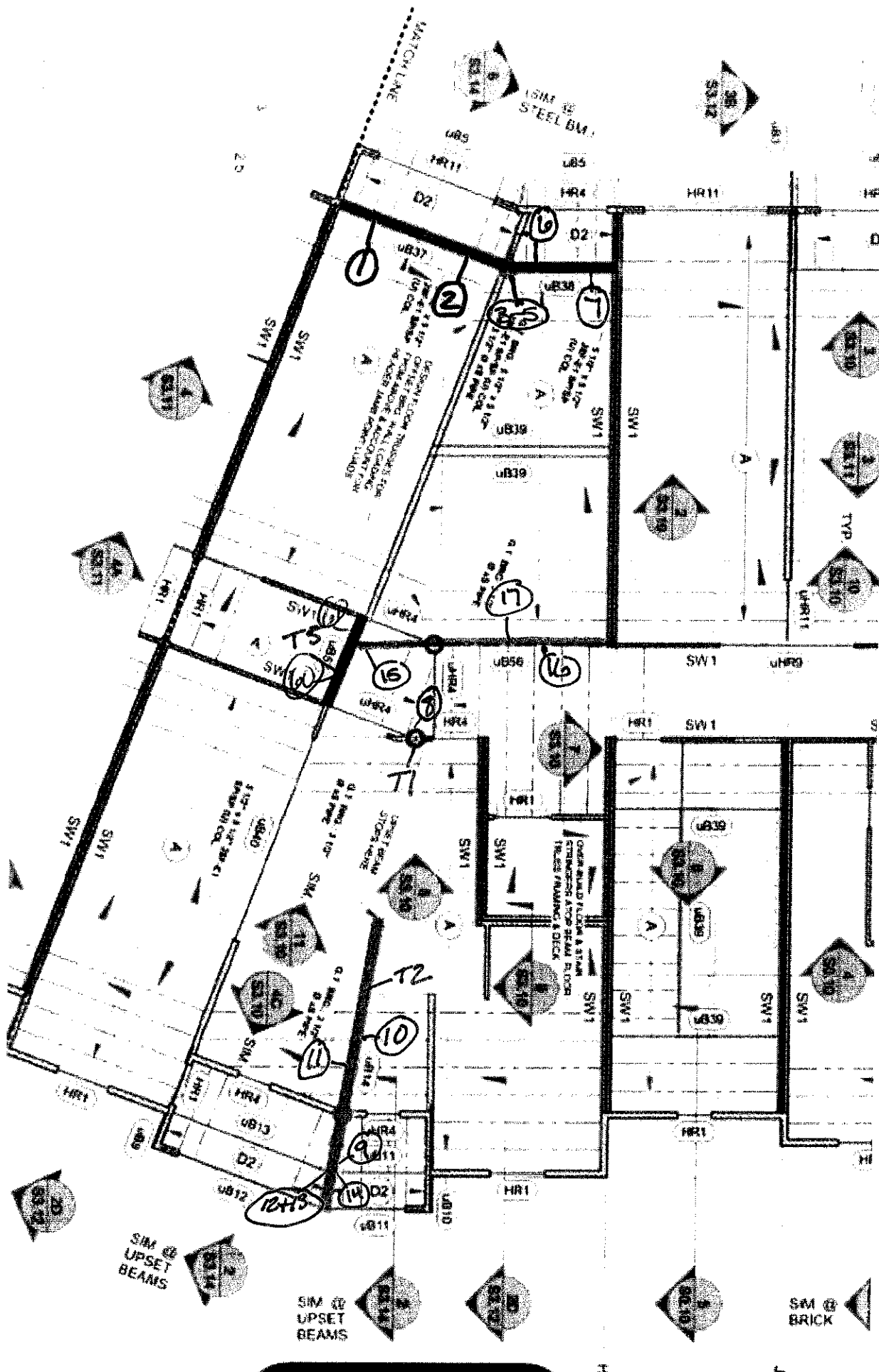
- exposed steel

(61)



Basement Segment G
east column in hallway wall

- Exposed steel at wood
beams at top of
column



① - Picture Release
 T1 - Test Location