



Volume I

FY **2023** Annual Inspection Report





February 13, 2023

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

Re: FY 2023 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 FY 2023 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 FY 2023 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 2022 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 100% 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,

R. Keith Jackson, P.E.
Program Manager

Attachments

cc: Don Budnovich (1 copy, 1 electronic copy)
Matt Lewis (1 copy)
Bryce Rainey (1 copy)
James Martin (1 copy)
Chris Bloodwell (1 electronic copy)
Dana Chester (1 electronic copy)
Dave Wynne (1 electronic copy)
Mike Bakidis (1 electronic copy)
Gregg Hutton (1 electronic copy)

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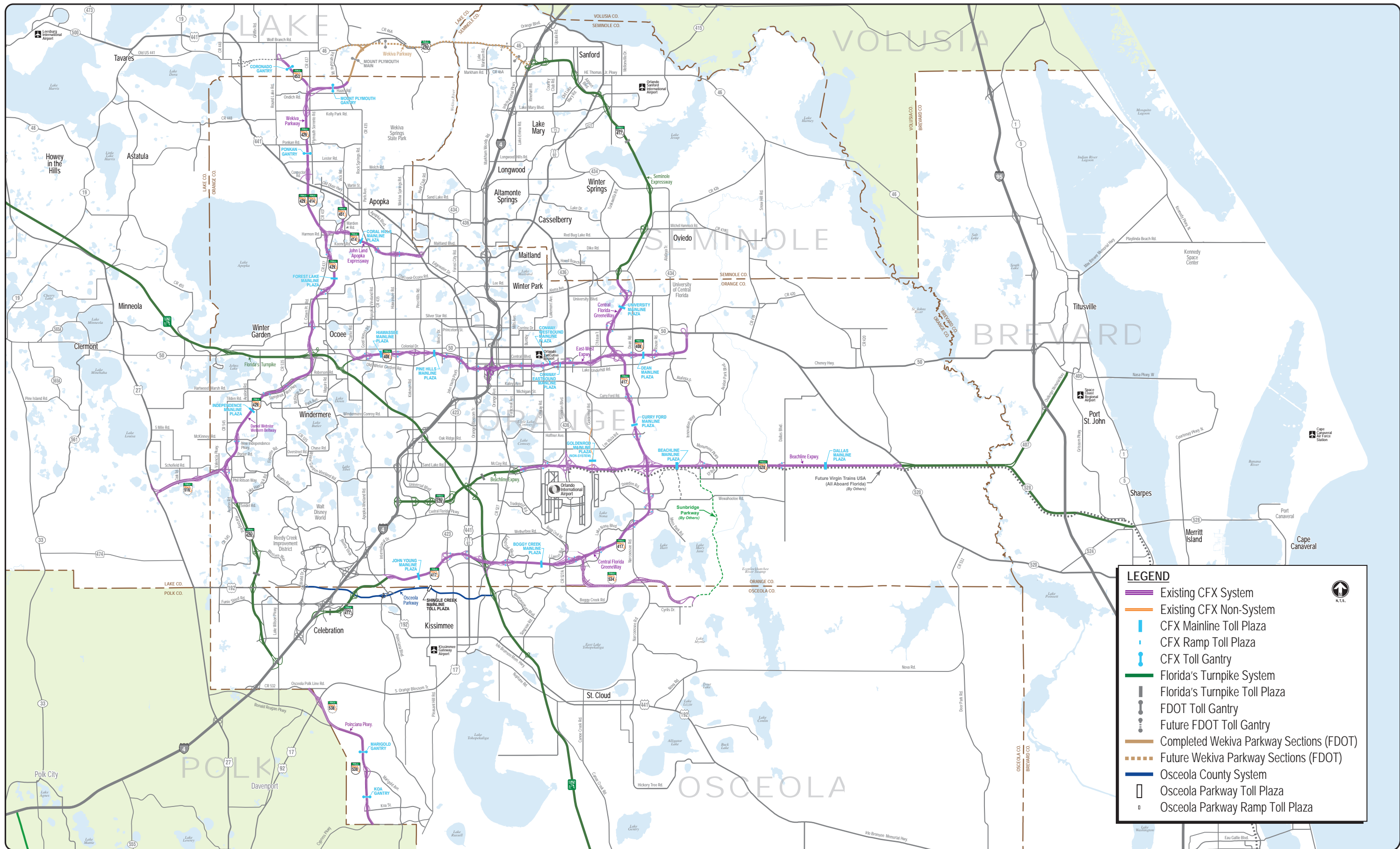
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LEGEND

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CFX System Wide Map

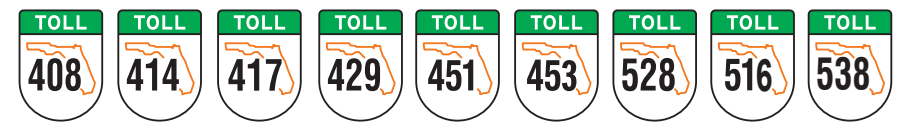
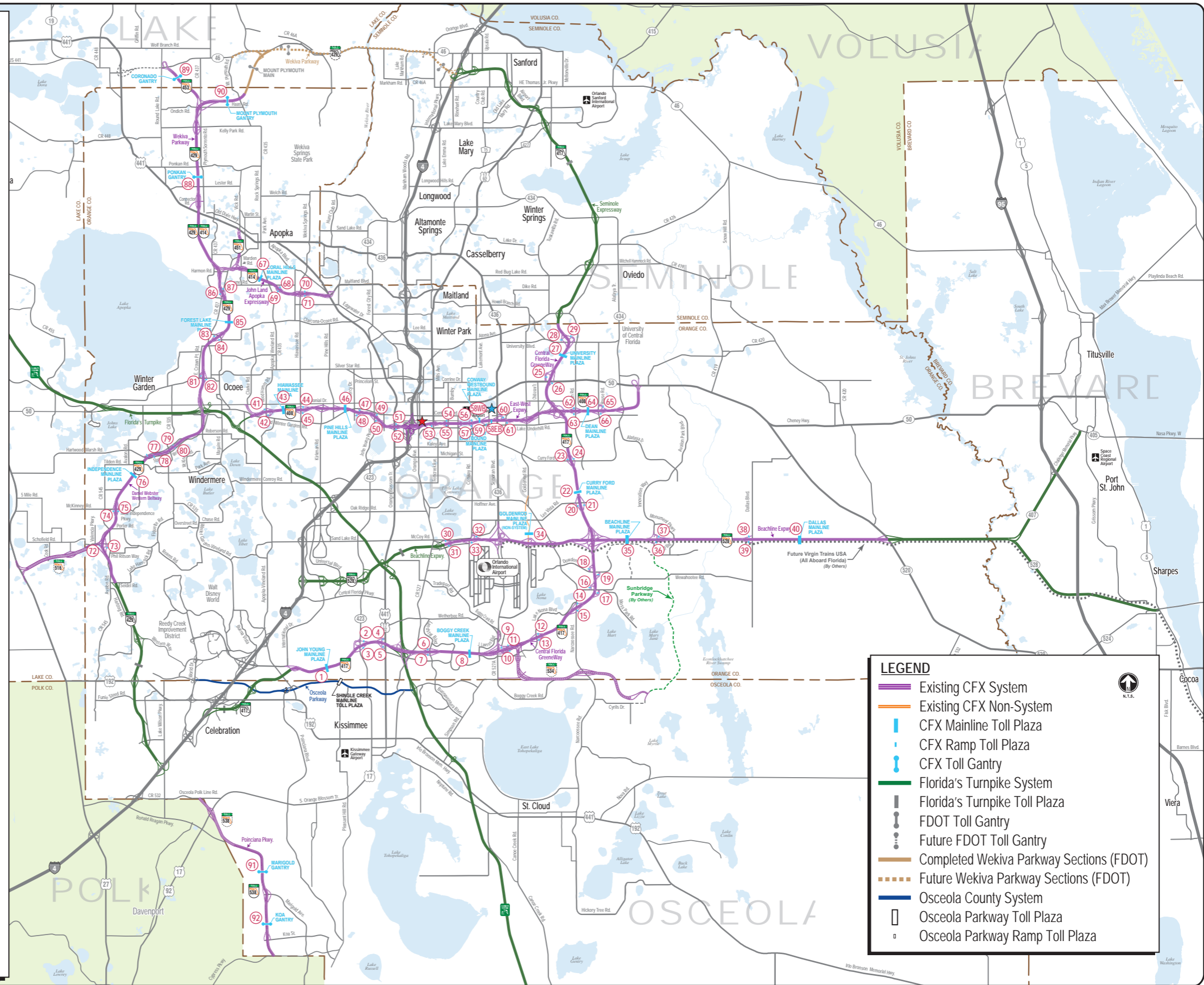


FIGURE 1

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- | CFX Toll Gantry
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CFX System Wide Toll Facilities Map

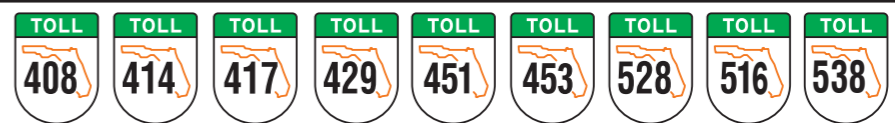


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Executive Summary



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Executive Summary

The Fiscal Year 2023 (FY 2023) 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 FY 2023 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. This will allow 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

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1.0 Introduction

1.1 Background

Between July and December 2022, 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 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 Florida Department of Transportation (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):

Three-Point Scale	
Rating	Action
1	Requires Immediate Attention
2	Operable Routine Maintenance Required
3	Continue Routine Maintenance

Weekly inspection reports were provided to CFX during the duration of the Annual Inspection allowing many of the observations noted to be corrected as part of the CFX's Assets Management Contracts.

During the FY 2023 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 429 Widening CR 535 to Florida's Turnpike
- SR 429 Widening from Florida's Turnpike to West Road
- SR 429 Widening West Road to SR 414
- 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 (Figure 1):

1. Spessard L. Holland East-West Expressway (SR 408)
2. John Land Apopka Expressway (SR 414)
3. Central Florida GreeneWay (SR 417)
4. Daniel Webster Western Beltway and Wekiva Parkway (SR 429)
5. Western Beltway Connector (SR 451)

6. SR 453, Martin Andersen Beachline Expressway (SR 528)
7. Poinciana Parkway (SR 538)

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 (including 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 / SR 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 / SR 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 which functions 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, CFX employed four 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. Louis Berger maintains SR 414, SR 429, SR 451 and SR 453
3. Control Specialists maintains 47 traffic signals systemwide
4. Louis Berger maintains CFX facilities

Two additional maintenance contracts for SR 538 for fencing and mowing are held by:

1. Chapco Fence
2. Chavez Lawn Service

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 2022) and the goals and objectives for the upcoming fiscal year (FY 2023).

