

September 23, 2025

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

RE: Special Inspection Report No. 6
Village at Discovery Park – Lot 5
1900 NE Discovery Avenue
Lee' Summit, Missouri
Report Period: June 22, 2025 to July 19, 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 drilled and epoxy-grouted reinforcing steel and structural masonry 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

Drilled and Epoxy-Grouted Reinforcing Steel

During placement of concrete for the stem walls at the following locations, the vertical dowels for the masonry walls were either not installed or, the size or spacing was not as indicated in the project plans.

June 10	- Stair tower at Line B.9 to D, 1 to 2
July 14	- Elevator pit walls at Line C to C.3, 4 to 4.5
July 17	- Stair tower walls at Line H.5 to J, 5 to 6

The drilled holes were observed for the required spacing, depth, diameter, and cleaning procedures. Installation of the reinforcing steel dowels was observed with respect to RFI #4 for the specified reinforcing steel diameter, grade, embedment, projection, orientation, spacing, configuration, and type of epoxy used.

Structural Masonry

Placement of the reinforcing steel and grout for the concrete masonry unit (CMU) walls was observed at the following locations:

July 16	- Stair tower at Line C to D, 1 to 2; elevation 100.0 to 106.0
July 18	- Stair tower at Line C to D, 1 to 2; elevation 106.0 to 112.7 - Elevator shaft at Line C to C.4, 4 to 4.5; elevation 100.0 to 106.7

Field tests were performed and test specimens cast with the mortar, grout, and block used in the construction of the referenced walls. The recent compression 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 except as noted in the attached Variance/Discrepancy List.

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,

UES



Peter F. Brull, P.E.
Senior Engineer

Steve Damron
CMT Department Manager

Attachments: Variance/Discrepancy List
Grout Prism Test Results
Block Prism Compressive Strength 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
1	07/16/25		- Grout for the stair tower CMU walls at Line C to D, 1 to 2 was placed in a 6-foot lift. Low lift grout placement procedures restrict grout placement to a maximum lift height of 5 feet. The masons did not comply with high-lift grouting procedures, nor was use of high-lift procedures approved by the structural engineer. We understand the superintendent intends to obtain approval from the structural engineer for the construction practice.
2	07/18/25		- Grout for the stair tower CMU walls at Line C to D, 1 to 2 and the elevator shaft at Line C to C.4, 4 to 4.5 was placed in a 6.7-foot lift. Low lift grout placement procedures restrict grout placement to a maximum lift height of 5 feet. The masons did not comply with high-lift grouting procedures, nor was use of high-lift procedures approved by the structural engineer. We understand the superintendent intends to obtain approval from the structural engineer for the construction practice.



Report Date: 08/18/2025
Client: Intrinsic Development
Project: A23129.00089.005
Village at Discovery Park - Lot 5 J044702.06
Lee's Summit, MO

Grout Prism Test Results

General Contractor: Intrinsic Development

Avg. Temperature/Weather:

Site Contact: John Grahovac

Report No.: 216516

Contractor: RHEMA Construction Group

Set No.: 1

Sample Location: Stair tower masonry wall at Line C to D, 1 to 2, elevation 100.0 to 106.0

Cast Date: 07/16/2025

FIELD DATA

Slump, ASTM C143 (in.):	10.00	Supplier:	--
Air Content, ASTM C231 (%):	0.6	Mix Design:	Course Grout
Mix Temp., ASTM C1064 (°F):	74	Truck/Ticket No.:	--/--
Ambient Temp. (°F):	73	Batch Time:	--
Truck/Accum. Quantity (yd.³):	--/--	Batch/Sample Time:	08:35:00/08:36:00
Sampled From:	Mixed On-Site	Mixing Time (min.):	1
Fabrication Mold:	CMU Blocks	Initial Curing Method:	Sealed
Specified Strength (psi):	2,500	Cast By:	SETH THOMAS. LITTLESTONE
Average Strength (psi):	3,690	Received in Lab:	07/17/2025
Field Condition:	Satisfactory	Condition Received:	Satisfactory

LABORATORY DATA FOR 3" X 3" X 6" SPECIMEN (ASTM C1019 / C1231 / C617)

Sample ID/ Report No.	Prism Weight (lbs.)	Cross Sec. Area (sq.in.)	Maximum Load (lbs.)	Compressive Strength (psi)	Fracture/Capping Type *	Test Date	Prism Test Age
216516-1-1	--	10.42	30900	2970	Y	07/23/2025	7
216516-1-2	--	9.79	36710	3750	Y	08/13/2025	28
216516-1-3	--	9.86	35660	3620	Y	08/13/2025	28
216516-1-4	--	9.39	34790	3700	Y	08/13/2025	28

* Fracture type as shown in Figure 2, ASTM C39 / Capping type: N - Neoprene Pads (C1231); B - Bonded (C617); G - Gypsum

Remarks:

Tested By: ANGELA D. COATES (7/23/2025)
ANGELA D. COATES (8/13/2025)

Reviewed by: Peter F. Brull ()

CC: Addis, Aaron (Intrinsic Development) (e)
Maenner, Brian (Intrinsic Development) (e)
Walsh, Forrest (Intrinsic Development) (e)
Senecal, Cindy (McClure Vision) (e)

Dolph, AJ (Rosemann & Associates, PC) (e)
Peterson, Earl (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (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.



Compressive Strength of Masonry Block Prisms ASTM C 1314

Client: Intrinsic Development **Sample No:** 25-014
Project Name: Village at Discovery Park Lot 5 **Project Number:** A23129.00089.005
Contractor: Intrinsic Development **Report Date:** 8/13/2025
Sample Location: Stair tower at Line D to C, 1 to 2 **Elevation:** 100.0 to 106.0

Field Data			
Subcontractor:	Alex Construction	Date Sampled:	7/15/2025
Supplier:		Technician:	STL
Weather:		Specified Strength - f'm (psi):	2,000
Temperature (°F):		Block Width (6-, 8-, or 12-inch):	8-inch
Mortar Type:	S	Number of Mortar Beds:	1
Grout Type:	N/A	Construction Type¹:	Hollow Cell

Laboratory Data					
Specimen Dimensions					
Unit Number	Average Height (in.)	Average Length (in.)	Average Width (in.)	Height to Width Ratio	Correction Factor
0A	15.61	15.61	7.62	2.05	1.00
0B	15.64	15.61	7.62	2.05	1.00
0C	15.65	15.62	7.62	2.05	1.00

Net Block Prism Area - ASTM C 140 (in²): 37.00

Compressive Strength Test Result						
Unit Number	Age (days)	Break Date	Compressive Load (lbs.)	Compressive Strength (psi)	Corrected Strength (psi)	Fail Mode
0A	28	8/12/2025	114,840	3,100	3,100	3
0B	28	8/12/2025	115,520	3,120	3,120	3
0C	28	8/12/2025	134,670	3,640	3,640	3

Average 28-day Strength (psi): 3,290

Reviewed by:

Peter F. Brull, P.E.

Comments:

¹Hollow cell or fully grouted