



January 26, 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 1  
221 NE Alura Way  
Lee' Summit, Missouri  
Report Period: September 7, 2025 to October 4, 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 reinforced concrete, drilled and epoxy-grouted reinforcing steel, drilled and epoxy-grouted anchors, structural masonry, structural steel, and asphaltic 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**

#### **Reinforced Concrete**

Placement of the reinforcing steel and concrete was observed within the referenced foundation excavations and at the following locations:

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September 8 - Curb and gutter for north parking lot, northeast corner

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September 10 - Curb and gutter for north parking lot, east drive peninsula  
between Lots 1 and 2

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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 compressive strength test results are enclosed.

#### **Drilled and Epoxy-Grouted Reinforcing Steel**

Installation of the vertical reinforcing steel for the masonry walls into the existing footing at Grids A/4, B/4, C/4, and D/4 was observed on September 15. The drilled holes were observed for the required spacing, depth, diameter, and cleaning procedures. Installation of the reinforcing steel

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dowels was observed with respect to RFI #9 from Lot 3 for the specified reinforcing steel diameter, grade, embedment, projection, orientation, spacing, configuration, and type of epoxy used.

#### Drilled and Epoxy-Grouted Anchor Bolts

Installation of the drilled and epoxy-grouted anchor bolts were observed for the future structural steel columns between September 20 and 24. The drilled holes were 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 bolt diameter, grade, embedment, projection, and type of epoxy used.

#### Structural Masonry

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

|              |  |
|--------------|--|
| September 8  | - Stair tower at Line A to B, 4 to 4.4, elevation 100.0 to 104.0   |
| September 10 | - Stair tower at Line C to D, 4 to 4.4, elevation 100.0 to 104.0   |
| September 17 | - Stair tower at Grids A/4, B/4, C/4, and D/4, elevation 100.0 to 104.0<br>- Line A to B, 4 to 4.5; elevation 104.0 to 108.0 |
| September 19 | - Stair tower at Line C to D, 4 to 4.4; elevation 104.0 to 108.0   |
| September 24 | - Stair tower at Line C to D, 4 to 4.4; elevation 108.0 to 112.0   |
| September 25 | - Stair tower at Line C to D, 4 to 4.4; elevation 112.0 to 116.0   |
| September 26 | - Stair tower at Line A to B, 4 to 4.4; elevation 108.0 to 112.0   |
| October 1    | - Stair tower at Line A to B, 4 to 4.4; elevation 112.0 to 116.0   |
| October 2    | - Stair tower at Line C to D, 4 to 4.4; elevation 116.0 to 120.0   |
| October 3    | - Stair tower at Line C to D, 4 to 4.4; elevation 120.0 to 124.0   |

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

Sample lots of the 3/4-inch diameter ASTM A325 bolts were calibrated on September 22. A Model MZ Skidmore-Wilhelm was used to calibrate bolts of 2-inches in length using the AISC tension control method. The calibration test results are enclosed.

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### Asphaltic Concrete

Field tests were performed in the base course of the asphaltic concrete placed within the parking lots between September 11 and 12. The field density test results were evaluated based on the Marshall densities provided by the asphalt supplier. The field density 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,

UES



Peter F. Brull, P.E.  
Senior Engineer

Steve Biritz  
Project Manager

Attachments: Concrete Test Results  
Grout Prism Test Results  
Block Prism Test Results  
Bolt Calibration Test Results  
Asphalt Density 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<br>Number | Date<br>Opened | Date<br>Closed | Description |
|--------------------|----------------|----------------|-------------|
| -                  |                |                |             |

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**Report Date:** 10/17/2025  
**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:** Forrest Walsh