The following are identified as major achievements during the past fiscal year (FY 2022):

- Achieved a Maintenance Rating Program (MRP) score of at least 90.

- Continued increased frequency of 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.

CFX Maintenance Staff has identified the following goals and objectives for the coming fiscal year (FY 2023). These items involve activities associated with construction and maintenance of roadways, bridges, facilities, and landscape.

- Achieve an MRP score of at least 90.
- Continue the increased 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 2023 Roadway Maintenance Fund, is budgeted at \$25.8 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 2023 of approximately \$2.8 million.

1.4.3 Systemwide Landscape and Aquatic Maintenance Budget

CFX’s FY 2023 Systemwide Landscape Maintenance Fund is budgeted at \$3.4 million for maintenance administration and routine maintenance.

1.4.4 Maintenance Rating Program

CFX has instituted an independent MRP, in addition to 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 2022. 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 100% 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:

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

Higher concentrations of observations were located from the SR 408 west jurisdictional limit to the Good Homes Road interchange and from the SR 417 interchange to the SR 408 east jurisdictional limit. Observations included minor erosion, obstructed or overgrown drainage structures. Pavement marking degradation was moderate and limited small portions of ramps.

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

Bridge observations along SR 408 were minimal with no points observed outside of routine maintenance.



Figure 3: Mitered end structure needs vegetation and sediment cleared.



Figure 4: Damaged right-of-way fence - SR 408 and Dean Road

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 leaning or damaged right-of-way (ROW) fencing.

Wall observations included scuffs along barrier walls and moderate vegetative growth in localized sections of MSE walls.

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.

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 for SR 414 included overgrown or inaccessible drainage structures.



Figure 5: Scuffed barrier wall - SR 408 and Alafaya Trail



Figure 6: Sediment filled drainage structure - SR 414 pond

Minor front slope erosion was observed at various points along the roadway with the highest concentration being the Keene Road off ramp.

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

Asphalt shoulder edge ravel with slight drop offs were observed on the mainline around the Marden Road interchange.

2.2.2 SR 414 (John Land Apopka Expressway) Bridges

Bridge observations included dirt and debris along the abutments and missing reflectors.

Dirt and debris in the abutment and along the shoulder was observed on the westbound SR 414 to southbound SR 429 ramp.

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, algae growth on facility coatings and minor coating degradation on facilities structures. Individual summaries of



Figure 7: Shoulder edge ravel slight drop off conditions - SR 414 and Marden Road.



Figure 8: Debris at bridge abutment and shoulder - SR 414.

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 the FY 2023 inspection period, five areas were under construction and not inspected:

1. SR 417 from International Drive to John Young Parkway
2. SR 417 from John Young Parkway to Landstar Boulevard
3. SR 417 from Landstar Boulevard to Boggy Creek Road
4. SR 417 from Boggy Creek Road to SR 15
5. SR 417 from SR 15 to SR 528

Observation points for SR 417 included overgrown drainage structures, sediment build up in outfall structures, moderate pavement degradation, and front slope erosion with a majority of the observations being found north of SR 528.

Slope erosion as well as shoulder erosion was observed in various locations throughout the corridor with a moderate concentration north of Berry Dease Road.

Drainage structure obstructions and roadside erosion were observed at various locations throughout the roadway.



Figure 9: Damaged ceiling tile - SR 414 Keene Road off ramp.



Figure 10: Pavement and pavement markings

2.3.2 SR 417 (Central Florida GreeneWay) Bridges

Bridge observations included minor adhesion loss in abutment joints, missing reflectors, and slope pavement with vegetation present.

Minor adhesion loss in abutment joints was observed at the SR 417 bridge over the University Boulevard, 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 from tire scuffing and vegetation growth.

Fencing observations included minor fence damage and pockets of overgrown fence lines north of Curry Ford Road.

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: Overgrown fence - SR 417



Figure 12: Damaged ceiling tile - Landstar off ramp

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

During the FY 2023 inspection period, three areas were under construction and not inspected:

1. SR 429 from County Road 535 to Florida's Turnpike
2. SR 429 from Florida's Turnpike to West Road
3. SR 429 from West Road to SR 414

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

Roadside erosion was observed along the shoulders, front slopes, and swales in various locations of the roadway with the heaviest concentration observed from the SR 429 jurisdictional limit to Schofield Road.

Pavement degradation was also observed and heavily concentrated within the same limits. Erosion issues were concentrated in and around the Independence Mainline Plaza.

Drainage observations were seen from Yothers to Ponkan Road.



Figure 13: Debris covering drainage structure grate - south of Yothers Road.



Figure 14: Damaged fence gate Plymouth Sorrento Road- Plymouth Sorrento Road.

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

FY 2023 Bridge observations were limited to scuffed coatings, missing reflectors, and minor asphalt damage at bridge abutments.

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 wall vegetations.

Fencing observations for both ROW and retaining wall were noted at various locations along the corridor. Vegetation on MSE walls was observed at Ondich and Plymouth Sorrento Roads.

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.

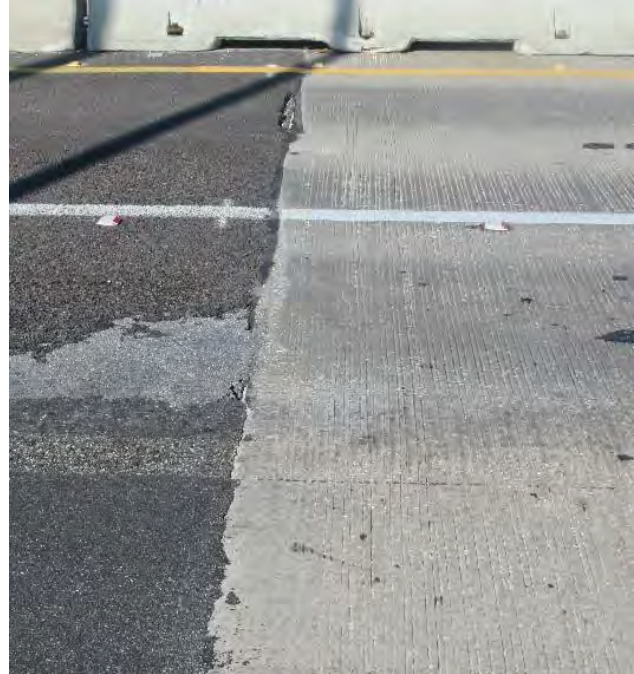


Figure 15: Damaged asphalt at south approach lanes 1 and 2 - SR 429 over Plant Street.



Figure 16: Damaged MSE wall coping - Ocoee Apopka Road

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

FY 2023 SR 451 roadway observations consisted of roadside erosion, sediment in drainage structures, and minor pavement marking degradation.

Roadside erosion, drainage deficiencies, and pavement degradation were prevalent along SR 451 at Ocoee Apopka Road.

2.5.2 SR 451 Bridges

Bridge observations included missing reflectors and moderate abrasion in the bridge lanes.

2.5.3 SR 451 Walls and Fencing

No observations were noted on SR 451 fences; however, a damaged MSE wall coping was seen at Ocoee Apopka Road.

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 and moderate front slope erosion. The highest concentration of these observations was seen at the SR 453 and SR 456 interchange.

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, scuffed barrier walls, and vegetative growth in MSE wall panels along the corridor. MSE wall panels with vegetative growth we observed at the Railroad overpass.

2.6.4 SR 453 Facilities



Figure 17: Minor slope erosion – SR 451.

SR 453 facilities were found to be in good to excellent condition with minimal observations. Typical routine maintenance of pressure washing to remove algae growth was noted.

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. Anderson 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:

- SR 528 and SR 436 Interchange

Fiscal Year 2023 SR 528 roadway observations included minor roadside erosion, erosion around drainage structures, as well as pavement and pavement marking degradation.

Drainage structure obstructions and erosion were observed at various locations throughout the roadway with concentrated areas at the Goldenrod Interchange.

Pavement and pavement marking degradation was prevalent east of Goldenrod Road, while roadside erosion was heaviest at the SR 417 and SR 528 Interchange ramps.

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

SR 528 FY 2023 bridge observations were limited to scuffed coatings, missing reflectors, and vegetation growth in abutment coping. Missing reflectors and vegetation growth in the coping was observed at Lee Vista Boulevard.

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

SR 528 wall observations included vegetation growth on MSE walls with a high concentration at Tradeport Drive. Overgrown fence lines were observed at various locations throughout the corridor.

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. 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 FY 2023 Annual Inspection SR 538 was under construction and not inspected for roadway, bridges, and walls and fences.

2.8.1 2.8.1 SR 538 (Poinciana Parkway)
Roadway

Not inspected.

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

Minor observations were noted on Goldenrod Road Extension. A damaged drainage inlet was noted at Lee Vista Boulevard.

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



Figure 18: Minor erosion – Goldenrod Road Interchange.



Figure 19: Damaged Inlet – SR 551 Goldenrod Road.

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.

3.0 Projects Completed Since 2022 Inspection

Listed below are Renewal and Replacement Projects completed (July 1, 2021 to June 30, 2022), after the 2021 Annual Inspection.

3.1 Roadway

- SR 408 Resurfacing from Woodbury Road to North SR 50
- SR 408 Guide Sign and Lighting Replacements SR 50 to Ingenuity Drive
- SR 408 Resurfacing from Yucatan Drive to SR 417
- SR 408 Coatings I-4 to Chickasaw Trail
- SR 417 Resurfacing from SR 408 to Canal Bridge
- SR 417 Bridge Over SR 528 Preservation

3.2 Facilities

- AC Replacements for Toll Plazas

4.0 Future Renewal and Replacement Projects

Listed below are Renewal and Replacement Projects funded for design and construction or are in construction during the Fiscal Year 2023.

