



Volume I

2021

Annual Inspection Report





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February 28, 2022

Mr. Glenn Pressimone, P.E.
Chief of Infrastructure
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, Florida 32807

Re: 2021 Annual Inspection Report

Dear Mr. Pressimone:

In accordance with the requirements of Article V, Section 5.12 (C), of the Amended and Restated Master Bond Resolution, Dewberry is pleased to submit two (2) copies of the 2018 Annual Inspection Report. This report summarizes our observations based on a visual examination of the facilities that constitute the Central Florida Expressway Authority (CFX) system.

At the time the 2021 inspection was performed, portions of the CFX System were under construction and not inspected. Those portions are identified in the report.

Dewberry conducted the System inspection from July –December 2021 and reports that the CFX system has been maintained in good repair, working order and condition. This observation was based on a general visual inspection of the roadway, walls, bridges, and facilities. Results of the inspections are presented in greater detail within this report.

Staff anticipates continuing improvements in all roadway features for these roadways in the coming year as a result of the routine maintenance program and special projects. The observations that were noted can be evaluated and appropriate action taken by the CFX Maintenance Department.

The latest bridge inspection reports have been transmitted from the Florida Department of Transportation (FDOT) to the CFX. No load limits or weight restrictions have been imposed by FDOT that would prevent any bridge on the CFX system from being used. Currently 99.5% of CFX bridge structures have a condition rating of Good or higher.

Further, 91% of all CFX lane miles have a Pavement Condition Rating of Good or higher.

We have distributed copies of the report to the individuals listed below. Additional copies of the report are available should you need them.

We believe that this Annual Inspection Report continues to be an important tool in the identification of maintenance needs and planning asset management strategies. If you wish to discuss the report in more detail, please let us know.

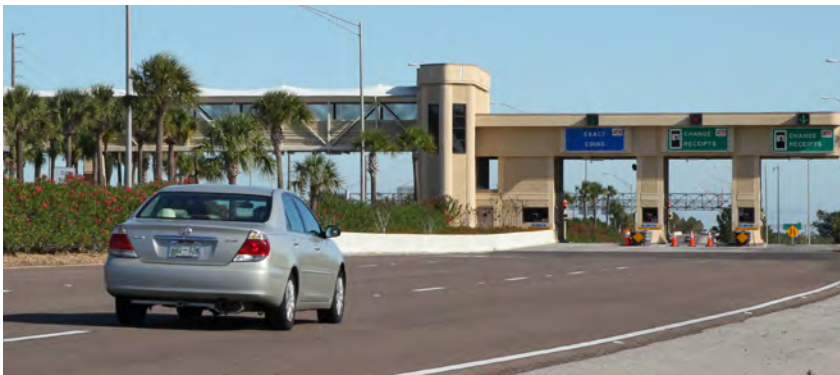
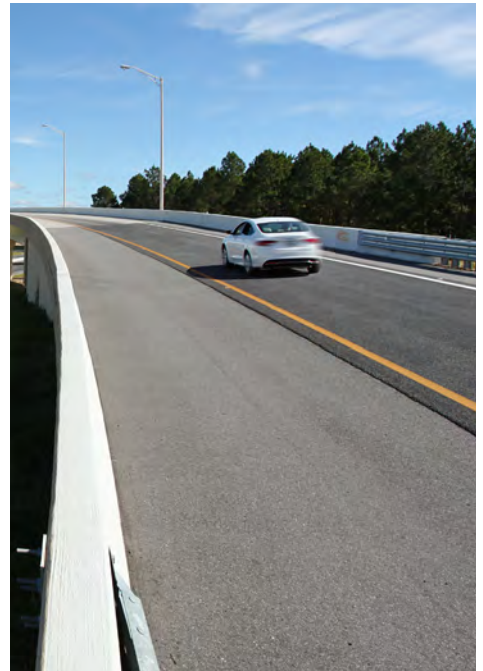
Sincerely,

A blue ink signature of R. Keith Jackson, consisting of stylized initials and a surname.

R. Keith Jackson, P.E.
Program Manager

Attachments

cc: Don Budnovich (3 copies; includes copies for AM Contractors)
Matt Lewis (1 copy)
Bryce Rainey (1 copy)
James Martin (1 copy)
Chris Bloodwell (1 electronic copy)
Will Hawthorne (1 electronic copy)
Dave Wynne (1 electronic copy)
Mike Bakidis (1 electronic copy)



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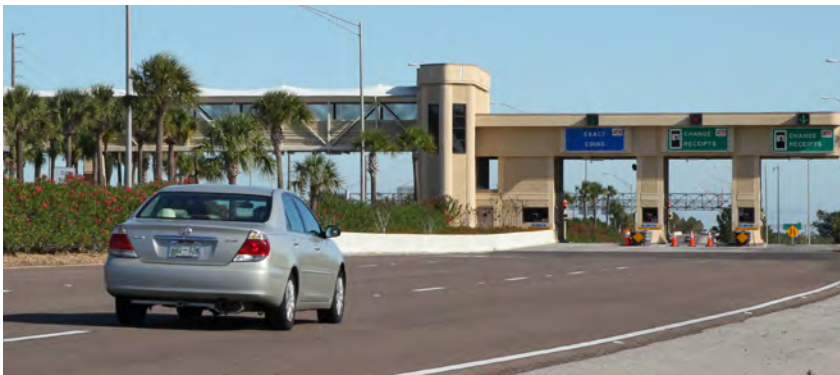
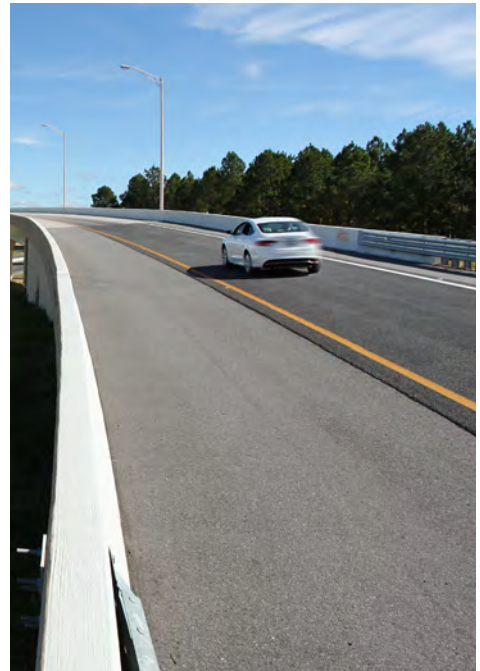
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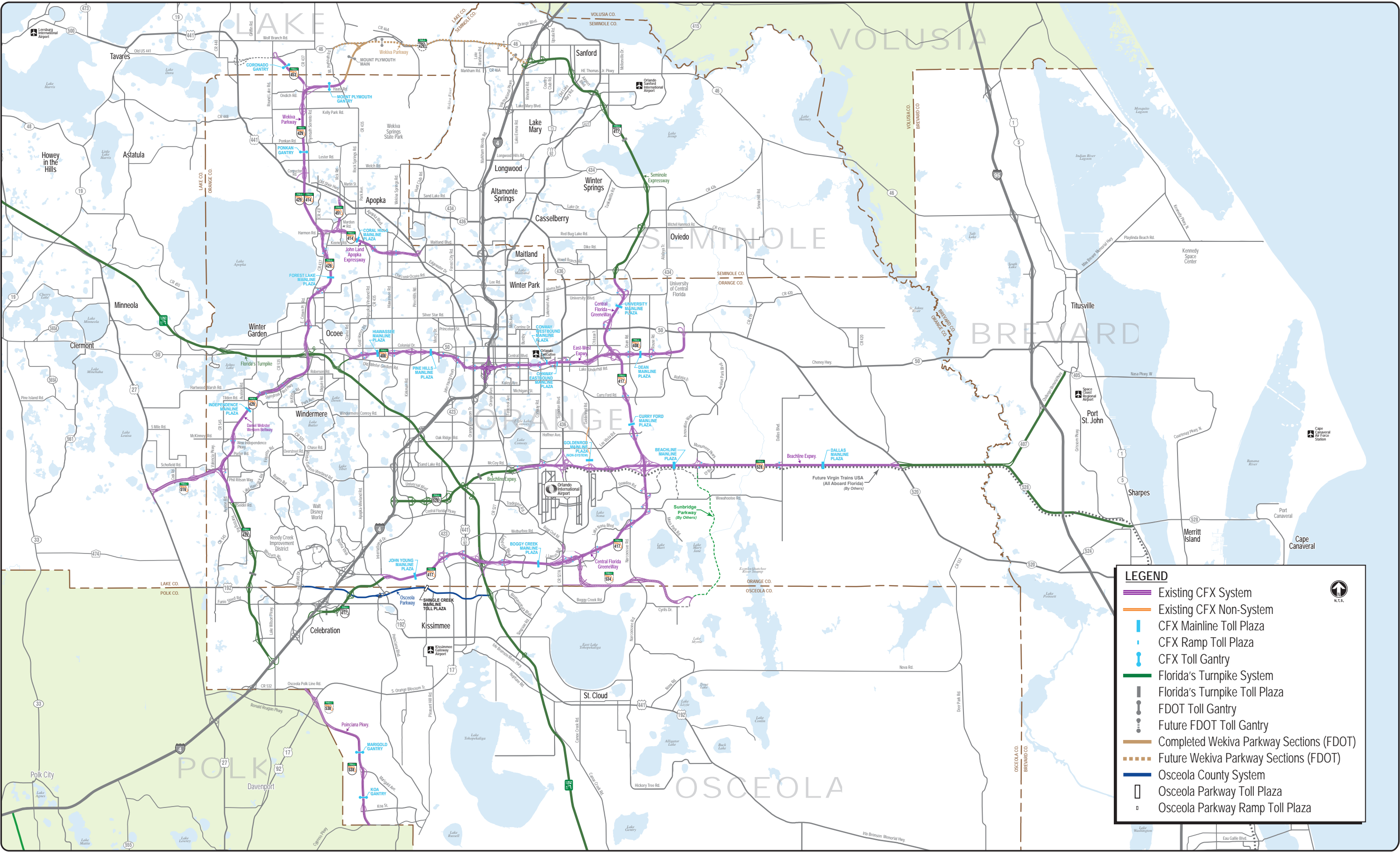
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Appendix 6: SR 429

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CFX System Wide Map

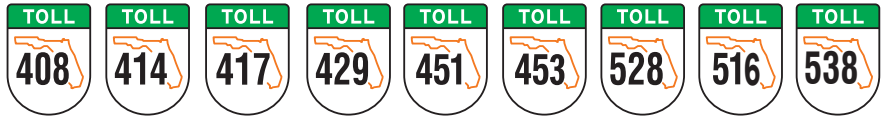
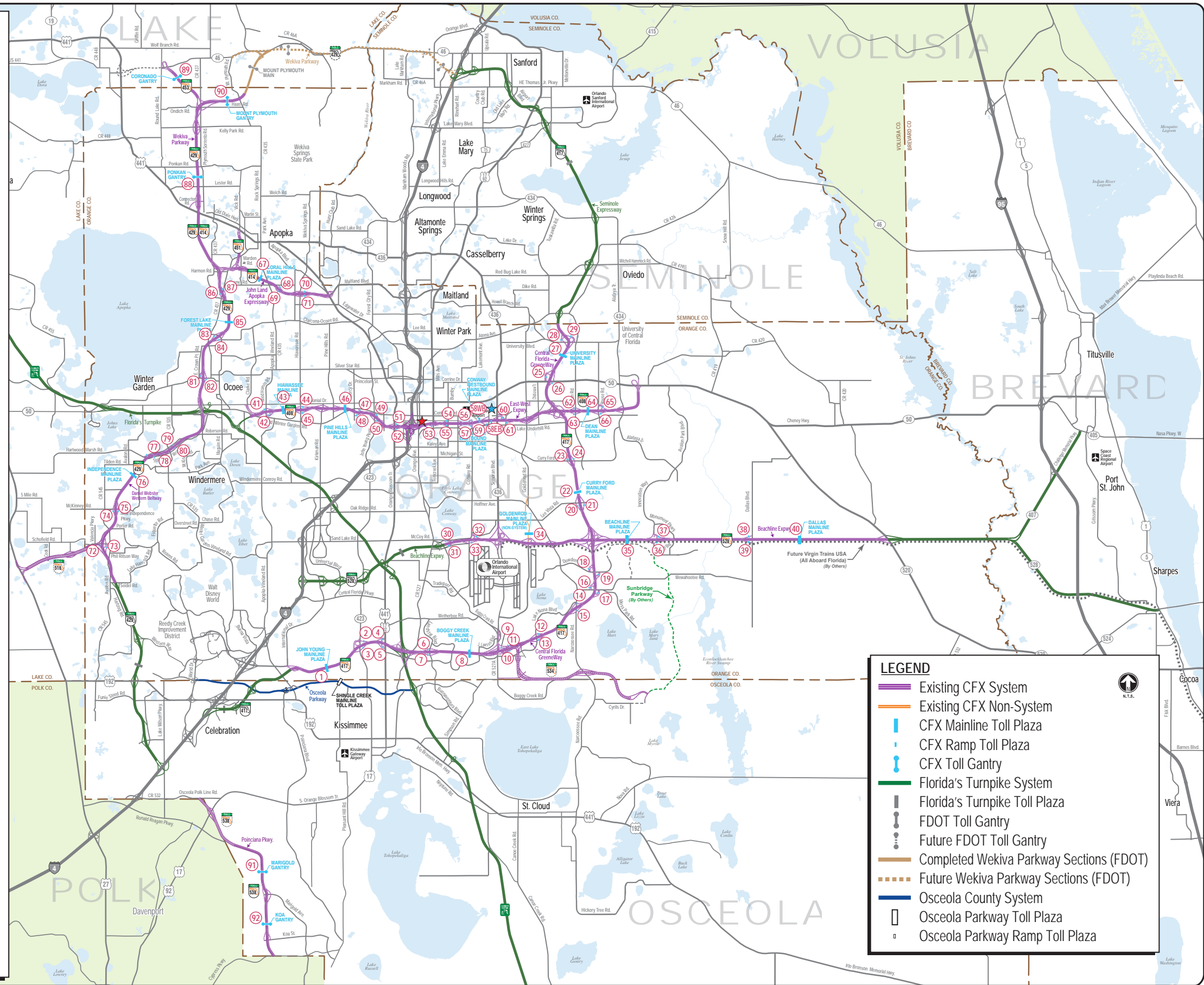


FIGURE 1

INDEX	PLAZA	INDEX	PLAZA
1	John Young Main Plaza	49	John Young Ramp - Off
2	John Young Ramp - Off	50	John Young Ramp - On
3	John Young Ramp - On	51	OBT Ramp - Off
4	US 441 Ramp - Off	52	OBT Ramp - On
5	US 441 Ramp - On	53	Mills Ramp - Off
6	Landstar Ramp - On	54	Bumby Ramp - On
7	Landstar Ramp - Off	55	Bumby Ramp - Off
8	Boggy Creek Main Plaza	56	Conway Ramp - On
9	Boggy Creek Ramp - Off	57	Conway Ramp - Off
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11	South Access Ramp - Off	58EB	Conway EB Main Plaza
12	Lake Nona Ramp - Off	59	Andes Ave./Lake Underhill/SR 436 - Off
13	Lake Nona Ramp - On	60	Semoran Ramp - Off
14	Narcoosse Ramp - Off	61	Yucatan Ramp - On
15	Narcoosse Ramp - On	62	Dean Road Ramp - On
16	Moss Park Ramp - Off	63	Dean Road Ramp - Off
17	Moss Park Ramp - On	64	Dean Main Plaza
18	Innovation Way Ramp - Off	65	Rouse Road Ramp - Off
19	Innovation Way Ramp - On	66	Rouse Road Ramp - On
20	Lee Vista Ramp - On	67	Coral Hills Main Plaza
21	Lee Vista Ramp - Off	68	Keene Road Ramp - Off
22	Curry Ford Main Plaza	69	Keene Road Ramp - On
23	Curry Ford Ramp - Off	70	Hiawassee Ramp - Off
24	Curry Ford Ramp - On	71	Hiawassee Ramp - On
25	Colonial Ramp - On	72	Schofield Ramp - On
26	Colonial Ramp - Off	73	Schofield Ramp - Off
27	University Main Plaza	74	New Independence Ramp - On
28	University Ramp - Off	75	New Independence Ramp - Off
29	University Ramp - On	76	Independence Main Plaza
30	McCoy Ramp - Off	77	Stoneybrook West - Off
31	Jetport Ramp - On	78	Stoneybrook West - On
32	Conway Ramp - Off	79	CR 535 Ramp - Off
33	Tradeport Ramp - On	80	CR 535 Ramp - On
34	Goldenrod Main Plaza	81	SR 438 Ramp - On
35	Beachline Main Plaza	82	SR 438 Ramp - Off
36	Innovation Way Ramp - Off	83	West Road Ramp - On
37	Innovation Way Ramp - On	84	West Road Ramp - Off
38	Dallas Ramp - On	85	Forest Lake Main Plaza
39	Dallas Ramp - Off	86	CR 437A Ramp - Off
40	Dallas Main Plaza	87	CR 437A Ramp - On
41	Good Homes Ramp - On	88	Ponkan Gantry
42	Good Homes Ramp - Off	89	Coronado Gantry
43	Hiawassee Main Plaza	90	Mt. Plymouth Gantry
44	Hiawassee Ramp - Off	91	Marigold Gantry
45	Hiawassee Ramp - On	92	KOA Gantry
46	Pine Hills Main Plaza	★	East E-PASS Service Center
47	Old Winter Garden Ramp - Off	★	CFX Headquarters Building
48	Ortman/Mercy Drive Ramp - On		



CFX System Wide Toll Facilities Map

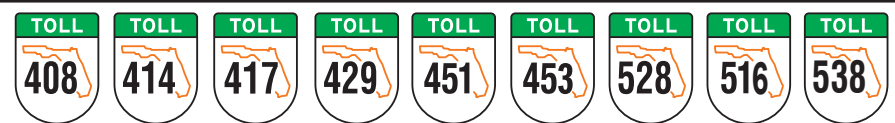
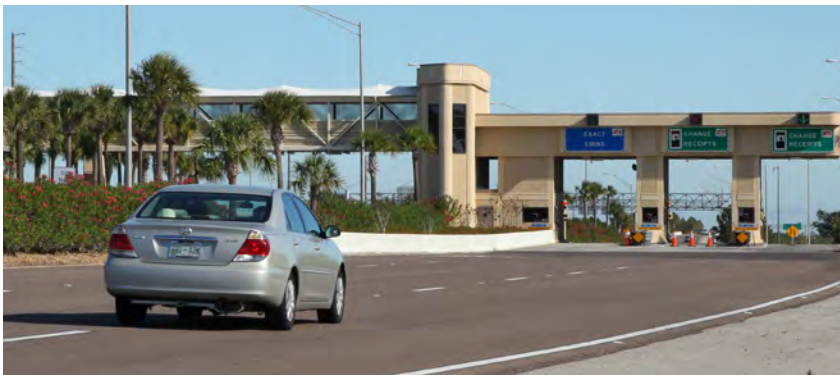
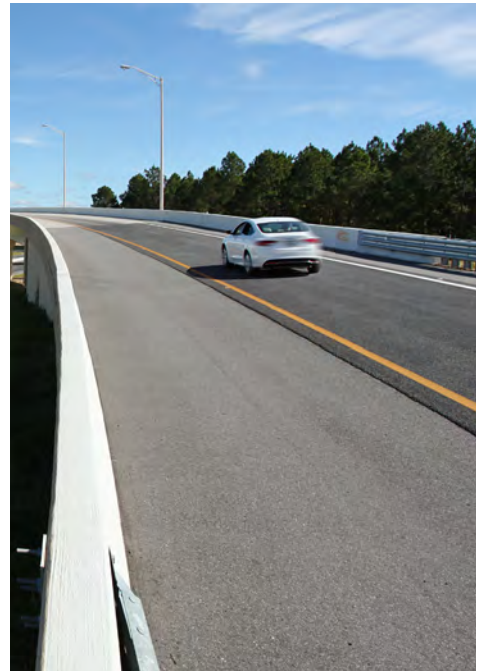


FIGURE 2



Executive Summary

2021 Annual Inspection Report
CENTRAL FLORIDA EXPRESSWAY AUTHORITY



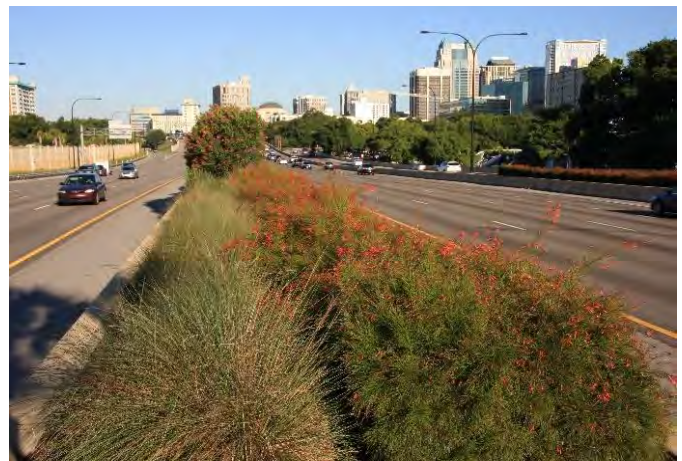
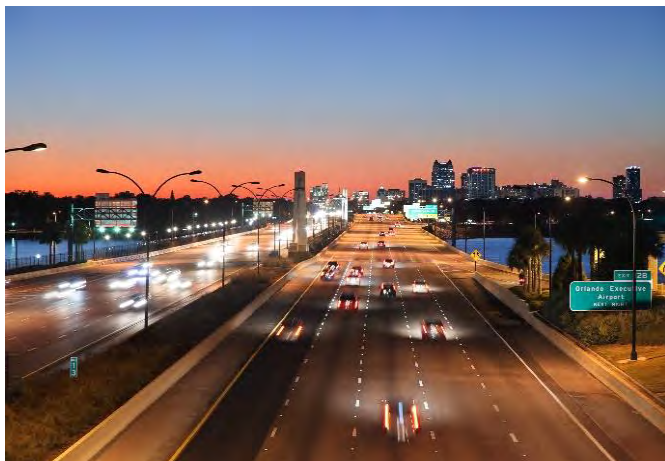
Executive Summary

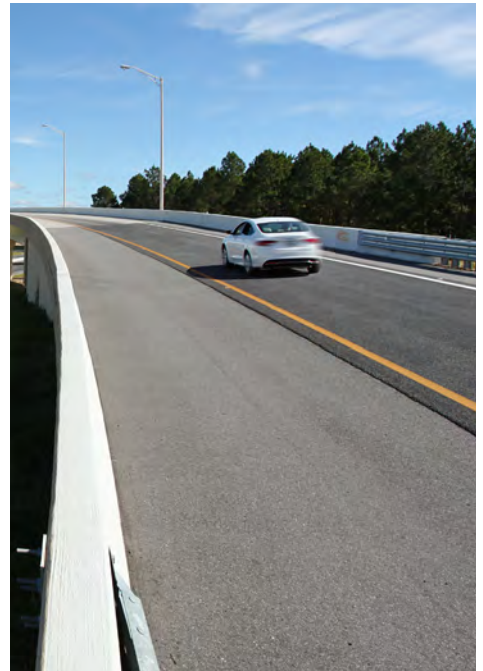
The 2021 inspection of Central Florida Expressway Authority's (CFX) System, was performed by Dewberry, CFX's General Engineering Consultant, and included a visual inspection of the roadways, facilities, landscape, ponds, and bridges currently under CFX jurisdiction.

CFX's roadway system includes SR 408 (Spessard L. Holland East-West Expressway), SR 414 (John Land Apopka Expressway), SR 417 (Central Florida GreeneWay), SR 429 (Daniel Webster Western Beltway), SR 451, SR 453, SR 528 (Beachline Expressway), and SR 538 (Poinciana Parkway).

CFX also operates the Goldenrod Road Extension, a non-system two-mile tolled road with one mainline plaza.

Based on the findings for the 2021 inspection, it is concluded that the CFX roadway system has been well maintained and in good repair, working order, and condition. It is recommended that CFX continue the implementation of routine maintenance as budgeted and scoped and continue to implement Renewal and Replacement projects as identified in CFX's Five-Year Work Plan. Further, this will allow the CFX to continue to meet or exceed the Florida Transportation Commission's performance measures for pavement condition (at least 85% of lane miles rated "excellent or good") and bridge condition ratings (at least 95% of bridge structures rated "excellent or good").





