



January 27, 2026

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

RE: Special Inspection Report No. 5
Village at Discovery Park – Lot 7
221 NE Alura Way
Lee' Summit, Missouri
Report Period: August 10, 2025 to September 6, 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 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:

August 12	- Pedestals at Grids D.9/6.5, D.9/7, D.9/8, d.9/9, D.9/10, D.9/11, D.9/12, F.1/7, F.1/8, F.1/9, F.1/10, F.1/11, and F.1/12
August 15	- Stem walls at Line F.1 to G, 5.1 to 6.5
August 18	- Stem walls at Line 20, E.5 to F.8 and Line 1, C to E.5
August 20	- Ribbon slab at Line G, 2.2 to 5; Line 1, A to C; Line A, 1 to 5; Line 5, A to B.1; Line 5, D.3 to D.5; and Line 5.1, D.3 to G

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.

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.



Report Date: 09/12/2025
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:** 83°F Sunny
Site Contact: John Grahovac **Report No.:** 219343

Contractor: RHEMA Construction Group **Set No.:** 1
Sample Location: Pedestals at Grids D.9/6.5, D.9/7, D.9/8, D.9/9, D.9/10, D.9/11, and D.9/12 **Cast Date:** 08/12/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	5.50	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	3.9	Mix Design:	WA658-3/4-6.40 (559+99C)
Conc. Temp., ASTM C1064 (°F):	83	Truck/Ticket No.:	454/1747492
Ambient Temp. (°F):	83	Batch Time:	13:32:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	14:15:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	43
Truck/Accum. Quantity (yd.³):	10/10	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	DALLIN JONATHAN. SEELEY
Specified Strength (psi):	5,000	Received in Lab:	08/13/2025
Average Strength (psi):	6,533	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)
219343-1-1	--	12.57	4.00	69460	5530	2/N	08/19/2025	7
219343-1-2	--	12.63	4.01	78890	6250	5/N	09/09/2025	28
219343-1-3	--	12.63	4.01	83520	6610	5/N	09/09/2025	28
219343-1-4	--	12.63	4.01	85160	6740	2/N	09/09/2025	28
219343-1-5	--	--	--	--	--	--	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 (8/19/2025)
 ANGELA D. COATES (9/9/2025)

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)

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Report Date: 09/18/2025
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:** 93°F Sunny
Site Contact: John Grahovac **Report No.:** 219477

Contractor: RHEMA Construction Group **Set No.:** 1
Sample Location: Stem walls between Line F.1 to G, 5.1 to 6.6 **Cast Date:** 08/15/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.00	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.9	Mix Design:	W570-3/4-6.46(485+85C) CO2
Conc. Temp., ASTM C1064 (°F):	86	Truck/Ticket No.:	482/1749669
Ambient Temp. (°F):	93	Batch Time:	13:54:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	14:23:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	29
Truck/Accum. Quantity (yd.³):	10/10	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	DALLIN JONATHAN. SEELEY
Specified Strength (psi):	4,000	Received in Lab:	08/16/2025
Average Strength (psi):	5,728	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)
219477-1-1	--	12.63	4.01	60010	4750	2/N	08/22/2025	7
219477-1-2	--	12.63	4.01	70060	5550	2/N	09/12/2025	28
219477-1-3	--	12.63	4.01	73360	5810	5/N	09/12/2025	28
219477-1-4	--	12.63	4.01	73770	5840	2/N	09/12/2025	28
219477-1-5	--	12.63	4.01	72170	5710	5/N	09/12/2025	28

* 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 (8/22/2025)
 ANGELA D. COATES (9/12/2025)

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)

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Report Date: 09/18/2025
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: John Grahovac

Ave. Temperature/Weather:
Report No.: 219705

Contractor: RHEMA Construction Group

Set No.: 1

Sample Location: Stem walls at Line 20, E.5 to CC and Line 1, C to E.5

Cast Date: 08/18/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.25	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	1.4	Mix Design:	P6OC570V446
Conc. Temp., ASTM C1064 (°F):	93	Truck/Ticket No.:	423/1750458
Ambient Temp. (°F):	95	Batch Time:	14:37:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	15:47:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	70
Truck/Accum. Quantity (yd.³):	10/30	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	5,000	Received in Lab:	08/19/2025
Average Strength (psi):	6,390	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)
219705-1-1	--	12.57	4.00	67290	5350	5/N	08/25/2025	7
219705-1-2	--	12.63	4.01	77500	6140	2/N	09/15/2025	28
219705-1-3	--	12.63	4.01	77190	6110	5/N	09/15/2025	28
219705-1-4	--	12.63	4.01	87390	6920	2/N	09/15/2025	28
219705-1-5	--	--	--	--	--	--	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 (8/25/2025)
 ANGELA D. COATES (9/15/2025)

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)
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Report Date: 10/22/2025
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.: 220398

Contractor: RHEMA Construction Group

Set No.: 1

Sample Location: Ribbon slab at Line G, 2.2 to 5; Line 1, A to C; Line A, 1 to 5; Line 5, D.3 to D.5; and Line 5.1, D.3 to G

Cast Date: 08/20/2025

FIELD DATA (ASTM C31)

Slump, ASTM C143 (in.):	6.50	Supplier:	Geiger Ready-Mix
Air Content, ASTM C231 (%):	2.4	Mix Design:	P60C536V450
Conc. Temp., ASTM C1064 (°F):	86	Truck/Ticket No.:	498/1751481
Ambient Temp. (°F):	84	Batch Time:	12:13:00
Unit Weight, ASTM C138 (p.c.f.):	--	Sample Time:	12:46:00
Yield, ASTM C138 (ft.³):	--	Mixing Time (min.):	33
Truck/Accum. Quantity (yd.³):	10/10	Initial Curing Method:	Sealed
Sampled From, ASTM C172:	Truck Chute	Cylinders Cast By:	SETH THOMAS. LITTLESTONE
Specified Strength (psi):	5,000	Received in Lab:	08/21/2025
Average Strength (psi):	6,230	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)
220398-1-1	--	12.63	4.01	51790	4100	2/N	08/27/2025	7
220398-1-2	--	12.63	4.01	51470	4080	2/N	09/17/2025	28
220398-1-3	--	12.63	4.01	51550	4080	5/N	09/17/2025	28
220398-1-4	--	12.63	4.01	69060	5470	5/N	09/17/2025	28
220398-1-5	--	12.57	4.00	78330	6230	3/N	10/15/2025	56

* 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 (8/27/2025)
 ANGELA D. COATES (9/17/2025)
 ANGELA D. COATES (10/15/2025)

Reviewed by: Peter F. Brull ()



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