



OF JAX, INC.

July 17, 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 - May 29, 2023 to July 16, 2023
Towneplace Suites Hotel - Northwest Commerce Parkway
Columbia County Permit No. 000046333
Lake City, Florida
AGES Job No. J20910; Report No. 004

Dear Ms. Williams:

AGES of JAX, Inc. (AGES) is pleased to present its third report of threshold inspection and construction observations made during the period of May 29, 2023 to July 16, 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 May 29, 2023 and during the period of May 29, 2023 to July 16, 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, nearing completion with rough in building MEP utilities installation, completed the slab on grade concrete placement, finished with structural steel erection and installation through the Second Level, completed installation of the Second Level hollow core plank slab components including grouting and progressing steadily with concrete masonry wall installation through the Third Level.

Please find attached to this letter our site visit reports for the construction period mentioned above. Also, please find attached our Deficiency Log, Deficiency Log Back Up Correspondence 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/J20910-4.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)

ATTACHMENTS

**Report of Threshold Inspection Nos. T13 to T18
Deficiency Log
Deficiency Log Back Up Correspondence
Progress Photographs**



OF JAX, INC.

AGES OF JAX, INC.

DATE

6-20-23

JOB NO.

20910

PROJECT

Touneplace Suites - Lake City

LOCATION

Site Visit Panels 2nd floor

CONTRACTOR

Feasteneo

OWNER

WEATHER

mild cloudy

TEMP

*AT

A.M.

*AT

P.M.

PRESENT AT SITE

M. Ballarín / J. Thurner

TO

Terry Feaster
~~Don~~ Feaster

THE FOLLOWING WAS NOTED:

photo 1/2 Cover #151 (Not yet placed) 1 size 4 1/2' to 5' Apart

44 panels set at time of Site visit

photo 3/4 west panels by stair

photo 4 109D Footprints in Finish

photo 5 105A Crack at 2' seam end (Not yet set)

24/172 } photo 6/8 cracking approx 8" at edge
25/172 } space 3' or less top only5 panels sent back due to cracking
(2 were set & gate had ~~been~~ removed
the other 3 were not unloaded)Requested any photo contractor has
of returned panels)

Threshold Report No. T-13

run 6/30/23

COPIES TO

SIGNED

meb/JT

06/27/2023 08:21



06/27/2023 08:22

06/27/2023 08:29

06/27/2023 08:30

06/27/2023 08:31

06/27/2023 08:36

25

172

172

26

98

06/27/2023 08:37



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

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

Email: twheeler@agesofjax.com

AGES JOB NO.:	J20910	OBSERVED BY:	J. Thrush
JOB NAME:	Townplace Suites	LOCATION/LEVEL:	Ground Level to Second Level
CLIENT :	Feasterco Construction		
DATE:	06/30/23	INSPECTION NO. :	S1 (Threshold Report No. T-14)

[illegible]

A. S. - As Shown on Drawings, in Specifications, or Change Orders
N. C. - Not Conforming; See Comments

COMMENTS: Weldable Reinforcing Steel To Beam Connections Inspected and Accepted

J20910s1.qpw

REPORTED BY:

Timothy R. Wheeler, P. E.
Registered Florida No. 42802



OF JAX, INC.

REPORT OF THRESHOLD INSPECTION

SLAB

ELEVATED	
TOPPING	✓
ON GRADE	

Inspection Division

Page 1 of 1

9556 Historic Kings Road - Suite 107 - Jacksonville, FL 32257

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

Email: timwheeler@atlanticgeotechnical.com

AGES JOB NO.: 20910

INSPECTED BY: J. Thrush

JOB NAME: Town Place South

INSPECTION DATE: 6-30-23

CLIENT: Fraser Construction

REPORT NUMBER: T-15

LAKE CITY

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	✓									
REBAR CLEARANCE	✓									
FORM/ REBAR CLEANLINESS	✓									
WELDED WIRE MESH	NA									
SLEEVES, BLOCKOUTS, EMBEDS	✓									
SHORING	NA									
MISC. FORMWORK	✓									

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

N. C. - Not Conforming; See Comments

COMMENTS: ① 2nd Floor Hollow Core Slab Joints

All applicable RFI's apply.