**Report No.:** 222395

**Contractor:** Advanced Excavation, LLC

**Set No.:** 1

**Sample Location:** Curb and gutter for east drive peninsula between Lots 1 and 2

**Cast Date:** 09/10/2025

### FIELD DATA (ASTM C31)

|   |              |                               |                          |
|---|--------------|-------------------------------|--------------------------|
| <b>Slump, ASTM C143 (in.):</b>                  | 1.25         | <b>Supplier:</b>              | Ozark Ready Mix          |
| <b>Air Content, ASTM C231 (%):</b>              | 5.1          | <b>Mix Design:</b>            | 4509MC                   |
| <b>Conc. Temp., ASTM C1064 (°F):</b>            | 84           | <b>Truck/Ticket No.:</b>      | 3048/2022480             |
| <b>Ambient Temp. (°F):</b>                      | 79           | <b>Batch Time:</b>            | 10:46:00                 |
| <b>Unit Weight, ASTM C138 (p.c.f.):</b>         | --           | <b>Sample Time:</b>           | 11:28:00                 |
| <b>Yield, ASTM C138 (ft.<sup>3</sup>):</b>      | --           | <b>Mixing Time (min.):</b>    | 42                       |
| <b>Truck/Accum. Quantity (yd.<sup>3</sup>):</b> | 8/8          | <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>4,000</b> | <b>Received in Lab:</b>       | 09/11/2025               |
| <b>Average Strength (psi):</b>                  | <b>6,850</b> | <b>Condition Received:</b>    | Satisfactory             |
| <b>Field Condition:</b>                         | Satisfactory |                               |                          |

### Laboratory Data (ASTM C39 / C1231 / C617)

| Cylinder ID/<br>Report No. | Cylinder<br>Weight<br>(lbs.) | Cross Sec.<br>Area<br>(sq.in.) | Cylinder<br>Diameter<br>(in.) | Maximum<br>Load<br>(lbs.) | Compressive<br>Strength<br>(psi) | Fracture/<br>Capping<br>Type * | Test Date  | Cylinder<br>Test Age<br>(day) |
|----------------------------|------------------------------|--------------------------------|-------------------------------|---------------------------|----------------------------------|--------------------------------|------------|-------------------------------|
| 222395-1-1                 | --                           | 12.63                          | 4.01                          | 71700                     | 5680                             | 5/N                            | 09/17/2025 | 7                             |
| 222395-1-2                 | --                           | 12.63                          | 4.01                          | 67120                     | 5310                             | 5/N                            | 10/08/2025 | 28                            |
| 222395-1-3                 | --                           | 12.63                          | 4.01                          | 96150                     | 7610                             | 2/N                            | 10/08/2025 | 28                            |
| 222395-1-4                 | --                           | 12.63                          | 4.01                          | 96330                     | 7630                             | 2/N                            | 10/08/2025 | 28                            |
| 222395-1-5                 | --                           | --                             | --                            | --                        | --                               | --                             | 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:** KCMMB 4K

**Tested By:** ANGELA D. COATES (9/17/2025)  
 ANGELA D. COATES (10/8/2025)

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



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**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)

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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:** 10/17/2025  
**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.:** 222395

