



An Employee Owned Company

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November 11, 2024

Attn: Gabe Felici
Morgan Group
3300 East 1st Avenue, Suite 480
Denver, Colorado 80206

Subject: Letter of Completion, Building 1A/1B, Ralston Creek Apartments, 9885 West 58th Avenue, Arvada, Colorado

Project No. 22-1-507
Permit No. COMM21-00293

Dear Mr. Felici:

Kumar & Associates, Inc. (K+A) conducted required IBC special inspections and on-call observation and construction materials testing at the subject site during footing subgrade preparation; wall backfilling; placement of reinforcing steel and post-tension rib foundation and structural concrete; construction of structural masonry; erection of structural steel bolted connections; and construction of wood framing, sheathing, lath and roofing material. Results of our observations and associated materials tests were documented in the daily report forms which have been posted on-line or were previously submitted to your office. A summary of the services provided and associated dates are as follows:

1. Earthwork Observation and Testing: 9/26/22 to 7/18/24
2. Reinforcing Steel Observations: 10/25/22 to 3/13/24
3. Cast-in-Place Structural Concrete Testing: 10/25/22 to 3/13/24
4. Structural Masonry Observation: 4/19/23 to 7/1/23
5. Structural Framing Observation: 6/29/23 to 1/3/24
6. Structural Steel Bolted Connection Observations: 6/30/23 to 12/12/23
7. Firestop Observations: 5/16/23 to 10/11/24

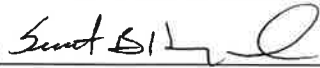
Based on our observations during the time periods noted and documented in the daily reports submitted, it is our opinion that the work observed has been constructed in general compliance with the project plans and specifications.

Our services were provided on a part-time and/or on-call basis. The observations made and tests performed indicate general conformance with the project documents and/or approved deviations. Based on the limitations of the scope of services provided, we were only able to conclude that the items of work observed and documented in those reports conform to the plans and specifications were in general conformance. We are not aware of any outstanding or unresolved non-conforming items. This letter does not constitute a guarantee that work was performed in conformance with construction documents or industry standards because K&A has no control over means and methods of construction and observations were periodic.

If there are questions regarding the services provided by Kumar & Associates, Inc., please do not hesitate to contact our office.

Sincerely,

KUMAR & ASSOCIATES, INC.

By: 

SBH/db
cc: File

Reviewed By:
Justin Cupich, P.E.

