



January 27, 2026

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 7
221 NE Alura Way
Lee' Summit, Missouri
Report Period: March 23, 2025 to July 12, 2025
Permit No.: PRCOM20245940
UES Project No.: A23129.00089.009
Legacy Project No: J044702.10

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 pavement subgrades, foundation bearing materials, reinforced concrete, and drilled and epoxy-grouted reinforcing steel during the report period. Our services have been provided on a full-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

Pavement Subgrades

The moisture content and stability of the subgrade for the parking lot at 70 to 200 feet south, 0 to 220 feet east of the building northwest corner was observed on May 6. The subgrades were proofrolled using a loaded off-road dump truck.

Foundation Bearing Materials

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

June 27	- Continuous footings and elevator pit base slab at Line 5.1, D.8 to F.6 - Mat footing for stair towers at Line B.1 to B.5, 3 to 4.3
June 30	- Continuous footings at Line 5, A to C
July 3	- Continuous footing at Line A, 1 to 5 and Line 1, A to F.9
July 9	- Continuous footings at Line 13, D.9 to F.9 and Line F.9, 11.5 to 13

July 11	- Continuous footings at Line G, 2 to 3.6; Line 20, AA to CC; and Line 4.3, B.5 to C.1
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The bearing materials, consisting of engineered fill improved with rammed aggregate piers, were evaluated with respect to the 6,000 pounds per square foot (psf) design bearing pressure. The exposed surfaces of the rammed aggregate piers were recompacted prior to placement of reinforcing steel. 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:

June 30	- Stairwell stem walls at Line B.1 to B.5, 3 to 4.3 - Elevator pit walls at Line D.9 to E.2, 5.1 to 5.6
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Field tests were performed and compressive strength test specimens cast with samples of the concrete placed at the referenced locations. The recent compressive strength test results are enclosed.

Drilled and Epoxy-Grouted Reinforcing Steel

Installation of the drilled and epoxy-grouted reinforcing steel dowels were observed at the following locations on July 10:

- Horizontal dowels into the existing stem wall and footing at Grid C/5.1 for the perimeter footings
- Vertical dowels into the existing stem walls at Line 5.1, B.5 to C.1 and Line B, 3 to 4 for future concrete masonry unit (CMU) walls
- Hooked dowels into the existing stem walls at Line B, 3 to 4 for the future slab-on-grade

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 #5 from Lot 5 for similar situations for the specified reinforcing steel diameter, grade, embedment, projection, orientation, spacing, configuration, and type of epoxy used.

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,

UES

PETER
F. BRULL
Professional Engineer
No. 2009009318

Peter F. Brull, P.E.
Senior Engineer

Steve Biritz
Project Manager

Attachments: Concrete Cylinder Test Results
RFI #5 (Lot #5)

cc: Mr. Joe Frogge – City of Lee's Summit
Mr. Aaron Addis – Intrinsic Development
Mr. Keegan LeNeave – 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 7
Variance/Discrepancy List**

NOTE: Items resolved during the report period are shaded

Variance Number	Date Opened	Date Closed	Description
-			



Report Date: 07/28/2025
Client: Intrinsic Development
Project: A23129.00089.009
 Village at Discovery Park - Lot 7
 Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development **Ave. Temperature/Weather:** 87°F Ptl. Cloudy
Site Contact: John Grahovac **Report No.:** 213814
Contractor: Intrinsic Development **Set No.:** 1
Sample Location: Mat footing at Line B.1 to B.5, 3 to 4.3 **Cast Date:** 06/27/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	--	Mix Design:	--
Conc. Temp., ASTM C1064 (°F):	89	Truck/Ticket No.:	--/--
Ambient Temp. (°F):	87	Batch Time:	14:50:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	15:20:00
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:	SPENCER JON. PYE
Specified Strength (psi):	5,000	Received in Lab:	06/28/2025
Average Strength (psi):	5,693	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)
213814-1-1	--	12.57	4.00	57030	4540	2/N	07/04/2025	7
213814-1-2	--	12.63	4.01	70150	5550	5/N	07/25/2025	28
213814-1-3	--	12.63	4.01	73160	5790	5/N	07/25/2025	28
213814-1-4	--	12.63	4.01	72490	5740	2/N	07/25/2025	28
213814-1-5	--	--	--	--	--	--	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 (7/4/2025)
 ANGELA D. COATES (7/25/2025)

Reviewed by: Stephen C. Damron ()



CC: Addis, Aaron (Intrinsic Development) (e)
Walsh, Forrest (Intrinsic Development) (e)
McCannon, Sean (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)