**Contractor:** RHEMA Construction Group

**Set No.:** 2

**Sample Location:** Masonry wall for stair tower at Line C to D, 4 to 4.4; elevation 100.0 to 104.0

**Cast Date:** 09/10/2025

### FIELD DATA

|   |               |                               |                          |
|---|---------------|-------------------------------|--------------------------|
| <b>Slump, ASTM C143 (in.):</b>                  | 9.75          | <b>Supplier:</b>              | --                       |
| <b>Air Content, ASTM C231 (%):</b>              | --            | <b>Mix Design:</b>            | Type S                   |
| <b>Mix Temp., ASTM C1064 (°F):</b>              | 80            | <b>Truck/Ticket No.:</b>      | --/--                    |
| <b>Ambient Temp. (°F):</b>                      | 84            | <b>Batch Time:</b>            | --                       |
| <b>Truck/Accum. Quantity (yd.<sup>3</sup>):</b> | --/--         | <b>Batch/Sample Time:</b>     | 15:10:00/15:14:00        |
| <b>Sampled From:</b>                            | Mixed On-Site | <b>Mixing Time (min.):</b>    | 4                        |
| <b>Fabrication Mold:</b>                        | CMU Blocks    | <b>Initial Curing Method:</b> | Sealed                   |
| <b>Specified Strength (psi):</b>                | <b>2,000</b>  | <b>Cast By:</b>               | SETH THOMAS. LITTLESTONE |
| <b>Average Strength (psi):</b>                  | <b>4,043</b>  | <b>Received in Lab:</b>       | 09/11/2025               |
| <b>Field Condition:</b>                         | Satisfactory  | <b>Condition Received:</b>    | Satisfactory             |

### LABORATORY DATA FOR 3" X 3" X 6" SPECIMEN (ASTM C1019 / C1231 / C617)

| Sample ID/<br>Report No. | Prism<br>Weight<br>(lbs.) | Cross Sec.<br>Area<br>(sq.in.) | Maximum<br>Load<br>(lbs.) | Compressive<br>Strength<br>(psi) | Fracture/Capping<br>Type * | Test Date  | Prism Test<br>Age |
|--------------------------|---------------------------|--------------------------------|---------------------------|----------------------------------|----------------------------|------------|-------------------|
| 222395-2-1               | --                        | 9.54                           | 28430                     | 2980                             | B                          | 09/17/2025 | 7                 |
| 222395-2-2               | --                        | 9.45                           | 38130                     | 4030                             | B                          | 10/08/2025 | 28                |
| 222395-2-3               | --                        | 9.61                           | 37600                     | 3910                             | B                          | 10/08/2025 | 28                |
| 222395-2-4               | --                        | 9.57                           | 40100                     | 4190                             | B                          | 10/08/2025 | 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 (9/17/2025)  
 ANGELA D. COATES (10/8/2025)

**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)

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**Compressive Strength of Masonry Block Prisms  
ASTM C 1314**

|                         |   |                        |                         |
|-------------------------|---|------------------------|-------------------------|
| <b>Client:</b>          | <u>Intrinsic Development</u>            | <b>Sample No:</b>      | <u>25-018</u>           |
| <b>Project Name:</b>    | <u>The Village at Discovery - Lot 1</u> | <b>Project Number:</b> | <u>A23129.00089.008</u> |
| <b>Contractor:</b>      | <u>RHEMA Construction</u>               | <b>Report Date:</b>    | <u>11/13/2025</u>       |
| <b>Sample Location:</b> | <u>E Stairtower Masonry Wall</u>        | <b>Elevation:</b>      | <u>100.0 to 104.0</u>   |

| Field Data               |                      |  |                       |
|--------------------------|----------------------|--|-----------------------|
| <b>Subcontractor:</b>    | <u>Ramma Masonry</u> | <b>Date Sampled:</b>                     | <u>9/19/2025</u>      |
| <b>Supplier:</b>         | <u></u>              | <b>Technician:</b>                       | <u>S. Littlestone</u> |
| <b>Weather:</b>          | <u></u>              | <b>Specified Strength - f'm (psi):</b>   | <u>2,000</u>          |
| <b>Temperature (°F):</b> | <u></u>              | <b>Block Width (6-, 8-, or 12-inch):</b> | <u>8</u>              |
| <b>Mortar Type:</b>      | <u>S</u>             | <b>Number of Mortar Beds:</b>            | <u>1</u>              |
| <b>Grout Type:</b>       | <u>N/A</u>           | <b>Construction Type<sup>1</sup>:</b>    | <u>Hollow Cell</u>    |

