



January 26, 2026

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 1
221 NE Alura Way
Lee' Summit, Missouri
Report Period: October 5, 2025 to November 1, 2025
Permit No.: PRCOM20246060
UES Project No.: A23129.00089.008
Legacy Project No: J044702.09

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 structural masonry and structural steel 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

Structural Masonry

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

October 6	- Stair tower at Line A to B, 4 to 4.4; elevation 116.0 to 120.0
October 7	- Stair tower at Line C to D, 4 to 4.4; elevation 124.0 to 128.0
October 9	- Stair tower at Line C to D, 4 to 4.4; elevation 128.0 to 132.0
October 10	- Stair tower at Line C to D, 4 to 4.4; elevation 132.0 to 139.0 (two lifts)
October 13	- Stair tower at Line A to B, 4 to 4.4; elevation 120.0 to 128.0 (two lifts)
October 14	- Stair tower at Line A to B, 4 to 4.4; elevation 128.0 to 132.0

October 15	- Stair tower at Line A to B, 4 to 4.4; elevation 132.0 to 136.0
October 16	- Stair tower at Line A to B, 4 to 4.4; elevation 136.0 to 139.0
October 18	- Elevator shaft at Line A to A.5, 4.7 to 5; elevation 112.0 to 116.0
October 20	- Elevator shaft at Line A to A.5, 4.7 to 5; elevation 116.0 to 120.0
October 22	- Elevator shaft at Line A to A.5, 4.7 to 5; elevation 120.0 to 124.0
October 23	- Elevator shaft at Line A to A.5, 4.7 to 5; elevation 124.0 to 132.0 (two lifts)
October 24	- Elevator shaft at Line A to A.5, 4.7 to 5; elevation 132.0 to 136.0
October 27	- Elevator shaft at Line A to A.5, 4.7 to 5; elevation 136.0 to 139.0
November 1	- Elevator shaft at Line A to A.5, 4.7 to 5; elevation 139.0 to 141.5

Field tests were performed and test specimens cast with the mortar, grout, and block used in the construction of the referenced walls. The recent compressive strength test results are enclosed.

Structural Steel

The structural steel framing and welded connections were observed for the 2nd floor framing at Line A to D, 1 to 4 on October 21. The structural steel framing was observed for the required grade, size, erection, and anchor bolts. The welded connections for the bar joists to the beams were observed with respect to the project documents and AWS D1.1 for the required size, length, number, spacing, appearance, and electrode.

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 Biritz
Project Manager

Attachments: Grout Prism Test Results
Block Prism Test Results

cc: Mr. Joe Frogge – City of Lee's Summit
Mr. Aaron Addis – Intrinsic Development
Mr. Keegan LeNeave – Intrinsic Development
Mr. AJ Dolph – Rosemann & Associates, PC
Ms. Cindy Senecal – McClure Vision
UES S.I. File

**Village at Discovery Park – Lot 1
Variance/Discrepancy List**

NOTE: Items resolved during the report period are shaded

Variance Number	Date Opened	Date Closed	Description
-			



Report Date: 11/13/2025
Client: Intrinsic Development
Project: A23129.00089.008
 The Village at Discovery - Lot 1 J044702.09
 Lee's Summit, MO

Grout Prism Test Results

General Contractor: Intrinsic Development

Avg. Temperature/Weather:

Site Contact: Forrest Walsh

Report No.: 236024

Contractor: RHEMA Construction Group

Set No.: 1

Sample Location: Masonry wall for stair tower at Line A to B, 4 to 4.4

Cast Date: 10/15/2025

FIELD DATA

Slump, ASTM C143 (in.):	9.50	Supplier:	Spec Mix
Air Content, ASTM C231 (%):	--	Mix Design:	Type S Grout
Mix Temp., ASTM C1064 (°F):	84	Truck/Ticket No.:	--/--
Ambient Temp. (°F):	85	Batch Time:	--
Truck/Accum. Quantity (yd.³):	--/--	Batch/Sample Time:	16:20:00/16:28:00
Sampled From:	Mixed On-Site	Mixing Time (min.):	8
Fabrication Mold:	CMU Blocks	Initial Curing Method:	Sealed
Specified Strength (psi):	2,000	Cast By:	SETH THOMAS. LITTLESTONE
Average Strength (psi):	3,680	Received in Lab:	10/16/2025
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
236024-1-1	--	9.80	28540	2910	Y	10/22/2025	7
236024-1-2	--	10.33	39370	3810	Y	11/12/2025	28
236024-1-3	--	9.88	37260	3770	Y	11/12/2025	28
236024-1-4	--	10.17	35310	3470	Y	11/12/2025	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 (10/22/2025)
 ANGELA D. COATES (11/12/2025)

Reviewed by: Peter F. Brull ()

CC: Senecal, Cindy (McClure Vision) (e)
 Peterson, Earl (Intrinsic Development) (e)
 Addis, Aaron (Intrinsic Development) (e)
 Grahovac, John (Intrinsic Development) (e)

Walsh, Forrest (Intrinsic Development) (e)
 Dolph, AJ (Rosemann & Associates, PC) (e)
 Maenner, Brian (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:	25-019
Project Name:	Village at Discovery Park Lot 1	Project Number:	A23129.00089.008
Contractor:	Intrinsic Development	Report Date:	8/20/2025
Sample Location:	Stair tower at Line D to E, 16.5 to 18	Elevation:	132.0 to 136.0

Field Data			
Subcontractor:	RHEMA Construction	Date Sampled:	10/15/2025
Supplier:	Quick-crete	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	
25-019A	15.62	15.63	7.64	2.05	1.00	
25-019B	15.69	15.63	7.63	2.06	1.00	
25-019C	15.59	15.64	7.63	2.04	1.00	
Net Block Prism Area - ASTM C 140 (in²): <u>60.00</u>						
Compressive Strength Test Result						
Unit Number	Age (days)	Break Date	Compressive Load (lbs.)	Compressive Strength (psi)	Corrected Strength (psi)	Fail Mode
25-019A	28	11/12/2025	134,000	2,230	2,230	6
25-019B	28	11/12/2025	114,150	1,900	1,900	6
25-019C	28	11/12/2025	90,060	1,500	1,500	2
Average 28-day Strength (psi): <u>2,070</u>						

Reviewed by:
Peter F. Brull, P.E.

Cracking was observed in the block of Sample C prior to compressive strength testing. Above average excludes Sample C.

Comments:

¹Hollow cell or fully grouted