



OF JAX, INC.

March 24, 2023

Columbia County Building and Zoning Department
135 NE. Hernandez Street - Suite B-21
Lake City, Florida 32055

Attn: Ms. Emaleigh Williams; Permitting Specialist

Re: Report of Threshold Inspection Activities - February 13, 2023 to March 19, 2023
Towneplace Suites Hotel - Northwest Commerce Parkway
Columbia County Permit No. 000046333
Lake City, Florida
AGES Job No. J20910; Report No. 001

Dear Ms. Williams:

AGES of JAX, Inc. (AGES) is pleased to present its first report of threshold inspection and construction observations made during the period of February 13, 2023 to March 19, 2023.

During this period, AGES has reviewed all structurally related testing and inspection data and found them, to the best of our knowledge and belief, to be in compliance with the project requirements. Deficiencies have been noted and documented during construction. Several deficiencies which have identified have been resolved in the field and in a timely manner. To the best of our knowledge and belief, the described construction of all load bearing components complies to the permitted documents.

Prior to February 13, 2023 and during the period of February 13, 2023 to March 19, 2023, the contractor has finished with placement of structural backfill and fine grading of the building pad construction areas, completed with construction of the shallow foundation system with the exception of the Porte Cochere footings, finished the elevator pit slab/wall concrete placements, progressing steadily with rough in building MEP utilities installation and progressing steadily with concrete masonry wall installation through the Second Level.

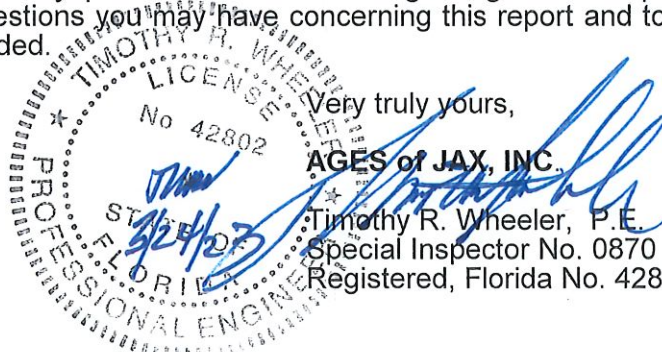
Please find attached to this letter our site visit reports for the construction period mentioned above. Also, please find attached our Request For Information Log, Deficiency Log and Progress Photographs for your review. We are currently sending the construction materials testing and inspection reports under separate cover to the General Contractor; Feasterco Construction, Inc.

Please call if there are any questions or comments regarding this correspondence. We remain available to answer any questions you may have concerning this report and to provide any further assistance that may be needed.

Very truly yours,

AGES of JAX, INC.

Timothy R. Wheeler, P.E.
Special Inspector No. 0870
Registered, Florida No. 42802



TRW/TRW/J20910.wpd

Attachments

Email Distribution: Addressee (1), Feasterco Construction, Inc. - Mr. Teddy Feaster (1), Mr. John Tumbleson (1)

AGES of JAX, Inc.

P O Box 24008, Jacksonville FL 32241-4008
9556 Historic Kings Road South, Suite 201 ● Jacksonville, Florida 32257-2010
(904) 886-0766 ● (904) 880-5190 (FAX)

ATTACHMENTS

**Report of Threshold Inspection Nos. T1 to T6
Request For Information(RFI) Log
Deficiency Log
Progress Photographs**



OF JAX, INC.

AGES OF JAX, INC.

DATE

2-17-23

JOB NO.

20910

PROJECT

Town Center Hotel

LOCATION

Lake City

CONTRACTOR

Fraserco Construction

OWNER

WEATHER

TEMP

*AT

A.M.

*AT

P.M.

PRESENT AT SITE

J. Thresh

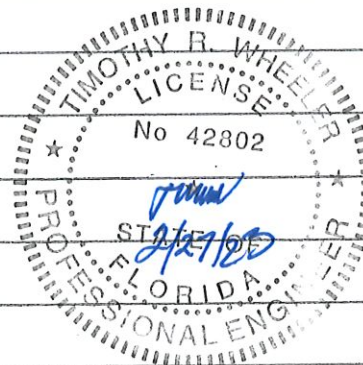
TO

Teddy Fenster, Jr.
Fraserco Construction

THE FOLLOWING WAS NOTED:

site visit, footings and stop in Building
departments office

Threshold Report No. 001



COPIES TO

9556 Historic Kings Road South • Suite 201
Jacksonville, Florida 32257 • (904) 886-0766

SIGNED

J. Thresh



OF JAX, INC.