| Laboratory Data   |                      |                      |                         |                            |                          |           |
|---|----------------------|----------------------|-------------------------|----------------------------|--------------------------|-----------|
| Specimen Dimensions   |                      |                      |                         |                            |                          |           |
| Unit Number   | Average Height (in.) | Average Length (in.) | Average Width (in.)     | Height to Width Ratio      | Correction Factor        |           |
| 25-018A   | 15.73                | 15.64                | 7.63                    | 2.06                       | 1.00                     |           |
| 25-018B   | 15.66                | 15.63                | 7.63                    | 2.05                       | 1.00                     |           |
| 25-018C   | 15.70                | 15.64                | 7.62                    | 2.06                       | 1.00                     |           |
| <b>Net Block Prism Area - ASTM C 140 (in<sup>2</sup>):</b> <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 |
| 25-018A   | 28                   | 10/17/2025           | 126,760                 | 2,110                      | 2,110                    | 3         |
| 25-018B   | 28                   | 10/17/2025           | 131,680                 | 2,190                      | 2,190                    | 3         |
| 25-018C   | 28                   | 10/17/2025           | 116,470                 | 1,940                      | 1,940                    | 3         |
| <b>Average 28-day Strength (psi):</b>                                   |                      |                      |                         |                            | <u>2,080</u>             |           |

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

**Comments:**

<sup>1</sup>Hollow cell or fully grouted

# A325/A490 BOLT PRE-INSTALLATION VERIFICATION CALIBRATION FORM

(for fully pre-tensioned and/or slip-critical connections – threads excluded)

Project Name: Discovery Park – Lot 1 Date: September 22, 2025

Project Number: A23129.00089.008 Foreman: \_\_\_\_\_

|                          |                                      |  |   |  |
|--------------------------|--------------------------------------|--|---|--|
| <b>Tightening Method</b> | <input type="checkbox"/> Turn-of-Nut | <input checked="" type="checkbox"/> Twist-off (Tension Control) Type | <input type="checkbox"/> Direct Tension Indicator | <input type="checkbox"/> Calibrated Wrench |
|--------------------------|--------------------------------------|--|---|--|

| Bolt Assembly/ASTM # |        |      | Lot Numbers |        |     | Diameter (in) | Length (in) | Kips/Torque/Gap |    |    |
|----------------------|--------|------|-------------|--------|-----|---------------|-------------|-----------------|----|----|
| Bolt                 | Washer | Nut  | Bolt        | Washer | Nut |               |             |                 |    |    |
| A325                 | F436   | A563 | I750200TC   |        |     | 3/4           | 2           | 36              | 34 | 33 |
|                      | F436   | A563 |             |        |     |               |             |                 |    |    |
|                      | F436   | A563 |             |        |     |               |             |                 |    |    |
|                      | F436   | A563 |             |        |     |               |             |                 |    |    |
|                      | F436   | A563 |             |        |     |               |             |                 |    |    |
|                      | F436   | A563 |             |        |     |               |             |                 |    |    |

| Calibration and Tightening Equipment |                           |               |                  |
|--------------------------------------|---------------------------|---------------|------------------|
| Location                             | Type and Model            | Serial Number | Calibration Date |
| Job Site                             | Skidmore Wilhelm MZ       | 18074         |                  |
| Job Site                             | Torque Wrench (Manual)    |               |                  |
| Job Site                             | Impact Wrench (Air/Elec.) |               |                  |

**Bolting Crew:** Bountiful Steel

| Table 1<br>Minimum Bolt Pretension (kips) |                |        |
|---|----------------|--------|
| Nominal Bolt Diameter                     | A325 and F1852 | A490   |
| 1/2"                                      | 12.6           | 15.75  |
| 5/8"                                      | 19.95          | 25.2   |
| 3/4"                                      | 29.4           | 36.75  |
| 7/8"                                      | 40.95          | 51.45  |
| 1"  | 53.55          | 67.2   |
| 1-1/8"                                    | 58.8           | 84.0   |
| 1-1/4"                                    | 74.55          | 107.1  |
| 1-3/8"                                    | 89.25          | 127.05 |
| 1-1/2"                                    | 108.15         | 155.4  |

