



OF JAX, INC.

September 11, 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 - July 17, 2023 to September 10, 2023
Towneplace Suites Hotel - Northwest Commerce Parkway
Columbia County Permit No. 000046333
Lake City, Florida
AGES Job No. J20910; Report No. 005

Dear Ms. Williams:

AGES of JAX, Inc. (AGES) is pleased to present its fourth report of threshold inspection and construction observations made during the period of July 17, 2023 to September 10, 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 July 17, 2023 and during the period of July 17, 2023 to September 10, 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 Third Level, completed installation of the Second Level to Fourth Level hollow core plank slab components including grouting, progressing steadily with concrete masonry wall installation through the Fifth Level and progressing steadily with exterior light gauge metal framing 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 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/J20910-5.wpd

Attachments

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)

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

ATTACHMENTS

**Report of Threshold Inspection Nos. T19 to T30
Deficiency Log
Progress Photographs**



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: Fraserco

INSPECTED BY: J Thrush
 INSPECTION DATE: 7-13-23
 REPORT NUMBER: 7-19

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)	NA									

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

N.C.- Not Confirming; See Comments

COMMENTS: ① Last Haiff 2nd Floor
High Lift Growt Fullcel
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

SLAB

ELEVATED	
TOPPING	
ON GRADE	

*Precast Edges + Joints
Hollow Core*

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: 7-24-23

CLIENT: Fraserco

REPORT NUMBER: T-20

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 slab joints

And Edge 3rd Floor

All applicable RFI's apply

REPORTED BY:

[Signature]

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 of Jacksonville
 CLIENT: Proterra Construction, Inc.

INSPECTED BY: J Thrusk m Bullard
 INSPECTION DATE: 8-1-23
 REPORT NUMBER: 7-21

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)	NA									

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

N.C.- Not Confirming; See Comments

COMMENTS: ① 3rd Floor High Lift
GROWT
Applicable RFI's apply

REPORTED BY:

Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



OF JAX, INC.

AGES OF JAX, INC.

DATE

8-1-23

JOB NO.

20910

PROJECT

Towne Place - Lake City

LOCATION

Lake City, Florida

CONTRACTOR

Feasteco

OWNER

WEATHER

hot

TEMP

*AT

A.M.

*AT

P.M.

PRESENT AT SITE

M Bullano / J Thrush

TO

Feasteco Construction

Teddy Fenster

THE FOLLOWING WAS NOTED:

Assist J Thrush with 3rd Floor Fill Cell

Threshold Report No. T-22

run

8/4/23

COPIES TO

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

SIGNED

mls



OF JAX, INC.

AGES OF JAX, INC.

DATE

8-2-23

JOB NO.

20910

PROJECT

Town Place suites

LOCATION

LAKE city

CONTRACTOR

Feasterco

OWNER

WEATHER

TEMP

*AT

A.M.

*AT

P.M.

PRESENT AT SITE

J Thruwh

TO

Teddy Feaster
Feasterco Construction

THE FOLLOWING WAS NOTED:

went TO office TO print out
Photos for reports

Threshold Report No. T-23

~~THRUWH~~
8/5/23

COPIES TO

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Jacksonville, Florida 32257 • (904) 886-0766

SIGNED

[Signature]



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: Township

INSPECTION DATE: 8-11-23

CLIENT: FrasTeaco

REPORT NUMBER: T-24

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	NA									

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

N. C. - Not Conforming; See Comments

COMMENTS: 4th Floor Hollow core precast
side 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.

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: 8-14-23

CLIENT: FlaStarco

REPORT NUMBER: 7-25

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	NA									
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 4th Floor Hollow core
precast precast joints
AT Ends.
All applicable R P.I's apply.

REPORTED BY:

Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



OF JAX, INC.

AGES OF JAX, INC.

DATE

8-22-23

JOB NO.

20910

PROJECT

Towne Place - Lake City

LOCATION

3rd Floor

CONTRACTOR

Feasterco

OWNER

WEATHER

hot

TEMP

*AT

A.M.

*AT

P.M.

PRESENT AT SITE

M Bullard J Thru

TO

Feasterco Construction

Teddy Feaster

THE FOLLOWING WAS NOTED:

partial fill cell 3rd Floor

Threshold Report No. T-26

revised

8/25/23

COPIES TO

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Jacksonville, Florida 32257 • (904) 886-0766

SIGNED

MFB



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 INSPECTED BY: J Thruach m Bullard
 JOB NAME: Downs Place Lakecity INSPECTION DATE: 8-22-23
 CLIENT: Fraserco REPORT NUMBER: T-27

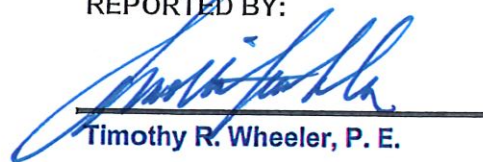
APPROXIMATE LOCATION	①									
	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.	A. S.	N. C.
DIMENSIONS	✓									
REBAR SIZE, LAP, QUANTITY	✓									
DOWEL PROJECTION AND ALIGNMENT	✓									
WALL PLUMBNESS	N.A.		N.A.		N.A.		N.A.		N.A.	
WALL ALIGNMENT	N.A.		N.A.		N.A.		N.A.		N.A.	
FILL CELL CLEANLINESS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

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

N.C.- Not Confirming; See Comments

COMMENTS: ① High Lift 4th Floor
A-R / 4-22
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: Townplace (Intecity)

CLIENT: FeasTerra

INSPECTED BY: JThrush

INSPECTION DATE: 8-24-23

REPORT NUMBER: 7-28

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)	NA									

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

N.C.- Not Confirming; See Comments

COMMENTS: ① 4th Floor High Lift
S-V/4-22

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

JOB NAME: Town Place

CLIENT: FasTranco

INSPECTED BY: JH Rush

INSPECTION DATE: 9-1-23

REPORT NUMBER: 7-29

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 CLEARANCE	✓									
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 slab ends and
Edges 4th Floor Deck
Applicable RPI's apply.

