

September 23, 2025

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

RE: Special Inspection Report No. 3
Village at Discovery Park – Lot 5
1900 NE Discovery Avenue
Lee' Summit, Missouri
Report Period: March 30, 2025 to April 26, 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 18	- Strip footings at Line D, 1.5 to 6; Line 1, A.1 to B.5; and Line A.1, 1 to 6
April 23	- Elevator pit base slab at Line C.2 to C.4, 4 to 4.5 - Stair tower mat foundations at Line B.9 to D, 1 to 2 and Line H.5 to J, 5 to 6

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 and concrete was observed within the referenced foundation excavations and at the following locations:

April 25	- Ribbon slab at Line D, 1.5 to 6; Line 1, A.1 to B.5; and Line A.1, 1 to 6
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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: 05/20/2025
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:	72°F Ptl. Cloudy
Site Contact:	Earl Peterson	Report No.:	207469
Contractor:	Bedrock Concrete, LLC	Set No.:	1
Sample Location:	Footings at Line D, 1.5 to 6; Line 1, A.1 to B.5; and Line A.1, 1 to 6	Cast Date:	04/18/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.25	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.1	Mix Design:	W570-3/4-4.46
Conc. Temp., ASTM C1064 (°F):	69	Truck/Ticket No.:	474/1101011
Ambient Temp. (°F):	72	Batch Time:	09:43:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	10:13:00
Yield, ASTM C138 (ft. ³):	--	Mixing Time (min.):	30
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):	4,000	Received in Lab:	04/19/2025
Average Strength (psi):	7,537	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)
207469-1-1	--	12.57	4.00	69220	5510	2/N	04/25/2025	7
207469-1-2	--	12.57	4.00	94170	7490	2/N	05/16/2025	28
207469-1-3	--	12.57	4.00	96660	7690	2/N	05/16/2025	28
207469-1-4	--	12.57	4.00	93330	7430	2/N	05/16/2025	28
207469-1-5	--	--	--	--	--	--	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 (4/25/2025) ANGELA D. COATES (5/16/2025)
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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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.



Report Date: 05/22/2025
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.: 208103
Contractor:	Set No.: 1
Sample Location: Elevator pit base slab at Line C to C.4, 4 to 4.5	Cast Date: 04/23/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.0	Mix Design:	P4OC570V446
Conc. Temp., ASTM C1064 (°F):	65	Truck/Ticket No.:	421/1102831
Ambient Temp. (°F):	63	Batch Time:	12:37:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	13:07:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	30
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:	04/24/2025
Average Strength (psi):	6,950	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)
208103-1-1	--	12.76	4.03	61090	4790	5/N	04/30/2025	7
208103-1-2	--	12.50	3.99	88100	7050	5/N	05/21/2025	28
208103-1-3	--	12.50	3.99	89160	7130	2/N	05/21/2025	28
208103-1-4	--	12.50	3.99	83360	6670	2/N	05/21/2025	28
208103-1-5	--	--	--	--	--	--	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 (4/30/2025) ANGELA D. COATES (5/21/2025)	

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: 05/27/2025
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: 70°F Ptl. Cloudy
Site Contact: Earl Peterson	Report No.: 208080
Contractor: Bedrock Concrete, LLC	Set No.: 1
Sample Location: Ribbon slab-on-grade at Line D, 1.5 to 6	Cast Date: 04/25/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.5	Mix Design:	W536-3/4-4.50
Conc. Temp., ASTM C1064 (°F):	73	Truck/Ticket No.:	409/1103765
Ambient Temp. (°F):	75	Batch Time:	10:28:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	10:46:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	18
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):	4,000	Received in Lab:	04/26/2025
Average Strength (psi):	6,323	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)
208080-1-1	--	12.38	3.97	54310	4390	2/N	05/02/2025	7
208080-1-2	--	12.63	4.01	82250	6510	2/N	05/23/2025	28
208080-1-3	--	12.63	4.01	74110	5870	2/N	05/23/2025	28
208080-1-4	--	12.63	4.01	83170	6590	2/N	05/23/2025	28
208080-1-5	--	--	--	--	--	--	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 (5/2/2025) ANGELA D. COATES (5/23/2025)	

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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