



OF JAX, INC.

October 18, 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 - September 11, 2023 to October 15, 2023
Towneplace Suites Hotel - Northwest Commerce Parkway
Columbia County Permit No. 000046333
Lake City, Florida
AGES Job No. J20910; Report No. 006

Dear Ms. Williams:

AGES of JAX, Inc. (AGES) is pleased to present its fifth report of threshold inspection and construction observations made during the period of September 11, 2023 to October 15, 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 which have been identified were resolved in the field 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.

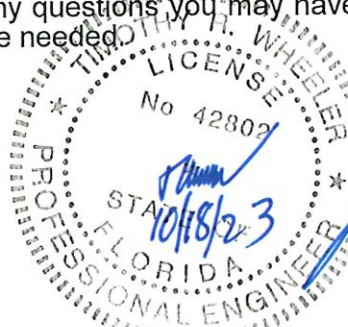
Prior to September 11, 2023 and during the period of September 11, 2023 to October 15, 2023, the contractor has finished with placement of structural backfill and fine grading of the building pad construction areas, completed with construction of the shallow foundation system with the exception of the 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 Roof Level, completed installation of the Second Level to Roof Level hollow core plank slab components including grouting, finished with concrete masonry wall installation through the Roof Level, nearing completion with exterior light gauge metal framing through the Fifth Level and progressing steadily with exterior wall sheathing 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 and Progress Photographs for your review. We are still 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/J20910-6.wpd

Attachments

Email Distribution: Addressee (1), Feasterco Construction, Inc. - Mr. Teddy Feaster (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. T31 to T36
Deficiency Log
Progress Photographs**



REPORT OF THRESHOLD INSPECTION
MASONRY WALL

Inspection Division

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: Townplace South Lake City

CLIENT: Feasteco Construction Company

INSPECTED BY: M. Bullman

INSPECTION DATE: 9-13-23

REPORT NUMBER: T-31

APPROXIMATE LOCATION	5th Floor									
	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)	✓									

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

N.C.- Not Confirming; See Comments

COMMENTS: 5th Floor 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

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: JThrush

JOB NAME: Town Place suites

INSPECTION DATE: 9-22-23

CLIENT: FeTeaco

REPORT NUMBER: 7-32

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	NA									
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 Hollow core joints

and Ends Roof Level

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

FRAMING

TRUSS	
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: Feasteco

INSPECTED BY: J+L Rush
 INSPECTION DATE: 9-22-23
 REPORT NUMBER: T-33

APPROXIMATE LOCATION	(1)									
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	☒									
VERIFY PROPER MATERIAL/ SIZE	☒									
SPACING	☒									
ATTACHMENT	☒									
BRACING	☒									
HOLD DOWNS/ ANCHORS	☒									
MATERIAL CONDITION	☒									

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

N. S. - Not Conforming; See Comments

COMMENTS: ① Light Gauge metal
Framing south side of
Building 1-4th Floor
All applicable RFI's apply.

REPORTED BY:

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



REPORT OF THRESHOLD INSPECTION MASONRY WALL

Inspection Division

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:

FirstTeco

INSPECTED BY:

J Thresh, M Bullard

INSPECTION DATE:

9-26-23

REPORT NUMBER:

7-34

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)	✓									

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

N.C.- Not Confirming; See Comments

COMMENTS:

① Elecon PINT House
Low LIFT GROUT

All applicable RFI's apply

REPORTED BY:

[Signature]
Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



OF JAX, INC.

AGES OF JAX, INC.

DATE 9-26-23 JOB NO. 20910

PROJECT Towne Place Suites

LOCATION Lake city

CONTRACTOR Feasterco

OWNER

WEATHER hot

TEMP

*AT

A.M.

*AT

P.M.

PRESENT AT SITE M Bullard / J Thresh

TO

Teddy Feaster
Project Manager
Feasterco Construction, Inc.

THE FOLLOWING WAS NOTED:

job site pictures
Fill cell elevator penthouse Fill cell & Tie Beam

Threshold Report No. T-35
9/27/23

COPIES TO

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

SIGNED

mb



OF JAX, INC.