Report

2021 Annual Inspection Report CENTRAL FLORIDA EXPRESSWAY AUTHORITY



1.0 Introduction

1.1 Background

Between July and December 2021, Dewberry, Central Florida Expressway Authority's General Engineering Consultant (GEC), conducted the annual inspection of CFX's System as required by Article V, Section 5.12 (C) of the Amended and Restated Master Bond Resolution. These inspections provide a basis to plan funding levels needed to maintain assets for the Highway Maintenance Fund, Building Maintenance Fund, and Five-Year Work Plan Renewal and replacement projects budgets for the ensuing fiscal year (FY).

1.2 Inspection Process

The GEC Annual Inspection process assessed four main elements:

1. Roadway
2. Bridges
3. Walls
4. Buildings / facilities

The inspection process excluded any part of the system that was currently under construction at the time of observations.

The roadway portion of the inspection focused on observations of ponds, fencing, pavements, drainage structures, erosion issues, signing, striping, illumination, barriers, main line and ramp plaza gantries, and overall safety of each corridor.

Wall inspections focused on observations of panels, joint, coping, flumes, inlets, rails, slope paving, visible underdrain pipes, sound walls, and adjacent elements.

Buildings / facilities observations focused on the interior and exteriors of mainline plazas, ramp plazas, and the CFX Operations and Administration building.

Bridge and Sign Structure inspections were conducted by Certified Bridge and Structural Inspectors under a program administered by the Florida Department of Transportation (FDOT) and funded by CFX. Inspection results are published every two years on each bridge and sign structure. The bridge inspection process for the basis of this report addressed items that could be visually observed based on FDOT bridge inspection reports.

Inspections involved a general visual examination of element features. The inspection results, summarized in Section 2, reflect the condition of the feature(s) on the day the examination was performed. No detailed in-place or destructive testing was performed.

Items observed were recorded and rated using a three-point scale (Table 1):

Table 1	
Rating	Action
3	Continue Routine Maintenance.
2	Operable Routine Maintenance Required.
1	Requires Immediate Attention.

Many of the observations noted have already been corrected as part of the CFX's Assets Management Contracts.

During the 2021 inspection process, the following major construction projects were underway:

- SR 408 / I-4 Interchange (FDOT Project)
- SR 417 Widening from International Drive to John Young Parkway.
- SR 417 Widening from John Young Pkwy to Landstar Boulevard.
- SR 417 Widening from Landstar Boulevard to Boggy Creek Road.
- SR 417 Widening from Narcoossee Road to SR 528.
- SR 417 Widening from Boggy Creek Road to Narcoossee Road.
- SR 417 Bridge over SR 528 Preservation.
- SR 429 Widening from Florida's Turnpike to West Road.
- SR 528 / SR 436 Interchange Improvements.
- SR 538 Widening.

As a result, some of these portions of the roadway were not inspected.

1.3 System Description

CFX's roadway system consists of eight expressways: Spessard L. Holland East-West Expressway (SR 408), John Land Apopka Expressway (SR 414), Central Florida GreeneWay (SR 417), Daniel Webster Western Beltway and Wekiva Parkway (SR 429), Western Beltway Connector (SR 451), SR 453, Martin Andersen Beachline Expressway (SR 528), and Poinciana Parkway (SR 538) (Figure 1)

The system consists of 125 centerline miles and 865 lane miles of highway with 73 interchanges, 14 mainline toll plazas, 5 mainline gantries, 71 ramp toll plazas, 5 ramp gantries, and 358 bridges (includes pedestrian walkways and culverts). CFX also operates a non-system, two-mile tolled

expressway (Goldenrod Road Extension) with one mainline toll plaza. The inspection results for the Goldenrod Road Extension are included as a non-system facility.

1.3.1 SR 408 (Spessard L. Holland East-West Expressway)

SR 408 (Spessard L. Holland East-West Expressway) is a 22-mile toll road running east-west. This toll road connects Ocoee from Florida's Turnpike in west Orange County to SR 50 (Colonial Drive) east of Alafaya Trail near the University of Central Florida in east Orange County. Florida's Turnpike (FTE) owns, operates, and maintains the portion from the Turnpike east to the Old Winter Garden Road Overpass.

1.3.2 SR 414 (John Land Apopka Expressway)

The first phase of SR 414 (John Land Apopka Expressway) opened on May 15, 2009. SR 414 extends south and east from U.S. Highway 441 in Apopka to Maitland Boulevard. Of the 9 miles, 3 miles are part of a dual route with SR 429 (Daniel Webster Western Beltway).

1.3.3 SR 417 (Central Florida GreeneWay)

SR 417 (Central Florida GreeneWay), is a 55-mile toll road operated by CFX and FTE. CFX operates the 33 miles of SR 417 in Orange County. Known as the Central Florida GreeneWay, this stretch runs from SR 535 / 536 (International Drive) to the Orange-Seminole County line, south of SR 426 (Aloma Avenue).

1.3.4 SR 429 (Daniel Webster Western Beltway/Wekiva Parkway)

SR 429 (Daniel Webster Western Beltway/Wekiva Parkway) extends north from I-4 in Osceola County to SR 46 in Lake County. CFX's portion includes 31 miles from Seidel Road to just south of the Orange / Lake County line. Of the total 31 miles, 3 miles are part of the dual route with SR 414 (SR 429 / 414).

The portions of SR 429 from south of Seidel Road to I-4 and north of the Orange / Lake County line are owned and operated by the FTE and FDOT.

1.3.5 SR 451

Originally part of SR 429 (Daniel Webster Western Beltway), SR 451 connects SR 414 (John Land Apopka Expressway) and SR 429 north to U.S. Highway 441 (SR 500 / Orange Blossom Trail at Vick Road). SR 451 is approximately 3 miles in length.

1.3.6 SR 453

SR 453 is a tolled spur road connecting SR 429 (Wekiva Parkway) with SR 46 east of Round Lake Road in Lake County. CFX built the 1.6-mile spur as part of its overall contribution to the parkway project.

1.3.7 SR 528 (Martin Andersen Beachline Expressway)

SR 528 (Martin B. Anderson Beachline Expressway) was the first road on the expressway system. The approximately 52-mile expressway extends east from Interstate 4 across SR 417 (Central Florida GreeneWay) and Interstate 95, ending at U.S. Highway 1 in Cocoa.

SR 528 (the Beachline) is owned and maintained by two agencies: CFX operating the 23 miles extending from Boggy Creek Road to SR 520, and FTE operating the remainder.

1.3.8 SR 538 (Poinciana Parkway)

The SR 538 (Poinciana Parkway) is a two lane 7.2-mile toll road extending from Polk County Line south to Cypress Parkway in Osceola County, with two interchanges and two mainline gantries.

1.3.9 CFX Facilities / Buildings

CFX operates facilities in support of the safe and reliable operation of CFX's mobility network. These facilities include 13 mainline plazas, 71 ramp plazas, five mainline gantries, one back-up data center, and one administration and operations center (Figure 2).

CFX also owns facilities at 7001 McCoy Road, which functions as a maintenance facility and at 525 South Magnolia Avenue as an E-Pass service center. These facilities were not inspected.

1.4 CFX Maintenance Program

The Maintenance Department for CFX is integral in providing the region with a world-class integrated mobility network. The Maintenance Department is responsible for day to day routine roadway, traffic signals, and landscape maintenance for the System, certain System Renewal and Replacement projects, and facilities.

Maintenance Program projects include, but are not limited to, repairs and maintenance, coatings, renewals, replacements, improvements, and other projects necessary for the safe and efficient operation of CFX's System and to prevent loss of revenue. These projects include such costs for engineering, equipment purchases/ additions and replacements, maintenance expenses for roadway, bridge, buildings, walls, etc. not occurring at annual or shorter periods.

The Maintenance Department utilizes outsourced resources to accomplish the requirements of routine maintenance. CFX has created contracts to provide these services to improve efficiency and to increase fiscal responsibility.

At the time of the inspection the CFX employed three contractors to perform asset maintenance management services for roadways, bridges, traffic signals, and facilities.

1. Roy Jorgensen Associates Inc. maintains SR 408, SR 417 and SR 528
2. DBI maintains SR 414, SR 429, SR 451 and SR 453
3. Control Specialists maintains 47 traffic signals systemwide
4. DBI maintains CFX facilities

Three additional maintenance contracts for SR 538 for fencing, mowing and roadway sweeping are held by:

1. Chapco Fence
2. Chavez Lawn Service
3. USA Services

In addition to these routine maintenance contracts, CFX continues to identify maintenance needs and award specific contracts to meet those needs.

Systemwide landscape maintenance is performed by one systemwide landscape maintenance contractor (under two separate contracts), Aero GroundTek of Central Florida, while aquatic vegetation is completed by Rockhopper Services, Inc.

The Maintenance Department staff is supported by the GEC, Dewberry. As the GEC, Dewberry provides professional services in support of Maintenance Department responsibilities, which include items such as:

- Annual independent inspection and report concerning system condition
- Maintenance Rating Program Inspections via subconsultant
- Systemwide specific maintenance problems resolution
- CFX Pavement Management Program support
- Systemwide sign inventory and engineering for maintenance and replacement of signs
- Asset management needs analysis
- Identification of appropriate maintenance and repair actions and cycles to minimize deteriorating conditions of CFX assets.
- Environmental support

In addition, the GEC provides resources to support CFX management and administration of engineering activities associated with major maintenance projects. The disciplines Dewberry utilizes as the GEC include civil, structural, landscape design, traffic, environmental, mechanical, electrical engineering, and architectural services.

As part of the report preparation process, Dewberry met with CFX's Director of Maintenance to discuss the major achievements of the past fiscal year (FY 2021) and the goals and objectives for the upcoming fiscal year (FY 2022).

The following are identified as major achievements during the past fiscal year (FY 2021):

- Achieved an MRP score of at least 90.
- Continued to increase routine observation of Asset Management Contracts to identify areas of maintenance activities in need of improvement.
- Continued to implement systemwide signing upgrades and rehabilitation.
- Continued the identification of projects that should be funded under the Renewal and Replacement budget.
- Continued the identification of projects that require routine maintenance and should be included in the maintenance budget.

- Maintained pavement striping at a high level of reflectivity by identifying areas in need of rehabilitation.
- Proceeded with design for the next phases of the systemwide coatings upgrades.

CFX Maintenance Staff has identified the following goals and objectives for the coming fiscal year (FY 2022). These items involve activities associated with construction and maintenance of roadways, bridges, facilities, and landscape.

- Achieve an MRP score of at least 90.
- Continue to increase routine observation of Asset Management Contracts to identify areas of maintenance activities in need of improvement.
- Continue to implement systemwide signing upgrades and rehabilitation.
- Continue the identification of projects that should be funded under the Renewal and Replacement budget.
- Continue the identification of projects that require routine maintenance and should be included in the maintenance budget.
- Maintain pavement striping at a high level of reflectivity by identifying areas in need of rehabilitation.
- Proceed with design for the next phases of the systemwide coatings upgrades.

In addition to goals and objectives for the physical activities associated with construction and maintenance of roadways, bridges and plaza facilities, staff identified goals and objectives related to program, process and procedural initiatives. The ultimate purpose of these initiatives is to provide CFX's customers with smooth ride and aesthetically pleasing surroundings creating a unique driving experience that is immediately identifiable with a CFX roadway.

These initiatives are:

- Meet with FDOT District 5 and FTE personnel on an as-needed basis to discuss maintenance and other issues of mutual importance.
- Continue traffic signal coordination with the City of Orlando, Orange County, and FDOT District 5.
- Evaluate and enhance CFX's program to manage its assets to provide maximum control over the timing and implementation of replacement programs and initiatives.
- Provide a timely response to customer feedback on maintenance issues.

1.4.1 Roadway Maintenance Budget

CFX's FY 2021 Roadway Maintenance Fund, is budgeted at \$19.9 million for maintenance administration, routine maintenance, landscape maintenance, and pond maintenance.

1.4.2 Facilities Maintenance Budget

CFX toll facilities, as well as the CFX headquarters building, have a facilities maintenance budget for FY 2021 of approximately \$1.9 million.

1.4.3 Systemwide Landscape and Aquatic Maintenance Budget

CFX's FY 2021 Systemwide Landscape Maintenance Fund is budgeted at \$2.9 million for maintenance administration and routine maintenance.

1.4.4 Maintenance Rating Program

CFX has instituted an independent Maintenance Rating Program (MRP), in addition of their FDOT provided program, to evaluate the performance of roadway and bridge maintenance contractors. This independent program includes systemwide ramps that are not completed as part of the FDOT's inspection process. The MRP monitors current operations and is used to identify recurring problems. The program allows for early identification of maintenance issues, increased accountability, and provides assurance that assets are being maintained at an adequate level.

Under the MRP, sample units for different asset groups (roads, bridges, and facilities) are randomly selected for the entire year. Inspections are conducted every two months on a portion of the sample units from each corridor. Individual characteristics are evaluated on Pass / Fail criteria. The resulting scores are weighted and combined for the asset groups. A total composite score is used to evaluate maintenance effectiveness.

1.4.5 Specialized Inspection

Inspections of the bridges on CFX's system are conducted by FDOT Certified Bridge Inspectors. Detailed Bridge Inspection Reports are prepared and filed every two years for each bridge.

The most current bridge ratings were received from FDOT in July 2021. The Performance Rating rates the condition of the bridge. It is auto calculated and is based on the lowest rating for Deck, Superstructure and Substructure. For culverts, the rating is based on the Culvert Rating. The performance rating factors are as follows:

- 1 = Excellent
- 2 = Good
- 3 = Fair
- 4 (and above) = Poor

There are currently 356 bridge structures on the system with 99.5% of them having a condition rating of Good or higher. There are currently no bridge condition weight restrictions. See Appendix 1 for a summary of FDOT Bridge Ratings. CFX also inspects overhead sign structures every two years and traffic signals every five years.

CFX currently conducts a Pavement Management Analysis based on FDOT criteria. This report is used to assess the condition and performance of a roadway as well as predict future rehabilitation needs. The most current Pavement Condition Survey data shows 91% of CFX maintained lane miles currently have good or higher Pavement Condition Rating Measures goal of 85%. CFX continues to invest in the system's assets to deliver a world class mobility network.

2.0 Inspection Findings

The inspection results summarized in this section reflect features that were rated two or three. Features with a rating of one were immediately reported to CFX maintenance staff for immediate maintenance.

2.1 SR 408 (Spessard L. Holland East-West Expressway) Findings - Ratings 2 or 3

See Appendix 3 for detailed inspection sheets, maps, and photos.

2.1.1 SR 408 (Spessard L. Holland East-West Expressway) Roadway

During this year's inspection period, one major area was under construction and not inspected:

1. The area in and around the SR 408 / I-4 interchange

Higher concentrations of observations were located along SR 408 from Clarke Road to Good Homes Road, Econlockhatchee Trail, and East Colonial. Observations included erosion and obstructed or overgrown drainage structures. Pavement marking degradation was prevalent along the mainline just east of Chickasaw Trail.

2.1.2 SR 408 (Spessard L. Holland East-West Expressway) Bridges

Bridge observations along SR 408 included asphalt cracking at an approach slab, joint sealant degradation, and minor coatings degradation.

Degradation of joint sealant was observed at the SR 408 overpass of Andes Avenue.

2.1.3 SR 408 (Spessard L. Holland East-West Expressway) Walls and Fencing

Prominent wall and fence observations included vegetation growth on walls, vegetation overgrowing fence lines, damaged fence gates, and damaged right-of-way (ROW) fencing.

Graffiti and vegetation growth on walls were periodically observed along SR 408.



Figure 3: Flume drainage structure needs vegetation cleared.



Figure 4: Joint sealant degradation SR 408 over Andes Road.



Figure 5: Vegetation of Noise Wall at SR 408 and Mills

Overgrown fence observations for both ROW and retaining wall were noted at various locations with the largest concentration east of Alafaya Trail.

2.1.4 SR 408 (Spessard L. Holland East-West Expressway) Facilities

There are five Mainline Plazas (Hiawassee, Pine Hills, Conway West, Conway East, and Dean) and 23 ramp plazas located on SR 408.

The facilities along SR 408 are generally in good condition. Observations for various features in the facilities along SR 408 were typically for missing/stained ceiling tiles, interior coatings degradation. There was facia stucco degradation observed at various ramp plazas along the corridor.

Individual summaries of facilities along SR 408 are indicated in Appendix 2 System/Non-System Facility Reports included in this document.

2.2 SR 414 (John Land Apopka Expressway) Findings - Ratings 2 or 3

See Appendix 4 for detailed inspection sheets, maps, and photos.

2.2.1 SR 414 (John Land Apopka Expressway) Roadway

Roadway observations were marginal throughout the corridor and included roadside erosion and overgrown or inaccessible drainage structures.

Minor roadside erosion was observed at the at the west end of the SR 414 viaduct west of Overland Road.

Obstructed and overgrown drainage structures were observed throughout the roadway with a concentration at the pond north of Coral Hills Mainline Plaza.



Figure 6: Overgrown mitered end section Coral Hills Mainline Plaza Pond.

2.2.2 SR 414 (John Land Apopka Expressway) Bridges

Bridge observations included dirt and debris on bridge shoulders and debris filled bridge inlets/scuppers.

Dirt and debris on the shoulder were observed at the bridge over the Landfill Service Road.

Debris filled inlets were observed at on the viaduct bridge.

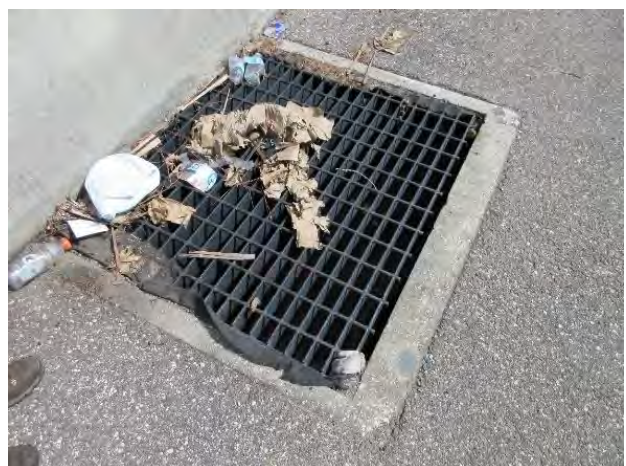


Figure 7: Shoulder debris Landfill Service Road.

2.2.3 SR 414 (John Land Apopka Expressway) Walls and Fencing

Typical fence observations included damaged and/or vegetation covered ROW fence and gates along the corridor.

2.2.4 SR 414 (John Land Apopka Expressway) Facilities

SR 414 consists of 1 Mainline Toll Plaza (Coral Hills), and 5 ramp plazas.

The facilities along SR 414 were generally in good condition. Observations for various features in the facilities along SR 414 were typically for, ceiling tiles, and algae growth on facility coatings. Individual summaries of facilities along SR 414 are indicated in the Appendix 2 System/Non-System Facility Reports included in this document.

2.3 SR 417 (Central Florida GreeneWay) Findings – Ratings 2 or 3

See Appendix 5 for detailed inspection sheets, maps, and photos.

2.3.1 SR 417 (Central Florida GreeneWay) Roadway

During this year's inspection period, one area was under construction and not inspected:

1. SR 417 from International Drive to John Young Parkway

Observations for SR 417 included overgrown drainage structures, minor end wall erosion, and debris obstructed gutter inlets.

Slope erosion as well as shoulder erosion was observed in various locations throughout the corridor.

Drainage structure obstructions and roadside erosion were observed at various locations throughout the roadway with a higher concentration at International Drive.



Figure 8: Damaged fence gate at SR 414 and Hawthorne Avenue.



Figure 9: Algae growth Keene Road off ramp.



Figure 10: Minor bed erosion at International Drive

2.3.2 SR 417 (Central Florida GreeneWay) Bridges

Bridge observations included minor adhesion loss in abutment joints, dirt present in expansion joints, slope pavement with vegetation present, and graffiti on MSE walls.

Debris filled expansion joints were observed at the SR 417 bridge over the OUC rail line, while vegetation growing from the slope pavement was observed at SR 417 and Wyndham Lakes Boulevard.

2.3.3 SR 417 Central Florida GreeneWay Walls and Fencing

Overall the SR 417 walls and fencing were in good standing with minor coatings damage and vegetation growth.

Fencing observations included minor fence damage and pockets of overgrown fence lines throughout the corridor with no concentration in one area.

2.3.4 SR 417 (Central Florida GreeneWay) Facilities

SR 417 consists of 4 Mainline Toll Plazas (John Young, Boggy Creek, Curry Ford, and University), and 25 ramp plazas.

The facilities along SR 417 were generally in good condition.

Observations for various features in the facilities along SR 417 were typically for interior coatings, ceiling tile damage, soffit repair, and mildew/mold growth on outdoor coatings.

Individual summaries of facilities along SR 417 are indicated in Appendix 2 System/Non-System Facility Reports included in this document.



Figure 11: Slope pavement vegetation at Wyndham Lake Boulevard.



Figure 12: SR 417 Colonial off ramp coatings degradation.

2.4 SR 429 (Daniel Webster Western Beltway / Wekiva Parkway) Findings - Ratings 2 or 3

See Appendix 6 for detailed inspection sheets, maps, and photos.

2.4.1 SR 429 (Daniel Webster Western Beltway / Wekiva Parkway) Roadway

SR 429 roadway observations included roadside erosion, drainage structure obstructions, and pavement marking degradation.

Roadside erosion was observed along the shoulders, front slopes, and swales in various locations of the roadway with the heaviest concentration observed from Seidel Road to the Florida's Turnpike Interchange.

Drainage structure obstructions were observed throughout the corridor a concentration around New Independence Parkway.

2.4.2 SR 429 (Daniel Webster Western Beltway / Wekiva Parkway) Bridges

2021 Bridge observations included minor cracking in slope pavement, coatings degradation, and dirt and debris in the expansion joints.

2.4.3 SR 429 (Daniel Webster Western Beltway / Wekiva Parkway) Walls and Fencing

SR 429 wall and fence observations were limited to, vegetation on fence lines, damaged fence posts and MSE walls, open gates, and debris filled wall gutters.

Fencing observations for both ROW and retaining wall were noted at various locations along the corridor. Vegetation on MSE walls was observed south of Connector Road. Debris filled wall gutter was recorded at various locations along the corridor.

2.4.4 SR 429 (Daniel Webster Western Beltway / Wekiva Parkway) Facilities

SR 429 consists of 2 Mainline Toll Plazas (Independence and Forest Lake), 5 Toll Gantries and 12 ramp plazas.

The facilities along SR 429 were generally in good to excellent condition.

Observations for various features in the facilities along SR 429 were typically for interior/exterior paint degradation, duct work, ceiling tiles, vents, and flooring. As well as aesthetic cleaning to include the pedestrian walkway at New Independence Mainline Plaza.

Individual summaries of facilities along SR 429 are indicated in Appendix 2: System/Non-System Facility Reports included in this document.



Figure 13: SR 429 pavement marking degradation CR 535 off ramp.



Figure 14: SR 429 wall gutter full of debris at Ponkan Road.



Figure 15: Mold build up on New Independence Mainline Plaza pedestrian bridge.

2.5 SR 451 Findings - Ratings 2 or 3

See Appendix 7 for detailed inspection sheets, maps, and photos.

2.5.1 SR 451 Roadway

2021 SR 451 roadway observations consisted of roadside erosion, sediment in drainage structures, and minor pavement degradation.

Roadside erosion and drainage deficiencies were observed along SR 451 just south of SR 441, while pavement degradation was prevalent just north of Ocoee Apopka Road.



Figure 16: SR 451 pavement degradation.

2.5.2 SR 451 Bridges

No observations were noted on the SR 451 bridges.

2.5.3 SR 451 Walls and Fencing

No observations were noted on SR 451 walls; however, overgrown ROW fencing was observed at US 441.

2.5.4 SR 451 Facilities

There are no facilities located on SR 451.

2.6 SR 453 Findings - Ratings 2 or 3

See Appendix 8 for detailed inspection sheets, maps, and photos.

2.6.1 SR 453 Roadway

SR 453 observations included overgrown drainage structures throughout the corridor.

2.6.2 SR 453 Bridges

No observations were noted on SR 453 bridges.

2.6.3 SR 453 Walls and Fencing

Fence observations included damaged and overgrown fence and scuffed barrier walls along the corridor with a heavy concentration at the SR 46 loop ramp.

2.6.4 SR 453 Facilities

SR 453 facilities were found to be in good to excellent condition with minimal observations.

An individual summary of the SR 453 facility is indicated in the Annual Facilities Inspection Reports included in this document.

2.7 SR 528 (Martin B. Andersen Beachline Expressway) Findings - Ratings 2 or 3

See Appendix 9 for detailed inspection sheets, maps, and photos.

