



January 27, 2026

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

RE: Special Inspection Report No. 7
Village at Discovery Park – Lot 7
221 NE Alura Way
Lee' Summit, Missouri
Report Period: October 5, 2025 to November 1, 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 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

Reinforced Concrete

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

October 8 - Stem wall at Line 13, F.1 to F.3 and Line F.9, 6 to 6.5

October 31 - Stem wall at Line D.9, 12.5 to 13 and Line 12.5, D.2 to D.9

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:

October 28 - Masonry dowels for the stair tower at Line D.9, 12.5 to 13 and Line 12.5, D.2 to D.9
- Foundation wall at Grids D.2/12.5 and D.9/13

October 31 - Stem wall at Line F.9, 6.8 to 11.5

. 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.

Status of Compliance

The specific items discussed above in this report appeared to be in general compliance with the contract documents except as noted in the attached Variance/Discrepancy List.

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		<ul style="list-style-type: none">- 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.



Report Date: 11/10/2025
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: 84°F Ptl. Cloudy

Site Contact: Forrest Walsh

Report No.: 235609

Contractor: Rhema Construction Group

Set No.: 1

Sample Location: Foundation walls at Line 13, F.1 to F.3 and Line F.9, 6 to 6.5

Cast Date: 10/08/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.8	Mix Design:	P6OC570V446
Conc. Temp., ASTM C1064 (°F):	78	Truck/Ticket No.:	498/1773184
Ambient Temp. (°F):	84	Batch Time:	15:19:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	15:49:00
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:	AUGUSTUS PAUL. SPANO
Specified Strength (psi):	4,500	Received in Lab:	10/09/2025
Average Strength (psi):	5,620	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)
235609-1-1	--	12.57	4.00	53030	4220	5/N	10/15/2025	7
235609-1-2	--	12.63	4.01	73450	5820	5/N	11/05/2025	28
235609-1-3	--	12.63	4.01	69230	5480	5/N	11/05/2025	28
235609-1-4	--	12.63	4.01	70040	5550	5/N	11/05/2025	28
235609-1-5	--	--	--	--	--	--	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 (10/15/2025)
 ANGELA D. COATES (11/5/2025)

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)

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: 12/02/2025
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.: 237525

Contractor: RHEMA Construction Group

Set No.: 1

Sample Location: Stem wall at Line D.9, 12.5 to 13 and Line 12.5, D.2 to D.9

Cast Date: 10/31/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	4.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.4	Mix Design:	P40C570V446
Conc. Temp., ASTM C1064 (°F):	65	Truck/Ticket No.:	922/1782724
Ambient Temp. (°F):	42	Batch Time:	08:47:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	09:20:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	33
Truck/Accum. Quantity (yd.³):	8/8	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	4,000	Received in Lab:	11/01/2025
Average Strength (psi):	7,620	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)
237525-1-1	--	12.63	4.01	64730	5130	5/N	11/07/2025	7
237525-1-2	--	12.57	4.00	93710	7460	2/N	11/28/2025	28
237525-1-3	--	12.57	4.00	98070	7800	2/N	11/28/2025	28
237525-1-4	--	12.57	4.00	95580	7610	2/N	11/28/2025	28
237525-1-5	--	--	--	--	--	--	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 (11/7/2025)
 ANGELA D. COATES (11/28/2025)

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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