REPORTED BY:

Timothy R. Wheeler
Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



OF JAX, INC.

Inspection Division

REPORT OF THRESHOLD INSPECTION

SLAB

ELEVATED	
TOPPING	
ON GRADE	

Hollow core precast
Edge

Page 1 of 1

9556 Historic Kings Road - Suite 107 - Jacksonville, FL 32257

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

Email: timwheeler@atlanticgeotechnical.com

AGES JOB NO.: 20910

INSPECTED BY: J Thruoz

JOB NAME: Town Place suites

INSPECTION DATE: 7-3-23

CLIENT: FmsTecu

REPORT NUMBER: T-16

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	✓									
REBAR CLEARENCE	✓									
FORM/ REBAR CLEANLINESS	✓									
WELDED WIRE MESH	NA									
SLEEVES, BLOCKOUTS, EMBEDS	✓									
SHORING	NA									
MISC. FORMWORK	✓									

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

N. C. - Not Conforming; See Comments

COMMENTS: D2nd Floor slab Edge
of hollow core panels

All applicable RFI's apply

REPORTED BY:

Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



OF JAX, INC.

Inspection Division

REPORT OF THRESHOLD INSPECTION

MASONRY WALL

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: Town Place suites
CLIENT: FasTreeco

INSPECTED BY: J Th Rush
INSPECTION DATE: 7-7-23
REPORT NUMBER: T-19

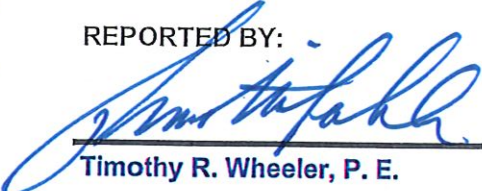
APPROXIMATE LOCATION	<u>1</u>									
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	✓									
REBAR SIZE, LAP, QUANTITY	✓									
DOWEL PROJECTION AND ALIGNMENT	✓									
WALL PLUMBNESS	N.A.		N.A.		N.A.		N.A.		N.A.	
WALL ALIGNMENT	N.A.		N.A.		N.A.		N.A.		N.A.	
FILL CELL CLEANLINESS	✓									
MISC. STEEL ITEMS(EMBEDS)	NA									

A.S.- As Shown on Contract Drawings, Shop Drawings, Specifacations, RFI's, etc.

N.C.- Not Confirming; See Comments

COMMENTS: ① High Lift Grout 1/2 building
B-L/4-22 2nd to 3rd Floor
All applicable RFI's apply.

REPORTED BY:



Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



OF JAX, INC.

Inspection Division

REPORT OF THRESHOLD INSPECTION

MASONRY WALL

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.: J20910
JOB NAME: Touche Place Suites
CLIENT: Fenster Construction

INSPECTED BY: J. Thresh
INSPECTION DATE: 7-13-23
REPORT NUMBER: T-18

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 SIZE, LAP, QUANTITY	✓									
DOWEL PROJECTION AND ALIGNMENT	✓									
WALL PLUMBNESS	N.A.		N.A.		N.A.		N.A.		N.A.	
WALL ALIGNMENT	N.A.		N.A.		N.A.		N.A.		N.A.	
FILL CELL CLEANLINESS	✓									
MISC. STEEL ITEMS(EMBEDS)	N/A									

A.S.- As Shown on Contract Drawings, Shop Drawings, Specifacations, RFI's, etc.

N.C.- Not Confirming; See Comments

COMMENTS: ① High Lift Grating 1/2 Building
L to V / 4 to 22 Lines 2nd to 3rd floor
All applicable RFI's apply.

REPORTED BY:

Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



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

DEFICIENCY LOG

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

SPECIAL INSPECTOR: *Timothy R. Wheeler*
S.I. REPRESENTATIVE: *John Thrush / Mary B. Mac*
AGES PROJECT NO.: *130910*

ITEM NO.	INITIAL OBSERVATION DATE	DEFICIENCY DESCRIPTION	CORRECTIVE ACTION REQUIRED	RESOLUTION	RESOLUTION DATE
①	5/9/23	Concrete cylinder test C-11 which represents a section of the concrete slab on grade at Column Line K-07 did not meet the required compressive strength of 3,000 psi at 28 days.	Within 56 days, cylinder test and then provide compressive strength data to Structural Engineer of record for evaluation and disposition. 56 day break results expected design Compressive strength. Be ABES Report No. C-11 dated 7/15/23	<i>Issue Closed</i> <i>7/15/23</i>	



OF JAX, INC.