2.7.1 SR 528 (Martin Andersen Beachline Expressway) Roadway

During this year's inspection period, one area was under construction and not inspected:

1. SR 528 and SR 436 Interchange

Fiscal Year 2021 SR 528 roadway observations included minor roadside erosion, erosion around drainage structures, vegetation obstructed drainage structures, and debris in and around shoulder gutter inlets and weir structures.

Drainage structure obstructions and erosion were observed at various locations throughout the roadway with concentrated areas east of Innovation Way to Monument Parkway.

Roadside erosion was heaviest at the SR 417 and SR 528 Interchange ramps.

2.7.2 SR 528 (Martin B. Andersen Beachline Expressway) Bridges

Bridge observations minor spalling at expansion joints, vertical cracking on barrier walls, and vegetation on slope pavement.

2.7.3 SR 528 (Martin B. Andersen Beachline Expressway) Walls and Fencing

No observations were noted on SR 528 walls. Overgrown fence lines were observed at various locations throughout the corridor with heavy concentration between Narcoossee Road and the SR 417 interchanges.

2.7.4 SR 528 (Martin B. Andersen Beachline Expressway) Facilities

The SR 528 consists of 2 Mainline Toll Plazas (Beachline and Dallas), and 8 ramp plazas.

The facilities along SR 528 are generally in good condition.



Figure 17: Overgrown weir structure SR 528 and Narcoossee Road.



Figure 18: Overgrown fence line east of Narcoossee Road.



Figure 19: Water damaged ceiling tile Beachline Main Plaza.

Observations for various features in the facilities along SR 528 were leaks along tunnel walls, ceiling tiles, and exterior coatings systems with mold growth.

Individual summaries of facilities along SR 528 are indicated in Appendix 2: System/Non-System Facility Reports included in this document.

2.8 SR 538 (Poinciana Parkway) Findings - Ratings 2 or 3

During the 2021 Annual Inspection SR 538 was under construction and not inspected for roadway, bridges, and walls and fences.

2.8.1 SR 538 (Poinciana Parkway) Roadway

SR 538 roadway observations consisted of overgrown and damaged drainage structures, sediment filled ditch pavement, and roadside erosion.

2.8.2 SR 538 (Poinciana Parkway) Bridges

Not inspected.

2.8.3 SR 538 (Poinciana Parkway) Walls and Fencing

Not inspected.

2.8.4 SR 538 (Poinciana Parkway) Facilities

SR 538 facilities are in good condition with some minor caulking and seal cracks on the plaza exterior.

Individual summaries of facilities along SR 538 are indicated in Appendix 2: System/Non-System Facility Reports included in this document.

2.9 Non-System Facilities Findings – Ratings 2 or 3

See Appendix 2 for detailed inspection sheets, maps, and photos.

2.9.1 Goldenrod Road Extension

No observations were noted on Goldenrod Road Extension.

2.9.2 Goldenrod Road Extension Walls and Fencing

No observations were noted on Goldenrod Road Extension walls and fencing.

2.9.3 Goldenrod Road Extension Mainline Toll Plaza

The Goldenrod Road Extension facility is generally in good condition.

An individual summary of the Goldenrod facility is indicated in the Annual Non-System Facilities Inspection Reports included in this document.

2.9.4 CFX Administration and Operations Building

The CFX Administration and Operations Building was observed to be generally in good condition overall with no identified major deficiencies both on exterior and interior.

Minor exterior deficiencies included dirt build up on walls and sidewalk, and damaged outdoor ceiling fans.

Minor interior deficiencies included areas of damaged drywall, broken outlet covers, overhead lighting outages, window caulking degradation, and isolated appearances of leaking above the ceiling tiles.

An individual summary of the CFX Headquarters Building is included in Appendix 2: System/Non-System Facility Reports included in this document.



Figure 20: CFX Administration and Operations Building sidewalk with dirt and algae growth.

3.0 Projects Completed Since 2021 Inspection

Listed below are Renewal and Replacement Projects completed (July 1, 2020 to June 30, 2021), after the 2020 Annual Inspection.

3.1 Roadway

- SR 414 Milling and Resurfacing Hawthorne Avenue to US 441
- SR 429 Resurfacing CR 535 to CR 437A
- SR 528 Milling and Resurfacing SR 417 to Innovation Way
- SR 528 Pavement Repair between Goldenrod Road and Narcoossee Road

3.2 Facilities

- CFX Magnolia Avenue E-Pass Service Center Renovations.

4.0 Future Renewal and Replacement Projects

Listed below are Renewal and Replacement Projects funded for design and construction or in construction during the Fiscal Year 2022.

4.1 Roadway

- 408-763 SR 408 Milling and Resurfacing Yucatan Drive to SR 417
- 408-764 SR 408 Milling and Resurfacing Woodbury Road to SR 50
- 408-628b SR 408 Guide Sign and lighting Replacement from SR 50 to Ingenuity Drive
- 599-756 SR 408 Coatings I-4 to Chickasaw Trail
- 414-640 SR 414 Guide Sign Replacement SR 429 to US 441
- 417-760 SR 417 Milling and Resurfacing SR 528 to Berry Dease
- 417-761 SR 417 Milling and Resurfacing SR 408 to E-4 Canal Bridge
- 599-759 SR 417 South Access Road Slope Repair
- 417-751 SR 417 Bridge Over SR 528 Preservation
- 599-646 Systemwide Guide Sign & Lighting Replacement
- 599-645 Systemwide Trailblazer Project
- 417-767 SR 451 Milling and Resurfacing SR 414 to US 441

4.2 Facilities

- 599-419 Toll Plaza AC Replacements
- 599-426 Systemwide Generator Replacements
- 599-765 Systemwide Roof Replacements

4.3 Non-System Facilities

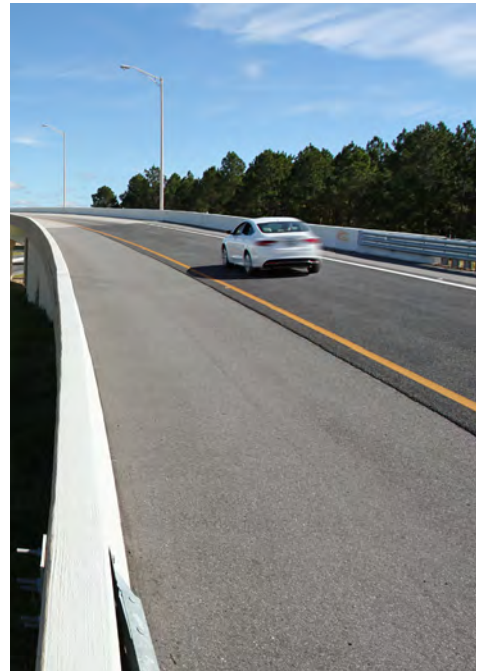
- 599-416A/B East District Facility Water and Sewer Upgrades

5.0 Summary

Overall, the CFX System has been well maintained and in good repair, working order, and condition. The condition of the System shows CFX's commitment to funding, maintaining, and operating a safe mobility network.

CFX reported an overall MRP score of 91. There are currently 356 bridge structures on the CFX system with a rating of "Excellent or Good" for a Bridge Condition Rating of 99.5%, as well as, a Pavement Condition Rating of 91% of CFX maintained lane miles currently good or higher.

Continued routine maintenance and implementation of Renewal and Replacement Projects ensures CFX will continue to provide the region with a world-class integrated mobility network.



Appendix 1: Bridge Ratings

2021 Annual Inspection Report
CENTRAL FLORIDA EXPRESSWAY AUTHORITY



Central Florida Expressway Authority Bridge Ratings

Using FDOT Criteria

Summary Key

Deck Rating, Superstructure Rating, Substructure Rating

N Not Applicable

9 Excellent Condition

8 Very Good Condition

7 Good Condition

6 Satisfactory Condition

5 Fair Condition

4 Poor Condition

3 Serious Condition

2 Critical Condition

1 "Imminent" Failure

0 Failed

Channel Rating

N Not Applicable

9 Excellent Condition

8 Very Good Condition

7 Good Condition

6 Satisfactory Condition

5 Fair Condition

4 Poor Condition

3 Serious Condition

2 Critical Condition

1 "Imminent" Failure

0 Failed

Culvert Rating

N Not Applicable

9 No Deficiencies

8 No Noticeable Deficiencies

7 Minor Deficiencies

6 Deterioration

5 Moderate to Major Deterioration

4 Large Spalls, Heavy Scaling, Wide Cracks

3 Excessive Large Spalls, Heavy Scaling, Wide Cracks

2 Corrective Action Required to Maintain Traffic

1 Bridge Closed

0 Replacement Necessary

Structure Rating

1 Excellent

2 Good

3 Fair

4 (and above) Poor

Central Florida Expressway Authority Bridge Ratings Summary
by Florida Department of Transportation
District 5

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
110123	SR 453 Wekiva Pkwy	8	8	8	N	N	1
110124	SR 453 Wekiva Pkwy	8	8	8	N	N	1
110125	SR 453 Wekiva Pkwy	8	8	8	N	N	1
110126	SR 453 Wekiva Pkwy	8	7	8	N	N	2
750055	SR 528	N	N	N	6	7	2
750056	SR 528	6	7	6	N	N	2
750058	SR 528	6	7	7	N	N	2
750059	SR 528	7	7	7	N	N	2
750100	SR 408 WB	7	7	7	N	N	2
750102	SR 408 WB	7	7	7	N	N	2
750103	SR 408 WB	7	7	7	N	N	2
750104	SR 408 WB	7	7	7	N	N	2
750106	SR 408 WB	7	7	7	N	N	2
750107	SR 408 WB	7	7	7	N	N	2
750108	SR 408 WB	7	7	7	N	N	2
750112	SR 408 Exit Ramp	7	7	7	N	N	2
750114	SR 408 WB	6	7	7	N	N	2
750116	SR 408 WB	7	7	7	N	N	2
750119	SR 408 WB	7	7	7	N	N	2
750120	SR 408 WB	7	7	7	N	N	2
750121	SR 408 WB	7	7	7	N	N	2
750123	SR 408 WB	7	7	7	N	N	2
750124	SR 408 WB	7	7	7	N	N	2
750126	SR 408 WB	7	7	7	N	N	2
750128	SR 408 WB	7	7	7	N	N	2
750129	SR 408 WB	7	7	7	N	N	2
750137	SR 400 Connector	7	7	7	N	N	2
750138	SR 400 Connector	7	7	7	N	N	2
750179	SR 528	6	7	7	N	N	2
750182	SR 408 EB	7	7	7	N	N	2
750183	SR 408 EB	6	7	7	N	N	2
750184	SR 408 EB	7	7	7	N	N	2
750185	SR 408 EB	7	7	7	N	N	2
750186	SR 408 EB	7	7	7	N	N	2
750213	SR 528	7	7	7	N	N	2
750214	SR 528	7	7	7	N	N	2
750220	SR 408 EB	7	7	7	N	N	2
750231	SR 408 EB	7	7	7	N	N	2
750232	SR 408 EB	7	7	7	N	N	2
750233	SR 408 EB	7	7	7	N	N	2
750234	SR 408 EB	7	7	7	N	N	2
750235	SR 408 EB	7	7	7	N	N	2
750236	SR 408 EB	7	7	7	N	N	2
750237	SR 408 EB	7	7	7	N	N	2

Central Florida Expressway Authority Bridge Ratings Summary
by Florida Department of Transportation
District 5

750238	SR 408 EB	7	7	7	N	N	2
750239	SR 408 EB	7	7	7	N	N	2
750240	SR 408 EB	7	7	7	N	N	2
750241	SR 408 EB	7	7	7	N	N	2
750242	SR 408 EB	7	7	7	N	N	2
750243	SR 408 EB	7	7	7	N	N	2
750244	SR 408 EB	7	7	7	N	N	2
750245	SR 408 EB	7	7	7	N	N	2
750246	SR 408 EB	7	7	7	N	N	2
750247	SR 408 EB	7	7	7	N	N	2
750248	SR 408 EB	7	7	7	N	N	2
750249	SR 408 EB	7	7	7	N	N	2
750251	SR 408 WB	7	7	7	N	N	2
750252	SR 408 EB	7	7	7	N	N	2
750253	SR 408 EB	7	7	7	N	N	2
750300	SR 528	N	N	N	7	6	2
750315	SR 436	5	7	7	N	N	3
750316	SR 436 SB	5	7	7	N	N	3
750317	SR 436 NB	6	7	7	7	6	2
750318	SR 528	8	7	7	N	N	2
750319	SR 528	8	7	7	N	N	2
750320	SR 528	8	7	7	N	N	2
750330	SR 528	N	N	N	7	6	2
750332	SR 528	7	7	7	N	N	2
750333	SR 528	7	7	7	N	N	2
750337	Chickasaw Trail	7	7	8	N	N	2
750342	SR 417 NB	7	7	7	N	N	2
750343	SR 417 SB	7	7	7	N	N	2
750344	SR 417 SB	7	7	7	N	N	2
750345	SR 417 NB	7	7	7	N	N	2
750346	Trevarthon Rd	7	7	7	N	N	2
750347	Econlockhatchee Tr	7	8	8	N	N	2
750348	SR 417 SB	7	7	7	N	N	2
750349	SR 417 NB	7	7	7	N	N	2
750350	SR 417 SB	7	7	7	N	N	2
750351	SR 417 NB	7	7	7	N	N	2
750354	SR 417 SB	7	7	7	N	N	2
750355	SR 417 NB	7	7	7	N	N	2
750356	Econlockhatchee Tr	7	7	7	N	N	2
750357	SR 408 WB	7	8	8	N	N	2
750358	SR 408 EB	7	7	7	N	N	2
750359	Dean Road	7	7	7	N	N	2
750360	SR 408 WB	7	7	7	N	N	2
750361	SR 408 EB	7	7	7	N	N	2
750364	Woodbury Road	7	7	7	N	N	2

Central Florida Expressway Authority Bridge Ratings Summary
by Florida Department of Transportation
District 5

750365	SR 408 WB	7	8	8	N	N	2
750366	SR 408 EB	7	7	7	N	N	2
750369	SR 408 EB	8	8	7	N	N	1
750370	SR 408 WB	8	8	8	N	N	1
750373	SR 417 Ramp SB	7	7	7	N	N	2
750374	SR 417 NB Ramp	7	7	7	N	N	2
750375	SR 417 SB	7	7	7	N	N	2
750376	SR 417 NB	7	7	7	N	N	2
750377	SR 417 NB	N	N	N	7	6	2
750378	SR 417 SB	7	7	7	N	N	2
750379	SR 417 NB	8	7	7	N	N	2
750380	SR 417 SB	7	7	7	N	N	2
750381	SR 417 NB	7	7	8	N	N	1
750382	SR 417 SB	7	7	7	N	N	2
750383	SR 417 NB	8	7	8	N	N	2
750384	SR 417 SB	7	7	8	N	N	2
750385	SR 417 NB	7	7	7	N	N	2
750390	SR 408 EB	8	7	8	N	N	2
750391	SR 408 WB	7	7	7	N	N	2
750392	Good Homes Road	7	7	7	N	N	2
750393	SR 408 WB	7	7	7	N	N	2
750394	SR 408 EB	7	7	7	N	N	2
750395	Dorscher Road	7	8	7	N	N	2
750396	SR 408 WB	7	7	7	N	N	2
750397	SR 408 EB	7	7	7	N	N	2
750398	Powers Drive	7	6	8	N	N	2
750399	Paul Street	7	7	8	N	N	2
750406	SR 429 SB	7	8	7	N	N	2
750407	SR 429 NB	7	8	7	N	N	2
750408	Ramp L	7	8	7	N	N	2
750409	SR 429 SB	7	8	7	N	N	2
750410	SR 429 NB	7	7	7	N	N	2
750411	Ramp A	7	8	7	N	N	2
750412	SR 429 SB	8	8	8	N	N	1
750413	SR 429 NB	8	7	8	N	N	2
750414	SR 429 SB	8	7	7	N	N	2
750415	SR 429 NB	7	8	7	N	N	2
750416	SR 429 SB	8	8	8	N	N	1
750417	SR 429 NB	8	8	8	N	N	1
750418	SR 429 SB	8	8	8	N	N	1
750419	SR 429 NB	8	8	8	N	N	1
750420	SR 429 SB	7	8	8	N	N	2
750421	SR 429 NB	8	8	8	N	N	1
750422	West Road	8	7	8	N	N	2
750423	West Road	8	8	8	N	N	1

Central Florida Expressway Authority Bridge Ratings Summary
by Florida Department of Transportation
District 5

750424	SR 417 NB	7	7	8	N	N	2
750425	SR 417 SB	7	7	8	N	N	2
750426	SR 417 SB	7	7	7	N	N	2
750427	SR 417 NB	7	7	7	N	N	2
750428	SR 417 SB	7	7	8	N	N	2
750429	SR 417 NB	7	7	8	N	N	2
750430	SR 417 SB	7	8	7	N	N	2
750431	SR 417 NB	7	7	7	N	N	2
750432	SR-417 SB off Ramp	7	7	7	N	N	2
750433	SR 417 SB	7	7	8	N	N	2
750434	SR 417 NB	7	8	7	N	N	2
750435	SR-417 SB off Ramp	7	8	8	N	N	2
750436	SR 417 SB	7	7	7	N	N	2
750437	SR 417 NB	7	7	7	N	N	2
750438	SR 417 SB	7	8	7	N	N	2
750439	SR 417 NB	7	8	7	N	N	2
750440	SR 417 SB	7	7	7	N	N	2
750441	SR 417 NB	7	7	7	N	N	2
750442	SR 417 SB	7	7	7	N	N	2
750443	SR 417 NB	7	7	7	N	N	2
750444	SR 417 Off Ramp	8	7	7	N	N	2
750445	SR 417 SB	7	7	7	N	N	2
750446	SR 417 NB	7	7	7	N	N	2
750447	SR 417 SB	7	7	7	N	N	2
750448	SR 417 NB	7	7	8	N	N	2
750449	SR 417 SB On Ramp	7	8	7	N	N	2
750450	SR 417 SB	7	7	7	N	N	2
750451	SR 417 NB	7	7	7	N	N	2
750452	SR 417 NB Off-Ramp	7	8	7	N	N	2
750453	SR 417 SB	7	7	7	N	N	2
750454	SR 417 NB	7	7	7	N	N	2
750457	SR 417 SB	8	8	7	N	N	2
750458	SR 417 NB	8	8	7	N	N	2
750459	SR 417 SB	6	7	7	N	N	2
750460	SR 417 NB	6	7	7	N	N	2
750461	SR 417 NB	8	7	7	N	N	2
750462	SR 417	7	7	7	N	N	2
750463	SR 417 SB	7	8	7	N	N	2
750464	SR 417 NB	8	7	7	N	N	2
750465	SR 417 SB	7	7	7	N	N	2
750466	SR 417 NB	7	7	7	N	N	2
750467	SR 417 SB	7	7	8	N	N	2
750468	SR 417 NB	7	7	7	N	N	2
750469	SR 417 NB Off Ramp	7	8	8	N	N	2
750470	SR 417 Ramp C	7	7	7	N	N	2

Central Florida Expressway Authority Bridge Ratings Summary
by Florida Department of Transportation
District 5

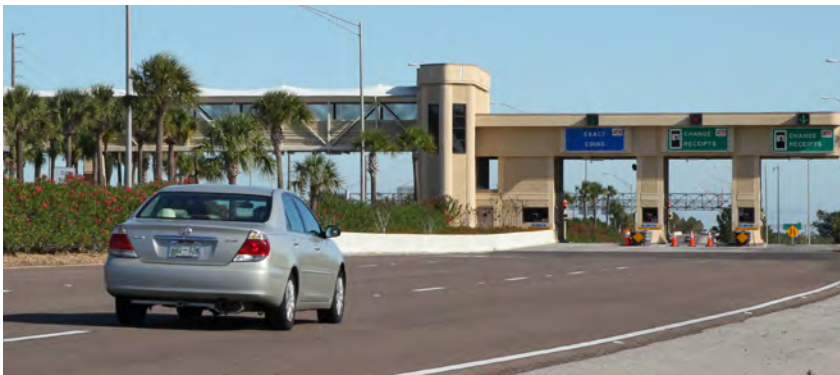
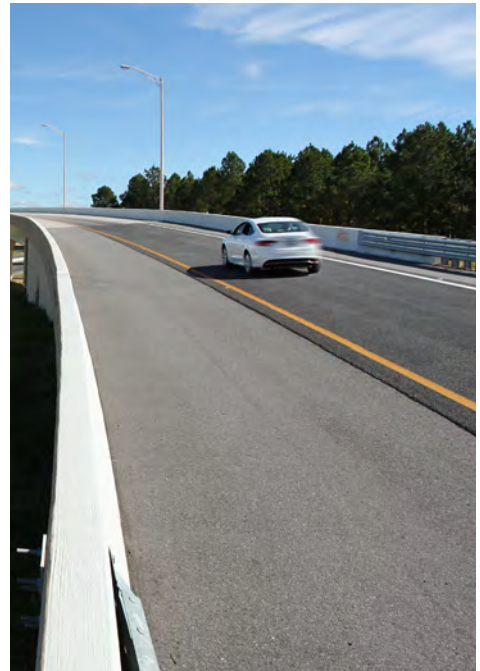
750471	Ramp To SR-528 WB	7	7	7	N	N	2
750472	SR 417 SB	7	7	8	N	N	2
750473	SR 417 NB	7	7	8	N	N	2
750480	SR 417 NB	N	N	N	6	7	2
750481	SR 417	N	N	N	7	7	2
750492	SR 429 SB	8	8	8	N	N	1
750493	SR 429 NB	8	8	8	N	N	1
750494	SR 429 SB	8	8	7	N	N	2
750495	SR 429 NB	8	8	7	N	N	2
750496	SR 429 SB	7	8	7	N	N	2
750497	SR 429 NB	8	8	7	N	N	2
750502	SR 429 SB	8	8	8	N	N	1
750503	SR 429 NB	8	8	8	N	N	1
750504	Johns Road	8	8	8	N	N	1
750505	SR 429 SB	8	8	8	N	N	1
750506	SR 429 NB	8	8	8	N	N	1
750507	Ramp A1	8	8	8	N	N	1
750508	Ramp B1	8	8	8	N	N	1
750509	Ramp C	8	8	7	N	N	2
750512	SR 551	7	7	7	N	N	2
750520	SR 429 SB	8	8	8	N	N	1
750521	SR 429 NB	8	8	8	N	N	1
750522	SR 429 SB	8	8	8	N	N	1
750523	SR 429 NB	8	8	8	N	N	1
750524	SR 429 SB	8	8	8	N	N	1
750525	SR 429 NB	8	8	8	N	N	1
750526	SR 429 SB	8	8	8	N	N	1
750527	SR 429 NB	8	8	8	N	N	1
750528	SR 429 SB	8	8	8	N	N	1
750529	SR 429 NB	8	8	8	N	N	1
750530	SR 429	8	7	8	N	N	2
750531	SR 429 SB	8	8	8	N	N	1
750532	SR 429 NB	8	8	8	N	N	1
750533	SR 429 SB	8	8	7	N	N	2
750534	SR 429 NB	8	8	7	N	N	2
750535	SR 429 SB	8	8	8	N	N	1
750536	SR 429 NB	8	8	7	N	N	2
750537	SR 429 SB	8	8	8	N	N	1
750538	SR 429 NB	8	8	8	N	N	1
750539	SR 429 SB	8	7	8	N	N	2
750540	SR 429 NB	8	7	8	N	N	2
750541	SR 429 SB	8	8	8	N	N	1
750542	SR 429 NB	8	8	8	N	N	1
750543	SR 429 SB	8	7	7	N	N	2
750544	SR 429 NB	8	8	8	N	N	1

Central Florida Expressway Authority Bridge Ratings Summary
by Florida Department of Transportation
District 5

750546	No Report Provided						
750547	SR 429 SB	7	7	8	N	N	2
750548	SR 429 NB	8	8	8	N	N	1
750549	SR 429 SB	7	8	8	N	N	1
750550	SR 429 NB	7	8	8	N	N	1
750553	SR 429 SB	7	7	8	N	N	2
750554	SR 429 NB	7	8	7	N	N	2
750557	SR 417 NB	8	7	7	N	N	2
750567	SR 429	8	7	8	N	N	2
750569	SR 408	7	7	8	N	N	2
750570	SR 408	7	8	8	N	N	2
750571	SR 408	7	8	8	N	N	2
750576	SR 417 NB	8	8	8	N	N	1
750579	SR 408	8	8	8	N	N	1
750580	SR 408	8	8	8	N	N	1
750581	SR 408	8	8	8	N	N	1
750589	SR 408	8	8	8	N	N	1
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750701	SR 408 WB	7	8	8	N	N	2
750703	SR 414	8	8	8	N	N	1
750704	SR 414	8	8	8	N	N	1
750705	SR 414	8	8	8	N	N	1
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750711	SR 414	8	8	8	N	N	1
750712	SR 414	8	8	8	N	N	1
750714	SR 429	8	8	8	N	N	1
750715	SR 429	8	8	8	N	N	1
750716	SR 429	8	8	8	N	N	1
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750718	SR 414	8	8	8	N	N	1
750719	SR 414	8	8	8	N	N	1
750720	SR 414	8	7	8	N	N	2
750721	SR 414	8	8	8	N	N	1
750722	SR 429 NB	8	8	8	N	N	1
750723	SR 429	7	7	7	N	N	2
750724	SR 429	8	8	8	N	N	1
750725	SR 414	7	7	7	N	N	2
750726	SR 414	7	7	7	N	N	2
750727	SR 414	7	7	7	N	N	2
750728	SR 414	8	7	8	N	N	2
750729	SR 528 WB	8	8	8	N	N	1

Central Florida Expressway Authority Bridge Ratings Summary
by Florida Department of Transportation
District 5

750730	SR 528 WB	7	8	8	N	N	2
750731	SR 429	8	8	8	N	N	1
750732	SR 429	7	7	8	N	N	2
750733	SR 429	8	8	8	N	N	1
750734	SR 429	8	8	8	N	N	1
750735	SR 429	8	8	8	N	N	1
750736	SR 429	7	8	8	N	N	2
750737	SR 429	8	8	8	N	N	1
750738	SR 429	7	8	8	N	N	2
750739	SR 429	7	8	8	N	N	2
750741	SR 408	8	8	8	N	N	1
750742	SR 408	8	8	8	N	N	1
750743	SR 414	8	8	8	N	N	1
750802	SR 417	8	7	8	9	N	1
750803	SR 417	8	8	8	N	N	1
750804	SR 417	8	7	8	9	N	2
750805	South Access Rd	8	8	8	N	N	1
750806	SR 417	8	7	7	9	N	2
750807	SR 528	7	8	8	N	N	2
750808	SR 528	8	8	8	N	N	1
750823	SR 408	8	8	8	N	N	1
750824	SR 417	8	7	8	N	N	2
750825	SR 408	8	8	8	N	N	1
750829	SR 528	8	8	8	N	N	1
750830	SR 528	8	8	8	N	N	1
750834	SR 417	9	9	9	N	N	1
750835	SR 417	9	9	9	N	N	1
750836	No Report Provided				N	N	



Appendix 2: System/Non-System Facilities

2021 Annual Inspection Report
CENTRAL FLORIDA EXPRESSWAY AUTHORITY



2021 Annual Facilities Inspection Report



John Young Main Plaza

December, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: John Young Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 12/01/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

**Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807**

Inspection Date: 12/01/21
Arrived: 8:00am

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the John Young Parkway Mainline Plaza and associated ramps.