Inspection Division

REPORT OF THRESHOLD INSPECTION

FRAMING

TRUSS	
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

INSPECTED BY: JThrush

JOB NAME: Town Place Suites Lakewood

INSPECTION DATE: 9-28-23

CLIENT: FastTango

REPORT NUMBER: T-36

APPROXIMATE LOCATION	①									
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	✓									
VERIFY PROPER MATERIAL/ SIZE	✓									
SPACING	✓									
ATTACHMENT	✓									
BRACING	✓									
HOLD DOWNS/ ANCHORS	✓									
MATERIAL CONDITION	✓									

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

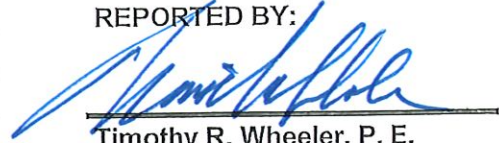
N. S. - Not Conforming; See Comments

COMMENTS: ① 1-5 Floor unit EXT WALL

FRAMING Both sides

All applicable RFIs apply.

REPORTED BY:



Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



OF JAX, INC.

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 Boland*
AGES PROJECT NO.: *J20910*

ITEM NO.	INITIAL OBSERVATION DATE	DEFICIENCY DESCRIPTION	CORRECTIVE ACTION REQUIRED	RESOLUTION	RESOLUTION DATE
①	5/19/23	Concrete cylinder test C-14, which requires a section of the concrete slab and grade at Column Line K-07 demonstrate the required compressive strength of 3000 psi at 28 days.	Within 56 day 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. See 10-25 Report 16.C.11 dated 7/15/23	Issue Closed 7/15/23	
②	9/21/23	Mortar sample for the three level concrete masonry walls did not achieve the required compressive strength of 1,800 psi at 56 days. See Report of Mortar Strength Report C-23 for further information.	Send the 56 day compressive strength results to the Structural Engineer of record for evaluation and disposition	Issue Open	



OF JAX, INC.

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

REPORT OF MORTAR STRENGTH

COPY

*Deficiency Log
Item No 2 10/1*

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

JOB NUMBER: J20910
REPORT DATE: 09/22/23
SET NUMBER: C23

DATE SAMPLED: 07/26/23
TIME SAMPLED: 09:00 AM
SAMPLED BY: J. Kiper
No of CYLINDERS: NA
WATER ADDED (Y/N)? NA
AMOUNT ADDED? 0 GAL. TO: 0 CU.YDS.
WATER REQ. BY: NA
DATE RECEIVED: NA
AIR TEMPERATURE: 88 °F
CONCRETE TEMP: NA °F
UNIT WEIGHT: NA PCF

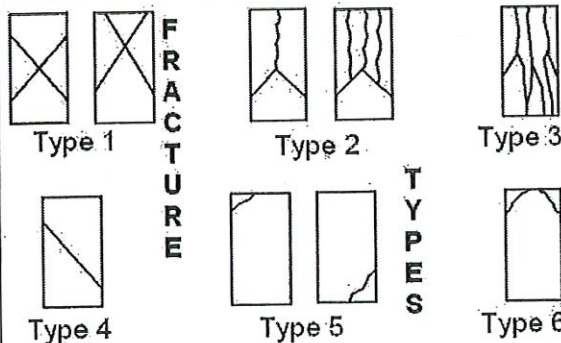
REQUIRED STRENGTH: 1800
DESIGN MIX NUMBER: Mortar
CONCRETE SUPPLIER: Mortar
TRUCK NUMBER: NA
TICKET NUMBER: NA
SIZE LOAD (CU. YDS.): NA
WEIGHT? (Regular/Light): NA
BATCH TIME: NA
SLUMP (INS): NA
AIR CONTENT (%): NA
WATER CEMENT RATIO: NA

LOCATION OF POUR: Third Floor - AI Gridline

CYLINDER NUMBER	TEST AGE NUMBER	DATE	DIA. (INS)	AREA (IN ²)	TOTAL LOAD (LBS)	COMPRESSIVE STRENGTH (PSI)	FRACTURE TYPE	REMARKS	TESTED BY
27409	7	08/02/23	2.0x2.0	4.00	2,480	620			D. Middleton
	28	08/23/23	2.0x2.0	4.00	4,233	1060			D. Middleton
	56	09/21/23	2.01x2.0	4.00	5,716	1430			D. Middleton

TEST PROCEDURES: SAMPLED, MOLDED, CURED AND TESTED IN ACCORDANCE WITH ASTM C172, C31, C1064, C1019 AND C143
REMARKS: * Air Content and Initial Cure Min/Max Temperatures Not Reported per C31

REPORT DISTRIBUTION:
Client (1)



REPORT REVIEWED & APPROVED BY:

[Signature]
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 result 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.
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J20910C23



