January 27, 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 7
221 NE Alura Way
Lee' Summit, Missouri
Report Period: September 9, 2025 to October 4, 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 pavement subgrades, 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

Pavement Subgrade

The moisture content and stability of the subgrade for the south parking lot was observed on September 19 and 22. The subgrades were proofrolled using a fully-loaded tandem-axle dump truck.

Reinforced Concrete

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

September 11	-	Ribbon slab-on-grade at Line 5.1, D.6 to D.7; Line D.8, 5.1 to 5.7; and Line 5.7, D.8 to E.8

Field tests were performed and compressive strength test specimens cast with samples of the concrete placed at the referenced locations. The subcontractor placed concrete from the same truck at the above referenced location and at Lot 5. Field and compressive strength test results for this set are reported under Lot 5.

Drilled and Epoxy-Grouted Reinforcing Steel

Installation of the vertical and horizontal drilled and epoxy-grouted reinforcing steel was observed Line 13, D.3 to D.7 and Line G, 3.6 to 6.3 into the existing footings and stem walls for the stem walls was observed on September 24. 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

STATE OF MISSOURI
PETER
F. BRULL
NUMBER
PE-2009009318
PROFESSIONAL ENGINEER

06-February-2026

Peter F. Brull, P.E.
Senior Engineer

Steve Biritz
Project Manager

Attachments: Variance/Discrepancy List
RFI #3

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		- 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.

Intrinsic Development
3622 Endeavor Ave., Ste. 101
Columbia, Missouri 65201

Project: 2023-008 DPLS-Lot 7
1920 NE Discovery Ave.
Lee's Summit, Missouri 64064

RFI #3: Horizontal rebar embedment.

Revision	0	**Status**	Closed on 09/24/25
To	Cindy Senecal (McClure Engineering)	**From**	Keegan LeNeave (Intrinsic Development)
Date Initiated	Sep 12, 2025	**Due Date**	Sep 15, 2025
Location		**Project Stage**	
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Jose Carlos Velez (Rhema Construction Group)		
Copies To	Aaron Addis (Intrinsic Development), Dave Hendrikse (Rosemann & Associates), Keegan LeNeave (Intrinsic Development), Brian Maenner (Intrinsic Development), Cindy Senecal (McClure Engineering)		

Activity

Question

Question from Keegan LeNeave Intrinsic Development *on Friday, Sep 12, 2025 at 10:51 AM CDT*

Cindy,
To accommodate the sleeve required for the 10" pipe, four pieces of horizontal rebar had to be removed. Could you please confirm the required embedment depth for drilling and epoxying the replacement horizontal rebar in the foundation wall?

- Keegan LeNeave

Attachments
Lot 7 Horizontal Rebar

Awaiting an Official Response

All Replies

Response from Cindy Senecal McClure Engineering *on Monday, Sep 22, 2025 at 10:31 AM CDT*

I have not seen any pictures come through, however this is a minor area since it occurs under the drive and not under a major structural element.

Please install epoxy anchors w/8" min embedment.

Response from Cindy Senecal McClure Engineering *on Friday, Sep 12, 2025 at 10:59 AM CDT*

I'm confused. The detail for reinforcing around the pipe sleeve was provided earlier. Was the wall poured without adding the reinforcing?

Please send a photo of the condition. Whatever is attached to the RFI is not a file type I can open.