REPORTED BY:

Timothy R. Wheeler, P. E.

Registered Florida No. 42802

Special Inspector No. 0870



OF JAX, INC.

AGES OF JAX, INC.

DATE

9-1-23

JOB NO.

20910

PROJECT

Town Place Suites

LOCATION

Lake City, Florida

CONTRACTOR

Feasterco

OWNER

WEATHER

TEMP

*AT

A.M.

*AT

P.M.

PRESENT AT SITE

J Thrush

TO

Teddy Feaster
Feasterco
Construction, Inc.

THE FOLLOWING WAS NOTED:

Went over FRAMING with FRAMER NOT Ready

Threshold Report No. T-30

run

9/5/23

COPIES TO

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

SIGNED

J Thrush



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

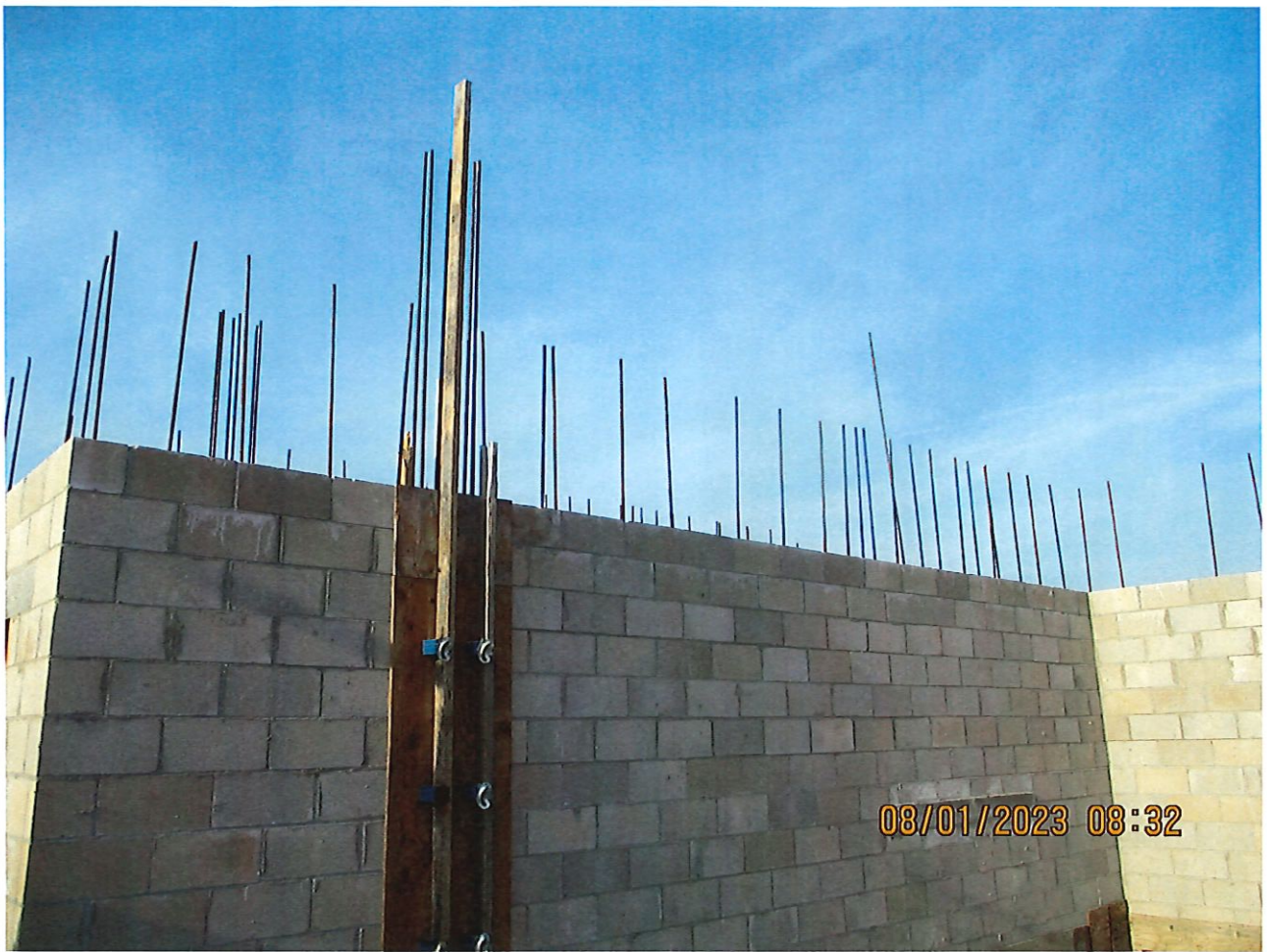
SPECIAL INSPECTOR: *Timothy R. Wheeler*
S.I. REPRESENTATIVE: *John Thrush/Mary Bullock*
AGES PROJECT NO.: *120910*

DEFICIENCY LOG

[illegible]







TOWN place
LAKE city

08/22/2023 17:48