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

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Report Date: 07/28/2025
Client: Intrinsic Development
Project: A23129.00089.009
 Village at Discovery Park - Lot 7
 Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development **Ave. Temperature/Weather:** 83°F Ptl. Cloudy
Site Contact: John Grahovac **Report No.:** 213950
Contractor: RHEMA Construction Group **Set No.:** 1
Sample Location: Stem wall for stair tower at Lline B.1 to B.5, 3 to 4 **Cast Date:** 06/30/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.75	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	3.1	Mix Design:	P4OC570V446
Conc. Temp., ASTM C1064 (°F):	80	Truck/Ticket No.:	928/1728301
Ambient Temp. (°F):	83	Batch Time:	12:29:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	13:08:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	39
Truck/Accum. Quantity (yd.³):	10/10	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	DALLIN JONATHAN. SEELEY
Specified Strength (psi):	5,000	Received in Lab:	07/01/2025
Average Strength (psi):	6,623	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)
213950-1-1	--	12.57	4.00	57940	4610	5/N	07/07/2025	7
213950-1-2	--	12.63	4.01	82310	6520	2/N	07/28/2025	28
213950-1-3	--	12.63	4.01	86810	6870	2/N	07/28/2025	28
213950-1-4	--	12.63	4.01	81800	6480	2/N	07/28/2025	28
213950-1-5	--	--	--	--	--	--	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 (7/7/2025)
 ANGELA D. COATES (7/28/2025)

Reviewed by: Stephen C. Damron ()



CC: Addis, Aaron (Intrinsic Development) (e)
Walsh, Forrest (Intrinsic Development) (e)
McCannon, Sean (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)

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

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Report Date: 08/11/2025
Client: Intrinsic Development
Project: A23129.00089.009
 Village at Discovery Park - Lot 7
 Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development **Ave. Temperature/Weather:** 92°F Sunny
Site Contact: Forest Walsh **Report No.:** 214550

Contractor: Intrinsic Development **Set No.:** 1
Sample Location: Stem wall at Line A, 1 to 2.5 **Cast Date:** 07/03/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.4	Mix Design:	W570
Conc. Temp., ASTM C1064 (°F):	85	Truck/Ticket No.:	439/1730576
Ambient Temp. (°F):	92	Batch Time:	13:03:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	13:14:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	11
Truck/Accum. Quantity (yd.³):	10/10	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	GRANT SWIFT
Specified Strength (psi):	5,000	Received in Lab:	07/04/2025
Average Strength (psi):	6,137	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)
214550-1-1	--	12.57	4.00	65240	5190	2/N	07/10/2025	7
214550-1-2	--	12.69	4.02	86290	6800	5/N	07/31/2025	28
214550-1-3	--	12.69	4.02	72250	5690	5/N	07/31/2025	28
214550-1-4	--	12.69	4.02	75120	5920	5/N	07/31/2025	28
214550-1-5	--	--	--	--	--	--	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 (7/10/2025)
 ANGELA D. COATES (7/31/2025)

Reviewed by: Peter F. Brull ()



CC: Addis, Aaron (Intrinsic Development) (e)
Walsh, Forrest (Intrinsic Development) (e)
McCannon, Sean (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)

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

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Report Date: 08/11/2025
Client: Intrinsic Development
Project: A23129.00089.009
 Village at Discovery Park - Lot 7
 Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development

Ave. Temperature/Weather:

Site Contact: Forrest Walsh

Report No.: 215001

Contractor: RHEMA Construction Group

Set No.: 1

Sample Location: Footings at Line 13, D.9 to F.9

Cast Date: 07/09/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.9	Mix Design:	P40C570V446
Conc. Temp., ASTM C1064 (°F):	85	Truck/Ticket No.:	922/1732559
Ambient Temp. (°F):	86	Batch Time:	14:03:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	14:31:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	28
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:	07/10/2025
Average Strength (psi):	7,390	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)
215001-1-1	--	12.57	4.00	70160	5580	2/N	07/16/2025	7
215001-1-2	--	12.63	4.01	94160	7460	2/N	08/06/2025	28
215001-1-3	--	12.63	4.01	98230	7780	2/N	08/06/2025	28
215001-1-4	--	12.63	4.01	87510	6930	2/N	08/06/2025	28
215001-1-5	--	--	--	--	--	--	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 (7/16/2025)
 ANGELA D. COATES (8/6/2025)

Reviewed by: Peter F. Brull ()



CC: Addis, Aaron (Intrinsic Development) (e)
Walsh, Forrest (Intrinsic Development) (e)
McCannon, Sean (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)

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

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Report Date: 08/11/2025
Client: Intrinsic Development
Project: A23129.00089.009
 Village at Discovery Park - Lot 7
 Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development