1 – John Young Parkway Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- Acoustic Ceiling Tile slightly disheveled, most likely just outdate. Small stains could indicate minor leaking. *(Figure 1)*
- Wall bumper cracked in lounge. *(Figure 2)*

Tunnel Observations:

- Various leaks throughout facility along walls. *(Figure 3 and 4)*

Exterior Observations:

- Stairway steeper than normal. *(Figure 5)*
- Canopies need to be cleaned, both underneath and above *(Figure 6)*

2 - John Young Parkway Ramp – Off Observations:

- Acoustic Ceiling Tile displaced (*Figure 7*)
- Interior barrier appears to have been struck by vehicle (*Figure 8*)
- Small cracks underneath canopy and around door frames (*Figure 9 and 10*)
- *Fire extinguisher not dated.*

3 - John Young Parkway Ramp – On Observations:

- Possible leak in data room along interior wall (*Figure 11*)
- Signage fallen and placed atop barrier (*Figure 12*)
- *Fire extinguisher not dated.*

4 – US 441 Ramp – Off Observations:

- Cracks along canopy, both in façade and underneath (*Figure 13 and 14*)
- Underside of canopy needs to be cleaned (*Figure 15*)
- Preliminary Maintenance being performed on arrival (*Figure 16*)
- *Fire extinguisher not dated.*

5 – US 441 Ramp – On Observations:

- Preliminary Maintenance being performed on arrival (*Figure 17*)
- Sign not working, plaza informed (*Figure 18*)
- Cracks along canopy façade, and around door frames (*Figure 19 and 20*)
- *Fire extinguisher not dated.*

6 – Landstar Ramp – On Observations:

- Cracks along canopy façade, and around corners of canopies (*Figure 21 and 22*)
- System tampered with (*Figure 23*)
- Possible leak in data room along interior wall (*Figure 24*)
- *Fire extinguisher not dated.*

7 – Landstar Ramp – Off Observations:

- Cracks along canopies (*Figure 25*)
- Light unplaced (*Figure 26*)
- Residue on interior of data room door, appears to be leaking, source unknown (*Figure 27*)
- Possible leak in data room from piping (*Figure 28*)
- *Fire extinguisher not dated.*

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 John Young Pkwy Mainline



Figure 2 John Young Pkwy Mainline



Figure 3 John Young Pkwy Mainline



Figure 4 John Young Pkwy Mainline



Figure 5 John Young Pkwy Mainline

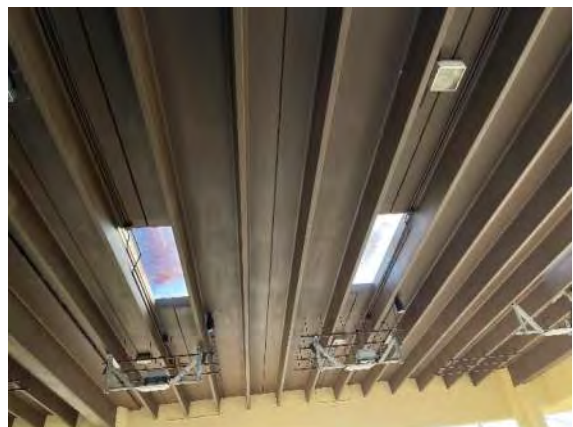


Figure 6 John Young Pkwy Mainline



Figure 7 John Young Pkwy Ramp Off



Figure 8 John Young Pkwy Ramp Off



Figure 9 John Young Pkwy Ramp Off



Figure 10 John Young Pkwy Ramp Off



Figure 11 John Young Pkwy Ramp On



Figure 12 John Young Pkwy Ramp On



Figure 13 US-441 Ramp Off



Figure 14 US-441 Ramp Off



Figure 15 US-441 Ramp Off



Figure 16 US-441 Ramp Off



Figure 17 US-441 Ramp On



Figure 18 US-441 Ramp On



Figure 19 US-441 Ramp On



Figure 20 US-441 Ramp On



Figure 21 Landstar Ramp On

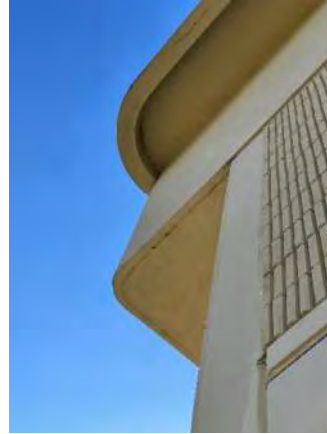


Figure 22 Landstar Ramp On



Figure 23 Landstar Ramp On



Figure 24 Landstar Ramp On



Figure 25 Landstar Ramp Off



Figure 26 Landstar Ramp Off



Figure 27 Landstar Ramp Off



Figure 28 Landstar Ramp Off

2021 Annual Facilities Inspection Report



Boggy Creek Main Plaza

December, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Boggy Creek Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32824

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 12/01/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 12/01/21
Arrived: 9:50 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Boggy Creek Mainline Plaza and associated ramps.

8 – Boggy Creek Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- Mainline interior has portable HVAC equipment in computer room and missing vent cover. (Figure 1, Figure 2, Figure 3 & Figure 4)
- Mainline interior has potential leaks above ceiling tiles in computer room, restrooms and locker room. (Figure 5 & Figure 6 & Figure 8)
- Lobby ceiling tile are falling out, potential leaks around the vent (Figure 9)

Tunnel Observations:

- The above referenced mainline tunnel is in good condition overall.
- The seal is coming out (Figure 10)

Exterior Observations:

- Exterior canopy has visible cracks. (Figure 11 & Figure 13)
- Exterior pressure wash is recommended, remove wasp nests (Figure 14 & Figure 15)
- Bottom of soffit is falling out (Figure 16)

Recommendations:

- Recommend general maintenance on HVAC system.
- Recommend maintenance to locate and repair any potential roof leaks.
- Recommend routine maintenance to patch and seal cracks in building facade.
- Recommend general maintenance to repair the bottom of the soffit.

9 – Boggy Creek Ramp – Off Observations:

The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza exterior and cover the vent is recommended.
(Figure 17, Figure 18 & Figure 19)

10 – Boggy Creek Ramp – On Observations:

The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza overhead sign structure is recommended. Exterior canopy and building facade have identified cracks. Missing ceiling tile.
(Figure 20 to Figure 24)

11 – South Access Ramp – Off Observations:

- Exterior canopy has visible cracks in front of the façade and corners
(Figure 25, Figure 26 & Figure 27)
- Exterior façade has visible cracks, repaint doors is recommended (Figure 28 & Figure 29)
- Cracking ceilings (Figure 30)
- Ceiling has potential leaks (Figure 31 & Figure 32)

12 – Lake Nona Ramp – Off Observations:

The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza overhead sign structure and general maintenance on guardrail is recommended. –

- Exterior façade and bottom of the soffit have identified cracks.
(Figure 33, Figure 34 & Figure 35)
- Interior walls have paint shredding, potential leaks (Figure 36 & Figure 37)

13 – Lake Nona Ramp – On Observations:

The above referenced ramp is in good condition overall.

- The pipe is broken (Figure 38)
- Exterior façade, bottom of the soffit and the barriers have identified cracks.
(Figure 39 to Figure 44)
- Interior walls have paint shredding, potential leaks (Figure 45)

14 – Narcoossee Ramp – Off Observations:

The above referenced ramp is in good condition overall.

- Exterior façade, bottom of the canopy and corner have visible cracks (Figure 46 to Figure 50)
- Interior ceilings have potential leaks, cover the vent is recommended (Figure 51 & Figure 52)

15 – Narcoossee Ramp – On Observations:

The above referenced ramp is in good condition overall.

- Exterior façade, bottom of the canopy and corner have visible cracks (Figure 53 to Figure 56)
- Missing ceiling tile and wire is hanging out (Figure 56 to Figure 59)

16 – Moss Park Ramp – Off Observations:

The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza overhead sign structure is recommended. Corner of the canopy and column's foundation have visible cracks. The interior corner of the mechanical room has a visible crack.
(Figure 60 & Figure 64)

17 – Moss Park Ramp – On Observations:

The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza overhead sign structure, locate potential leaks is recommended.
(Figure 65 to Figure 70)

18 – Innovation Way Ramp – Off Observations:

The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza overhead sign structure. (Figure 71 & Figure 72)

- Exterior wall has a visible crack. (Figure 73)
- Ceiling tiles are falling out (Figure 74)
- Fire extinguisher needs to be refilled (Figure 75)
- Interior wall has visible crack. (Figure 76)

19 – Innovation Way Ramp – On Observations:

The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza overhead sign structure. (Figure 77)

- Half of the sign is falling off (Figure 78)
- The edges underneath the canopy have visible cracks (Figure 79 & Figure 80)
- Exterior wall and interior wall have some visible cracks (Figure 81 & Figure 82)
- Ceiling has a potential leak (Figure 83)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
An Tran



Figure 1 Boggy Creek Mainline



Figure 2 Boggy Creek Mainline



Figure 3 Boggy Creek Mainline



Figure 4 Boggy Creek Mainline

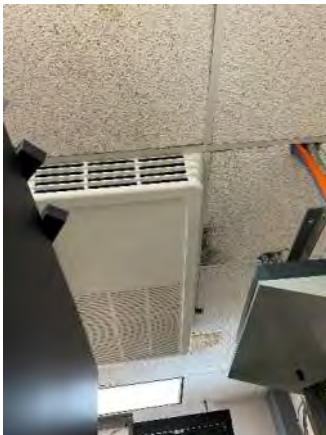


Figure 5 Boggy Creek Mainline



Figure 6 Boggy Creek Mainline



Figure 7 Boggy Creek Mainline

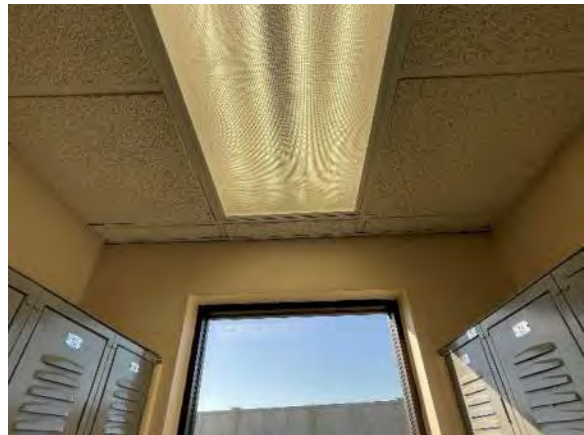


Figure 8 Boggy Creek Mainline



Figure 9 Boggy Creek Mainline



Figure 10 Boggy Creek Mainline



Figure 11 Boggy Creek Mainline



Figure 12 Boggy Creek Mainline



Figure 13 Boggy Creek Mainline



Figure 14 Boggy Creek Mainline



Figure 15 Boggy Creek Mainline



Figure 16 Boggy Creek Mainline



Figure 17 Boggy Creek Ramp Off



Figure 18 Boggy Creek Ramp Off



Figure 19 Boggy Creek Ramp Off



Figure 20 Boggy Creek Ramp On



Figure 21 Boggy Creek Ramp On

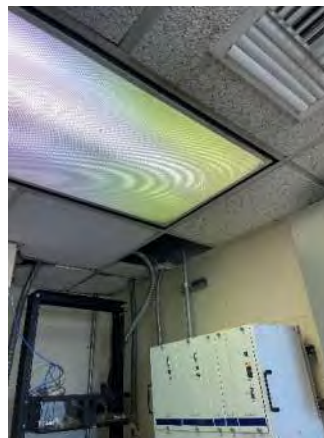


Figure 22 Boggy Creek Ramp On



Figure 23 Boggy Creek Ramp On



Figure 24 Boggy Creek Ramp On



Figure 25 South Access Ramp Off



Figure 26 South Access Ramp Off

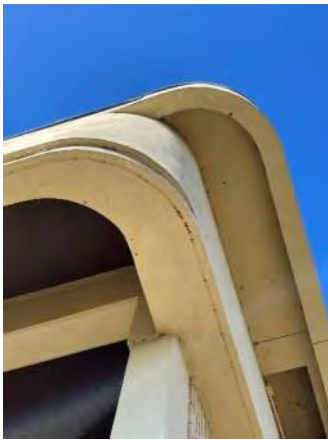


Figure 27 South Access Ramp Off

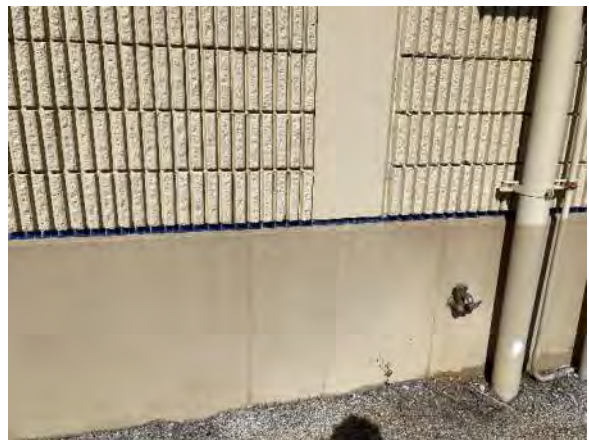


Figure 28 South Access Ramp Off



Figure 29 South Access Ramp Off



Figure 30 South Access Ramp Off



Figure 31 South Access Ramp Off



Figure 32 South Access Ramp Off



Figure 33 Lake Nona Ramp Off



Figure 34 Lake Nona Ramp Off

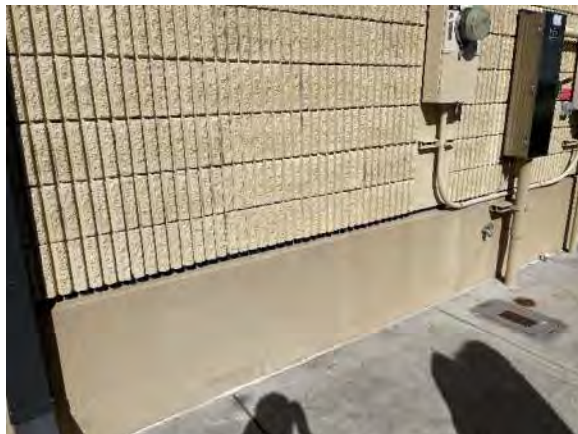


Figure 35 Lake Nona Ramp Off

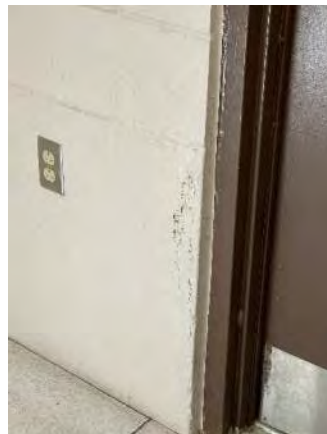


Figure 36 Lake Nona Ramp Off



Figure 37 Lake Nona Ramp Off



Figure 38 Lake Nona Ramp On



Figure 39 Lake Nona Ramp On



Figure 40 Lake Nona Ramp On

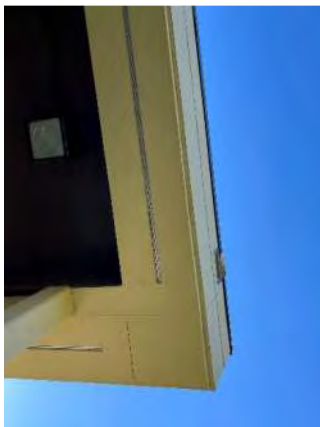


Figure 41 Lake Nona Ramp On



Figure 42 Lake Nona Ramp On



Figure 43 Lake Nona Ramp On



Figure 44 Lake Nona Ramp On

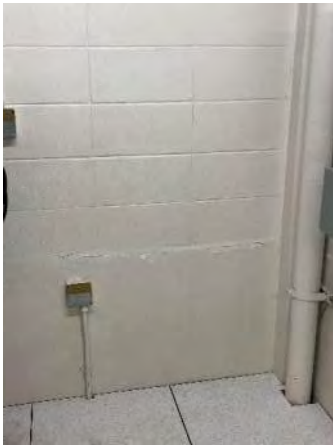


Figure 45 Lake Nona Ramp On



Figure 46 Narcoossee Ramp Off



Figure 47 Narcoossee Ramp Off



Figure 48 Narcoossee Ramp Off

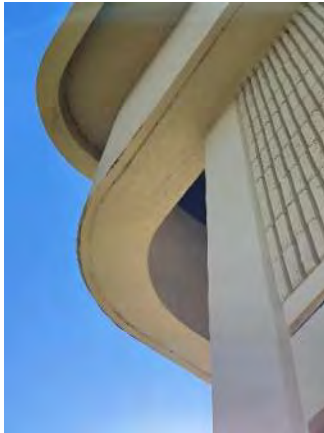


Figure 49 Narcoossee Ramp Off



Figure 50 Narcoossee Ramp Off



Figure 51 Narcoossee Ramp Off

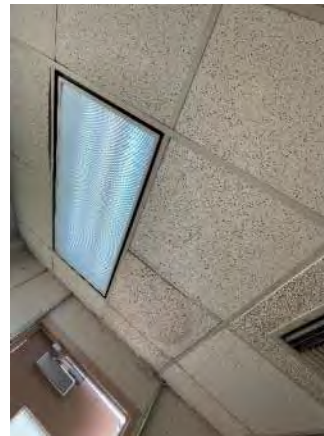


Figure 52 Narcoossee Ramp Off



Figure 53 Narcoossee Ramp On



Figure 54 Narcoossee Ramp On



Figure 55 Narcoossee Ramp On

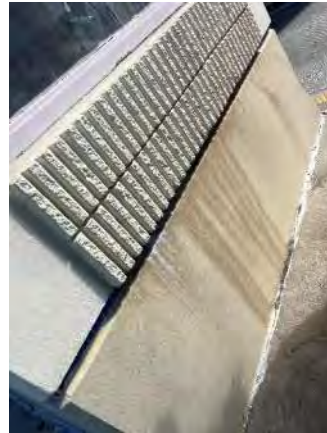


Figure 56 Narcoossee Ramp On



Figure 57 Narcoossee Ramp On



Figure 58 Narcoossee Ramp On



Figure 59 Narcoossee Ramp On



Figure 60 Moss Park Ramp Off



Figure 61 Moss Park Ramp Off



Figure 62 Moss Park Ramp Off

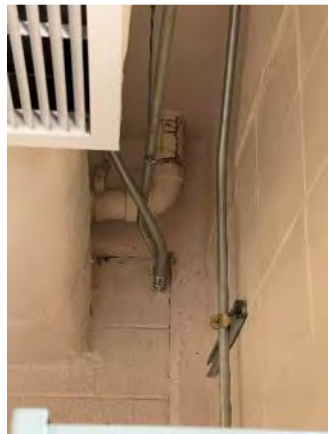


Figure 63 Moss Park Ramp Off

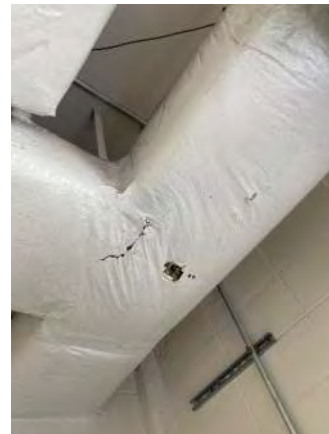


Figure 64 Moss Park Ramp Off



Figure 65 Moss Park Ramp On



Figure 66 Moss Park Ramp On

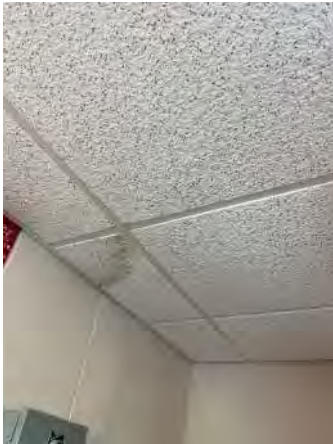


Figure 67 Moss Park Ramp On

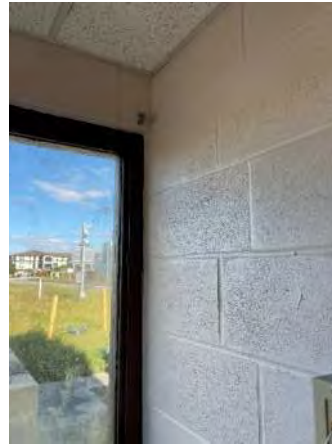


Figure 68 Moss Park Ramp On



Figure 69 Moss Park Ramp On

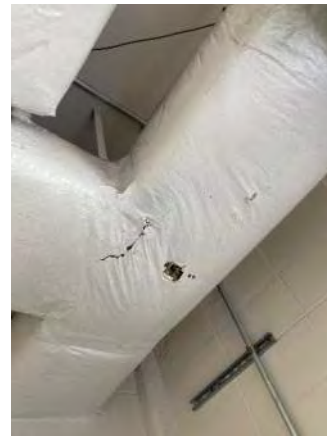


Figure 70 Moss Park Ramp On



Figure 71 Innovation Way Ramp Off



Figure 72 Innovation Way Ramp Off



Figure 73 Innovation Way Ramp Off



Figure 74 Innovation Way Ramp Off



Figure 75 Innovation Way Ramp Off

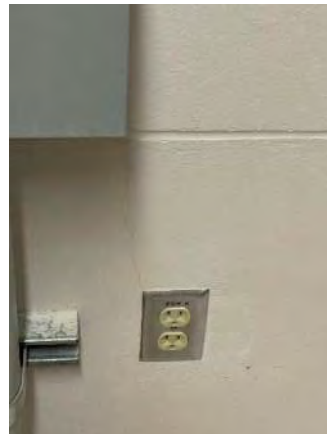


Figure 76 Innovation Way Ramp Off



Figure 77 Innovation Way Ramp On



Figure 78 Innovation Way Ramp On



Figure 79 Innovation Way Ramp Off

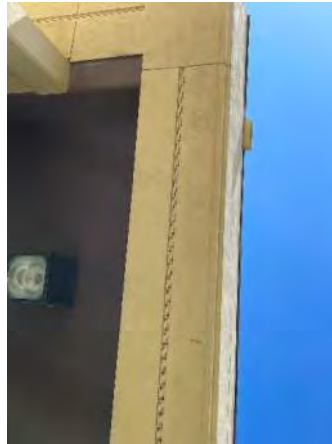


Figure 80 Innovation Way Ramp Off



Figure 81 Innovation Way Ramp Off

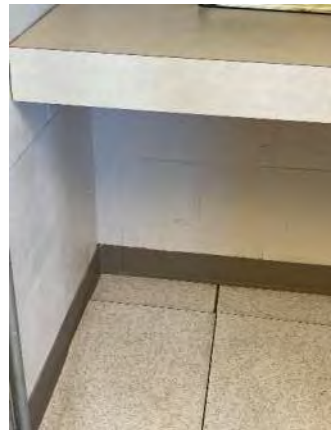


Figure 82 Innovation Way Ramp Off

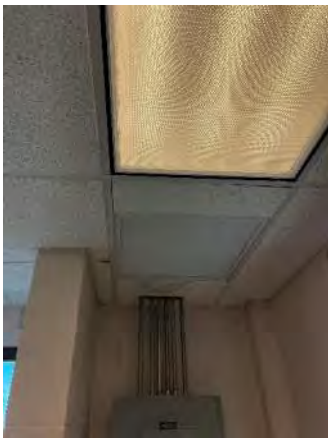


Figure 83 Innovation Way Ramp On



2021 Annual Facilities Inspection Report



Curry Ford Main Plaza

November, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Curry Ford Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 11/30/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 11/30/21
Arrived: 1:00pm

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Curry Ford Mainline Plaza and associated ramps.

