NorthWest Colorado Consultants, Inc.
NWCC
Geotechnical / Environmental Engineering • Materials Testing

January 21, 2026

East West Partners Steamboat
Jamie Schwarz
1815 Central Park Drive, #5
Steamboat Springs, CO 80487

NWCC Job Number: 21-12448

Subject: Summary of Construction Observation, Materials Testing Services and Special Inspections, The Amble, Steamboat Springs, Colorado.

As requested, NWCC, Inc. has prepared this report that summarizes the results of the construction observation, materials testing and special inspections completed by NWCC, Inc. (NWCC) during the construction of The Amble. NWCC conducted construction observations, materials testing and special inspection services on a part-time basis for the subject project from May 28, 2024 to November 17, 2025.

Soils Compaction: NWCC visited the site eighty-one times from May 28, 2024 to October 30, 2025 to test the compaction of site structural fill, roadway embankment fill, foundation and wall backfill, utility trench backfill, under footing and slab fill materials, subbase aggregates, and aggregate base courses. A total of 298 compaction tests and 3 retests were taken with an average compaction value of 96.9 percent. A total of 15 relative density tests were taken on ¾-inch screened aggregates for under footing and under slab fill with average compaction value of 93.9 percent of the maximum relative density (80% minimum compaction is specified for free draining gravels under footing and under slabs). Based on the test results, it appears that the site structural fill, roadway embankment fill, foundation and wall backfill, utility trench backfill, under footing and slab fill materials, subbase aggregates, and aggregate base courses materials placed on the project were compacted in general accordance with the project specifications.

Concrete: NWCC visited the project site one hundred twenty-five times from August 23, 2024 to October 24, 2025 on a part-time basis to test the concrete placed in the footings, mat foundations, foundation walls, grade beams, pilasters, interior/exterior slabs on deck, interior/exterior slabs, exterior elevated slabs, and exterior flatwork. Ninety-two sets of test cylinders were cast from the concrete placed at the site at the time of testing.

Based on the laboratory test results, it appeared that the concrete that was tested met the specified minimum 28-day compressive strength requirement (4,000 psi for footings, mat foundations, and interior slabs; 4,500 psi for the foundation walls, pilasters, grade beams, and exterior flatwork and slabs; 5,000 psi for the exterior slab on decks and the exterior elevated slabs) with the exception of Sample No's, 28, 66, 77, and 86, which were all specified to be at least 4500 psi at 28 days. The 56-day breaks for Sample No's, 28, 66, 77, and 86 achieved 5010 psi, 5110 psi, 5010 psi, and 4960 psi, respectively.

The average 28-day compressive strength of the concrete cylinders achieved 5,120 psi for footings, mat foundations, and interior slabs; 5,140 psi for the foundation walls, pilasters, grade beams, and exterior flatwork and slabs; and 6,820 psi for the exterior slab on decks and the exterior elevated slabs.

Special Inspections - Steel Reinforcement: NWCC visited the project site fifty-two times from August 8, 2024 to September 19, 2025 to provide part time special inspections and observations of the cast-in-place concrete reinforcing steel mentioned in the above section and including post installed (drill and epoxy) concrete reinforcement. Based on our part time, limited observations, and special inspections at the time of our site visits, it appears that the cast in place concrete reinforcing steel observed by our firm was installed in general accordance with the project specifications.

Special Inspections – Light Guage and Cold Formed Steel: NWCC visited the site nine times from February 20, 2025 to May 21, 2025 to provide observations the mechanical fasteners for the roof joists and powder actuated fasteners for wall to slab connections. Based on our part-time and limited observations, it appeared that the mechanical fasteners for the roof joists and powder actuated fasteners for wall to slab connections that were observed by our firm at the time of our site visit had been properly installed in general accordance with the structural plans or structural engineer directives.

Special Inspections - Structural Bolts and Welded Connections: NWCC subcontracted Kevin Kleckler of Certified Welding Inspection (CWI) to perform the visual and non-destructive testing of the structural steel connections. Kevin Will issue a separate summary report for the work he completed.

