



September 23, 2025

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

RE: Special Inspection Report No. 4
Village at Discovery Park – Lot 5
1900 NE Discovery Avenue
Lee' Summit, Missouri
Report Period: April 27, 2025 to May 24, 2025
Permit No.: PRCOM20244782
UES Project No.: A23129.00089.005
Legacy Project No: J044702.06

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 foundation bearing materials and reinforced concrete 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

Foundation Bearing Materials

The bearing materials in the bases of the foundation excavations were observed at the following locations:

April 28	- Spread footings at Grids A.7/3, A.7/4, A.7/7, C.2/3, C.2/5.2, and C.2/7 - Strip footings at Line 8.1, C.8 to D.1; Line C.8, 7.9 to 8.1; Line 7.9, A.8 to C.8; Line AA, 7.3 to 7.9; and Line A.2, 6.5 to 7.3
May 22	- Spread footings at Grids D/5.8 and D/7.4

The bearing materials, consisting of native clay, were evaluated with respect to 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 within the referenced foundation excavations and at the following locations:

May 2	- Ribbon slab at Line A.2, 6 to 7.3; Line AA, 7.3 to 7.9; Line 7.9, A.8 to C.8; Line C.8, 7.9 to 8.1; and Line 8.1, C.8 to D.1
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May 9	- Stem walls for the stair tower at Line H.5 to J, 5 to 6
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May 12	- Stem walls for the stair tower at Line B.9 to D, 1 to 2
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May 14	- Elevator pit walls at Line C to C.4, 4 to 4.5
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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.

Status of Compliance

The specific items discussed above in this report appeared to be in general compliance with the contract documents.

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,



Peter F. Brull, P.E.
Senior Engineer

Steve Damron
CMT Department Manager

Attachments: Concrete Cylinder 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

**Village at Discovery Park – Lot 5
Variance/Discrepancy List**

NOTE: Items resolved during the report period are shaded

Variance Number	Date Opened	Date Closed	Description
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Report Date: 05/28/2025

Client: Intrinsic Development

Project: A23129.00089.005

Village at Discovery Park - Lot 5 J044702.06

Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development

Ave. Temperature/Weather:

Site Contact: Earl Peterson

Report No.: 208621

Contractor: RHEMA Construction Group

Set No.: 1

Sample Location: Spread footings at Grids A.7/3, A.7/4, A.7/7, C.2/3, C.2/5.2, C.2/7, D/5.8, and D/7.4

Cast Date: 04/28/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.4	Mix Design:	P4OC570V4465
Conc. Temp., ASTM C1064 (°F):	67	Truck/Ticket No.:	452/1700485
Ambient Temp. (°F):	75	Batch Time:	15:11:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	15:35:00
Yield, ASTM C138 (ft. ³):	--	Mixing Time (min.):	24
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):	5,000	Received in Lab:	04/29/2025
Average Strength (psi):	6,697	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)
208621-1-1	--	12.57	4.00	71500	5690	2/N	05/05/2025	7
208621-1-2	--	12.57	4.00	85680	6820	2/N	05/26/2025	28
208621-1-3	--	12.57	4.00	84640	6740	2/N	05/26/2025	28
208621-1-4	--	12.57	4.00	82100	6530	2/N	05/26/2025	28
208621-1-5	--	--	--	--	--	--	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 (5/5/2025)
ANGELA D. COATES (5/26/2025)

Reviewed by: Peter F. Brull ()

CC: Addis, Aaron (Intrinsic Development) (e)
Maenner, Brian (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)Dolph, AJ (Rosemann & Associates, PC) (e)
Peterson, Earl (Intrinsic Development) (e)
Senecal, Cindy (McClure Vision) (e)

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Report Date: 06/03/2025

Client: Intrinsic Development

Project: A23129.00089.005

Village at Discovery Park - Lot 5 J044702.06

Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development

Ave. Temperature/Weather:

Site Contact: John Grahovac

Report No.: 208622

Contractor: RHEMA Construction Group

Set No.: 1

Sample Location: Ribbon slab at Line A.2, 6 to 7.3; Line AA, 7.3 to 7.9; Line 7.9, A.8 to C.8; Line C.8, 7.9 to 8.1; and Line 8.1, C.8 to D.1

Cast Date: 05/02/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.25	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.5	Mix Design:	P4OC536V450
Conc. Temp., ASTM C1064 (°F):	64	Truck/Ticket No.:	398/1702636
Ambient Temp. (°F):	61	Batch Time:	10:30:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	11:04:00
Yield, ASTM C138 (ft. ³):	--	Mixing Time (min.):	34
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:	05/03/2025
Average Strength (psi):	6,573	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)
208622-1-1	--	12.57	4.00	64230	5110	2/N	05/09/2025	7
208622-1-2	--	12.63	4.01	84790	6710	2/N	05/30/2025	28
208622-1-3	--	12.63	4.01	82130	6500	5/N	05/30/2025	28
208622-1-4	--	12.63	4.01	82240	6510	2/N	05/30/2025	28
208622-1-5	--	--	--	--	--	--	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 (5/9/2025)
ANGELA D. COATES (5/30/2025)

Reviewed by: Peter F. Brull ()



CC: Addis, Aaron (Intrinsic Development) (e)
Maenner, Brian (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)

Dolph, AJ (Rosemann & Associates, PC) (e)
Peterson, Earl (Intrinsic Development) (e)
Senecal, Cindy (McClure Vision) (e)