22 – Curry Ford Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- Ceiling cracked in mechanical room, possible leak. *(Figure 1)*
- Window sill cracked and paint peeling in lounge. *(Figure 2)*
- Ceiling tiles discolored and disheveled throughout plaza, possible leak in locker room. *(Figure 3 and 4)*
- Stairwell to tunnel has paint bubbling and peeling along lower level. Yellow grip on stairs peeling, creating trip hazard. *(Figure 5 and 6)*

Tunnel Observations:

- Severe leaks throughout tunnel. Leak appears to be behind panel, as well ceiling joint separated from wall. *(Figure 7, 8, and 9)*
- Several door frames to enter toll booths appear to be separating from wall. *(Figure 10)*

Exterior Observations:

- Sign is faded. *(Figure 11)*
- Doors have wall paint sprayed around borders, doors themselves require fresh paint. *(Figure 12)*
- Cracks along base of several columns supporting canopies. *(Figure 13 and 14)*

20 – Lee Vista Ramp – On Observations:

- Back cover of canopy has been removed. (Figure 15 and 16)
- Corner of canopy cracked. (Figure 17)
- Barriers need to be cleaned. (Figure 18 and 19)
- Small crack on interior wall of booth. (Figure 20)

21 – Lee Vista Ramp – Off Observations:

- Cracks and missing façade around canopy (Figure 21 and 22)
- Door and lights need to be repainted (Figure 23 and 24)
- Barriers with small cracks, interior barrier appears to have been struck (Figure 25, 26, and 27)
- Acoustic Ceiling Tile shifted and misplaced (Figure 28)

23 – Curry Ford Ramp – Off Observations:

- Cracks on corners of canopy (Figure 29 and 30)
- Paint peeling on barriers and façade (Figure 31 and 32)
- Possible leaking on interior wall (Figure 33)
- Crack on interior wall of data room by pipe (Figure 34)

24 – Curry Ford Ramp – On Observations:

- Façade needs to be cleaned, multiple stains. (Figure 35 and 36)
- Paint peeling around windowsill. (Figure 37)
- Crack in interior barrier. (Figure 38)
- Acoustic Ceiling Tile discolored and shifted throughout booth. (Figure 39)
- Lock of data room door appears to be tampered with (Figure 40)
- Cracks in walls of data room near piping. (Figure 41 and 42)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 Curry Ford Mainline



Figure 2 Curry Ford Mainline

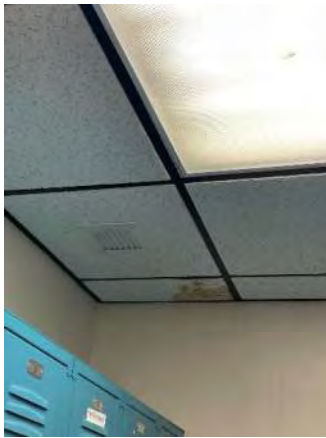


Figure 3 Curry Ford Mainline



Figure 4 Curry Ford Mainline

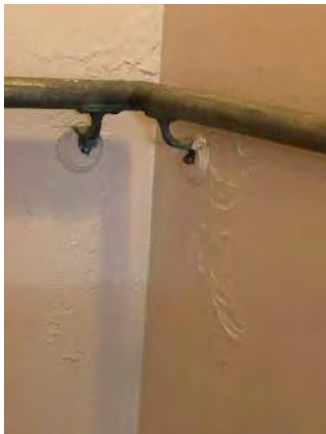


Figure 5 Curry Ford Mainline



Figure 6 Curry Ford Mainline



Figure 7 Curry Ford Mainline



Figure 8 Curry Ford Mainline



Figure 9 Curry Ford Mainline



Figure 10 Curry Ford Mainline



Figure 11 Curry Ford Mainline



Figure 12 Curry Ford Mainline



Figure 13 Curry Ford Mainline



Figure 14 Curry Ford Mainline



Figure 15 Lee Vista Ramp On



Figure 16 Lee Vista Ramp On



Figure 17 Lee Vista Ramp On



Figure 18 Lee Vista Ramp On



Figure 19 Lee Vista Ramp On



Figure 20 Lee Vista Ramp On



Figure 21 Lee Vista Ramp Off



Figure 22 Lee Vista Ramp Off



Figure 23 Lee Vista Ramp Off



Figure 24 Lee Vista Ramp Off



Figure 25 Lee Vista Ramp Off



Figure 26 Lee Vista Ramp Off



Figure 27 Lee Vista Ramp Off

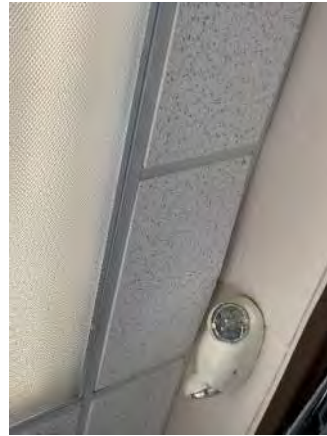


Figure 28 Lee Vista Ramp Off

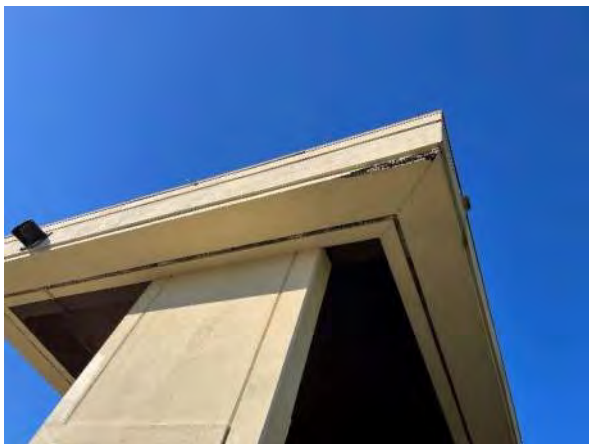


Figure 29 Curry Ford Ramp Off



Figure 30 Curry Ford Ramp Off



Figure 31 Curry Ford Ramp Off



Figure 32 Curry Ford Ramp Off



Figure 33 Curry Ford Ramp Off

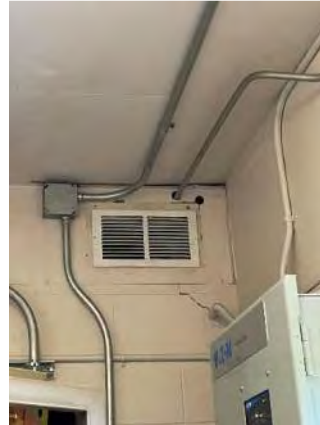


Figure 34 Curry Ford Ramp Off



Figure 35 Curry Ford Ramp On



Figure 36 Curry Ford Ramp On



Figure 37 Curry Ford Ramp On



Figure 38 Curry Ford Ramp On



Figure 39 Curry Ford Ramp On



Figure 40 Curry Ford Ramp On



Figure 41 Curry Ford Ramp On

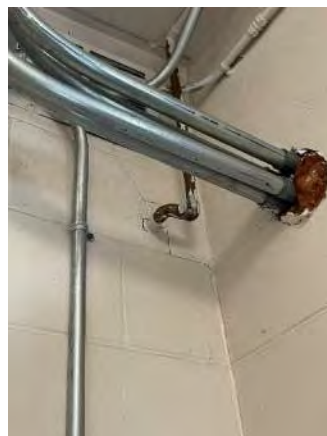


Figure 42 Curry Ford Ramp On



2021 Annual Facilities Inspection Report



University Mainline Plaza

November, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: University Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32824

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 11/30/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 11/30/21
Arrived: 11:00 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the University Creek Mainline Plaza and associated ramps.

27 – University Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- Discolored Acoustic Ceiling Tile and possible leak in Men's Restroom (*Figure 1*)
- Missing Acoustic Ceiling Tile and possible leak in Recording Room (*Figure 2*)
- Paint cracking and bubbling in several rooms of plaza. Possible leaks. (*Figure 3 and 4*)

Tunnel Observations:

- Large join appears to have been sealed and is again leaking, runs along wall and ceiling (*Figure 6*)

Exterior Observations:

- Loading dock and attached stairway multiple cracks present with severe wear. (*Figure 5*)
- Exterior façade needs to be cleaned, as well small crack runs along seam of soffit. (*Figure 7 and 8*)

25 – Colonial Ramp – On Observations:

- Hole in wall at connection the ceiling, ceiling also proposes several small surface cracks.
- *(Figure 9)*
- Exterior needs to be cleaned.
- Hose leaking on side of data room. *(Figure 10)*

26 – Colonial Ramp – Off Observations:

- Exterior needs to be cleaned and repainted. Interior barrier appears to have been struck by vehicle. *(Figure 11 and 12)*
- Several cracks and possible leaks on interior ceilings of both the data room and booth. *(Figure 13 and 14)*

28 – University Ramp – Off Observations:

- Corners of canopies have small surface cracks. *(Figure 15)*
- Light cracks and peeling around door frames. *(Figure 16)*
- Acoustic Ceiling Tile cracked and misplaced in booth. *(Figure 17)*
- Floorboards raised and disheveled in data room. *(Figure 18)*

29 – University Ramp – On Observations:

- Cracks and gaps along canopy edge and soffit. *(Figure 19 and 20)*
- Exterior needs to be cleaned, stains of façade and debris underneath canopy. *(Figure 21 and 22)*

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 University Mainline



Figure 2 University Mainline



Figure 3 University Mainline



Figure 4 University Mainline

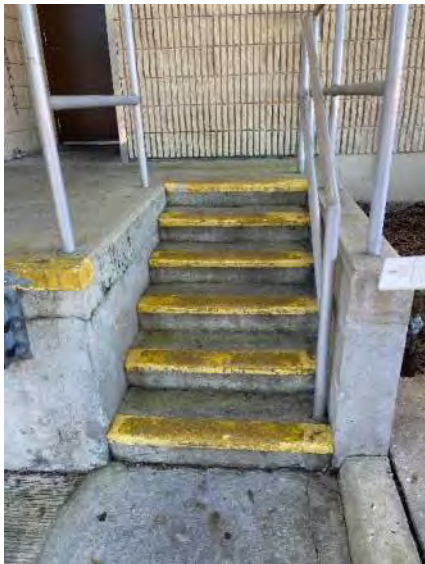


Figure 5 University Mainline



Figure 6 University Mainline



Figure 7 University Mainline

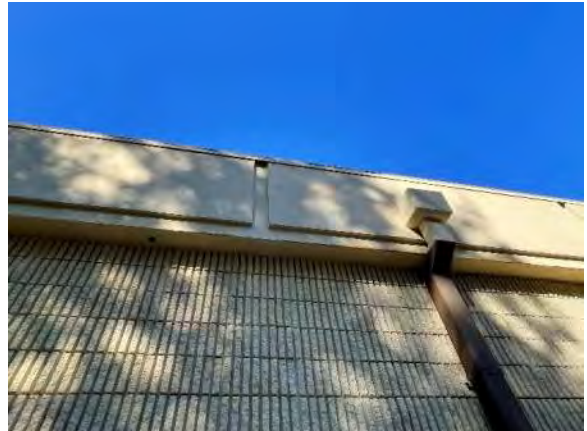


Figure 8 University Mainline



Figure 9 Colonial Ramp On



Figure 10 Colonial Ramp On



Figure 11 Colonial Ramp Off



Figure 12 Colonial Ramp Off



Figure 13 Colonial Ramp Off



Figure 14 Colonial Ramp Off



Figure 15 University Ramp Off



Figure 16 University Ramp Off



Figure 17 University Ramp Off



Figure 18 University Ramp Off

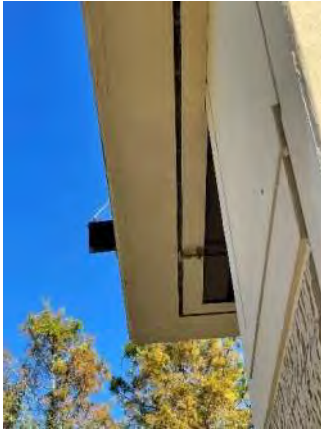


Figure 19 University Ramp On

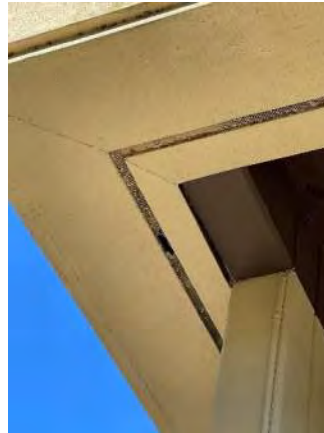


Figure 20 University Ramp On



Figure 21 University Ramp On



Figure 22 University Ramp On



2021 Annual Facilities Inspection Report



Beachline Main Plaza

January, 2022

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Beachline Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 01/18/22

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 01/18/22
Arrived: 11:00 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Beachline Young Parkway Mainline Plaza and associated ramps.

35 – Beachline Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Exterior Observations:

- Overall exterior in good condition (*Figure 1*)
- Minor cracks in soffit (*Figure 2*)

Tunnel Observations:

- Leaks and deterioration along tunnel walls (*Figure 7 and 8*)

Interior Observations:

- Cutout of wall behind refrigerator in breakroom, indicates previous repair (*Figure 3*)
- Baseboards peeling in multiple rooms (*Figure 4*)
- Possible leak in Recording room, Acoustic Ceiling Tile stained (*Figure 5*)
- Acoustic Ceiling Tile misplaced in Supply Room (*Figure 6*)

30 – McCoy Ramp – Off Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and mildew (*Figure 9, 10, 11, and 12*)
- Doors need to be repainted, door to booth easily stuck and difficult to open (*Figure 13 and 14*)

31 – Jetport Ramp – On Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and mildew (*Figure 15 and 16*)
- Building elevation separating from foundation (*Figure 17*)
- Doors need to be repainted (*Figure 18*)

32 – Conway Ramp – Off Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and mildew (*Figure 19 and 20*)
- Doors need to be repainted, door to booth and data room easily stuck and difficult to open (*Figure 21 and 22*)

33 – Tradeport Ramp – On Observations:

- Exterior façade and surrounding landscape need to be cleaned, wasp nests and debris present (*Figure 23 and 24*)
- Toll booth has possible leak towards back corner, Acoustic Ceiling Tile discolored. As well, equipment left in booth. (*Figure 25 and 26*)

36 – ICP Ramp – Off Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and mildew (*Figure 27, 28, and 29*)
- Keypad entry does not work, main plaza notified, (*Figure 30*)

37 – ICP Ramp – On Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and algae (*Figure 31 and 32*)
- Ant pile running into interior of booth through main door (*Figure 33*)
- Fire extinguisher out of date by 2 months, main plaza notified (*Figure 34*)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 Beachline Mainline



Figure 2 Beachline Mainline



Figure 3 Beachline Mainline

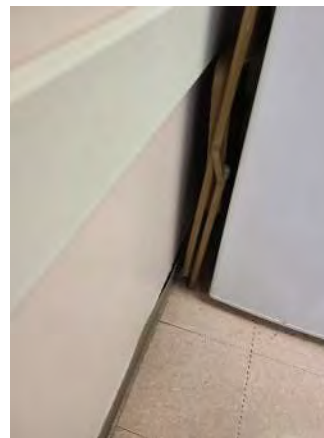


Figure 4 Beachline Mainline

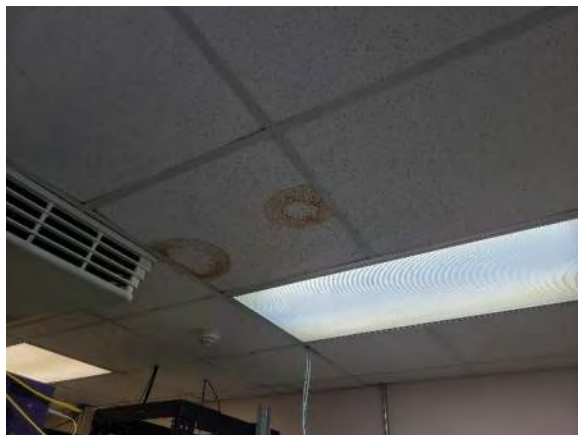


Figure 5 Beachline Mainline

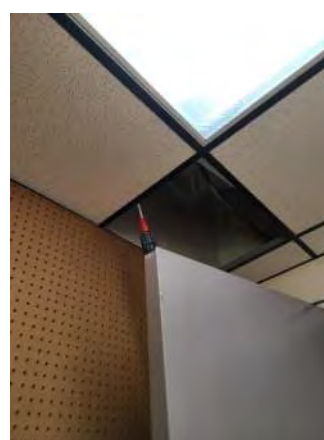


Figure 6 Beachline Mainline



Figure 7 Beachline Mainline



Figure 8 Beachline Mainline



Figure 9 McCoy Road Ramp Off



Figure 10 McCoy Road Ramp Off



Figure 11 McCoy Road Ramp Off



Figure 12 McCoy Road Ramp Off



Figure 13 McCoy Road Ramp Off



Figure 14 McCoy Road Ramp Off



Figure 15 Jetport Ramp On



Figure 16 Jetport Ramp On



Figure 17 Jetport Ramp On

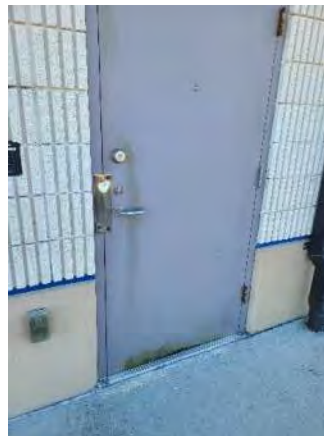


Figure 18 Jetport Ramp On



Figure 19 Conway Ramp Off

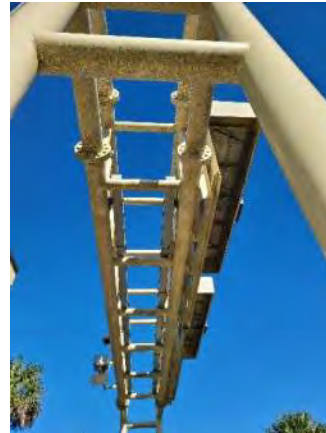


Figure 20 Conway Ramp Off



Figure 21 Conway Ramp Off



Figure 22 Conway Ramp Off

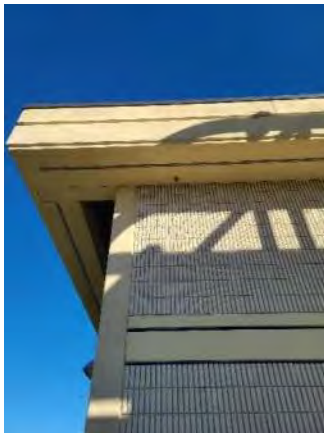


Figure 23 Tradeport Ramp On



Figure 24 Tradeport Ramp On



Figure 25 Tradeport Ramp On

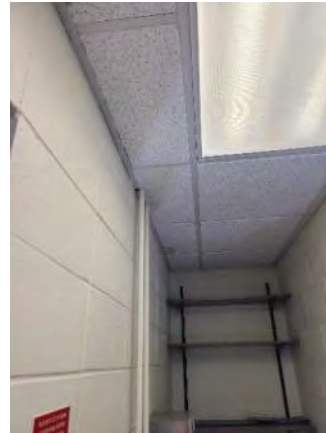


Figure 26 Tradeport Ramp On



Figure 27 ICP Ramp Off



Figure 28 ICP Ramp Off



Figure 29 ICP Ramp Off



Figure 30 ICP Ramp Off



Figure 31 ICP Ramp On



Figure 32 ICP Ramp On



Figure 33 ICP Ramp On



Figure 34 ICP Ramp On



2021 Annual Facilities Inspection Report



Dallas Main Plaza

January, 2022

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Dallas Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 01/18/22

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 01/18/22
Arrived: 8:00 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Dallas Mainline Plaza and associated ramps.

38 – Dallas Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- Acoustic Ceiling Tile stains indicate leaking or condensation from interior air handling unit (*Figure 1 and 2*)
- Leaking from panel in recording room (*Figure 3*)
- Crack in wall guard along corridor (*Figure 4*)

Overpass Observations:

Small cracks along tops of supporting columns for overpass (*Figure 5 and 6*)
Entire façade of overpass and building need to be cleaned, build up of debris and mildew present (*Figure 7 and 8*)

Exterior Observations:

- Small cracks along columns and façade of secondary plaza building (*Figure 9 and 10*)
- Corner of back stairway cracked and deteriorated, stair railing is not secured properly to support required pressure per code. (*Figure 11*)
- Doors need to be repainted (*Figure 12*)

39 – Dallas Ramp – On Observations:

- Doors need to be repainted, difficult to open (Figure 14)
- Small cracks on corners of canopy (Figure 15 and 16)

40 – Dallas Ramp – Off Observations:

- Façade needs to be cleaned (Figure 17)
- Possible leak by booth window (Figure 18)
- Rusting along flashing (Figure 19)
- Handle and lock on both doors have been tampered with, extremely difficult to open. Could not open Main Booth and data room have had strong odor. Main Plaza has been notified. (Figure 20)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 Dallas Mainline



Figure 2 Dallas Mainline



Figure 3 Dallas Mainline



Figure 4 Dallas Mainline



Figure 5 Dallas Mainline



Figure 6 Dallas Mainline



Figure 7 Dallas Mainline



Figure 8 Dallas Mainline



Figure 9 Dallas Mainline



Figure 10 Dallas Mainline



Figure 11 Dallas Mainline



Figure 12 Dallas Mainline



Figure 13 Dallas Ramp On

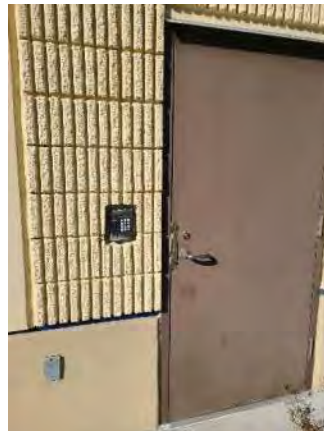


Figure 14 Dallas Ramp On



Figure 15 Dallas Ramp On



Figure 16 Dallas Ramp On



Figure 17 Dallas Ramp Off



Figure 18 Dallas Ramp Off



Figure 19 Dallas Ramp Off

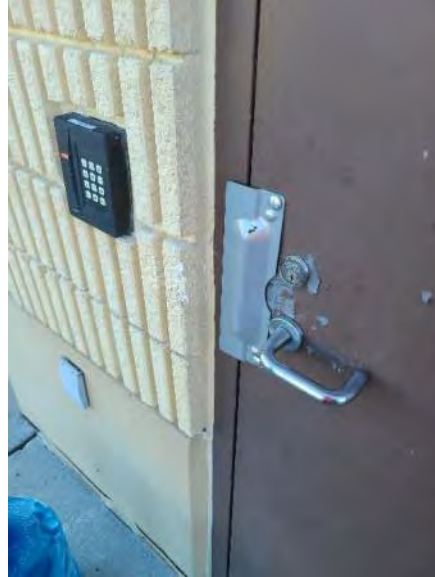


Figure 20 Dallas Ramp Off



2021 Annual Facilities Inspection Report



Hiawassee Main Plaza

November, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Hiawassee Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 11/23/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

**Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807**

Inspection Date: 11/23/21
Arrived: 8:50 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Hiwassee Mainline Plaza and associated ramps.