Sprayed Fire-Resistive Materials (SFRM): NWCC visited the project site once on August 15, 2023 to conduct material observations and thickness measurements of the intumescent and cementitious SFRM materials. The thickness of the intumescent SFRM met the specification provided on structural plans and details provided. Cementous SFRM were checked for thickness, adhesion, and cohesion per applicable ASTM Standards. Based on our limited observations made on the SFRM materials it appears that the SRFM materials observed by our firm at the time of our visits had been placed in general accordance with the specifications and details provided.

Masonry: NWCC visited the project site sixteen times between September 17, 2024 and October 12, 2024 on a part-time basis, to observe the high strength grout for the precast concrete foundation wall panels. We also sampled and tested the high strength grout materials placed on-site for compressive strength. Ten sets of cubes were cast from the high strength grout materials at the time of testing. Based on the laboratory test results, it appears that the high strength grout that was tested met the minimum 28-day compressive strength

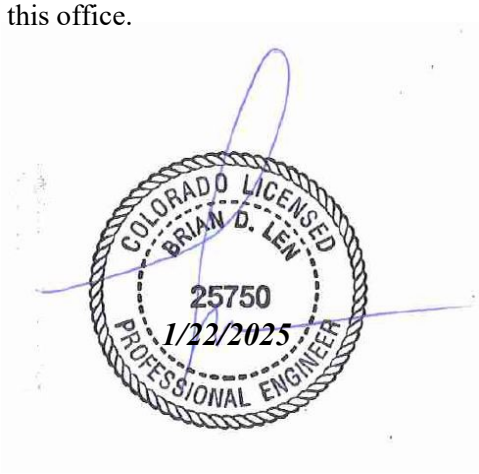
requirement (6,000 psi) in 28 days. The average 28-day compressive strength of the grout blocks achieved 7,950 psi. Based on our observations it appears that high strength grout materials mentioned above were placed in general accordance with the project specifications.

Shotcrete: Two shotcrete panels, from the Pool/Spa, were delivered to NWCC's office for coring and compressive strength determination. Compressive strength cores were taken from each panel. The average 28-day compressive strength of the shotcrete cores achieved 4,350 psi.

Asphalt: NWCC visited the project site four times between October 12, 2024 and October 20, 2025, on a part-time basis to perform field sampling and laboratory testing on the asphalt materials. Three samples of the hot mix asphalt were obtained during the paving operations and delivered to our laboratory for asphalt content, gradation analysis and Rice Density testing. Based on the laboratory test results it appears the asphalt material delivered to the site met the project mix design properties.

If you have any questions regarding this report, our observations or test results, or if we can be of further service, please contact this office.

Sincerely,
NWCC, INC.,



Brian D. Len, P.E.
Principal Engineer

Certified Welding Inspection

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February 5, 2026

Routt County Regional Building Department
Todd Carr
PO Box 773598
Steamboat Springs, CO 80477

Subject: Summary of Special Inspection Services
The Amble – Saunders (General Contractor)
Steamboat Springs, Colorado

As requested, Certified Welding Inspection (CWI) has prepared this report that summarizes the results of the special inspections completed by CWI during the construction of The Amble project located in Steamboat Springs, Colorado.

CWI conducted the special inspection services on a part-time basis for the subject project from September 23, 2024 to February 4, 2026.

Special Inspections - Structural Bolts and Welded Connections: CWI visited the project site a total of forty-six (46) times from September 23, 2024 to February 4, 2026 to observe the high strength bolted connections, field welded connections, headed anchor studs, steel deck puddle welds and lap screw patterns for the structural framing, elevated decks, and roof deck.

Based on our part-time and limited observations, it appeared that the high strength bolted connections, field welded connections, headed anchor studs, steel deck puddle welds and lap screw patterns for the structural framing, elevated decks, and roof deck that were observed by CWI at the time of our site visits had been properly installed in general accordance with the structural plans and details.

Thank you for the opportunity to serve you,

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QC1 EXP. 11/1/2026