REPORT OF THRESHOLD INSPECTION FOOTINGS

Page 1 of 1

9556 Historic Kings Road - Suite 201 - Jacksonville, FL 32257

Phone: (904) 886-0766 Fax: (904) 880-5190

Email: twheeler@agesofjax.com

AGES JOB NO.: 20910

INSPECTED BY: J Thru

JOB NAME: Town Center Suites

INSPECTION DATE: 2-17-23

CLIENT: Fraserco

REPORT NUMBER: T-2

APPROXIMATE LOCATION	①		②							
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	✓									
REBAR QUANTITY, LAP & PLACEMENT	✓									
DOWEL PROJECTION	✓									
REBAR CLEARANCE	✓									
FORM/REBAR CLEANLINESS	✓									
FORM ALIGNMENT	✓									
EMBEDS/ANCHOR BOLTS	NA									

A. S. - As Shown on Contract Drawings, Shop Drawings, Specifications, Change Orders, etc.

N. C. - Not Conforming; See Comments

COMMENTS: ① Lines A to Q
11 4 to 22 Except 4/16 to 21 Lines

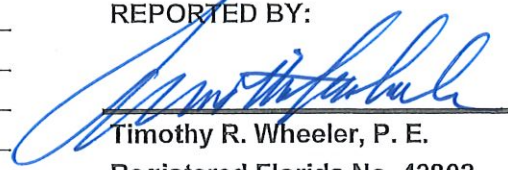
and Repair Fix F 1/16-22 Lines

All applicable RFI's apply.

② Elevator Pit Bottom

Threshold inspection.qpw

REPORTED BY:



Timothy R. Wheeler, P. E.
Registered Florida No. 42802
Special Inspector No. 0870



OF JAX, INC.

REPORT OF THRESHOLD INSPECTION FOOTINGS

Page 1 of 1

9556 Historic Kings Road - Suite 201 - Jacksonville, FL 32257

Phone: (904) 886-0766 Fax: (904) 880-5190

Email: twheeler@agesofjax.com

AGES JOB NO.: 20910

INSPECTED BY: J Thrusch

JOB NAME: Towne Place suites

INSPECTION DATE: 2-22-23

CLIENT: Forsterco Lakewood

REPORT NUMBER: T-3

APPROXIMATE LOCATION	①		②							
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	✓		✓							
REBAR QUANTITY, LAP & PLACEMENT	✓		✓							
DOWEL PROJECTION	✓		✓							
REBAR CLEARENCE	✓		✓							
FORM/REBAR CLEANLINESS	✓		✓							
FORM ALIGNMENT	✓		✓							
EMBEDS/ANCHOR BOLTS	NA		NA							

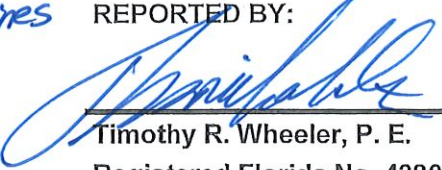
A. S. - As Shown on Contract Drawings, Shop Drawings, Specifications, Change Orders, etc.

N. C. - Not Conforming; See Comments

COMMENTS: ① Stairwell Footings P-Q /
15-20 and BbbE Lines, 12 to 15 Lines

② made Repairs F20, H-12
Lines 16 to 22 on F Line
All applicable RFI's apply.

REPORTED BY:



Timothy R. Wheeler, P. E.
Registered Florida No. 42802
Special Inspector No. 0870



REPORT OF THRESHOLD INSPECTION

COLUMN WALL

Inspection Division

AGES of JAX, Inc.

Page 1 of 1

9556 Historic Kings Road - Suite 201 - Jacksonville, FL 32257

Phone: (904) 886-0766 Fax: (904) 880-5190

Email: twheeler@agesofjax.com

AGES JOB NO.: 20910
JOB NAME: Towne place suites
CLIENT: Fraser

INSPECTED BY: J Thrusell
INSPECTION DATE: 2-27-23
REPORT NUMBER: T-4

Lake City

LOCATION	<u>(1)</u>									
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	✓									
REBAR QUANTITY, LAP & PLACEMENT	✓									
DOWEL PROJECTION	✓									
REBAR CLEARANCE	✓									
FORM/REBAR CLEANLINESS	✓									
FORM ALIGNMENT	✓									
EXPANSION/ CONSTRUCTION JOINTS	✓									
MISC. STEEL ITEMS(EMBEDS)	✓									

A. S. - As Shown on Contract Drawings, Shop Drawings, Specifications, Change Orders, etc.

N. S. - Not Conforming; See Comments

COMMENTS: ① Elevator pit walls
All applicable RFI's apply.