43 – Hiwassee Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- The above referenced mainline interior is in good condition overall with no identified deficiencies.
- Repaint the front door mullions, interior door frames are recommended.
(Figure 1, Figure 2, & Figure 12)
- A better way to attach the lightings is recommended in mech room. (Figure 3)
- A hole with pipe in the ceiling in mech room, leaking potential. Light is broken and HVAC diffuser need to be repair. (Figure 4 to Figure 8)
- Fill up the holes in the dry walls (Figure 9 & Figure 10)
- Missing a ceiling tile in the janitor room (Figure 11)

Tunnel Observations:

- The concrete walls and ceiling have visible cracks (Figure 13 to Figure 16)
- Concrete floor has potential leaking (Figure 17 & Figure 18)
- Holes into ceiling filled with paper (Figure 19)
- Incorrect way to attach the stair handrail (Figure 20)
- Column show visible leaking (Figure 21)
- Barriers have visible cracks (Figure 22 & Figure 23)
- Lane 21 has no light; outlets are not working.

Exterior Observations:

- The orange color of the 408-sign mounted to building façade is gone (Figure 24)
- Repaint exterior window mullions are recommended (Figure 25)
- Below doors and windows have visible cracks (Figure 26 & Figure 27)
- Exterior mainline building in need of pressure wash.
- Enclose the big opening on the ground (Figure 28)
- Exterior loading deck and stair paint are shredding, located behind mainline building.
(Figure 29 & Figure 30)
- Exterior maintenance shed located behind mainline building in need of pressure. (Figure 31)

Recommendations:

- Recommend repairing the ceiling tiles and sealing the cracks.
- Recommend general maintenance to pressure wash building exterior.
- Recommend general maintenance to seal the holes above the ceilings both interior and the tunnel.

41 – Good Homes Ramp – On Observations:

- Curb has a visible crack (Figure 32)
- Repaint doors and windowsill are recommended (Figure 33 & Figure 34)
- New exterior lighting recommended (Figure 35)
- Barriers have visible cracks (Figure 36 & Figure 37)
- Paint is shredding, potential leaking (Figure 38)
- Wall has a visible crack (Figure 39)

42 – Good Homes Ramp – Off Observations:

- Repaint doors is recommended (Figure 40)
- Exterior walls along foundation and barriers have visible cracks (Figure 41 to Figure 43)
- Trash bag on vent (Figure 44)

44 – Hiawassee Ramp – Off Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza, general maintenance on bollard and cover electrical trough is recommended. (Figure 44 & Figure 45)
- Landscape cleaning (Figure 46)
- Cover the hole inside the wall (Figure 46)
- Paint is shredding, potential leaking (Figure 47 & Figure 48)
- Minor crack on the wall (Figure 49)

45 – Hiawassee Ramp – On Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza and covers electrical trough is recommended.
- Landscape cleaning (Figure 50)
- Interior walls have visible cracks (Figure 51 & Figure 52)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
An Tran



Figure 1 Hiawassee Mainline



Figure 2 Hiawassee Mainline



Figure 3 Hiawassee Mainline

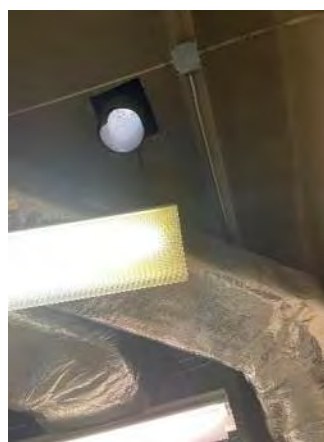


Figure 4 Hiawassee Mainline



Figure 5 Hiawassee Mainline



Figure 6 Hiawassee Mainline



Figure 7 Hiawassee Mainline

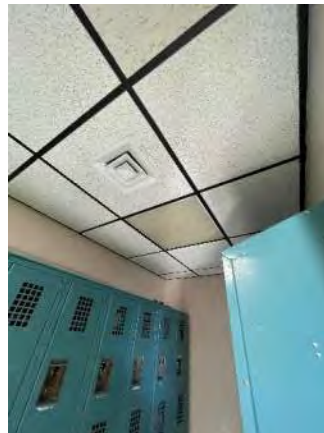


Figure 8 Hiawassee Mainline

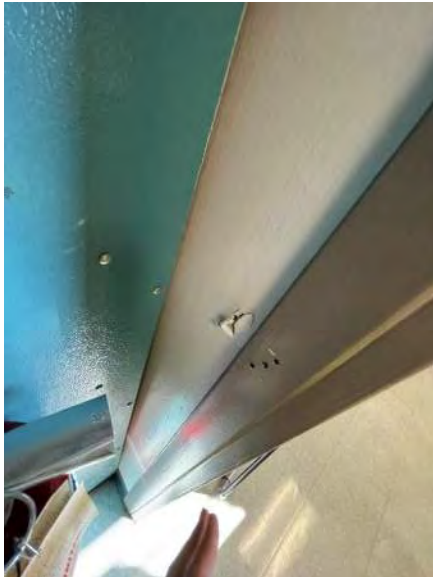


Figure 9 Hiawassee Mainline



Figure 10 Hiawassee Mainline



Figure 11 Hiawassee Mainline



Figure 12 Hiawassee Mainline



Figure 13 Hiawassee Mainline



Figure 14 Hiawassee Mainline

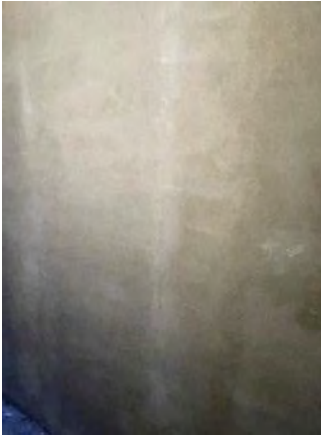


Figure 15 Hiawassee Mainline



Figure 16 Hiawassee Mainline



Figure 17 Hiawassee Mainline



Figure 18 Hiawassee Mainline



Figure 19 Hiawasse Mainline

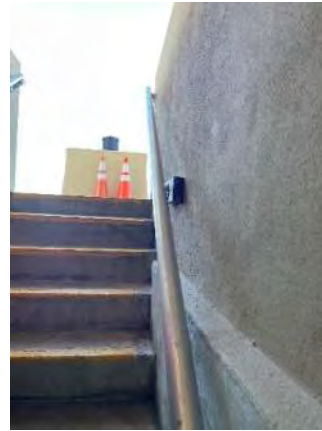


Figure 20 Hiawasse Mainline



Figure 21 Hiawasse Mainline



Figure 22 Hiawasse Mainline



Figure 23 Hiawasse Mainline



Figure 24 Hiawasse Mainline



Figure 25 Hiawassee Mainline



Figure 26 Hiawassee Mainline



Figure 27 Hiawassee Mainline



Figure 28 Hiawassee Mainline



Figure 29 Hiawassee Mainline



Figure 30 Hiawassee Mainline



Figure 31 Hiawasse Mainline



Figure 32 Good Homes Ramp On



Figure 33 Good Homes Ramp On



Figure 34 Good Homes Ramp On



Figure 35 Good Homes Ramp On



Figure 36 Good Homes Ramp On



Figure 37 Hiwassee Mainline



Figure 40 Good Homes Ramp Off



Figure 38 Good Homes Ramp On



Figure 41 Good Homes Ramp Off

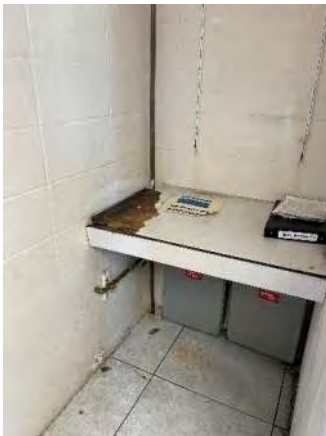


Figure 39 Good Homes Ramp On



Figure 42 Good Homes Ramp Off



Figure 43 Good Homes Ramp Off



Figure 44 Hiawassee Ramp Off

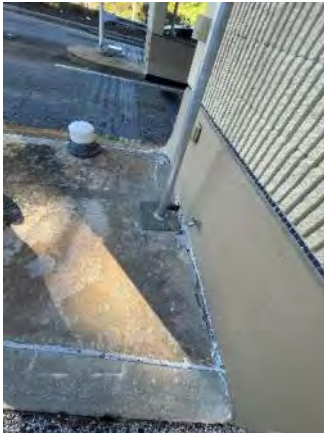


Figure 45 Hiawassee Ramp Off



Figure 46 Hiawassee Ramp Off

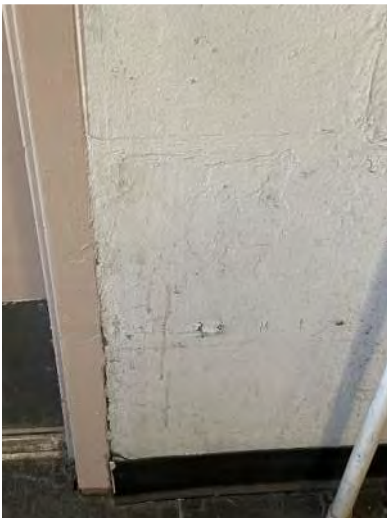


Figure 47 Hiawassee Ramp Off



Figure 48 Hiawassee Ramp Off



Figure 49 Hiawassee Ramp Off



Figure 50 Hiawassee Ramp On



Figure 51 Hiawassee Ramp On



Figure 52 Hiawassee Ramp Off

2021 Annual Facilities Inspection Report



Pine Hills Main Plaza

November, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Pine Hills Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 11/23/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 11/23/21
Arrived: 7:30 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Pine Hills Mainline Plaza and associated ramps.

46 – Pine Hills Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Exterior Observations:

- Concrete beginning to show wear along columns supporting canopy (*Figure 1*)
- Multiple cracks, divots, and protruding slabs in sidewalk surrounding plaza (*Figure 2*)

Overpass Observations:

- Overpass walkway missing several connectors, grate dips under any weight, creating trip hazard. (*Figure 3*)
- Rusting along several components of overpass, interior and exterior. (*Figure 4*)

Interior Observations:

- Several leaks throughout corridor ceiling. (*Figure 5 and 6*)
- Several pipes throughout plaza presenting possible leaks. (*Figure 7 and 8*)
- Stairwell has cracking on the corner of stairs, as well 2 light fixtures nonresponsive to switch. (*Figure 9 and 10*)
- Storefront door had deep divots in glass, as well mullion does not match on storefront wall. (*Figure 11 and 12*)
- Women's restroom faucet leaking, as well soap dispenser not working. (*Figure 13 and 14*)

47 – Old Winter Garden Ramp – Off Observations:

- Needs to be cleaned.
- Cracks along the West façade (Figure 15)
- Deep cracks along concrete barriers (Figure 16)
- Slab of concrete displaced on sidewalk. (Figure 17)
- Cracks along underside of canopies, focused on corners (Figure 18)

48 – Ortman/Mercy Drive Ramp – On Observations:

- Needs to be cleaned.
- Discoloration and cracks along barriers. (Figure 19)
- Possible leak in ceiling, tile stained. (Figure 20)

49 – John Young Parkway Ramp – Off Observations:

- Large cracks along underside of canopy, focused on corners. (Figure 21 and 22)
- Cracks in sidewalk against foundation (Figure 23)
- Floor panels lifted on interior (Figure 24)

50 – John Young Parkway Ramp – On Observations:

- Interior Barrier appears to have been hit, multiple surface cracks along barriers and façade of booth. (Figure 25)
- Cracks along façade near sidewalk (Figure 26)
- Leak in ceiling, tile stained. (Figure 27)
- Possible cracks along underside of canopy (Figure 28)

51 – OBT Ramp – Off Observations:

- Pipes appear to be cracks and/or leaking along the perimeter (Figure 29 and 30)
- Floor tile interior missing and/or damaged. (Figure 31)
- Ceiling tile broken, caving into bathroom. (Figure 32)
- Trash littered around entirety of ramp, needs to be cleaned (Figure 33 and 34)
- Cracks and discoloration around interior barrier. (Figure 35 and 36)

52 – OBT Ramp – On Observations:

- Trash and debris around entire site, needs to be cleaned. (Figure 37 and 38)
- Cracks along façade, including at bottom of booth door and corners of canopy. (Figure 39 and 40)
- Damage to ceiling tile behind booth, as well peeling of ceiling in data room. (Figure 41 and 42)
- Possible mold and definite leaking throughout both and data room. (Figure 43 and 44)

53 – Mills Ramp – Off Observations:

- Crack in wall of data room (Figure 45)
- Paint splattered along base of exterior, needs to be cleaned. (Figure 46)
- Both lights in booth need new bulbs, main light is dull and bathroom light is out. (Figure 47 and 48)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors, or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 Pine Hills Mainline



Figure 2 Pine Hills Mainline



Figure 3 Pine Hills Mainline



Figure 4 Pine Hills Mainline



Figure 5 Pine Hills Mainline



Figure 6 Pine Hills Mainline



Figure 7 Pine Hills Mainline



Figure 8 Pine Hills Mainline



Figure 9 Pine Hills Mainline

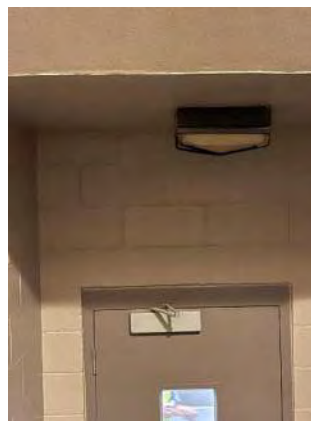


Figure 10 Pine Hills Mainline

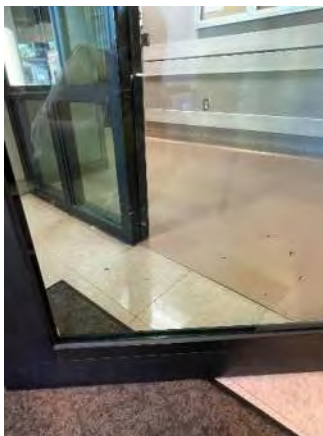


Figure 11 Pine Hills Mainline



Figure 12 Pine Hills Mainline



Figure 13 Pine Hills Mainline



Figure 14 Pine Hills Mainline



Figure 15 Old Winter Garden Ramp Off



Figure 16 Old Winter Garden Ramp Off



Figure 17 Old Winter Garden Ramp Off



Figure 18 Old Winter Garden Ramp Off



Figure 19 Ortman Mercy Drive Ramp On



Figure 20 Ortman Mercy Drive Ramp On



Figure 21 John Young Parkway Ramp Off



Figure 22 John Young Parkway Ramp Off



Figure 23 John Young Parkway Ramp Off

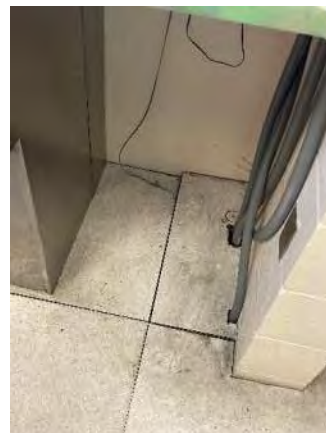


Figure 24 John Young Parkway Ramp Off



Figure 25 John Young Parkway Ramp On



Figure 26 John Young Parkway Ramp On



Figure 27 John Young Parkway Ramp On



Figure 28 John Young Parkway Ramp On



Figure 29 OBT Ramp Off

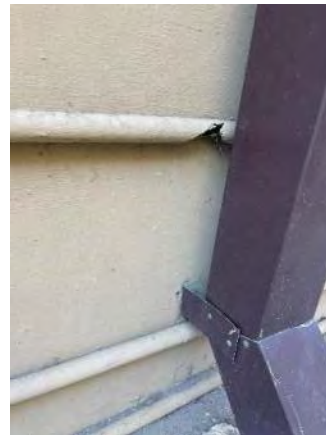


Figure 30 OBT Ramp Off



Figure 31 OBT Ramp Off



Figure 32 OBT Ramp Off



Figure 33 OBT Ramp Off

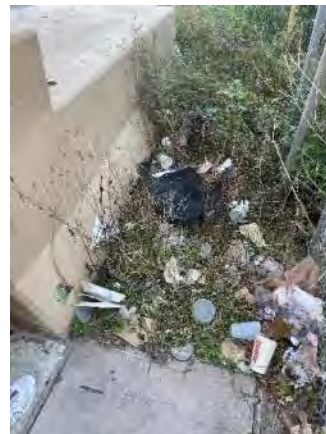


Figure 34 OBT Ramp Off



Figure 35 OBT Ramp Off



Figure 36 OBT Ramp Off



Figure 37 OBT Ramp On



Figure 38 OBT Ramp On



Figure 39 OBT Ramp On

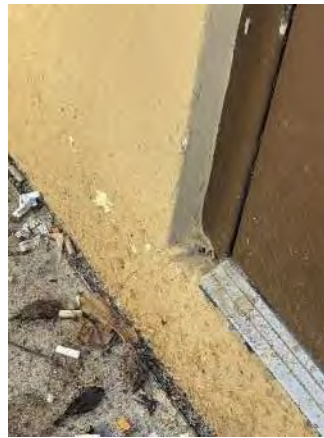


Figure 40 OBT Ramp On



Figure 41 OBT Ramp On



Figure 42 OBT Ramp On

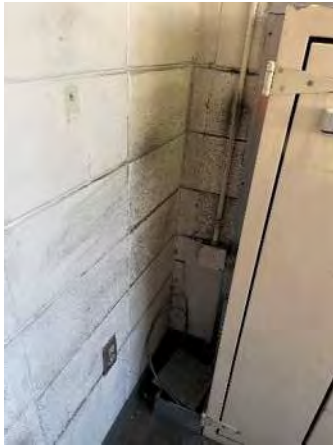


Figure 43 OBT Ramp On



Figure 44 OBT Ramp On



Figure 45 Mills Ramp Off



Figure 46 Mills Ramp Off



Figure 47 Mills Ramp Off



Figure 48 Mills Ramp Off



2021 Annual Facilities Inspection Report



Conway Main Plaza

November, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Conway Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 11/09/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 11/09/21
Arrived: 8:30 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Conway Mainline Plaza and associated ramps.

58EB – Conway EB Main Plaza
58EB – Conway WB Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- WB and EB Interior mainline computer room have potential leaks above ceiling tiles. (Figure 1, Figure 36)
- Some of the ceiling tiles do not align with the grids. (Figure 2)
- The ceiling HVAC diffusers are missing. (Figure 3)
- The tiles were cut for wires (Figure 4)
- WB Interior mainline office has incorrect ceiling panel (Figure 5)
- Change the toilet seat is recommended (Figure 6)
- Stairway door color is fading (Figure 7)
- Floor has a visible crack, either the epoxy paint or the actual concrete slab (Figure 37)

Tunnel Observations:

- The above referenced tunnel is in good condition overall.
- Signs need to be adjusted and secure (Figure 8)
- Incorrect FEC storage (Figure 9)
- Falling out/ unfinished work for electric panel (Figure 12)
- EB and WB walls have potential leaks and rusty electric panels (Figure 10, Figure 11, Figure 38, Figure 39 & Figure 40)
- EB floor has water leak (Figure 41)

Exterior Observations:

- WB Exterior building downspout is falling out (Figure 13)
- Wasp nest need to be removed (Figure 14)
- Existing generator is replacing for a new system (Figure 15)
- Keep the surrounding clean and take trashes (Figure 16)
- WB and EB Exterior retaining wall in loading dock area has identified separation in the concrete at the railing location. (Figure 17, Figure 18 & Figure 33)
- The orange color of the 408-sign mounted to building façade is fading out (Figure 19, Figure 31)

- Termite box enclosure broken both WB and EB (Figure 20)
- Rusty flagpole both EB and WB, missing light for the flag at EB (Figure 23, Figure 23 & Figure 32)
- The light is inadequate for the flag (Figure 22)
- Cracked sidewalk (Figure 21)
- A new filter sheet needs to be replaced (Figure 25)
- Dumpster gate has paint shredding (Figure 26)
- WB Exterior columns at toll booth have visible cracks (Figure 27)
- Clean up the area needed (Figure 28)
- WB Exterior doorstep located at entrance to mainline needs replacement. (Figure 29)
- EB Exterior loading deck and stairs have visible cracks (Figure 34 & Figure 35)
- EB Toll booth columns show visible cracks (Figure 42 & Figure 43)

Recommendations:

- Recommend general maintenance to repair doorstep and pressure wash.
- Recommend general maintenance to repair unsecured ductwork on toll booth HVAC unit.
- Recommend routine maintenance to patch and seal cracks in and building facade.

54 – Bumby Ramp – On Observations:

- There are two corners of the canopy and the barriers have visible cracks. The light of the toll booth doesn't turn on. Some general maintenance to pressure wash plaza, repaint for the 2 main doors and the barriers is recommended.
(Figure 44 to Figure 48)

55 – Bumby Ramp – Off Observations:

- Corner of canopy has visible crack and paint peeling in front of the canopy, potential leaking. Barriers have visible cracks, scratches and repaint is recommended. Missing ceiling tiles and broken ceilings tiles. Filter is very dirty, replace HVAC filter is recommended. Oct 21 was the last fire extinguisher checked up. (Figure 49 to Figure 54)

56 – Conway Ramp – On Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to pressure wash canopy, air diffuser from HVAC unit, and enclose the big opening on the ground. From far away, the barrier has visible cracks. (Figure 55 to Figure 61)

57 – Conway Ramp – Off Observations:

- Some general maintenance to pressure wash canopy. There is a hole in canopy above the toll booth. Wall and column in the mech room show visible cracks and black liquid leaking onto equipment. (Figure 62 to Figure 68)

59 – Andes Ave/Lake Underhill/436 Ramp – Off Observations:

- The above referenced ramp is in good condition overall There are some visible cracks below the doors and the interior barriers. Paint peeling on exterior walls. (Figure 69 to Figure 68)

60 – Semoran Ramp – Off Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza overhead sign structure. All walls of the building, step under both main doors, and the barriers have visible cracks. The sidewalk has a big visible crack. The coin collector did not work at the time of inspection. (Figure 72 to Figure 78)

61 – Yucatan Ramp – Off Observations:

- Exterior walls and corner of canopy have visible cracks. Fascia and soffit at canopy framing completely exposed. Needs complete repair/replacement of sheathing and finish cement plaster, "stucco" to properly enclose canopy. Color of the barrier is fading. Repaint doors and window sill are recommended. Black liquid is leaking onto equipment. (Figure 79 to Figure 86)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
An Tran



