

January 26, 2026

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 1  
221 NE Alura Way  
Lee' Summit, Missouri  
Report Period: November 30, 2025 to January 23, 2026  
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 reinforced concrete 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. UES's services were not requested between December 23 and January 22.

### **Summary of Activities**

#### **Reinforced Concrete**

Placement of the reinforcing steel and concrete was observed for the 2<sup>nd</sup> floor slab-on-deck on December 22. Field tests were performed and compressive strength specimens cast with samples of the concrete placed in the referenced location. The recent compressive strength test results are enclosed.

#### **Structural Steel**

The welded connections and metal decking were observed at the following locations:

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December 4 - Beam to masonry embed welded connections at Line A to B, 4 to 4.5 and Line C to D, 4 to 4.5  
- Stairwell landing decking at Line A to B, 4 to 4.5 and Line C to D, 4 to 4.5

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December 9 - Bridge support angles at the 2<sup>nd</sup> floor and roof framing, Line A, 1 to 8; Line D, 1 to 8; Line 1, A to D; and Line 8, A to D

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The welded connections for the beams to masonry embeds were observed with respect to the project documents and AWS D1.1 for the required size, length, number, spacing, appearance, and electrode. The metal decking for the stairwell landings was observed with regard to the size, gauge, location, orientation, and lap length indicated in the project documents. The Hilti nailed decking connections were observed for the size, number, spacing, and the manufacturer's recommended procedures. The tek screws for the decking side-lap connections were observed for the required size, number, and spacing.

### **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, P.E.  
Senior Engineer

A handwritten signature in blue ink that reads "Steve Biritz".

Steve Biritz  
Project Manager

Attachments: Concrete Cylinder 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

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**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
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**Report Date:** 01/20/2026  
**Client:** Intrinsic Development  
**Project:** A23129.00089.008  
 The Village at Discovery - Lot 1 J044702.09  
 Lee's Summit, MO

# Concrete Cylinder Test Results

**General Contractor:** Intrinsic Development **Ave. Temperature/Weather:**  
**Site Contact:** Keegan LeNeave **Report No.:** 241829  
**Contractor:** Secon Construction, Inc. **Set No.:** 1  
**Sample Location:** Slab-on-deck at 2nd floor, Line C to D, 5 to 6 **Cast Date:** 12/22/2025

### FIELD DATA (ASTM C31)

<b>Slump, ASTM C143 (in.):</b>	6.00	<b>Supplier:</b>	Geiger Ready-Mix
<b>Air Content, ASTM C231 (%):</b>	4.7	<b>Mix Design:</b>	LWTBC650
<b>Conc. Temp., ASTM C1064 (°F):</b>	66	<b>Truck/Ticket No.:</b>	477/1800715
<b>Ambient Temp. (°F):</b>	45	<b>Batch Time:</b>	06:01:00
<b>Unit Weight, ASTM C138 (p.c.f.):</b>	--	<b>Sample Time:</b>	06:35:00
<b>Yield, ASTM C138 (ft.<sup>3</sup>):</b>	--	<b>Mixing Time (min.):</b>	34
<b>Truck/Accum. Quantity (yd.<sup>3</sup>):</b>	10/10	<b>Initial Curing Method:</b>	Sealed
<b>Sampled From, ASTM C172:</b>	Truck Chute	<b>Cylinders Cast By:</b>	SETH THOMAS. LITTLESTONE
<b>Specified Strength (psi):</b>	<b>3,000</b>	<b>Received in Lab:</b>	12/23/2025
<b>Average Strength (psi):</b>	<b>6,090</b>	<b>Condition Received:</b>	Satisfactory
<b>Field Condition:</b>	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)
241829-1-1	--	12.57	4.00	63680	5070	5/N	12/29/2025	7
241829-1-2	--	12.57	4.00	75830	6030	5/N	01/19/2026	28
241829-1-3	--	12.57	4.00	77580	6170	5/N	01/19/2026	28
241829-1-4	--	12.57	4.00	76260	6070	2/N	01/19/2026	28
241829-1-5	--	--	--	--	--	--	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:** Lightweight concrete

**Tested By:** ANGELA D. COATES (12/29/2025)  
 ANGELA D. COATES (1/19/2026)

**Reviewed by:** Peter F. Brull ()



**CC:** LeNeave, Keegan (Intrinsic Development) (e)  
Walsh, Forrest (Intrinsic Development) (e)  
Peterson, Earl (Intrinsic Development) (e)  
Addis, Aaron (Intrinsic Development) (e)  
Grahovac, John (Intrinsic Development) (e)

Senecal, Cindy (McClure Vision) (e)  
LeNeave, Keegan (Intrinsic Development) (e)  
Dolph, AJ (Rosemann & Associates, PC) (e)  
Maenner, Brian (Intrinsic Development) (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:** 01/20/2026  
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**Project:** A23129.00089.008  
 The Village at Discovery - Lot 1 J044702.09  
 Lee's Summit, MO

## Concrete Cylinder Test Results

**General Contractor:** Intrinsic Development

**Ave. Temperature/Weather:**

**Site Contact:** Keegan LeNeave

**Report No.:** 241829

**Contractor:** Secon Construction, Inc.

**Set No.:** 2

**Sample Location:** Slab-on-deck at 2nd floor, Line C to D, 2 to 3

**Cast Date:** 12/22/2025

### FIELD DATA (ASTM C31)

<b>Slump, ASTM C143 (in.):</b>	6.75	<b>Supplier:</b>	Geiger Ready-Mix
<b>Air Content, ASTM C231 (%):</b>	4.7	<b>Mix Design:</b>	LWTBC650
<b>Conc. Temp., ASTM C1064 (°F):</b>	68	<b>Truck/Ticket No.:</b>	467/1800815
<b>Ambient Temp. (°F):</b>	45	<b>Batch Time:</b>	08:02:00
<b>Unit Weight, ASTM C138 (p.c.f.):</b>	--	<b>Sample Time:</b>	08:59:00
<b>Yield, ASTM C138 (ft.<sup>3</sup>):</b>	--	<b>Mixing Time (min.):</b>	57
<b>Truck/Accum. Quantity (yd.<sup>3</sup>):</b>	10/90	<b>Initial Curing Method:</b>	Sealed
<b>Sampled From, ASTM C172:</b>	Truck Chute	<b>Cylinders Cast By:</b>	SETH THOMAS. LITTLESTONE
<b>Specified Strength (psi):</b>	<b>3,000</b>	<b>Received in Lab:</b>	12/23/2025
<b>Average Strength (psi):</b>	<b>5,960</b>	<b>Condition Received:</b>	Satisfactory
<b>Field Condition:</b>	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)
241829-2-1	--	12.57	4.00	58810	4680	2/N	12/29/2025	7
241829-2-2	--	12.57	4.00	76050	6050	5/N	01/19/2026	28
241829-2-3	--	12.57	4.00	75110	5980	2/N	01/19/2026	28
241829-2-4	--	12.57	4.00	73660	5860	2/N	01/19/2026	28
241829-2-5	--	--	--	--	--	--	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:** The contractor added 10 gallons of water to the load

**Tested By:** ANGELA D. COATES (12/29/2025)  
 ANGELA D. COATES (1/19/2026)

**Reviewed by:** Peter F. Brull ()



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