



**LADSON**  
CONSTRUCTION

### FEATURES

- 1,300 Square Feet
- Custom Carpentry
- Occupied Neighboring Spaces
- Project Price: \$44,334.71
- Completion Date: 07/23/2020
- Owner Information: Jose Parada, (904) 654-5662
- Project Architect: Micamy Design, (904) 683-6625

### TESTIMONIAL

"The team at Ladson Construction went above and beyond to deliver this project so we could meet our deadline. Everyone pitched in to make it happen. Ladson and team will be doing more work with us."

Lucky Goat Franchise Owner, Jose Parada

# LUCKY GOAT COFFEE

Jacksonville Beach, FL

### PROJECT SCOPE

Interior Alteration within a retail shopping center. This project consisted of interior demolition, concrete slab removable, installation of grease traps and restaurant equipment, custom butcher block countertops, and finishes to adhere to Lucky Goat Coffee franchise requirements.

### PROJECT CHALLENGES & SOLUTIONS

#### Schedules

The Ladson Construction team worked side-by-side with the franchise owner on schedule restraints and deadlines put in the place by the corporation for franchises. The construction team expedited the permitting review process from 6 weeks to 2 weeks. In the interim, the team was able to mobilize with a demolition permit to proactively work in certain areas until the first inspection was required and permits were issued. This plan allowed Lucky Goat Coffee to meet deadlines and open to the public on schedule.

#### Certificate of Use

A Certificate of Use - which must be filed by the business owner to operate - determines the use of any commercial space. With Lucky Goat Coffee, the Ladson Construction team discovered during the construction process that the Certificate of Use was filed incorrectly. This meant that the space was not able to operate as a restaurant. Ladson Construction guided the Lucky Goat franchise team through the process of adjusting the Certificate of Use so they would be able to operate with no issues after the completion of construction.