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REPORT OF CONCRETE STRENGTH

Deficiency Item No. 1
10 of 1

JOB NAME: Townplace Suites (Lake City)
CLIENT: Feasterco
CONTRACTOR: Pena Concrete

JOB NUMBER: J20910
REPORT DATE: 07/15/23
SET NUMBER: C11

DATE SAMPLED: 04/11/23
TIME SAMPLED: 05:50 AM
SAMPLED BY: J. Mardini
No of CYLINDERS: 4
WATER ADDED (Y/N)? Yes
AMOUNT ADDED? 25 GAL. TO: 10 CU.YDS.
WATER REQ. BY: Contractor
DATE RECEIVED: 04/14/23
AIR TEMPERATURE: 57 °F
CONCRETE TEMP: 64 °F
UNIT WEIGHT: NA PCF

REQUIRED STRENGTH: 3000
DESIGN MIX NUMBER: 30055
CONCRETE SUPPLIER: SRM
TRUCK NUMBER: 4054
TICKET NUMBER: 7018959
SIZE LOAD (CU. YDS.): 10
WEIGHT? (Regular/Light): REGULAR
BATCH TIME: 05:31 AM
SLUMP (INS): 7.75
AIR CONTENT (%): NA
WATER CEMENT RATIO: NA
AVERAGE 28 DAY CONCRETE STRENGTH, (f'c): 2655 psi

LOCATION OF POUR: Slab on Grade - Column Line 17 on Column Line K

CYLINDER NUMBER	TEST AGE NUMBER	DATE	DIA. (INS)	AREA (IN²)	TOTAL LOAD (LBS)	COMPRESSIVE STRENGTH (PSI)	FRACTURE TYPE	REMARKS	TESTED BY
27200	7	04/18/23	4.00	12.57	24,760	1970	5	66% of Strength	D. Middleton
	28	05/09/23	4.00	12.57	34,891	2780	5		D. Middleton
	28	05/09/23	4.00	12.57	31,828	2530	5		D. Middleton
	56	06/06/23	4.00	12.57	42,056	3350	2		D. Middleton

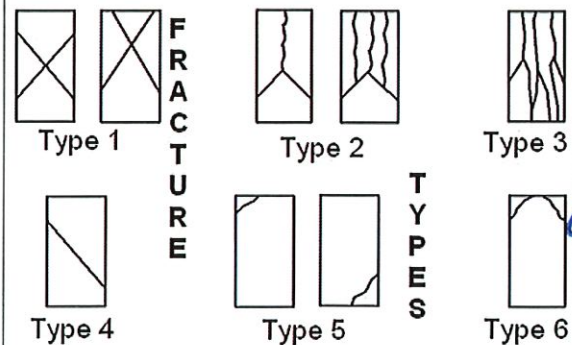
TEST PROCEDURES: SAMPLED, MOLDED, CURED, AND TESTED IN ACCORDANCE WITH ASTM C172, C1064, C31*, C39, & C143

* Air Content and Initial Cure Min/Max Temperatures Not Reported per C31

REMARKS:

At 28 Days, Average Compressive Strength Does Not meet Project specifications. Hold Cylinder will be Tested at 56 days.

REPORT DISTRIBUTION:
Client (1)



REPORT REVIEWED & APPROVED BY:

Timothy R. Wheeler, P.E.
Timothy R. Wheeler, P.E.
Registered Florida No. 42802

AGES OF JAX, INC. agrees to keep confidential any and all matters related to these test results and understands that unauthorized disclosure of these test results to anyone other than our clients, or their designated representative, without the client's expressed permission, is in violation of AGES OF JAX, INC. professional ethics and company policy. This report shall NOT Be reproduced, Except in Full, without written approval of AGES inc. J20910C11



