REPORTED BY:

Timothy R. Wheeler, P. E.
Registered Florida No. 42802
Special Inspector No. 0870



OF JAX, INC.

REPORT OF THRESHOLD INSPECTION FOOTINGS

Page 1 of 1

9556 Historic Kings Road - Suite 201 - Jacksonville, FL 32257

Phone: (904) 886-0766 Fax: (904) 880-5190

Email: twheeler@agesofjax.com

AGES JOB NO.: 20910
JOB NAME: TownePlace suites
CLIENT: FaSTERCO

INSPECTED BY: J Th Rusl
INSPECTION DATE: 3-2-23
REPORT NUMBER: T-5

APPROXIMATE LOCATION	<u>1</u>									
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	✓									
REBAR QUANTITY, LAP & PLACEMENT	✓									
DOWEL PROJECTION	✓									
REBAR CLEARENCE	✓									
FORM/REBAR CLEANLINESS	✓									
FORM ALIGNMENT	✓									
EMBEDS/ANCHOR BOLTS	✓									

A. S. - As Shown on Contract Drawings, Shop Drawings, Specifications, Change Orders, etc.

N. C. - Not Conforming; See Comments

COMMENTS: 1 Q-V/4-22 4/11-17
ExcpT 3 Footings 4/6
4/26 J 11-13

REPORTED BY:

Timothy R. Wheeler, P. E.
Registered Florida No. 42802
Special Inspector No. 0870



OF JAX, INC.

REPORT OF THRESHOLD INSPECTION FOOTINGS

Page 1 of 1

9556 Historic Kings Road - Suite 201 - Jacksonville, FL 32257

Phone: (904) 886-0766 Fax: (904) 880-5190

Email: twheeler@agesofjax.com

AGES JOB NO.: 20910

INSPECTED BY: J Thrusch

JOB NAME: Temple square

INSPECTION DATE: 3-8-23

CLIENT: Feasterco

REPORT NUMBER: 7-6

APPROXIMATE LOCATION	①									
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	✓									
REBAR QUANTITY, LAP & PLACEMENT	✓									
DOWEL PROJECTION	✓									
REBAR CLEARENCE	✓									
FORM/REBAR CLEANLINESS	✓									
FORM ALIGNMENT	✓									
EMBEDS/ANCHOR BOLTS	✓									

A. S. - As Shown on Contract Drawings, Shop Drawings, Specifications, Change Orders, etc.

N. C. - Not Conforming; See Comments

COMMENTS: ① LAST OF INTERIOR FOOTINGS
Lot 12, 11 to 13, L@6 Lines, L@26 Lines
All applicable R.F.'s apply.

REPORTED BY:

Timothy R. Wheeler, P. E.
 Registered Florida No. 42802
 Special Inspector No. 0870



Feasterco Construction, Inc.
722B - TPS-Lake City

Project Tools
RFIs

Search RFIs

Ctrl K Favorites

Apps
Select an App

TW

RFIs

Items

Export ▼ Create

Add Filter

1 - 2 of 2 Page: 1

☐	#	Subject	Status	Responsible Con...	Received From	Date Initiated	RFI Manager	Assignees	
☐	2	Electrical Concerns	Open	Frost Electric, Inc.	Skip Frost	2/1/2023	John Tumbleson	Construction Administr...	
☐	1	Need Structural Steel Information	Open	TELKO Enterprises, Inc.	Shane Cloud	1/5/2023	Teddy Feaster	Joe Miller	

1 - 2 of 2 Page: 1



9556 Historic Kings Road South - Suite 201 - Jacksonville, FL 32257
Phone: 904 886-0766 Fax: 904 880-5190
Email: twheeler@agesofjax.com

PROJECT: Towneplace Suites Hotel
PROJECT LOCATION: Lake City, Florida
PERMIT NO.: 000046333

SPECIAL INSPECTOR: Timothy R. Wheeler
S.I. REPRESENTATIVE: John Thrush / Mary B. Black
AGES PROJECT NO.: J20910

ITEM NO.	INITIAL OBSERVATION DATE	DEFICIENCY DESCRIPTION	CORRECTIVE ACTION REQUIRED	RESOLUTION	RESOLUTION DATE
		No deficiencies at this time.			