| Table 2<br>Nut Rotation from Snug-Tight   |                                |   |   |
|---|--------------------------------|---|---|
| Disposition of Outer Face of Bolted Parts |                                |   |   |
| Bolt Length (d = diameter)                | Both faces normal to bolt axis | One face normal to bolt axis, other sloped not more than 1:20 | Both faces sloped not more than 1:20 from normal to bolt axis |
| Not more than 4 x d                       | 1/3 turn                       | 1/2 turn  | 2/3 turn  |
| More than 4 x d but not more than 8 x d   | 1/2 turn                       | 2/3 turn  | 5/6 turn  |
| More than 8 x d but not more than 12 x d  | 2/3 turn                       | 5/6 turn  | 1 turn  |

**Field Representative:** PFB

**Reviewed By:**

Notice: The Geotechnology representative is on-site to observe operations of the contractor identified, form opinions about the accuracy of those operations and report those opinions to the client. The presence and activities of our field representative do not relieve the contractor from its obligation to meet contractual requirements. No one except our client may rely on our findings and opinions. The contractor retains sole responsibility for site safety and the methods, operations, and sequences of construction.

Note: Until reviewed and signed by an authorized Geotechnology project manager, this Calibration Form is to be considered preliminary and is provided solely as evidence that the field observation was performed. Observations, conclusions, and/or recommendations conveyed in the final report may vary from and shall take precedence over those indicated in a preliminary report.





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

## Asphalt Density Test Results

**Report Date:** 09/11/2025

**Area Being Filled:** North parking lot

**Description of Fill Material:** Type 2-01

### TABULATION OF FIELD DENSITY TEST RESULTS (ASTM D6938)

| Test No. | Test Location                  | Course | Mix Design | Laboratory Density (pcf) | In Place Density (pcf) | Probe Depth (in) | Percent Compaction | Min./Max. Comp. Spec. (%) | Result |
|----------|--------------------------------|--------|------------|--------------------------|------------------------|------------------|--------------------|---------------------------|--------|
| 1        | Parking lot 20' north 25' east | Base   | Type 2-01  | 149.70                   | 149.90                 | 4"               | 100.1              | 95.0/105.0                | Pass   |
| 2        | Parking lot 25' north 90' east | Base   | Type 2-01  | 149.70                   | 151.50                 | 4"               | 101.2              | 95.0/105.0                | Pass   |

**Remarks:** Reference point: Building northwest corner

**UES Representative:** SETH THOMAS. LITTLESTONE

**Report Date:** 09/12/2025

**Area Being Filled:** West parking stalls and drive

**Description of Fill Material:** Type 2-01

### TABULATION OF FIELD DENSITY TEST RESULTS (ASTM D6938)

| Test No. | Test Location                     | Course | Mix Design | Laboratory Density (pcf) | In Place Density (pcf) | Probe Depth (in) | Percent Compaction | Min./Max. Comp. Spec. (%) | Result |
|----------|-----------------------------------|--------|------------|--------------------------|------------------------|------------------|--------------------|---------------------------|--------|
| 1        | Parking stalls 75' south 35' west | Base   | Type 2-01  | 149.70                   | 148.60                 | Back Scatter     | 99.2               | 95.0/105.0                | Pass   |
| 2        | Drive 130' south 40' west         | Base   | Type 2-01  | 149.70                   | 152.10                 | Back Scatter     | 101.6              | 95.0/105.0                | Pass   |
| 3        | Drive 230' south 40' west         | Base   | Type 2-01  | 149.70                   | 148.60                 | Back Scatter     | 99.2               | 95.0/105.0                | Pass   |
| 4        | Drive 330' south 45' west         | Base   | Type 2-01  | 149.70                   | 145.90                 | Back Scatter     | 97.4               | 95.0/105.0                | Pass   |

**Remarks:** Reference point: Building northwest corner

**UES Representative:** SETH THOMAS. LITTLESTONE