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Report Date: 06/13/2025
Client: Intrinsic Development
Project: A23129.00089.005
Village at Discovery Park - Lot 5 J044702.06
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development	Ave. Temperature/Weather: 75°F Ptl. Cloudy
Site Contact: John Grahovac	Report No.: 209073
Contractor: Rhema Construction Group	Set No.: 1
Sample Location: Stem walls at Line H.5, 5 to 6; Line 5, H.5 to J; Line J, 5 to 6; and Line 6, H.5 to J	Cast Date: 05/09/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.25	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.4	Mix Design:	W570-3/4-4.46
Conc. Temp., ASTM C1064 (°F):	75	Truck/Ticket No.:	469/1706210
Ambient Temp. (°F):	74	Batch Time:	14:26:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	15:10:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	44
Truck/Accum. Quantity (yd.³):	10/10	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	AUGUSTUS PAUL. SPANO
Specified Strength (psi):	5,000	Received in Lab:	05/10/2025
Average Strength (psi):	6,857	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)
209073-1-1	--	12.57	4.00	81080	6450	2/N	05/16/2025	7
209073-1-2	--	12.63	4.01	83090	6580	2/N	06/06/2025	28
209073-1-3	--	12.63	4.01	89920	7120	2/N	06/06/2025	28
209073-1-4	--	12.63	4.01	86780	6870	2/N	06/06/2025	28
209073-1-5	--	--	--	--	--	--	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 (5/16/2025)
ANGELA D. COATES (6/6/2025)

Reviewed by: Peter F. Brull ()

CC: Addis, Aaron (Intrinsic Development) (e)
Maenner, Brian (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)

Dolph, AJ (Rosemann & Associates, PC) (e)
Peterson, Earl (Intrinsic Development) (e)
Senecal, Cindy (McClure Vision) (e)

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Report Date: 06/13/2025
Client: Intrinsic Development
Project: A23129.00089.005
Village at Discovery Park - Lot 5 J044702.06
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development	Ave. Temperature/Weather:
Site Contact: John Grahovac	Report No.: 209384
Contractor: RHEMA Construction Group	Set No.: 1
Sample Location: Stem walls at Line 1, D.2 to B.9 and Line B.9, 1 to 1.5	Cast Date: 05/12/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.2	Mix Design:	P4OC570V446
Conc. Temp., ASTM C1064 (°F):	69	Truck/Ticket No.:	928/1706954
Ambient Temp. (°F):	80	Batch Time:	15:44:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	16:10:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	26
Truck/Accum. Quantity (yd.³):	10/90	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	5,000	Received in Lab:	05/13/2025
Average Strength (psi):	5,753	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)
209384-1-1	--	12.63	4.01	53100	4200	2/N	05/19/2025	7
209384-1-2	--	12.63	4.01	74080	5870	2/N	06/09/2025	28
209384-1-3	--	12.63	4.01	74420	5890	2/N	06/09/2025	28
209384-1-4	--	12.63	4.01	69490	5500	2/N	06/09/2025	28
209384-1-5	--	--	--	--	--	--	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:	Reviewed by: Peter F. Brull ()
Tested By: ANGELA D. COATES (5/19/2025) ANGELA D. COATES (6/9/2025)	

CC: Addis, Aaron (Intrinsic Development) (e) Maenner, Brian (Intrinsic Development) (e) Grahovac, John (Intrinsic Development) (e)	Dolph, AJ (Rosemann & Associates, PC) (e) Peterson, Earl (Intrinsic Development) (e) Senecal, Cindy (McClure Vision) (e)
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Report Date: 06/13/2025
Client: Intrinsic Development
Project: A23129.00089.005
Village at Discovery Park - Lot 5 J044702.06
Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development	Ave. Temperature/Weather: 82°F Sunny
Site Contact: John Grahovac	Report No.: 209875
Contractor: RHEMA Construction Group	Set No.: 1
Sample Location: Elevator pit walls at Line C to C.3, 4 to 4.5	Cast Date: 05/14/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.75	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	--	Mix Design:	P4OC570V446
Conc. Temp., ASTM C1064 (°F):	82	Truck/Ticket No.:	926/1708300
Ambient Temp. (°F):	82	Batch Time:	12:28:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	13:00:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	32
Truck/Accum. Quantity (yd.³):	5/5	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	STEPHEN A. BIRITZ
Specified Strength (psi):	4,000	Received in Lab:	05/15/2025
Average Strength (psi):	5,207	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)
209875-1-1	--	12.50	3.99	51440	4110	2/N	05/21/2025	7
209875-1-2	--	12.63	4.01	65430	5180	2/N	06/11/2025	28
209875-1-3	--	12.63	4.01	63600	5040	5/N	06/11/2025	28
209875-1-4	--	12.63	4.01	68230	5400	2/N	06/11/2025	28
209875-1-5	--	--	--	--	--	--	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:	Reviewed by: Peter F. Brull ()
Tested By: ANGELA D. COATES (5/21/2025) ANGELA D. COATES (6/11/2025) ANGELA D. COATES (1/1/1900)	



CC: Addis, Aaron (Intrinsic Development) (e)	Dolph, AJ (Rosemann & Associates, PC) (e)
Maenner, Brian (Intrinsic Development) (e)	Peterson, Earl (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)	Senecal, Cindy (McClure Vision) (e)

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