January 27, 2026

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

RE: Special Inspection Report No. 8
Village at Discovery Park – Lot 7
221 NE Alura Way
Lee' Summit, Missouri
Report Period: November 2, 2025 to January 23, 2026
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 reinforced concrete, drilled and epoxy-grouted reinforcing steel, and structural masonry 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

Reinforced Concrete

Placement of the reinforcing steel, anchor bolts, and concrete was observed at the following locations:

November 13	-	Stem wall at Line F.1, 5.5 to 6.5
November 25	-	Garage slab-on-grade at Line D.2 to F.9, 6 to 13

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 vertical and horizontal drilled and epoxy-grouted reinforcing steel was observed at the following locations:

November 11	-	Stem wall at Line F.1, 5.5 to 6.5

. 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 #3 for the specified reinforcing steel diameter, grade, embedment, projection, orientation, spacing, configuration, and type of epoxy used.

Structural Masonry

Placement of the reinforcing steel and grout for the concrete masonry unit (CMU) walls was observed at Line F.9, 6.6 to 13; elevation 98.0 to 102.0 on November 20.

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: Variance/Discrepancy List
Concrete Cylinder Test Results

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
1	08/15/25	11/13/25	- The subcontractor experienced a blowout of the concrete forms during placement of the stem walls at Line G, 3 to 6.5 and Line F to G, 5.5 to 6.5, resulting in placement of concrete to approximately half the planned height of the stem wall. - (08/18/25) The subcontractor repaired the concrete forms and planned on finishing placement of the referenced stem walls, which would have created a horizontal cold joint. Per UES recommendations, citing the ACI manual, the contractor instructed the subcontractor to remove the existing concrete to the top of footing elevation and repour the stem wall. - (09/24/25) The subcontractor removed the concrete placed for the stem walls and proceeded to install drilled and epoxy-grouted reinforcing steel into the existing footings and stem walls per RFI #3 at Line G, 3 to 6.5. - Referenced stem walls removed and replaced per the structural engineer's instructions. **Discrepancy Resolved.**

Report Date: 12/24/2025
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
Site Contact: Cody Roberts
Ave. Temperature/Weather: 52°F Cloudy
Report No.: 239822

Contractor: RHEMA Construction Group
Sample Location: Slab-on-grade for parking garage at Line D.2 to D.9, 6 to 6.5
Set No.: 1
Cast Date: 11/25/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.00	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	4.8	**Mix Design:**	WA536-3/4-4
Conc. Temp., ASTM C1064 (°F):	72	**Truck/Ticket No.:**	498/1793532
Ambient Temp. (°F):	50	**Batch Time:**	03:25:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	04:00:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	35
Truck/Accum. Quantity ($yd.^3$):	10/10	**Initial Curing Method:**	Sealed
Sampled From, ASTM C172:	Truck Chute	**Cylinders Cast By:**	HAYDEN WHITEFORD
Specified Strength (psi):	**4,000**	**Received in Lab:**	11/26/2025
Average Strength (psi):	**5,880**	**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)
239822-1-1	--	12.50	3.99	57080	4570	2/N	12/02/2025	7
239822-1-2	--	12.57	4.00	72960	5810	5/N	12/23/2025	28
239822-1-3	--	12.57	4.00	76740	6110	5/N	12/23/2025	28
239822-1-4	--	12.57	4.00	71990	5730	5/N	12/23/2025	28
239822-1-5	--	--	--	--	--	--	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 (12/2/2025)
ANGELA D. COATES (12/23/2025)

Reviewed by: Peter F. Brull ()

CC: LeNeave, Keegan (Intrinsic Development) (e)
Dolph, AJ (Rosemann & Associates, PC) (e)
Maenner, Brian (Intrinsic Development) (e)
Grahovac, John (Intrinsic Development) (e)
Senecal, Cindy (McClure Vision) (e)
Addis, Aaron (Intrinsic Development) (e)
Walsh, Forrest (Intrinsic Development) (e)
McCannon, Sean (Intrinsic Development) (e)
Roberts, Cody (Intrinsic Development) (e)

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Report Date: 12/24/2025
Client: Intrinsic Development
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Lee's Summit, MO

Concrete Cylinder Test Results

General Contractor: Intrinsic Development
Site Contact: Cody Roberts
Ave. Temperature/Weather: 52°F Cloudy
Report No.: 239822

Contractor: RHEMA Construction Group
Sample Location: Slab-on-grade for parking garage at Line E.5 to F.5, 7.5 to 8
Set No.: 2
Cast Date: 11/25/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	7.00	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	6.3	**Mix Design:**	WA536
Conc. Temp., ASTM C1064 (°F):	70	**Truck/Ticket No.:**	925/1793610
Ambient Temp. (°F):	50	**Batch Time:**	06:19:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	06:46:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	27
Truck/Accum. Quantity ($yd.^3$):	10/130	**Initial Curing Method:**	Sealed
Sampled From, ASTM C172:	Truck Chute	**Cylinders Cast By:**	HAYDEN WHITEFORD
Specified Strength (psi):	**4,000**	**Received in Lab:**	11/26/2025
Average Strength (psi):	**5,280**	**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)
239822-2-1	--	12.50	3.99	48220	3860	5/N	12/02/2025	7
239822-2-2	--	12.57	4.00	68820	5480	5/N	12/23/2025	28
239822-2-3	--	12.57	4.00	65190	5190	6/N	12/23/2025	28
239822-2-4	--	12.57	4.00	64900	5160	5/N	12/23/2025	28
239822-2-5	--	--	--	--	--	--	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:

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ANGELA D. COATES (12/23/2025)

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Concrete Cylinder Test Results

General Contractor: Intrinsic Development
Site Contact: Cody Roberts
Ave. Temperature/Weather: 52°F Cloudy
Report No.: 239822

Contractor: RHEMA Construction Group
Sample Location: Slab-on-grade for parking garage at Line D.6 to F.1, 11 to 11.5
Set No.: 3
Cast Date: 11/25/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.50	**Supplier:**	Geiger Ready-Mix
Air Content, ASTM C231 (%):	6.0	**Mix Design:**	WA536
Conc. Temp., ASTM C1064 (°F):	65	**Truck/Ticket No.:**	500/1793737
Ambient Temp. (°F):	50	**Batch Time:**	08:06:00
Unit Weight, ASTM C138 (p.c.f.):	--	**Sample Time:**	08:30:00
Yield, ASTM C138 ($ft.^3$):	--	**Mixing Time (min.):**	24
Truck/Accum. Quantity ($yd.^3$):	10/210	**Initial Curing Method:**	Sealed
Sampled From, ASTM C172:	Truck Chute	**Cylinders Cast By:**	HAYDEN WHITEFORD
Specified Strength (psi):	**4,000**	**Received in Lab:**	11/26/2025
Average Strength (psi):	**5,360**	**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)
239822-3-1	--	12.50	3.99	50390	4030	5/N	12/02/2025	7
239822-3-2	--	12.57	4.00	68530	5450	2/N	12/23/2025	28
239822-3-3	--	12.57	4.00	66840	5320	5/N	12/23/2025	28
239822-3-4	--	12.57	4.00	66650	5300	5/N	12/23/2025	28
239822-3-5	--	--	--	--	--	--	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:

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