

September 22, 2025

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

RE: Special Inspection Report No. 7
Village at Discovery Park – Lot 5
1900 NE Discovery Avenue
Lee' Summit, Missouri
Report Period: July 20, 2025 to August 16, 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 anchors 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 Anchors

During placement of concrete for the footings at Grids A/1.9, A/3, A/3.4, A/4.1, A/4.7, A.2/7.3, A/8/7.9, AA/9, D.8/8.1, E/5.8, E/7.4, E.1/8.1, F/5.8, F/7.4, G/7.4, H/4.8, and H/7.4, the anchor bolts were offset from the locations to line up with the structural steel columns. Installation of drilled and epoxy-grouted replacement anchors were observed in the referenced locations on August 7. The drilled holes was observed for the required spacing, depth, diameter, and cleaning procedures. Installation of the all-thread dowels was observed with respect to the project documents for the specified anchor 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 22	- Stair tower at Line H.5 to J, 5 to 6; elevation 100.0 to 106.0
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July 23	- Stair tower at Line C to D, 1 to 2; elevation 112.7 to 116.0
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July 25	- Stair tower at Line H.5 to J, 5 to 6; elevation 106.0 to 112.0
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July 29	- Stair tower at Line H.5 to J, 5 to 6; elevation 112.0 to 116.7
	- Elevator shaft at Line C to C.3, 4 to 4.5; elevation 112.0 to 116.7

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

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.
3	07/22/25		- Grout for the stair tower CMU walls at Line H.5 to J, 5 to 6 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.
4	07/25/25		- Grout for the stair tower CMU walls at Line H.5 to J, 5 to 6 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.