4.1 Roadway

- 414-640 SR 414 Guide Sign Replacement SR 429 to US 441
- 417-760 SR 417 Milling and Resurfacing SR 528 to Berry Dease
- 451-767 SR 451 Milling and Resurfacing SR 414 to US 441
- 528-778 SR 528 Bridge Repairs
- 599-759 SR 417 South Access Road Slope Repair
- 599-646 Systemwide Guide Sign & Lighting Replacement
- 599-645 Systemwide Trailblazer Project
- 599-658 Systemwide One-Way Sign Replacements

4.2 Facilities

- 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
- 599-416C McCoy Rd Eastside District Facility Building Renovation

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 100%, 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



Volume I

FY **2023** Annual Inspection Report



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
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
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

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

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
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

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

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
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

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

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
750546	No Report Provided						
750547	SR 429 SB	7	7	8	N	N	2
750548	SR 429 NB	8	8	8	N	N	1

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

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
750606	No Report Provided				N	N	
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
750706	SR 414	8	8	8	N	N	1
750707	SR 414	7	7	7	8	N	2
750708	SR 414	8	8	8	N	N	1
750709	SR 414	8	8	8	N	N	1
750710	SR 414	8	8	8	N	N	1
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
750717	SR 429	8	8	8	N	N	1
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
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

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

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 Facility Reports



Volume I

FY **2023** Annual Inspection Report

**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**



2022 Annual Facilities Inspection Report



Hiwassee Main Plaza

November, 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

2022 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: 11/08/22

Prepared by:

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

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

Inspection Date: 11/08/22
Arrived: 10:00 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.
- Paint cracking and bubbling in recording room. *(Figure 1, Figure 2, & Figure 3)*
- A better way to attach the lightings is recommended in mech room. *(Figure 4)*
- A hole with pipe in the ceiling in mech room, leaking potential. Multiple holes and dents in walls. *(Figure 7, Figure 8, Figure 9 & Figure 10)*
- Missing and damaged ACT throughout facility *(Figure 11)*
- Crack in ADA barrier. *(Figure 12)*

Tunnel Observations:

- The concrete walls and ceiling have visible cracks and show signs of leaking. *(Figure 13, Figure 14, Figure 15, and Figure 16)*
- Concrete floor has potential leaking, discharge from fire extinguisher. *(Figure 17 & Figure 18)*
- Holes into ceiling still filled with paper *(Figure 19)*
- Leaking at door. *(Figure 20)*
- Columns show visible leaking and damage. *(Figure 21)*
- Barriers have visible cracks, possibly took impact. *(Figure 22 & Figure 23)*

Exterior Observations:

- The "l" in "Hiwassee" is loose. *(Figure 24)*
- Repaint exterior window mullions. *(Figure 25)*
- Below doors and windows have visible cracks *(Figure 26 & Figure 27)*
- Enclose supplemental lines in landscape. *(Figure 28)*
- Exterior loafing 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 washing, has multiple tears. *(Figure 31 and Figure 32)*

41 – Good Homes Ramp – On Observations:

- Repaint doors and windowsill are recommended (*Figure 33 & Figure 34*)
- Exterior light now working. (*Figure 35*)
- Barriers have visible cracks. (*Figure 36*)
- Trash bag over vent in booth, potential leaking solution? (*Figure 37*)
- Data room running very warm, supervisor notified. (*Figure 38*)

42 – Good Homes Ramp – Off Observations:

- Exterior walls along foundation and barriers have visible cracks (*Figure 39*)
- Table rotting with water damage. (*Figure 40*)
- Paint bubbling and peeling on interior walls. (*Figure 41 and Figure 42*)
- Floor tiles disheveled in data room. (*Figure 43*)

44 – Hiwassee Ramp – Off Observations:

- General maintenance to pressure wash plaza. (*Figure 44*)
- Hole in wall, exposing pipe by bathroom. (*Figure 45*)
- ACT disheveled and damaged in booth. (*Figure 46*)
- Paint is shredding, potential leaking. (*Figure 47 & Figure 48*)

45 – Hiwassee Ramp – On Observations:

- General maintenance to pressure wash plaza and covers electrical trough is recommended. (*Figure 49*)
- Landscape cleaning. (*Figure 50*)
- Interior walls have visible cracks. (*Figure 51*)
- Door to data room damaged. (*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: Alexandra Kehoe

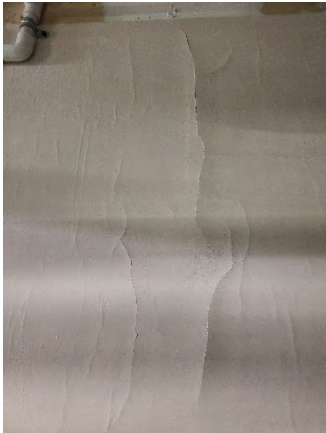


Figure 1 Hiawasse Mainline



Figure 2 Hiawasse Mainline



Figure 3 Hiawasse Mainline



Figure 4 Hiawasse Mainline



Figure 5 Hiawasse Mainline



Figure 6 Hiawasse Mainline



Figure 7 Hiwassee Mainline



Figure 8 Hiwassee Mainline



Figure 9 Hiwassee Mainline



Figure 10 Hiwassee Mainline



Figure 11 Hiwassee Mainline



Figure 12 Hiwassee Mainline



Figure 13 Hiawassee Mainline



Figure 14 Hiawassee Mainline



Figure 15 Hiawassee Mainline



Figure 16 Hiawassee Mainline



Figure 17 Hiawassee Mainline

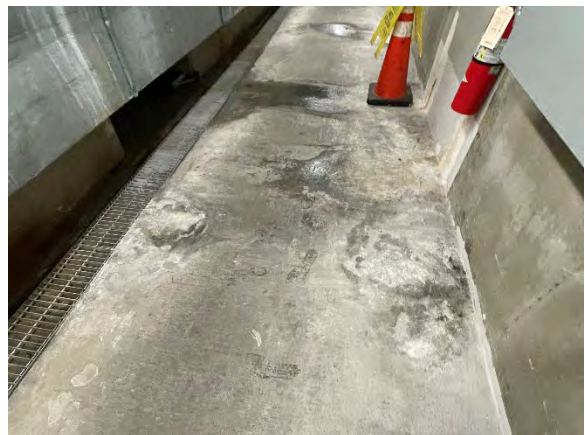


Figure 18 Hiawassee Mainline



Figure 19 Hiwassee Mainline



Figure 20 Hiwassee Mainline



Figure 21 Hiwassee Mainline



Figure 22 Hiwassee Mainline



Figure 23 Hiwassee Mainline



Figure 24 Hiwassee Mainline



Figure 25 Hiawasse Mainline



Figure 26 Hiawasse Mainline



Figure 27 Hiawasse Mainline



Figure 28 Hiawasse Mainline



Figure 29 Hiawasse Mainline



Figure 30 Hiawasse Mainline



Figure 31 Hiwassee Mainline



Figure 32 Hiwassee Mainline



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 Good Homes Ramp On



Figure 38 Good Homes Ramp On



Figure 39 Good Homes Ramp Off



Figure 40 Good Homes Ramp Off



Figure 41 Good Homes Ramp Off

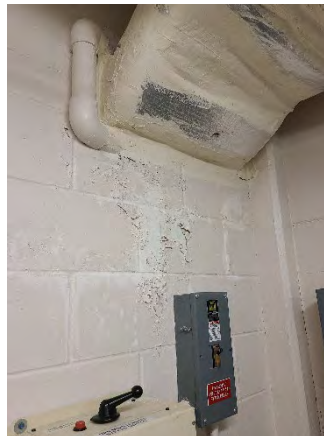


Figure 42 Good Homes Ramp Off



Figure 43 Good Homes Ramp Off



Figure 44 Hiawassee Ramp Off

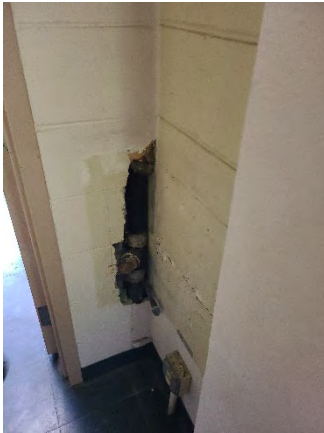


Figure 45 Hiawassee Ramp Off



Figure 46 Hiawassee Ramp Off



Figure 47 Hiawassee Ramp Off



Figure 48 Hiawassee Ramp Off



Figure 49 Hiawassee Ramp On

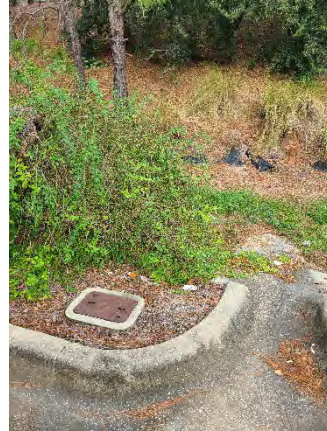


Figure 50 Hiawassee Ramp On



Figure 51 Hiawassee Ramp On



Figure 52 Hiawassee Ramp On

2022 Annual Facilities Inspection Report



Pine Hills Main Plaza

November, 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



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

407.843.5120
407.649.8664 fax
www.dewberry.com

2022 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: 11/08/22

Prepared by:

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

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

Inspection Date: 11/08/22
Arrived: 11:00 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, and divots along soffit. (*Figure 2*)

Overpass Observations:

- Overpass column shows bubbling and possible cracking. (*Figure 3*)
- Rusting along several components of overpass, interior and exterior. (*Figure 4*)

Interior Observations:

- Several leaks throughout corridor ceiling. (*Figure 5, 6, 7, and 8*)
- Stairwell has cracking on the corner of stairs, as well 2 light fixtures nonresponsive to switch. (*Figure 9*)
- Wall corner of door dented and scuffed. (*Figure 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 water fountain 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)
- Cracks along underside of canopies, focused on corners. (Figure 17)
- ACT stained, possible leak. (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)
- Debris and trash littered around interior. Needs to be cleaned. (Figure 23)
- Sewage backed up and overflowed into bathroom. Supervisor notified. (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)
- Downspout damaged, needs to be replaced. (Figure 28)

51 – OBT Ramp – Off Observations:

- Cracks along barrier and exterior façade. (Figure 29 and 30)
- Floor tile interior missing and/or damaged. (Figure 31)
- Ceiling tile broken, caving into bathroom. (Figure 32)
- Gutter not catching water, causing damage to soffit. (Figure 33)
- Trash littered around entirety of ramp, water pooling. (Figure 34)
- Cracks along wall separating booth and data room. (Figure 35 and 36)