Ave. Temperature/Weather: 91°F Ptl. Cloudy

Site Contact: John Grahovac

Report No.: 215370

Contractor: Intrinsic Development

Set No.: 1

Sample Location: Footing at LIne F.9, 2.2 to 3.6

Cast Date: 07/11/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.75	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	4.6	Mix Design:	W570-3/4-4.46 (485+85C) CO2
Conc. Temp., ASTM C1064 (°F):	87	Truck/Ticket No.:	936/1734007
Ambient Temp. (°F):	91	Batch Time:	13:50:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	14:47:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	57
Truck/Accum. Quantity (yd.³):	10/10	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	DALLIN JONATHAN. SEELEY
Specified Strength (psi):	5,000	Received in Lab:	07/12/2025
Average Strength (psi):	5,210	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)
215370-1-1	--	12.57	4.00	48380	3850	5/N	07/18/2025	7
215370-1-2	--	12.63	4.01	63390	5020	5/N	08/08/2025	28
215370-1-3	--	12.63	4.01	67660	5360	2/N	08/08/2025	28
215370-1-4	--	12.63	4.01	66250	5250	2/N	08/08/2025	28
215370-1-5	--	--	--	--	--	--	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 (7/18/2025)
 ANGELA D. COATES (8/8/2025)

Reviewed by: Peter F. Brull ()



CC: Addis, Aaron (Intrinsic Development) (e)
Walsh, Forrest (Intrinsic Development) (e)
McCannon, Sean (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)

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

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RFI #5: Omitted Rebar at Elevator Pit Walls

Status	Closed on 06/10/25		
To	Cindy Senecal (McClure Engineering) <i>(Response Required)</i>	From	John Grahovac (Intrinsic Development)
Date Initiated	Jun 5, 2025	Due Date	Jun 8, 2025
Location		Project Stage	Under Construction
Cost Impact		Schedule Impact	
Spec Section	032000 - Concrete Reinforcing	Cost Code	03-3100 - Concrete-Structural
Drawing Number		Reference	
Linked Drawings			
Received From	Jose Carlos Velez (Rhema Construction Group)		
Copies To	Aaron Addis (Intrinsic Development), Peter Brull (UES), John Grahovac (Intrinsic Development), Earl Peterson (Intrinsic Development), Jose Carlos Velez (Rhema Construction Group)		

Activity

Question

Question from John Grahovac Intrinsic Development on Thursday, Jun 5, 2025 at 04:26 PM CDT

Rhema Construction omitted rebar that ties the elevator pit walls to the slab. See attached image and markup for reference.

Please specify embedment depth and epoxy for drill/epoxy of omitted rebar.

Thank you.

Attachments

[060525-lot-elevator_pit_image.jpg](#), [060525-lot5-omitted_rebar_markup.pdf](#)

Official Response

Response from Cindy Senecal McClure Engineering on Tuesday, Jun 10, 2025 at 12:15 PM CDT

Drill vertically 8 inches into top existing concrete wall and install #5 bent bars 12 inches o.c. with Dewalt AC200+ adhesive. Bent bar horizontal leg to be minimum 24" long. Bent bar vertical leg (assuming top of wall is 8" lower than top of slab) to be 14" long (provide minimum 2" cover from top of slab to bar).

Official Response

Response from John Grahovac Intrinsic Development on Tuesday, Jun 10, 2025 at 11:46 AM CDT

Cindy,

Please see the attached revised markup showing the as-built T.O.W.

Please specify a vertical embedment depth.

Thank you.

Attachments

[060525-lot5-omitted_rebar_markup_revision.pdf](#), [060525-lot-elevator_pit_image.jpg](#)

Official Response

Response from Cindy Senecal McClure Engineering on Tuesday, Jun 10, 2025 at 07:52 AM CDT

Drill horizontally 6 inches into face of existing concrete wall and install straight 30 inch long #5 bars 12 inches o.c. with Dewalt AC200+ adhesive.

All Replies

Response from Cindy Senecal McClure Engineering on Tuesday, Jun 10, 2025 at 12:15 PM CDT

Drill vertically 8 inches into top existing concrete wall and install #5 bent bars 12 inches o.c. with Dewalt AC200+ adhesive. Bent bar horizontal leg to be minimum 24" long. Bent bar vertical leg (assuming top of wall is 8" lower than top of slab) to be 14" long (provide minimum 2" cover from top of slab to bar).

Response from John Grahovac Intrinsic Development on Tuesday, Jun 10, 2025 at 11:46 AM CDT

Cindy,

Please see the attached revised markup showing the as-built T.O.W.

Please specify a vertical embedment depth.

Thank you.

Attachments

[060525-lot5-omitted_rebar_markup_revision.pdf](#), [060525-lot-elevator_pit_image.jpg](#)

Response from Cindy Senecal McClure Engineering on Tuesday, Jun 10, 2025 at 07:52 AM CDT

Drill horizontally 6 inches into face of existing concrete wall and install straight 30 inch long #5 bars 12 inches o.c. with Dewalt AC200+ adhesive.