Figure 1 Conway EB Mainline



Figure 2 Conway EB Mainline



Figure 3 Conway EB Mainline



Figure 4 Conway EB Mainline



Figure 5 Conway EB Mainline

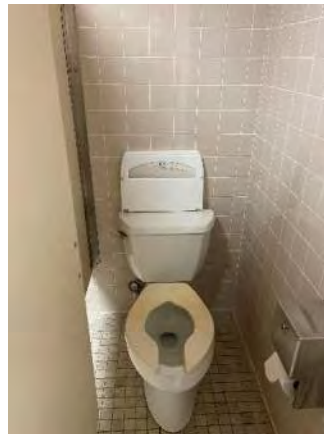


Figure 6 Conway EB Mainline



Figure 7 Conway EB Mainline



Figure 8 Conway EB Mainline

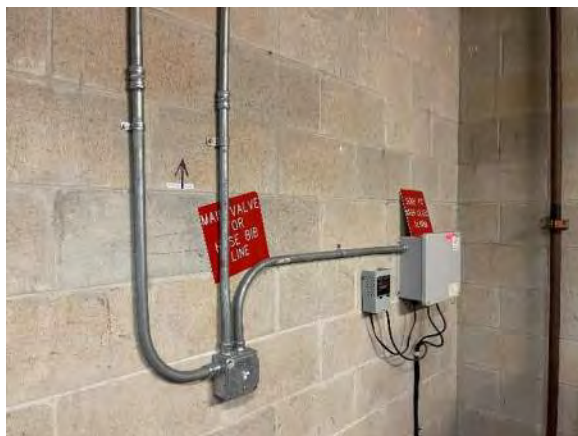


Figure 9 Conway WB Mainline



Figure 10 Conway WB Mainline

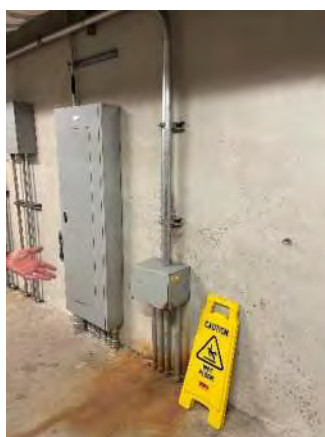


Figure 11 Conway WB Mainline



Figure 12 Conway WB Mainline



Figure 23 Conway WB Mainline



Figure 14 Conway WB Mainline



Figure 15 Conway WB Mainline



Figure 16 Conway WB Mainline



Figure 17 Conway WB Mainline



Figure 18 Conway WB Mainline



Figure 19 Conway WB Mainline



Figure 20 Conway WB Mainline



Figure 21 Conway WB Mainline



Figure 22 Conway WB Mainline



Figure 23 Conway WB Mainline



Figure 24 Conway WB Mainline



Figure 25 Conway WB Mainline



Figure 26 Conway WB Mainline



Figure 27 Conway WB Mainline



Figure 28 Conway WB Mainline



Figure 29 Conway WB Mainline



Figure 31 Conway Ramp On



Figure 32 Conway EB Mainline



Figure 33 Conway EB Mainline



Figure 34 Conway EB Mainline



Figure 35 Conway EB Mainline



Figure 36 Conway EB Mainline

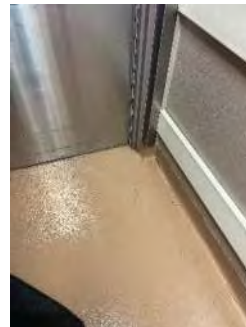


Figure 37 Conway EB Mainline



Figure 38 Conway EB Mainline



Figure 39 Conway EB Mainline



Figure 40 Conway EB Mainline



Figure 41 Conway EB Mainline

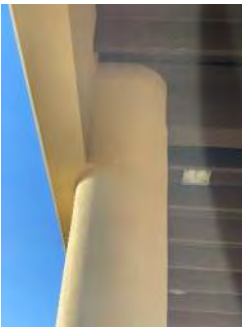


Figure 42 Conway EB Mainline



Figure 43 Conway EB Mainline

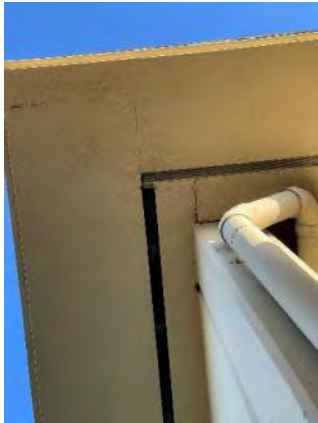


Figure 44 Bumby Ramp On

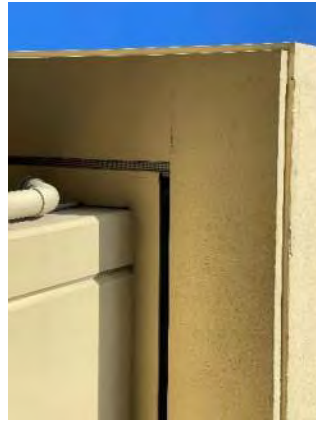


Figure 45 Bumby Ramp On



Figure 46 Bumby Ramp On



Figure 47 Bumby Ramp On



Figure 48 Bumby Ramp On

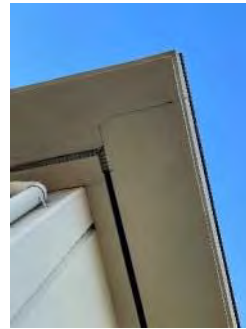


Figure 49 Bumby Ramp Off



Figure 50 Bumby Ramp Off



Figure 51 Bumby Ramp Off



Figure 52 Bumby Ramp Off



Figure 53 Bumby Ramp Off



Figure 54 Bumby Ramp Off



Figure 55 Conway Ramp On

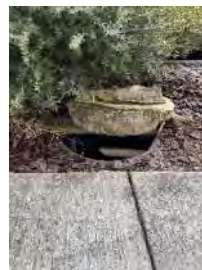


Figure 56 Conway Ramp On

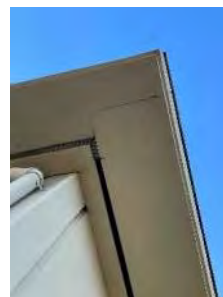


Figure 57 Conway Ramp On



Figure 58 Conway Ramp On



Figure 59 Conway Ramp On



Figure 60 Conway Ramp On

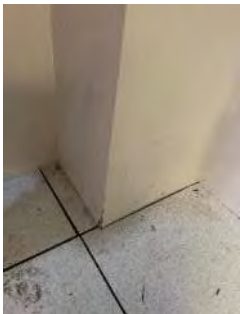


Figure 61 Conway Ramp On



Figure 62 Conway Ramp Off

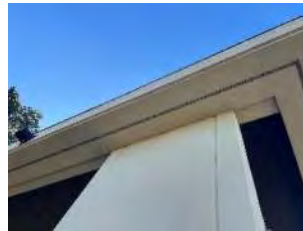


Figure 63 Conway Ramp Off

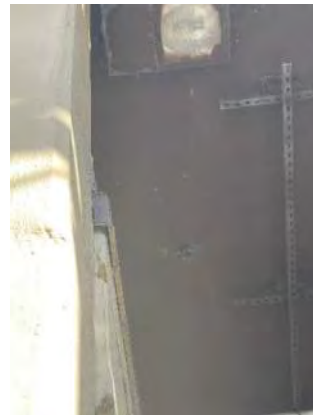


Figure 64 Conway Ramp Off



Figure 65 Conway Ramp Off

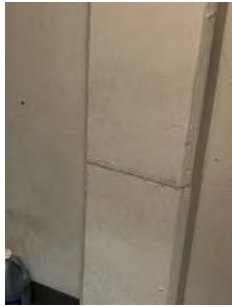


Figure 66 Conway Ramp Off



Figure 70 Andes Ave/LkUndehill/436 Ramp Off



Figure 67 Conway Ramp Off



Figure 71 Andes Ave/LkUndehill/436 Ramp Off



Figure 68 Conway Ramp Off



Figure 72 Semoran Ramp Off

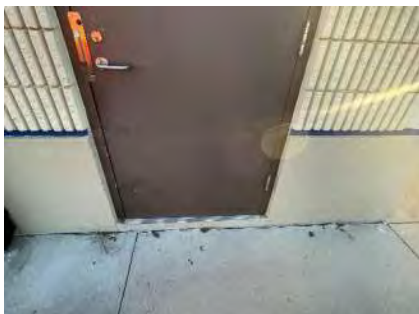


Figure 69 Andes Ave/LkUndehill/436 Ramp Off



Figure 73 Semoran Ramp Off



Figure 74 Semoran Ramp Off



Figure 78 Yucatan Ramp On



Figure 75 Semoran Ramp Off



Figure 79 Yucatan Ramp On



Figure 76 Semoran Ramp Off



Figure 80 Yucatan Ramp On



Figure 77 Semoran Ramp Off



Figure 81 Yucatan Ramp On



Figure 82 Yucatan Ramp On



Figure 83 Yucatan Ramp On



Figure 84 Yucatan Ramp On



Figure 85 Yucatan Ramp On

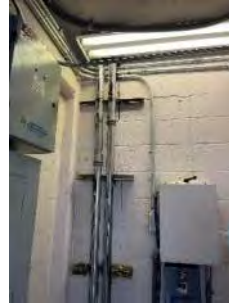


Figure 86 Yucatan Ramp On



2021 Annual Facilities Inspection Report



Dean Main Plaza

November, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Dean Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 11/23/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

**Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807**

Inspection Date: 11/23/21
Arrived: 3:30 PM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Dean Mainline Plaza and associated ramps.

64 – Dean Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- The above referenced site is in good condition overall
- Ceiling tile has a small leak
- Water damage near base board in mech room

Tunnel Observations:

- Mainline tunnel control panel NEMA enclosures are rusted out.
- Water leaking along the walls
- Dirty ceiling and cracked
- Water fountain does not work
(Figure 3, Figure 4, Figure 5 & Figure 6)

Exterior Observations:

- Exterior maintenance to address ponding and exterior walls in need of pressure wash for the mainline building.
- Wire exposed from louver
- Repaint stair and railing are recommended
- Top of the façade has a visible crack
- Rusty security panel
- Bubbling and visible cracks on the columns
- Missing a camera on lane
(Figure 1 & Figure 2)

Recommendations:

- Recommend general maintenance to replace rusted enclosure in the tunnel panels.
- Recommend general maintenance to pressure wash maintenance shed behind mainline building.

62 – Dean Road Ramp – On Observations:

The above referenced ramp is in good condition overall. Some general maintenance to repaint light fixture, cover electrical trough and fireproof ceiling penetration is recommended.
(Figure 7, Figure 8, Figure 9 & Figure 10)

63 – Dean Road Ramp – Off Observations:

The above referenced ramp is in good condition overall. Some general maintenance to patch and seal control joints, cover electrical trough and fireproof ceiling penetration is recommended.
(Figure 11, Figure 12, Figure 13, Figure 14, Figure 15 & Figure 16)

65 – Rouse Road Ramp – Off Observations:

The above referenced ramp is in good condition overall. (Figure 17 & Figure 18)

66 – Rouse Road Ramp – On Observations:

The above referenced ramp is in good condition overall. Some general maintenance to ensure wrong way detection light is working, pressure wash plaza overhead sign structure, cover electrical trough and fireproof ceiling penetration is recommended.
(Figure 19, Figure 20, Figure 21, Figure 22, Figure 23 & Figure 24)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
An Tran



Figure 1 Dean Mainline



Figure 2 Dean Mainline



Figure 3 Dean Mainline



Figure 4 Dean Mainline



Figure 5 Dean Mainline



Figure 6 Dean Mainline



Figure 7 Dean Ramp On



Figure 8 Dean Ramp On



Figure 9 Dean Ramp On



Figure 10 Dean Ramp On



Figure 11 Dean Ramp Off



Figure 12 Dean Ramp Off



Figure 13 Dean Ramp Off



Figure 14 Dean Ramp Off



Figure 15 Dean Ramp Off

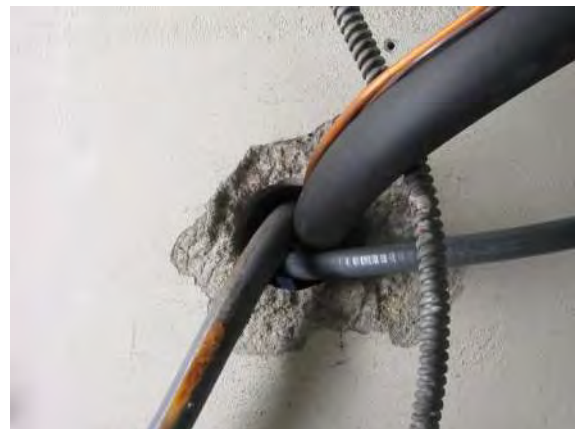


Figure 16 Dean Ramp Off



Figure 17 Rouse Road Ramp Off



Figure 18 Rouse Road Ramp Off



Figure 19 Rouse Road Ramp On



Figure 20 Rouse Road Ramp On



Figure 21 Rouse Road Ramp On



Figure 22 Rouse Road Ramp On



Figure 23 Dean Road Ramp On



Figure 24 Dean Road Ramp On



2021 Annual Facilities Inspection Report



Coral Hills Main Plaza

December, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Coral Hills Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 12/09/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 12/09/21
Arrived: 10:00 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Coral Hills Mainline Plaza and associated ramps.

67 – Coral Hills Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- Mechanical room missing a cover for hole in ceiling exposed to exterior (*Figure 1*)
- Possible leaks throughout facility. Paint bubbling and peeling below windowsill in break room. As well leak stains along wall in data room, and Acoustic Ceiling Tile stained in supply room (*Figure 2, 3, and 4*)
- Windows cracked in manager's office and break room (*Figure 5 and 6*)

Overpass Observations:

- Overall, in good condition.

Exterior Observations:

- Exterior needs to be cleaned. Mildew buildup along façade of building and canopy, hornets in corners of building. (*Figure 7 and 8*)
- Cracks around facility. Most notable are underneath several lights of canopy, on the corners of the soffits, and a large crack running through the base of the loading dock. (*Figure 9, 10, 11, and 12*)

68 – Keene Road Ramp – Off Observations:

- Back of sign needs to be cleaned, mold and dirt build up. (*Figure 13*)
- Doors need to be repainted. (*Figure 14*)

69 – Keene Road Ramp – On Observations:

- Possible leak in data room by pipe, floor is warped and stained (*Figure 15*)
- Small cracks in barriers (*Figure 16*)

70 – Hiawassee Ramp – Off Observations:

- Small cracks at corners of canopies (*Figure 17 and 18*)

71 – Hiawassee Ramp – On Observations:

- Façade and sign need to be cleaned (*Figure 19 and 20*)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 Coral Hills Mainline



Figure 2 Coral Hills Mainline

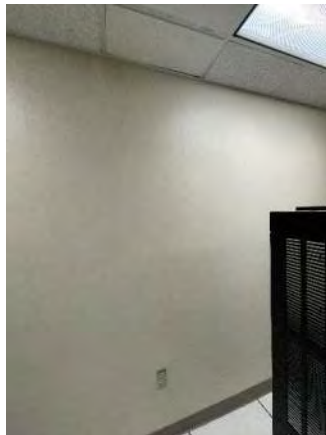


Figure 3 Coral Hills Mainline

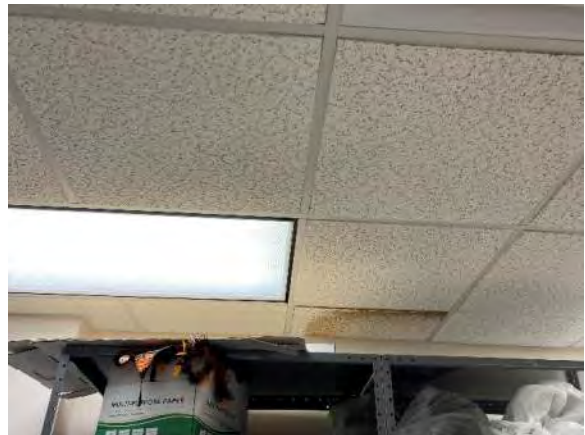


Figure 4 Coral Hills Mainline

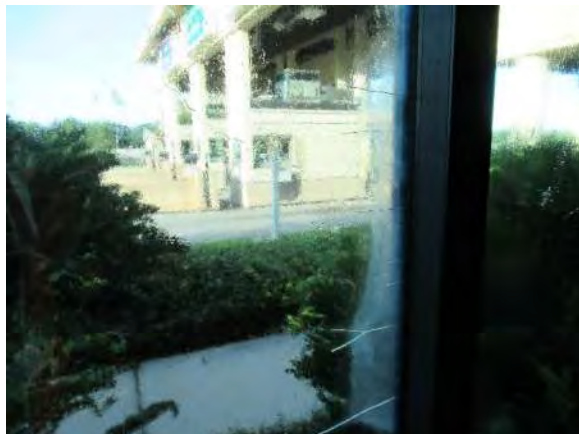


Figure 5 Coral Hills Mainline

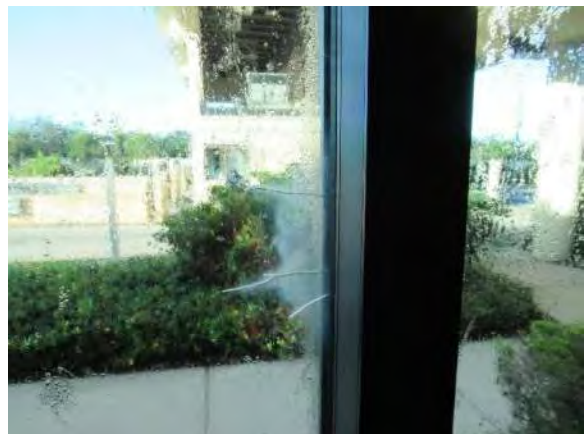


Figure 6 Coral Hills Mainline



Figure 7 Coral Hills Mainline



Figure 8 Coral Hills Mainline



Figure 9 Coral Hills Mainline



Figure 10 Coral Hills Mainline



Figure 11 Coral Hills Mainline



Figure 12 Coral Hills Mainline



Figure 13 Keene Road Ramp Off



Figure 14 Keene Road Ramp Off



Figure 15 Keene Road Ramp On



Figure 16 Keene Road Ramp On



Figure 17 Hiawasse Ramp Off



Figure 18 Hiawasse Ramp Off



Figure 19 Hiawasseee Ramp On



Figure 20 Hiawasseee Ramp On



2021 Annual Facilities Inspection Report



Independence Main Plaza

January, 2022

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Independence Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 01/18/22

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

**Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807**

Inspection Date: 01/18/22
Arrived: 7:52 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Independence Mainline Plaza and associated ramps.

76 – Independence Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- Mainline has missing vent covers and potential leaks above ceiling tiles in multiple locations. (Figure 1, Figure 2, Figure 3, Figure 4 & Figure 5)

Overpass Observations:

- The above referenced overpass is in good condition overall.
- Pressure wash is recommended (Figure 6)

Exterior Observations:

- New sign recommended (Figure 7)
- One light is out (Figure 8)
- Exterior building has identified cracks on building façade and at plaza canopy locations. Leak on façade (Figure 9, Figure 10 & Figure 11)
- Under stair landing has a visible leak (Figure 12)

Recommendations:

- Recommend maintenance to locate and repair any potential roof leaks.
- Recommend pressure wash, patch and paint as needed on building façade.
- Recommend routine maintenance to patch and seal cracks in building facade.

72 – Schofield Ramp – On Observations:

The above referenced ramp is in good condition overall. Some general maintenance to address painted guardrail, doors and pressure wash plaza overhead sign structure is recommended.
(Figure 13, Figure 14, Figure 15 & Figure 16)

73 – Schofield Ramp – Off Observations:

The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza exterior, overhead sign structure, and remove wasp nests is recommended. paint bubble water leak.
(Figure 17, Figure 18, Figure 19 & Figure 20)

74 – New Independence Ramp – On Observations:

The above referenced ramp is in good condition overall. Some general maintenance to address the peeling paint on wall and weather seal interior joints at water pipe is recommended.
(Figure 21, Figure 22, Figure 23 & Figure 24)

75 – New Independence Ramp – Off Observations:

The above referenced ramp is in good condition overall. Some general maintenance to address the water collecting on barrier is recommended. Light is not working properly on one side.
(Figure 25, Figure 26, Figure 27 & Figure 28)

77 – CR-535 Ramp – Off Observations:

The above referenced ramp is in good condition overall. Some general maintenance to base boards, paint peeling on wall and patch and seal cracks in building façade is recommended.
(Figure 29, Figure 30, Figure 31 & Figure 32)

78 – CR-535 Ramp – On Observations:

The above referenced ramp is in good condition overall. Some general maintenance to patch, seal and paint building façade at location of previous signage and base boards, paint door is recommended.
(Figure 33, Figure 34, Figure 35 & Figure 36)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
An Tran



Figure 1 Independence Mainline



Figure 2 Independence Mainline



Figure 3 Independence Mainline



Figure 4 Independence Mainline



Figure 5 Independence Mainline



Figure 6 Independence Mainline



Figure 7 Independence Mainline



Figure 8 Independence Mainline



Figure 9 Independence Mainline



Figure 10 Independence Mainline

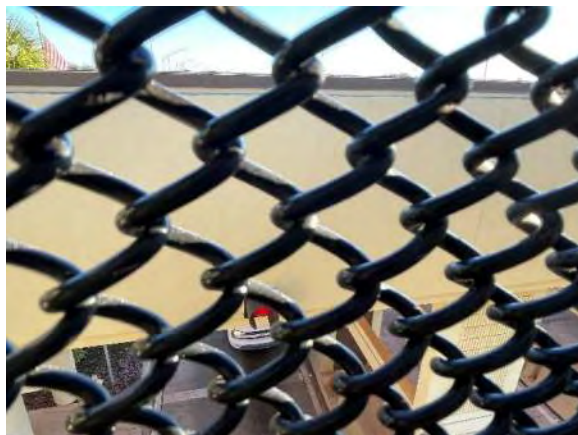


Figure 11 Independence Mainline

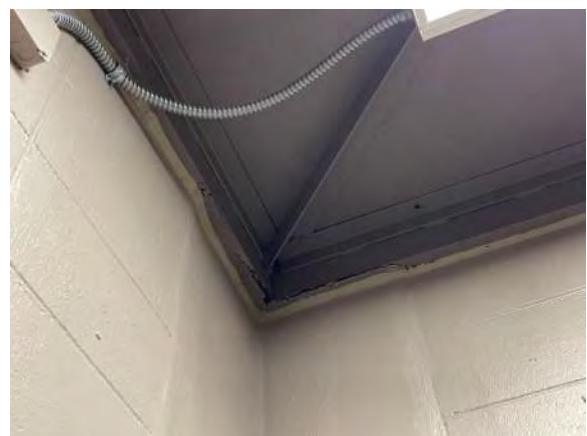


Figure 12 Independence Mainline



Figure 13 Schofield Ramp On



Figure 14 Schofield Ramp On



Figure 15 Schofield Ramp On

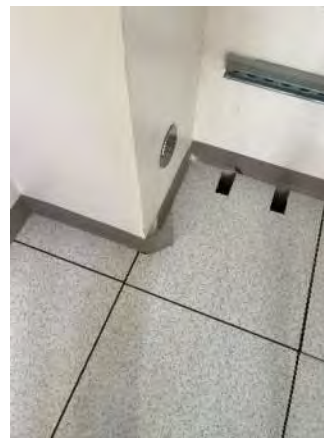


Figure 16 Schofield Ramp On



Figure 17 Schofield Ramp Off



Figure 18 Schofield Ramp Off



Figure 19 Schofield Ramp Off

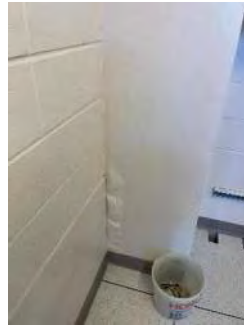


Figure 20 Schofield Ramp Off

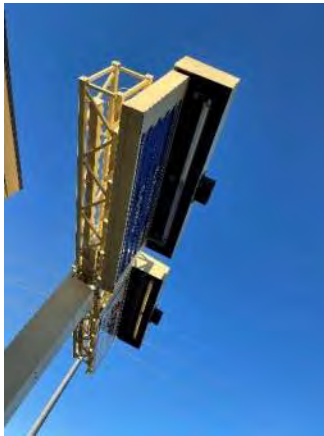


Figure 21 New Independence Ramp On



Figure 22 New Independence Ramp On



Figure 23 New Independence Ramp On

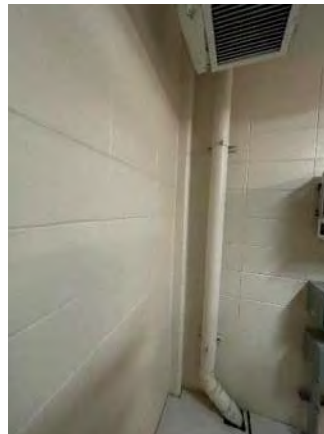


Figure 24 New Independence Ramp On



Figure 25 New Independence Ramp Off



Figure 26 New Independence Ramp Off



Figure 27 New Independence Ramp Off



Figure 28 New Independence Ramp Off



Figure 29 CR-535 Ramp Off



Figure 30 CR-535 Ramp Off



Figure 31 CR-535 Ramp Off

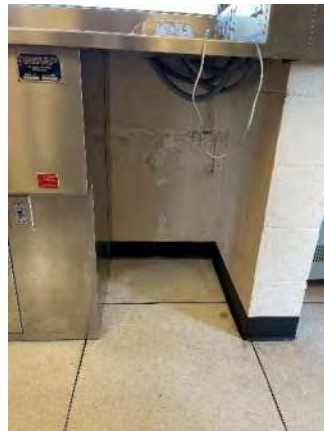


Figure 32 CR-535 Ramp Off



Figure 33 CR-535 Ramp On



Figure 34 CR-535 Ramp On



Figure 35 CR-535 Ramp On



Figure 36 CR-535 Ramp On



2021 Annual Facilities Inspection Report



Forest Lake Main Plaza

December, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Forest Lake Mainline Plaza
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 12/09/21

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 12/09/21
Arrived: 8:00 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Forest Lake Mainline Plaza and associated ramps.