52 – OBT Ramp – On Observations:

- Trash and debris around entire site, needs to be cleaned. (Figure 37)
- Cracks along façade, including at bottom of booth door and corners of canopy. (Figure 38, 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 booth and data room. (Figure 43)
- Exterior light not working. (Figure 44)

53 – Mills Ramp – Off Observations:

- Exterior needs to be cleaned. (Figure 45)
- Bugs entered booth. (Figure 46)
- Both lights in booth need new bulbs, main light is dull and bathroom light is out. ACT disheveled and stained. (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

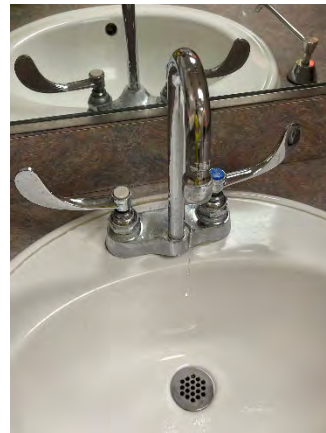


Figure 14 Pine Hills Mainline



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

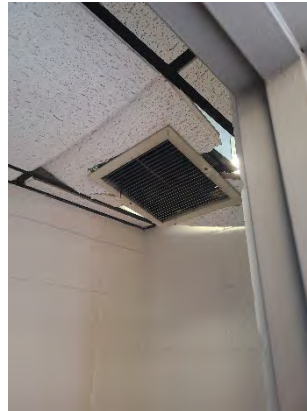


Figure 32 OBT Ramp Off



Figure 33 OBT Ramp Off



Figure 34 OBT Ramp Off



Figure 35 OBT Ramp Off



Figure 36 OBT Ramp Off



Figure 37 OB T Ramp On



Figure 38 OB T Ramp On



Figure 39 OB T Ramp On



Figure 40 OB T Ramp On



Figure 41 OB T Ramp On



Figure 42 OB T 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



2022 Annual Facilities Inspection Report



Conway Main Plaza

November, 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

2022 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: 11/15/22

Prepared by:

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

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

Inspection Date: 11/15/22
Arrived: 10:00 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:

- EB Interior mainline computer room has potential leaks above ceiling tiles. Paint bubbling in stairway. *(Figure 1 and Figure 2)*
- WB Interior mainline computer room has potential leaks above ceiling tiles, misplaced ACT throughout facility. *(Figure 3 and Figure 4)*

Tunnel Observations:

- EB Tunnel has multiple leaks, including active leak running behind electrical panel. Supervisor informed. *(Figure 5, Figure 6, Figure 7, and Figure 8)*
- WB Tunnel has multiple leaks, including pooling by floor grates. *(Figure 9, Figure 10, Figure 11 & Figure 12)*

Exterior Observations:

- WB Exterior light at toll booth entrance areas has identified paint shedding. *(Figure 13)*
- EB Exterior sign missing “n” and “t”. *(Figure 13)*
- EB Exterior cracking in foundation of loading dock and canopy façade. *(Figure 14 and Figure 15)*
- WB Exterior wall/columns/canopy have visible cracks. *(Figure 16, Figure 17, & Figure 18)*

54 – Bumby Ramp – On Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza, ensure lighting is functioning properly, cover electrical trough and fireproof ceiling penetration is recommended. *(Figure 19, Figure 20, Figure 21 & Figure 22)*

55 – Bumby Ramp – Off Observations:

- The above referenced ramp is in good condition overall.
- Some general maintenance to pressure wash plaza, small cracks underneath canopy. *(Figure 23 and Figure 24)*
- Foundation separating from walls by door. *(Figure 25 and Figure 26)*
- ACT discolored and doorstop not working in data room. *(Figure 27 & Figure 28)*

56 – Conway Ramp – On Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to remove debris around the landscaping is recommended. *(Figure 29, Figure 30, Figure 31 & Figure 32)*

57 – Conway Ramp – Off Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to remove debris around the landscaping and cover electrical trough is recommended. *(Figure 33)*
- Broken glass in back corner of booth. *(Figure 34)*
- Foundation separating in data room. *(Figure 35 & Figure 36)*

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

- The above referenced ramp is in good condition overall. Needs to be cleaned. *(Figure 37 & Figure 38)*

60 – Semoran Ramp – Off Observations:

- Some general maintenance to pressure wash plaza overhead sign structure, visible cracks along corners of canopies. *(Figure 39 and Figure 40)*
- Paint peeling and electric panels protruding from wall. *(Figure 41 and Figure 42)*
- Debris and mold along interior walls. *(Figure 43 & Figure 44)*

61 – Yucatan Ramp – Off Observations:

- Canopy façade and undercarriage completely removed/missing. *(Figure 45, Figure 46, Figure 47, Figure 48)*
- Light does not work. *(Figure 49)*
- Presence of mold in booth. *(Figure 50)*
- Large crack running along wall separating booth and data room. *(Figure 51)*
- Leak in data room. *(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: Alexandra Kehoe



Figure 1 Conway EB Mainline



Figure 2 Conway EB Mainline



Figure 3 Conway WB Mainline

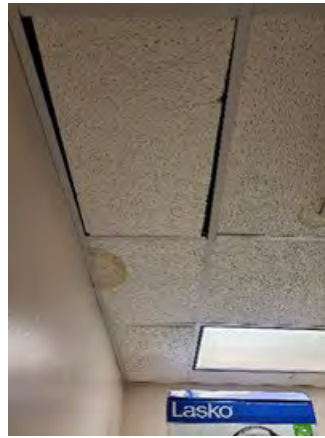


Figure 4 Conway WB Mainline



Figure 5 Conway EB Mainline



Figure 6 Conway EB Mainline

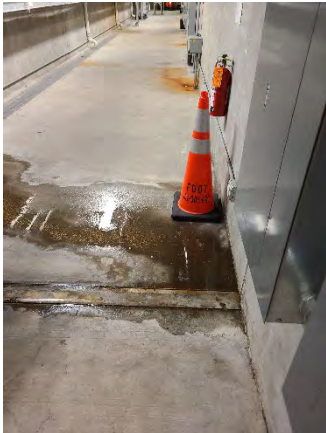


Figure 7 Conway EB Mainline

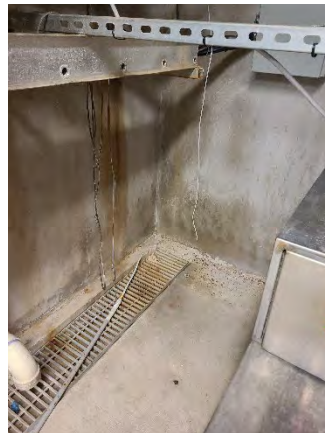


Figure 8 Conway EB Mainline



Figure 9 Conway WB Mainline



Figure 10 Conway WB Mainline



Figure 11 Conway WB Mainline



Figure 12 Conway WB Mainline



Figure 23 Conway EB Mainline



Figure 14 Conway EB Mainline



Figure 15 Conway EB Mainline



Figure 16 Conway WB Mainline



Figure 17 Conway WB Mainline



Figure 18 Conway WB Mainline



Figure 19 Bumby Ramp On



Figure 20 Bumby Ramp On



Figure 21 Bumby Ramp On



Figure 22 Bumby Ramp On



Figure 23 Bumby Ramp Off



Figure 24 Bumby Ramp Off



Figure 25 Bumby Ramp Off



Figure 26 Bumby Ramp Off



Figure 27 Bumby Ramp Off



Figure 28 Bumby Ramp Off



Figure 29 Conway Ramp On



Figure 30 Conway Ramp On



Figure 31 Conway Ramp On



Figure 32 Conway Ramp On



Figure 33 Conway Ramp Off



Figure 34 Conway Ramp Off



Figure 35 Conway Ramp Off



Figure 36 Conway Ramp Off



Figure 37 Andes Ave/LkUndehill/436 Ramp Off



Figure 38 Andes Ave/LkUndehill/436 Ramp Off



Figure 39 Semoran Ramp Off



Figure 40 Semoran Ramp Off

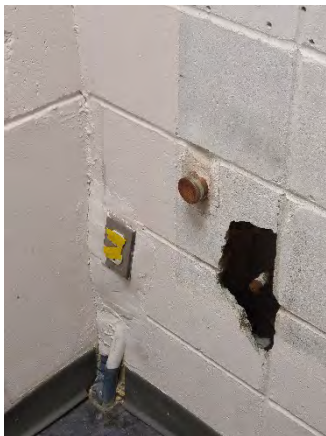


Figure 41 Semoran Ramp Off



Figure 42 Semoran Ramp Off



Figure 43 Semoran Ramp Off



Figure 44 Semoran Ramp Off



Figure 45 Yucatan Ramp On



Figure 46 Yucatan Ramp On



Figure 47 Yucatan Ramp On



Figure 48 Yucatan Ramp On



Figure 49 Yucatan Ramp On



Figure 50 Yucatan Ramp On



Figure 51 Yucatan Ramp On

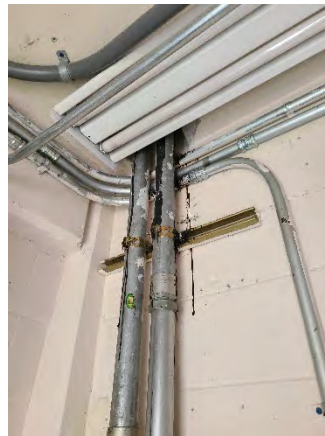


Figure 52 Yucatan Ramp On



2022 Annual Facilities Inspection Report



Dean Main Plaza

November, 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

2022 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: 11/15/22

Prepared by:

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

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

Inspection Date: 11/15/22
Arrived: 11:30 AM

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
- Water damage near base board in mech room and throughout facility. *(Figure 1 and Figure 2)*

Tunnel Observations:

- Mainline tunnel control panel NEMA enclosures are rusted out.
- Water leaking along the walls.
- Dirty ceiling and cracked.
- Leaking above door.
(Figure 3 and Figure 4)

Exterior Observations:

- Exterior maintenance to address ponding and exterior walls in need of pressure wash for the mainline building.
- Sign completely faded.
- Repaint stair and railing are recommended
- Top of the façade has a visible crack
- Door dented.
(Figure 5 & Figure 6)

62 – Dean Road Ramp – On Observations:

- The above referenced ramp is in good condition overall. Need to be cleaned. *(Figure 7)*
- Paint rapidly peeling off interior walls. *(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. Light fixture does not work. *(Figure 11 and Figure 12)*
- Crack running along wall separating booth and data room. *(Figure 13 and Figure 14)*
- Paint rapidly peeling off interior walls. *(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 no debris. *(Figure 19)*
- Animal nesting in booth. *(Figure 20)*
- Paint rapidly peeling off interior walls. *(Figure 21 and Figure 22)*
- Crack running along wall separating booth and data room. *(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: Alexandra Kehoe



Figure 1 Dean Mainline

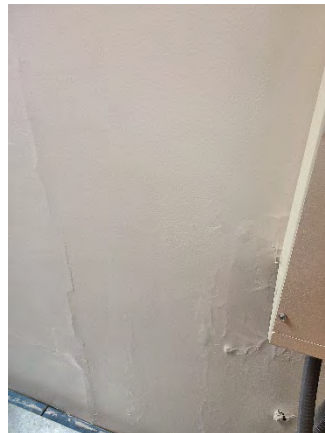


Figure 2 Dean Mainline



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 Rouse Road Ramp On



Figure 24 Rouse Road Ramp On



2022 Annual Facilities Inspection Report



Coral Hills Main Plaza

August, 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

2022 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: 08/05/22

Prepared by:

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

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

Inspection Date: 08/05/22
Arrived: 09:00 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:

- Data room missing a cover for filter, leaving ceiling exposed to vent (*Figure 1*)
- Possible leaks throughout facility. Paint bubbling and peeling below windowsill in break room. As well leak stains on floor of main stairwell. (*Figure 2 and 3*)
- Debris and supplies left in stairwell. (*Figure 4*)
- Multiple doors unable to close without excess effort, including restrooms, janitor's closet, and manager's office. (*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 small cracks running through columns. (*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:

- Debris surrounding ramp (*Figure 15*)
- Small cracks in barriers (*Figure 16*)

70 – Hiawassee Ramp – Off Observations:

- Small cracks at corners of canopies (*Figure 17*)
- Crack along wall of data room (*Figure 18*)

71 – Hiawassee Ramp – On Observations:

- Façade and sign need to be cleaned (*Figure 19*)
- Hinges on doors completely rusted (*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 Coral Hills Mainline

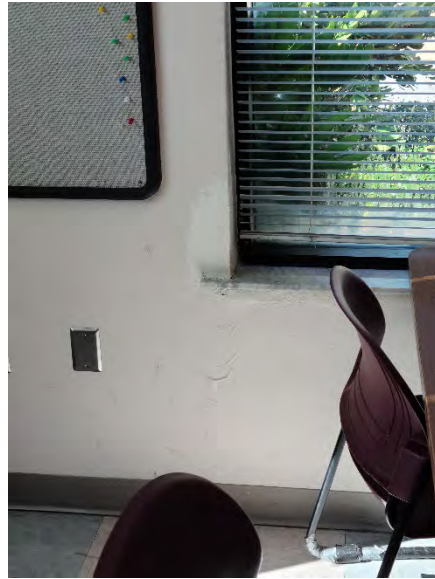


Figure 2 Coral Hills Mainline

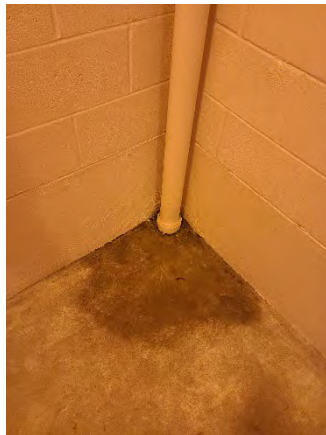


Figure 3 Coral Hills Mainline

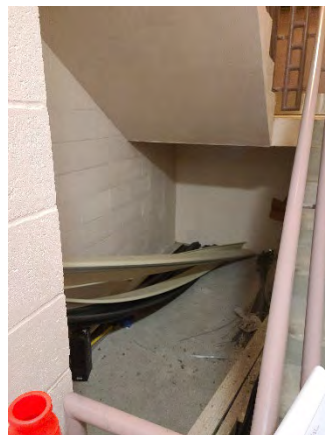


Figure 4 Coral Hills Mainline



Figure 5 Coral Hills Mainline



Figure 6 Coral Hills Mainline



Figure 7 Coral Hills Mainline

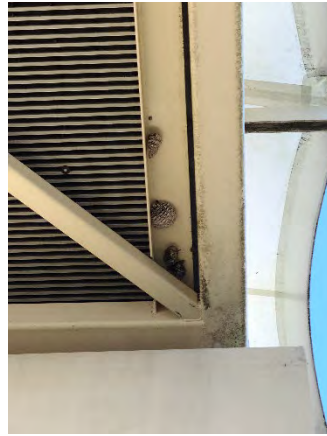


Figure 8 Coral Hills Mainline



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

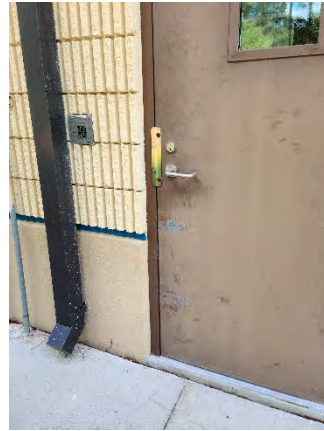


Figure 14 Keene Road Ramp Off



Figure 15 Keene Road Ramp On



Figure 16 Keene Road Ramp On

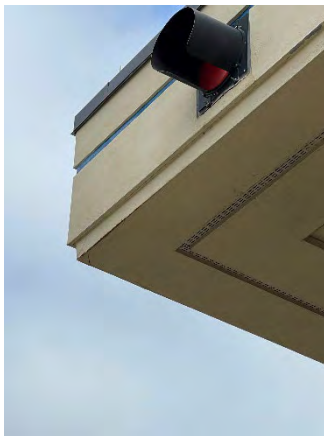


Figure 17 Hiawasse Ramp Off

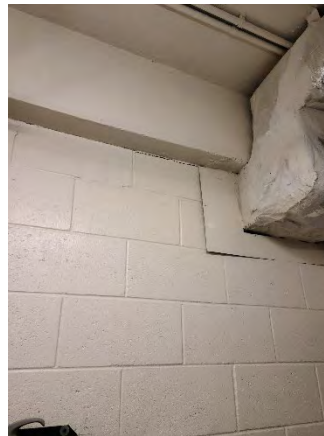


Figure 18 Hiawasse Ramp Off



Figure 19 Hiawassee Ramp On



Figure 20 Hiawassee Ramp On



2022 Annual Facilities Inspection Report



John Young Main Plaza

September, 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

2022 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: 09/20/22

Prepared by:

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

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

Inspection Date: 09/20/22
Arrived: 12:00pm

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. Small stains could indicate minor leaking. *(Figure 1)*
- Floor panels lifted and stained. *(Figure 2)*

Tunnel Observations:

- Various leaks throughout facility along walls and ceiling. Active leak in front of Island C. *(Figure 3 and 4)*

Exterior Observations:

- Pole completely rusted. *(Figure 5)*
- Small cracking and bubbling of paint on façade around vent. *(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*)
- Overall unclean, with floor panels in poor condition. (*Figure 9 and 10*)
- *Fire extinguisher not dated.*

3 - John Young Parkway Ramp – On Observations:

- Unclean, possible opening in barrier for bugs to enter data room. (*Figure 11 and 12*)
- *Fire extinguisher not dated.*

4 – US 441 Ramp – Off Observations:

- Cracks along canopy, both in façade and underneath (*Figure 13 and 14*)
- Stains on ceiling could indicate possible leaks in main booth and data room, (*Figure 15 and 16*)
- *Fire extinguisher not dated.*
- *Alarm not working.*

5 – US 441 Ramp – On Observations:

- Possible leak in data room (*Figure 17*)
- Light in main booth flickering. (*Figure 18*)
- Cracks along canopy façade, and around door frames (*Figure 19 and 20*)
- *Fire extinguisher not dated.*

6 – Landstar Ramp – On Observations:

- Debris around facility (*Figure 21*)
- Cracking around window frame interior, ants entering through gaps (*Figure 22*)
- Cracks along canopy façade, and around corners of canopies (*Figure 23 and 24*)
- *Fire extinguisher not dated.*
- *Alarm not working.*

7 – Landstar Ramp – Off Observations:

- Debris all around facility (*Figure 25*)
- Bugs and cocoons surrounding facility (*Figure 26*)
- Cracking and bubbling of paint along canopy and façade. (*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

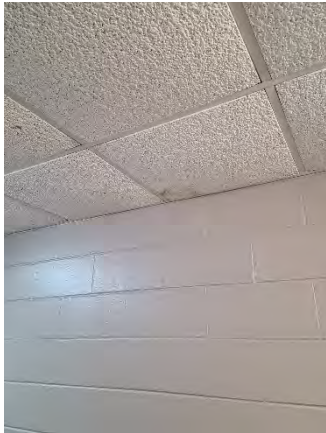


Figure 1 John Young Pkwy Mainline



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

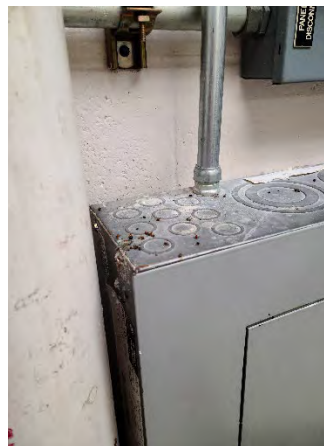


Figure 12 John Young Pkwy Ramp On

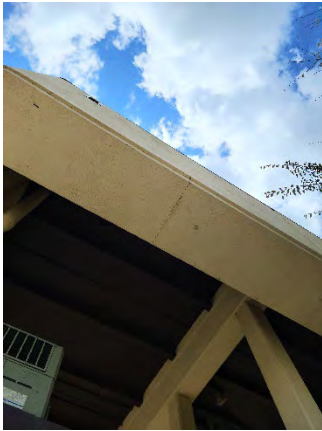


Figure 13 US-441 Ramp Off



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

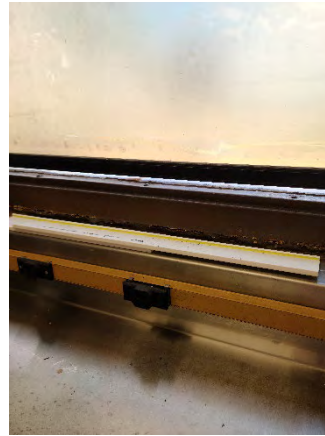


Figure 22 Landstar Ramp On



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



2022 Annual Facilities Inspection Report



Boggy Creek Main Plaza

October, 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



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

407.843.5120
407.649.8664 fax
www.dewberry.com

2022 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: 10/18/22

Prepared by:

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

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

Inspection Date: 10/18/22
Arrived: 10:00 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:

- Floor tiles raised and distressed in Technician Room. *(Figure 1)*
- Paint peeling in main corridor *(Figure 2)*
- Multiple ACT Tiles disheveled, damaged, or missing in Data room. ACT shows potential leaks, and vent is missing cover. *(Figure 3, Figure 4, Figure 5, & Figure 6)*
- Potential leaks above ceiling tiles in men's and women's restrooms and locker room. *(Figure 7 & Figure 8)*

Tunnel Observations:

- The above referenced mainline tunnel is in good condition overall.
- Floor grates have been displaced, signs of overflowing/flooding. *(Figure 9)*
- Seal appears to be failing on expansion joint. *(Figure 10)*

Exterior Observations:

- Exterior canopy has visible cracks along corners, as well needs to be cleaned. *(Figure 11, Figure 12, & Figure 13)*
- Cracks and damage along soffit of main building, focused on North and South façade. *(Figure 14 & Figure 15)*
- Door needs to be repaired or replaced *(Figure 16)*

9 – Boggy Creek Ramp – Off Observations:

- Ramp shows evidence of mold cultivating inside booth, 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:

- Active leak in data room, supervisor informed. (Figure 20)
- Exterior canopy and building facade have identified cracks. Missing ceiling tile. (Figure 21 and Figure 22)
- Multiple signs of leaking, discolored act tiles and peeling paint in booth. (Figure 23 and Figure 24)

11 – South Access Ramp – Off Observations:

- Exterior canopy has visible cracks in front of the façade and corners. (Figure 25 & Figure 26)
- Exterior façade has visible cracks along corners and base. (Figure 27 & Figure 28)
- Evidence of moisture in booth, paint peeling and mildew present. (Figure 29 and Figure 30)
- ACT shows potential leaks and damage. (Figure 31 & Figure 32)

12 – Lake Nona Ramp – Off Observations:

- Louvre missing cover, debris entering booth. (Figure 33 & Figure 34)
- Interior walls have paint shredding, potential leaks (Figure 35, Figure 36 & Figure 37)

13 – Lake Nona Ramp – On Observations:

- The pipe is broken (Figure 38)
- Exterior façade, bottom of the soffit and the barriers have identified cracks. (Figure 39 and Figure 40)
- Door and windows need to be painted. (Figure 41 and Figure 42)
- Interior walls have paint shredding, potential leaks (Figure 43, Figure 44, and Figure 45)

14 – Narcoosse Ramp – Off Observations:

- Exterior façade, bottom of the canopy and corner have visible cracks (Figure 4 Figure 47, and Figure 48)
- Intrusion of debris and bugs into booth and data room. (Figure 49 and Figure 50)
- Interior ceilings have potential leaks, ACT tile fallen through, missing cover to the vent. (Figure 51 & Figure 52)

15 – Narcoosse Ramp – On Observations:

- Exterior façade, bottom of the canopy and corner have visible cracks. Water pooling at barrier. (Figure 53 and Figure 54)
- Door and windows need to be painted; seal is failing. (Figure 55 and Figure 56)
- Missing ceiling tile and wire is hanging out. Possible leak in data room. (Figure 57, Figure 58, and 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. (Figure 60 and Figure 61)
- The interior corner of the mechanical room has a visible crack. Possible leaks in ACT. (Figure 62, Figure 63, & 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 66)*
- Light cover missing, and window needs to be repainted. *(Figure 67 and Figure 68)*
- Possible leak in ACT, and debris left in data room. *(Figure 69 and 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. Exterior wall has a visible crack. *(Figure 71 and Figure 72)*
- Sign of leaking in booth, mold, and mildew present. *(Figure 73, Figure 74, Figure 75, and 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)*
- Mold and mildew along window, seal possibly failing. *(Figure 78)*
- Ceiling has a potential leak *(Figure 79, Figure 80, & Figure 81)*

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 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

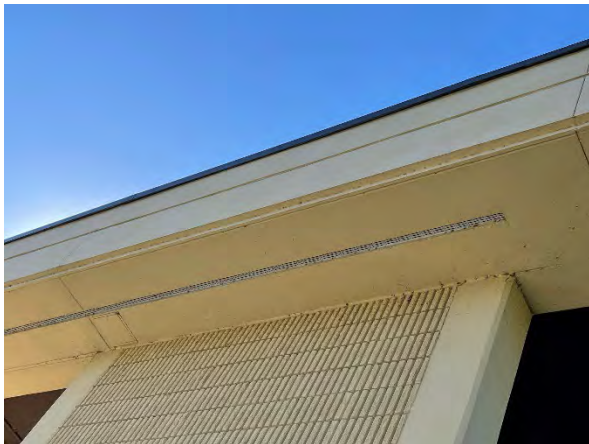


Figure 39 Lake Nona Ramp On

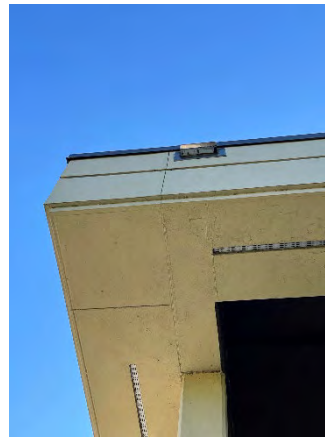


Figure 40 Lake Nona Ramp On



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

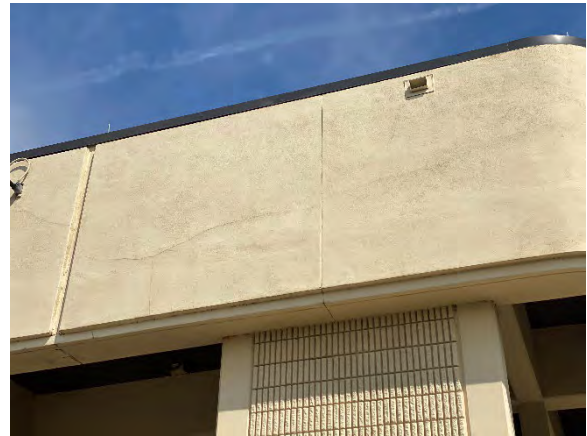


Figure 46 Narcoossee Ramp Off

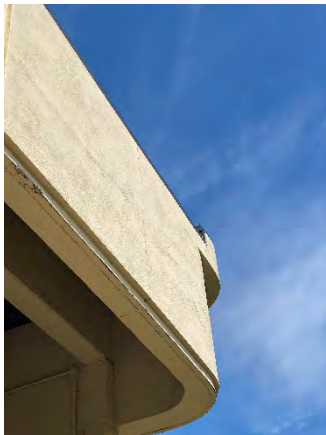


Figure 47 Narcoossee Ramp Off

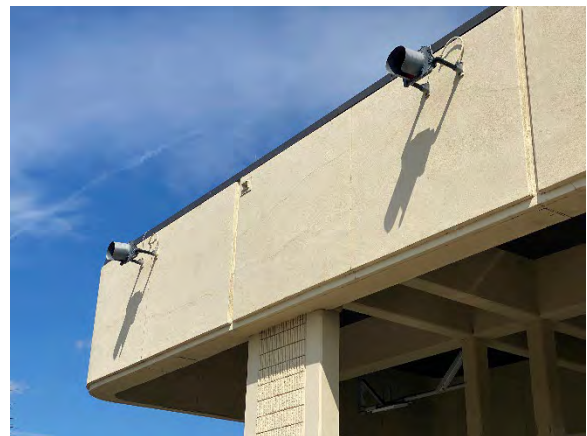


Figure 48 Narcoossee Ramp Off



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

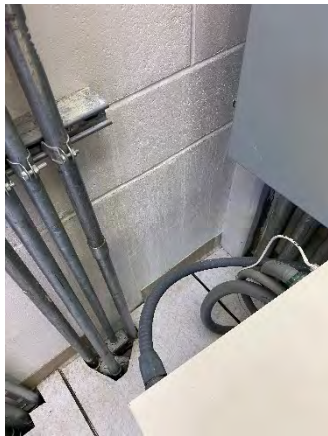


Figure 57 Narcoossee Ramp On



Figure 58 Narcoossee Ramp On



Figure 59 Narcoossee Ramp On



Figure 60 Moss Park Ramp Off

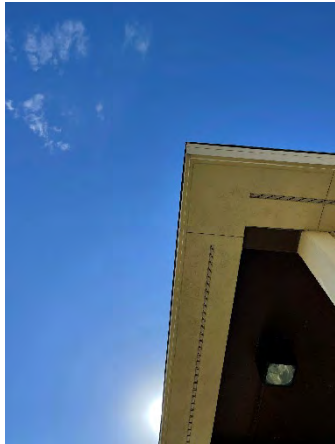


Figure 61 Moss Park Ramp Off



Figure 62 Moss Park Ramp Off



Figure 63 Moss Park Ramp Off



Figure 64 Moss Park Ramp Off



Figure 65 Moss Park Ramp On

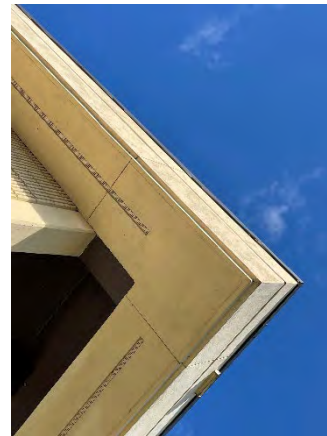


Figure 66 Moss Park Ramp On



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

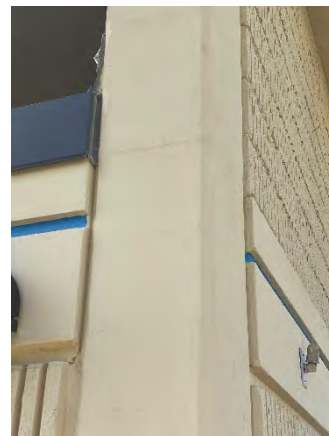


Figure 72 Innovation Way Ramp Off



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



2022 Annual Facilities Inspection Report



Curry Ford Main Plaza

July, 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

2022 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: 07/14/22

Prepared by:

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

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

Inspection Date: 07/14/22
Arrived: 1:02pm

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:

Exterior Observations:

- Sign is faded. (Figure 1)
- Cracks along base of several columns supporting canopies and under soffit (Figure 2 to figure 4)
- Doors have wall paint sprayed around borders, doors themselves require fresh paint (Figure 5 and figure 6)

Tunnel Observations:

- Severe leaks throughout tunnel. Leak appears to be behind panel, as well ceiling joint separated from wall. (Figure 14 to figure 18)
- Several door frames to enter toll booths appear to be separating from wall. (Figure 20)
- Cracks along base of several columns supporting canopies (Figure 21 to figure 22)

Interior Observations:

- Dirt build up around ventilation duct (Figure 7 and figure 8)
- Base board fall out along the wall (Figure 9)
- Ceiling cracked in mechanical room, possible leak. (Figure 10)
- Seat cover dispenser to be mount (Figure 11)
- Ceiling tiles discolored and disheveled throughout plaza, possible leak in locker room. (Figure 12)
- Windowsill cracked and paint peeling in lounge (Figure 13)

20 – Lee Vista Ramp – On Observations:

- Back cover of canopy has been removed. (Figure 23)
- Corner of canopy cracked. (Figure 24)
- Pressure wash exterior walls (Figure 25 and figure 27)
- Small crack on interior wall of booth and possible leaking. (Figure 28 and figure 29)

21 – Lee Vista Ramp – Off Observations:

- Cracks and missing façade around canopy (Figure 31 and figure 32)
- Door and lights need to be repainted (Figure 33 and figure 35)
- Pressure wash exterior walls (Figure 34)

- Small crack on interior wall of booth. (Figure 36)

23 – Curry Ford Ramp – Off Observations:

- Pressure wash the exterior (Figure 37 and figure 39)
- Water damage on walls (Figure 38 and figure 41)
- Paint peeling on window trim (Figure 40)
- Refill the asphalt (Figure 42)
- Bubble wall and cracking ceiling tiles (Figure 43 to figure 46)
- Crack on interior wall of data room by pipe (Figure 47)
- Electric panel need to be fire rated painted (Figure 48)

24 – Curry Ford Ramp – On Observations:

- Crack on the canopy corner (Figure 49 and figure 50)
- Façade needs to be cleaned, multiple stains. (Figure 51)
- Paint peeling around windowsill. (Figure 52)
- Rusted keypads for both doors (Figure 53)
- Cracks in walls of data room near piping. (Figure 54)
- Bubble wall in the data room (Figure 55 and figure 56)
- Electric panel need to be fire rated painted (Figure 57)

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 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