83 – Forest Lake Main Plaza

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Interior Observations:

- Leaks in ceilings of data room and recording room (*Figure 1 and 2*)

Overpass Observations:

- Exterior needs to be cleaned (*Figure 3*)
- Floors grates shift when stepped on (*Figure 4*)

Exterior Observations:

- Cracks along canopies, and cracks throughout stairs of loading dock (*Figure 5 and 6*)
- Floor mats on side entrance of building are loose or entirely lifted (*Figure 7*)
- Elevator equipment door is deteriorating on bottom (*Figure 8*)
- Columns are peeling with small cracks throughout plaza (*Figure 9 and 10*)

79 – SR-438 Ramp – On Observations:

- Façade needs to be cleaned and lights above signage replaced (*Figure 11*)
- Signage needs to be replaced (*Figure 12*)

80 – SR-438 Ramp – Off Observations:

- Cracks along sides and undersides of canopy (*Figure 13, 14, 15, 16, and 17*)
- Lights for signage to be replaced (*Figure 18*)

81 – West Road Ramp – On Observations:

- Machine equipment open (*Figure 19*)
- Lights for signage to be replaced (*Figure 20*)

82 – West Road Ramp – Off Observations:

- Crack on corner of canopy (*Figure 21*)
- Interior of door to data room needs to be cleaned (*Figure 22*)
- Lights need to be replaced, exterior (*Figure 23 and 24*)

84 – CR 437 Ramp – Off Observations:

- Signage and building façade need to be cleaned (*Figure 25, 26, 27, and 28*)

85 – CR 437 Ramp – On Observations:

- Building façade and canopy need to be cleaned (*Figure 29*)
- Doors need to be repainted (*Figure 30*)
- Cracks along base of building and barriers (*Figure 31 and 32*)

86 – Ponkan Gantry – Observations:

- Fire extinguisher not dated
- Light cover open (*Figure 33 and 34*)

88 – Mt. Plymouth Gantry – Observations:

- Small cracks on exterior façade details, signage needs to be cleaned (*Figure 35 and 36*)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 Forest Lake Mainline



Figure 2 Forest Lake Mainline



Figure 3 Forest Lake Mainline

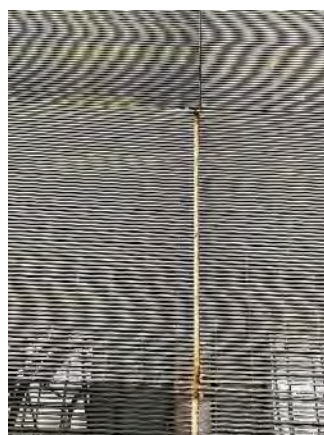


Figure 4 Forest Lake Mainline



Figure 5 Forest Lake Mainline



Figure 6 Forest Lake Mainline



Figure 7 Forest Lake Mainline



Figure 8 Forest Lake Mainline



Figure 9 Forest Lake Mainline



Figure 10 Forest Lake Mainline



Figure 11 SR-438 Ramp On



Figure 12 SR-438 Ramp On



Figure 13 SR-438 Ramp Off



Figure 14 SR-438 Ramp Off



Figure 15 SR-438 Ramp Off



Figure 16 SR-438 Ramp Off



Figure 17 SR-438 Ramp Off



Figure 18 SR-438 Ramp Off



Figure 19 West Road Ramp On



Figure 20 West Road Ramp On



Figure 21 West Road Ramp Off



Figure 22 West Road Ramp Off



Figure 23 West Road Ramp Off



Figure 24 West Road Ramp Off



Figure 25 CR-437A Ramp Off



Figure 26 CR-437A Ramp Off



Figure 27 CR-437A Ramp Off



Figure 28 CR-437A Ramp Off



Figure 29 CR-437A Ramp On



Figure 30 CR-437A Ramp On



Figure 31 CR-437A Ramp On

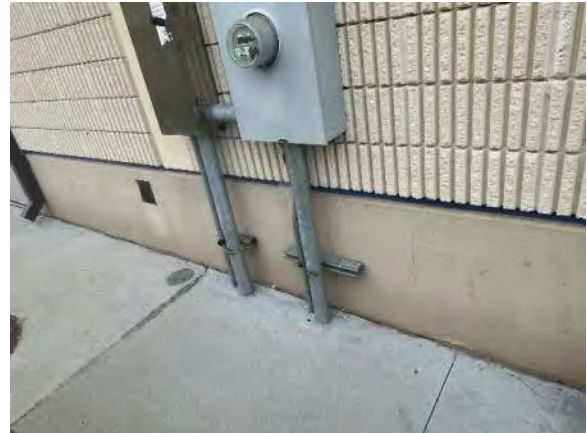


Figure 32 CR-437A Ramp On



Figure 33 Ponkan Gantry



Figure 34 Ponkan Gantry



Figure 35 Mt. Plymouth Gantry



Figure 36 Mt. Plymouth Gantry



2021 Annual Facilities Inspection Report



Coronado Gantry

December, 2021

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Coronado
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 12/09/2021

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

**Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807**

Inspection Date: 12/09/2021
Arrived: 3:00 PM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Coronado Gantry.

87 – Coronado Gantry

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

87 – Coronado Gantry – Observations:

- The above referenced ramp is in good condition overall. Anthill through entrance, sand along interior. Needs to be cleaned (Figure 1 and 2)
- Exterior needs to be cleaned, crack in archway detail (Figure 3 and 4)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
Alexandra Kehoe



Figure 1 Coronado Gantry



Figure 2 Coronado Gantry



Figure 3 Coronado Gantry

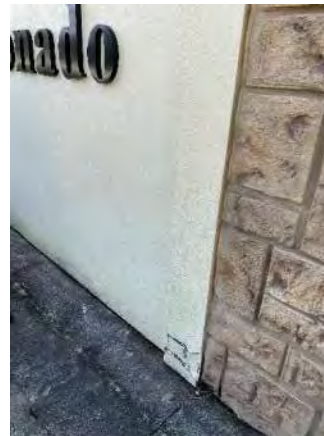


Figure 4 Coronado Gantry



Figure 5 Coronado Gantry



Figure 6 Coronado Gantry

2021 Annual Facilities Inspection Report



Poinciana Parkway

January, 2022

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Poinciana Parkway
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 01/18/22

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 01/18/22
Arrived: 1:00 PM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Poinciana Parkway.

538 – Poinciana Parkway

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

89 – Marigold AET Toll Plaza – Observations:

The above referenced plaza is in good condition overall. Some general maintenance to caulk/seal cracks to building exterior is recommended.
(Figure 3 & Figure 4)

90 – KOA AET Toll Plaza – Observations:

The above referenced plaza is in good condition overall. Some general maintenance to caulk/seal control joints.
(Figure 5 & Figure 6)

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
An Tran



Figure 1 Marigold AET Toll Plaza



Figure 2 Marigold AET Toll Plaza



Figure 3 Marigold AET Toll Plaza



Figure 4 Marigold AET Toll Plaza



Figure 5 KOA AET Toll Plaza

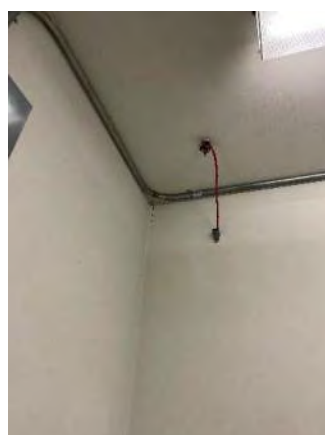


Figure 6 KOA AET Toll Plaza



2021 Annual Facilities Inspection Report



Building Headquarters

January, 2022

SUBMITTED BY:

Dewberry Engineers Inc.
800 N. Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO:

Central Florida Expressway Authority
Corporate Office
4974 ORL Tower Road
Orlando, Florida 32807
407.690.5000

2021 Annual Facilities Inspection Report

Location Name: Building Headquarters
Site Address: Central Florida Greenway
Orlando, FL 32837

Prepared for:

Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Date on Site: 01/21/2022

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
Orlando, FL 32803

Attn: Robert Glasemann
Facilities Supervisor
Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 01/21/2022
Arrived: 8:30 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Central Florida Expressway Authority headquarters building.

Building Headquarters

Summary of Noted Observations:

The above referenced site is in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated items as referenced below. Please refer to inspection photos for visual observations. The following items were observed:

Exterior Observations:

- Building exterior is in good condition overall with no identified deficiencies. Pressure wash is recommended for the sidewalk, corner of the building and main entrance.
(Figure 1 - Figure 10)

Interior Observations:

- Building interior is in good condition overall with no identified deficiencies.

First Floor – Observations:

- Identified areas with potential leak above ceiling tile, potential leak at the window trim.
(Figure 11 to Figure 13, Figure 20 to Figure 27)
- Broken outlet cover (Figure 14)
- Visible hole above the ceiling tile – pest intrusion (Figure 15, Figure 16)
- Crack by the corner of the window trim (Figure 17)
- Dents on the corner (Figure 18)
- Light is not working (Figure 19)
- Broken fan (Figure 28)
- Code violation – empty space under stair is recommended (Figure 29)
- Broken exit sign (Figure 30)
- Visible crack line on tiled floor (Figure 31)
- Visible carpet buckling – moisture or delamination (Figure 32)

Second Floor – Observations:

- Identified areas with potential leak above ceiling tile.
(Figure 33 to Figure 46)

Third Floor – Observations:

- Code violation – empty space under stair is recommended (Figure 47)
- Light is not working (Figure 48)
- Identified areas with potential leak above ceiling tile (Figure 49)
- Broken tile board base (Figure 50)

Recommendations:

- Recommend general maintenance to locate potential leaks above ceiling.
- Recommend general maintenance to patch and paint areas in need of touch up.
- Recommend general maintenance to pressure wash exterior façade, sidewalk and main entrance.

All notes and items in this report are a record of observations provided by the site visit. Please notify Dewberry Engineers Inc. in writing of any discrepancies, errors or misinterpretations. Please find attached to this report, photos and items observed.

Prepared By: _____
An Tran



Figure 1 Building Headquarters

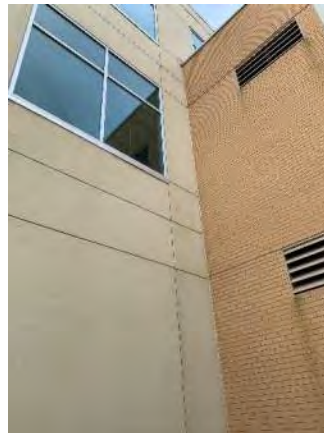


Figure 2 Building Headquarters



Figure 3 Building Headquarters



Figure 4 Building Headquarters



Figure 5 Building Headquarters

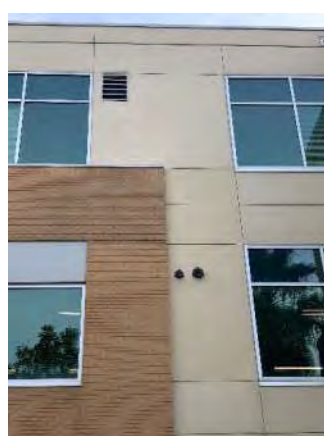


Figure 6 Building Headquarters



Figure 7 Building Headquarters

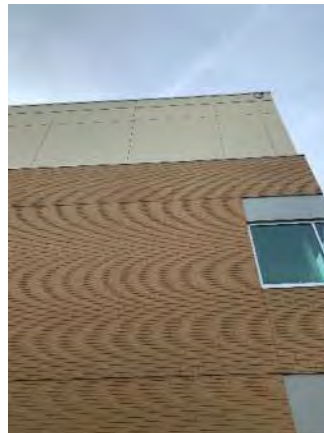


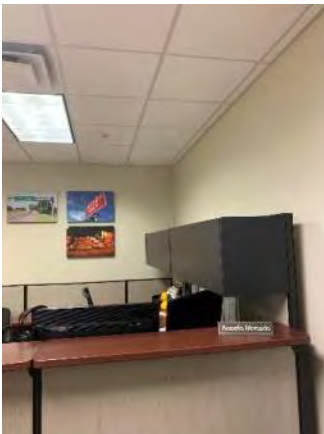
Figure 8 Building Headquarters



Figure 9 Building Headquarters



Figure 10 Building Headquarters



*Figure 11 Building Headquarters First Floor
(Room 107 Lobby)*



Figure 12 Building Headquarters (Room 110)



Figure 13 Building Headquarters First Floor (Room 110)



Figure 14 Building Headquarters First Floor

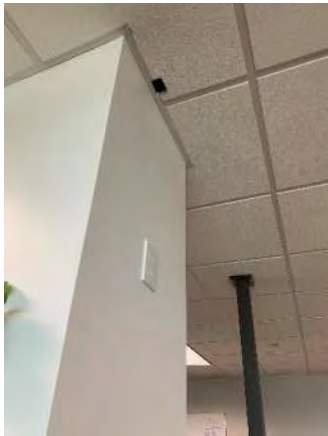


Figure 15 Building Headquarters First Floor (Room 142)

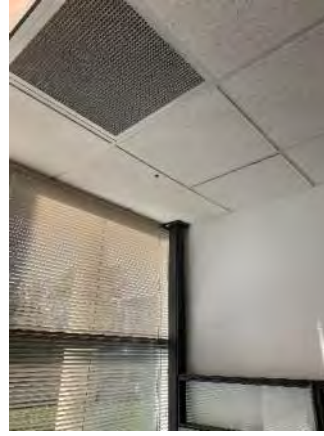


Figure 16 Building Headquarters First Floor (Room 142)

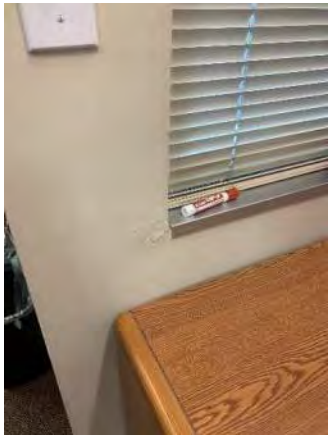
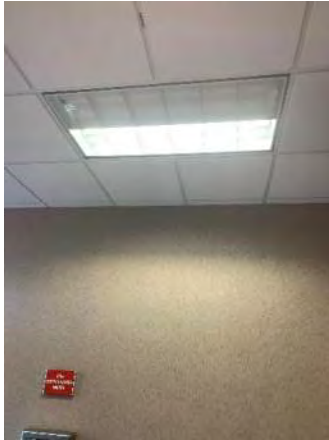


Figure 17 Building Headquarters First Floor (Room 160)



Figure 18 Building Headquarters First Floor (By room 140)



*Figure 19 Building Headquarters First Floor
(Corridor by break room)*

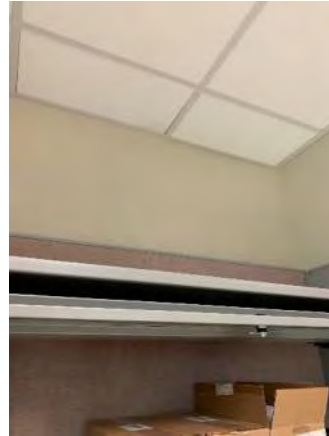


Figure 20 Building Headquarters First Floor (Room 137)

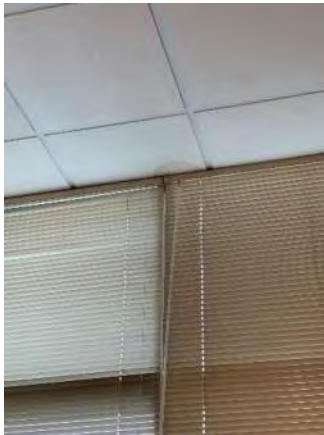


Figure 21 Building Headquarters First Floor (Break room)

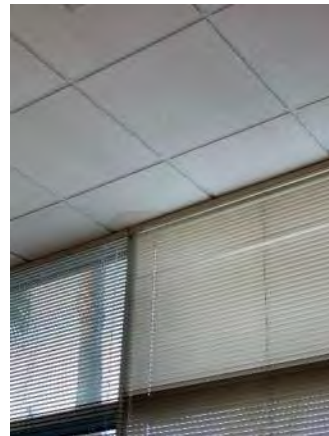


Figure 22 Building Headquarters First Floor (Break room)

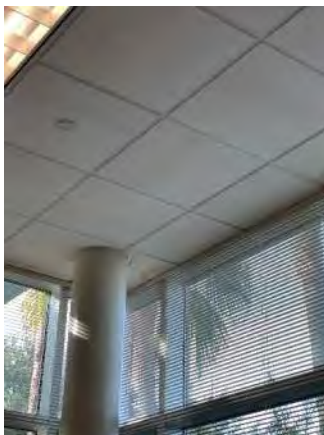


Figure 23 Building Headquarters First Floor (Break room)



Figure 24 Building Headquarters First Floor (Break room)

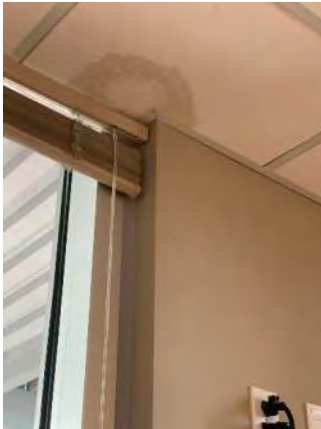


Figure 25 Building Headquarters First Floor (Break room)



Figure 26 Building Headquarters First Floor (Break room)



Figure 27 Building Headquarters First Floor (Break room)



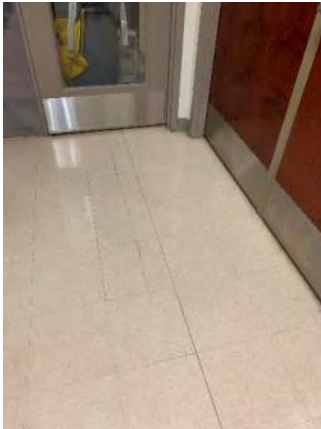
Figure 28 Building Headquarters First Floor
(Break room- Patio)



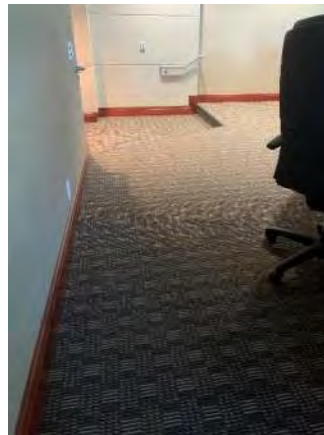
Figure 29 Building Headquarters First Floor (Room 133)



Figure 30 Building Headquarters First Floor (Room 132)



*Figure 31 Building Headquarters First Floor
(Corridor by room 132)*



*Figure 32 Building Headquarters First Floor
(Board room 156)*

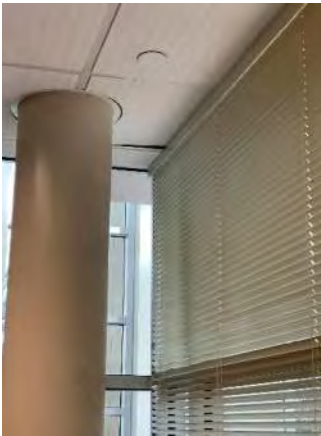


Figure 33 Building Headquarters Second Floor (Room 202)

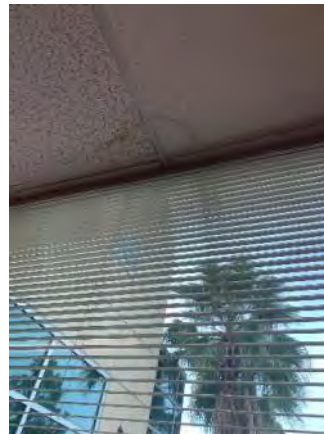


Figure 34 Building Headquarters Second Floor (Room 202)



Figure 35 Building Headquarters Second Floor (Room 202)

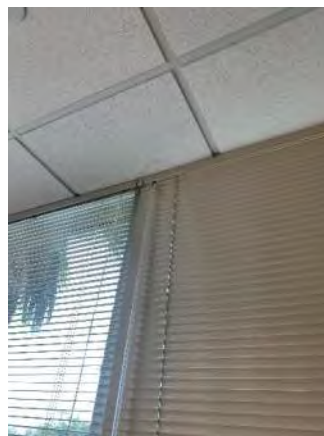


Figure 36 Building Headquarters Second Floor (Room 231)

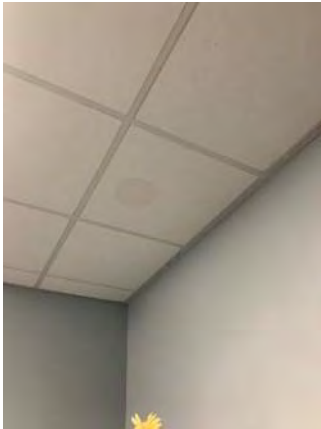


Figure 37 Building Headquarters Second Floor (Room 239A)

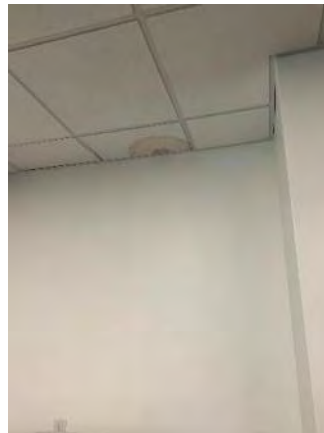


Figure 38 Building Headquarters Second Floor (Room 239)



Figure 39 Building Headquarters Second Floor

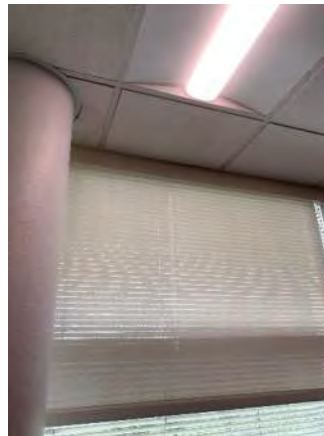


Figure 40 Building Headquarters Second Floor

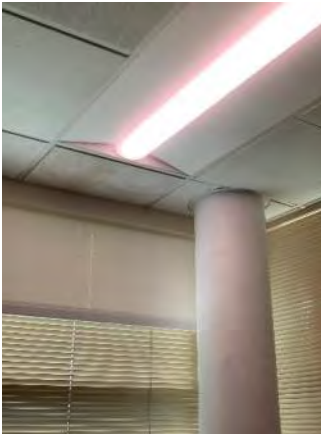


Figure 41 Building Headquarters Second Floor



Figure 42 Building Headquarters Second Floor



Figure 43 Building Headquarters Second Floor (Room 247)

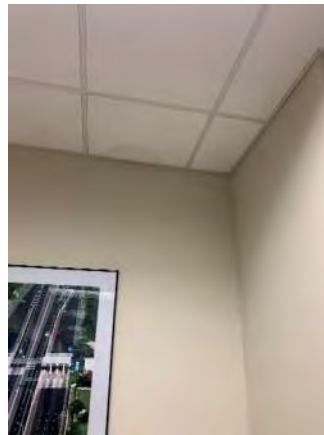


Figure 44 Building Headquarters Second Floor



Figure 45 Building Headquarters Second Floor

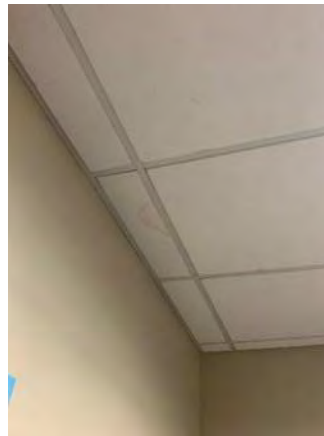


Figure 46 Building Headquarters Third Floor (Room 316)



Figure 47 Building Headquarters Third Floor (Room 330)

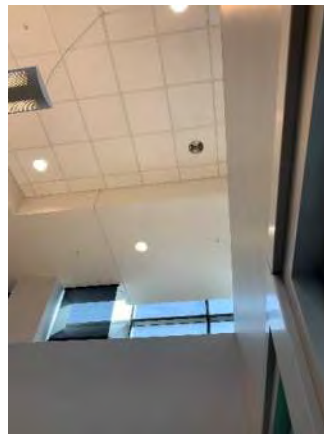


Figure 48 Building Headquarters Third Floor (Room 352)

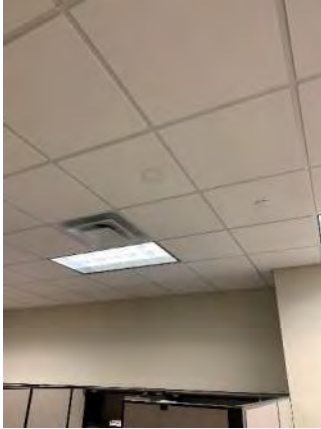


Figure 49 Building Headquarters Third Floor (Room 357)



Figure 50 Building Headquarters Third Floor (Room 300)