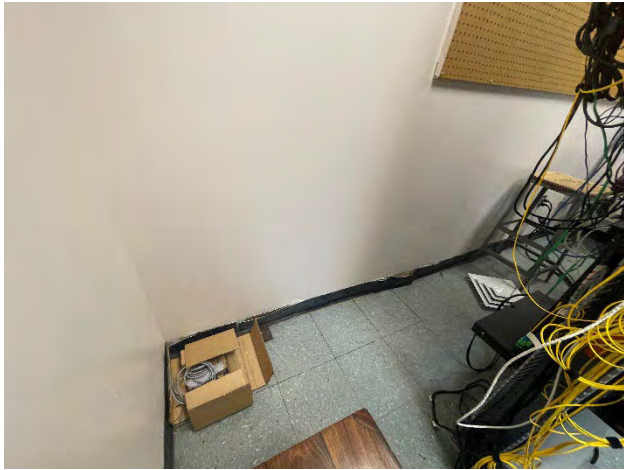


Figure 9 Curry Ford Mainline

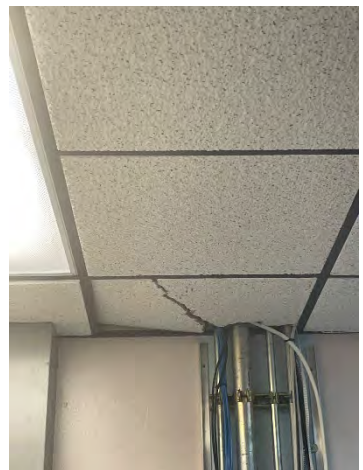


Figure 10 Curry Ford Mainline



Figure 11 Curry Ford Mainline



Figure 12 Curry Ford Mainline



Figure 13 Curry Ford Mainline



Figure 14 Curry Ford Mainline

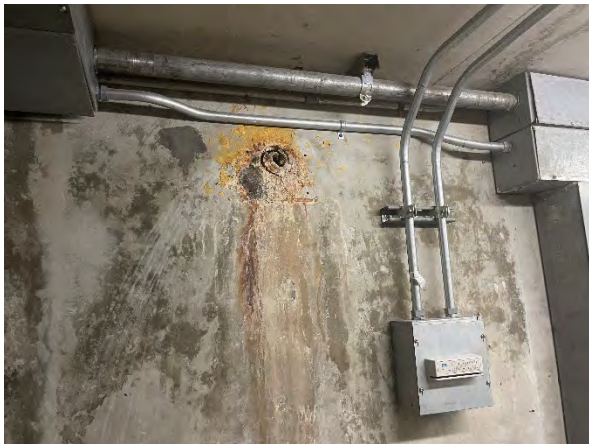


Figure 15 Lee Vista Ramp On

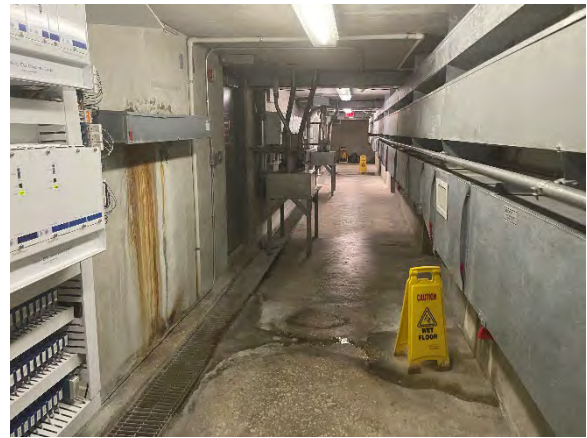


Figure 16 Lee Vista Ramp On



Figure 17 Lee Vista Ramp On



Figure 18 Lee Vista Ramp On



Figure 19 Curry Ford Mainline



Figure 20 Curry Ford Mainline



Figure 21 Curry Ford Mainline



Figure 22 Curry Ford Mainline



Figure 23 Lee Vista Ramp On



Figure 24 Lee Vista Ramp On



Figure 25 Lee Vista Ramp On

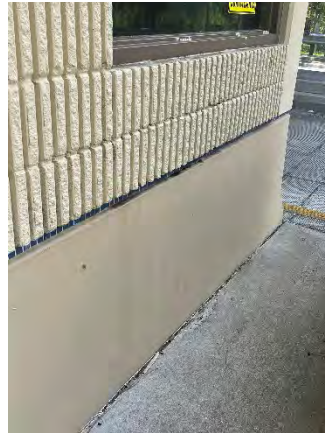


Figure 26 Lee Vista Ramp On



Figure 27 Lee Vista Ramp On

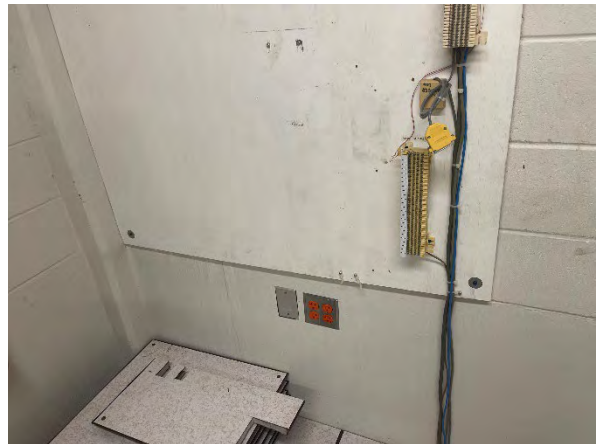


Figure 28 Lee Vista Ramp On



Figure 29 Lee Vista Ramp On



Figure 30 Lee Vista Ramp Off

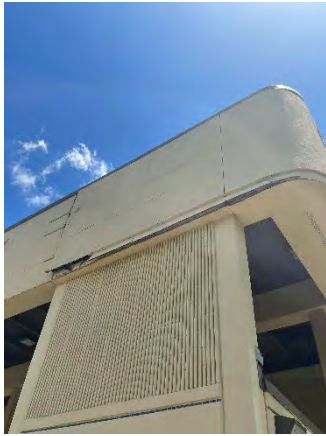


Figure 31 Lee Vista Ramp Off



Figure 32 Lee Vista Ramp Off



Figure 33 Lee Vista Ramp Off



Figure 34 Lee Vista Ramp Off



Figure 35 Lee Vista Ramp Off



Figure 36 Lee Vista Ramp Off



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



Figure 43 Curry Ford Ramp On



Figure 44 Curry Ford Ramp On

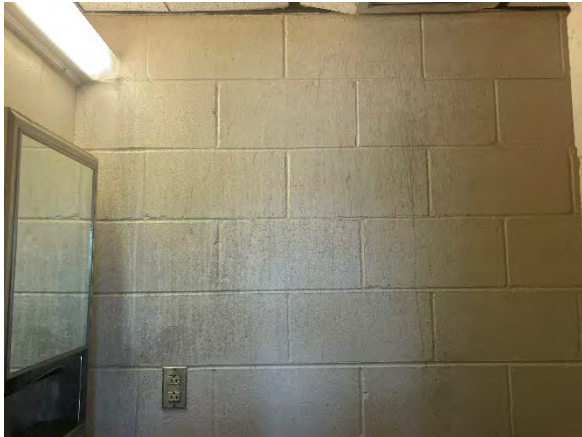


Figure 45 Curry Ford Ramp On

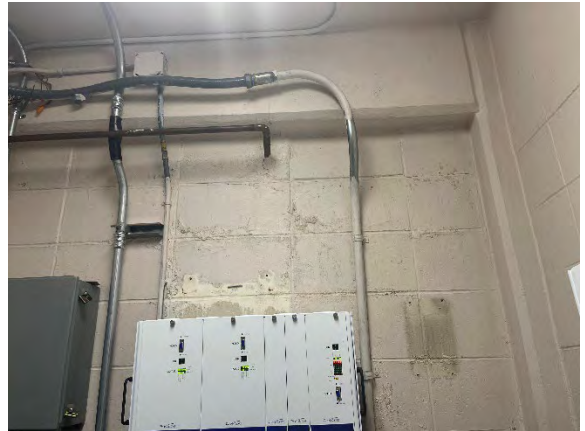


Figure 46 Curry Ford Ramp On



Figure 47 Curry Ford Ramp On

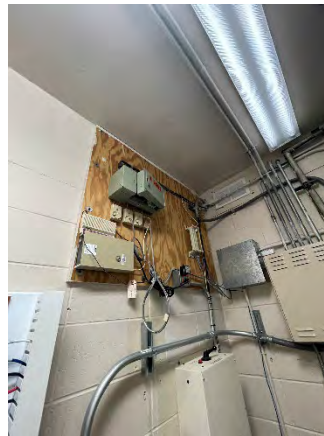


Figure 48 Curry Ford Ramp On



Figure 49 Curry Ford Ramp Off



Figure 50 Curry Ford Ramp Off



Figure 51 Curry Ford Ramp Off



Figure 52 Curry Ford Ramp Off



Figure 53 Curry Ford Ramp Off



Figure 54 Curry Ford Ramp Off



Figure 55 Curry Ford Ramp Off



Figure 56 Curry Ford Ramp Off

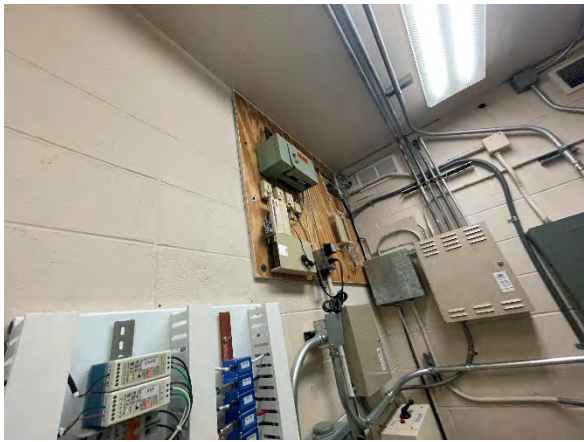


Figure 57 Curry Ford Ramp Off

2022 Annual Facilities Inspection Report



University Mainline Plaza

September, 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

2022 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: 09/07/22

Prepared by:

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

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

Inspection Date: 09/07/2022
Arrived: 09:00 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*)
- Multiple doors difficult to open, stuck in jamb. Room (*Figure 2*)
- Paint cracking and bubbling in several rooms of plaza. Possible leaks. (*Figure 3 and 4*)

Tunnel Observations:

- Large joint appears to have been sealed and is again leaking, runs along wall and ceiling (*Figure 5*)

Exterior Observations:

- Loading dock and attached stairway multiple cracks present with severe wear. (*Figure 6*)
- Exterior façade needs to be cleaned, paint bubbling at edge of canopy, and small cracks running 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.
- Parking stop dislodged. (*Figure 10*)

26 – Colonial Ramp – Off Observations:

- Exterior needs to be cleaned and repainted. Interior very unclean. (*Figure 11 and 12*)
- Alarm system not working, and lighting is out. Possible electrical issues. (*Figure 13 and 14*)

28 – University Ramp – Off Observations:

- Interior and exterior extremely unclean. (*Figure 15 and 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. Follow interior. (*Figure 19 and 20*)
- Exterior and interior need to be cleaned, stains on 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

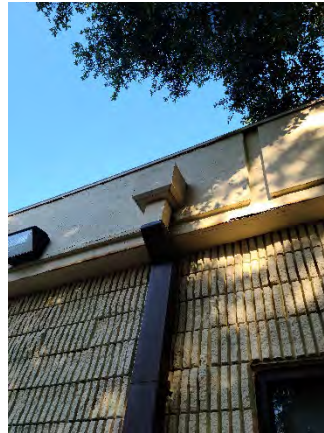


Figure 8 University Mainline

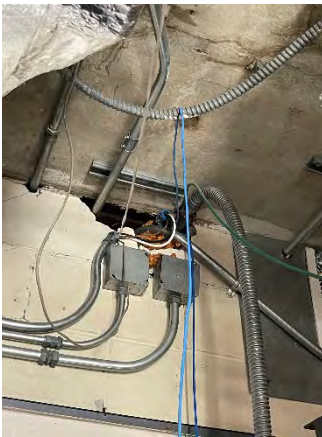


Figure 9 Colonial Ramp On

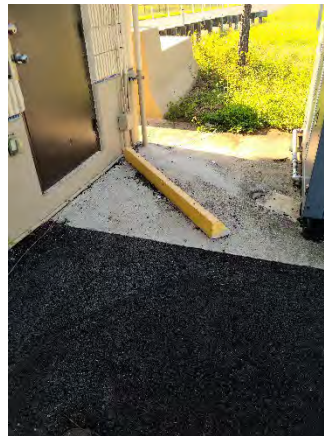


Figure 10 Colonial Ramp On



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 21 University Ramp On



Figure 20 University Ramp On



Figure 22 University Ramp On

2022 Annual Facilities Inspection Report



Independence Main Plaza

July, 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

2022 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: 07/22/22

Prepared by:

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

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

Inspection Date: 07/22/22
Arrived: 10:57 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. Missing or damaged ceiling tiles throughout facility. (*Figure 1, Figure 2, Figure 3, & Figure 4*)
- Lights in corridor need to be cleaned, and light cover in break room needs to be replaced. (*Figure 5 and 6*)

Overpass Observations:

- Stairway to overpass shows cracking in corner of landing (*Figure 7 and 8*)
- Walkway of overpass is unsteady, and multiple clips between grates are loose or completely dislodged (*Figure 9*)

Exterior Observations:

- Exterior building has identified cracks on building façade and at plaza canopy locations. Leak on façade (*Figure 10 and 11*)
- Large crack in sidewalks by column at entrance (*Figure 12*)

72 – Schofield Ramp – On Observations:

- Painted guardrail, doors, and pressure wash plaza overhead sign structure. (Figure 13)
- Rust spots on facade (Figure 14)
- Possible leak on interior, paint bubbles and discolored (Figure 15)
- Floor tile and baseboard damaged (Figure 16)

73 – Schofield Ramp – Off Observations:

- Pressure wash plaza exterior, overhead sign structure, and remove wasp nests (Figure 17 and 18)
- Possible leak on HVAC system in data room, room running hotter than normal (Figure 19 and 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. (Figure 21, 22, and 23)
- Data room very warm, possibly an issue with HVAC system (Figure 24)

75 – New Independence Ramp – Off Observations:

- The above referenced ramp is in good condition overall. (Figure 25, 26, and 27)
- Possible leak on ACT interior (Figure 28)

77 – CR-535 Ramp – Off Observations:

- Cracks in building façade (Figure 29)
- Possible leak under window (Figure 30)
- Cracking along connected walls on both rooms of interior (Figure 31 and 32)

78 – CR-535 Ramp – On Observations:

- Need to patch, seal and paint building façade at location of previous signage and base boards. Doors and window frames need to be repainted (Figure 33 and 34)
- Interior paint is peeling and bubbled, possible leak in main booth causing damage (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 Independence Mainline



Figure 2 Independence Mainline

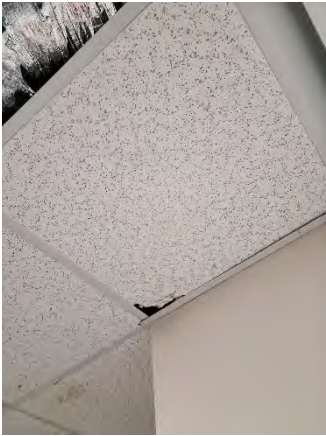


Figure 3 Independence Mainline



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

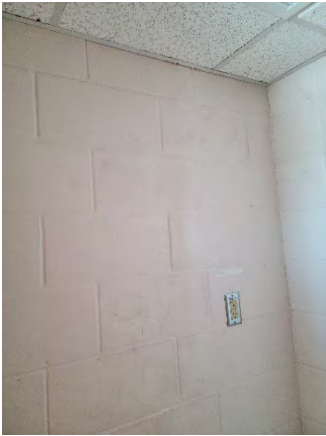


Figure 15 Schofield Ramp On



Figure 16 Schofield Ramp On



Figure 17 Schofield Ramp Off



Figure 18 Schofield Ramp Off



Figure 19 Schofield Ramp Off

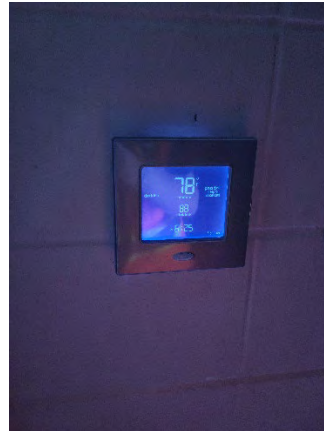


Figure 20 Schofield Ramp Off



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

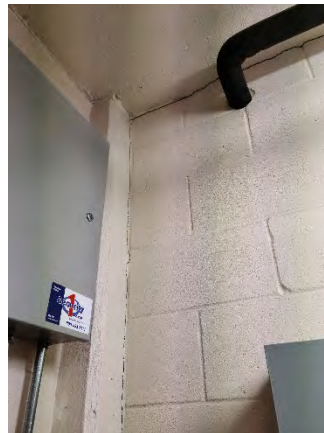


Figure 32 CR-535 Ramp Off



Figure 33 CR-535 Ramp On



Figure 34 CR-535 Ramp On



Figure 35 CR-535 Ramp On



Figure 36 CR-535 Ramp On



2022 Annual Facilities Inspection Report



Forest Lake Main Plaza

July, 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

2022 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: 07/22/22

Prepared by:

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

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

Inspection Date: 07/22/22
Arrived: 11:50 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*)
- Slight cracking and tear in paint along corridor (*Figure 3 and 4*)

Overpass Observations:

- Exterior needs to be cleaned (*Figure 5*)
- Floors grates shift when stepped on, and with lack of railing it feels unsafe (*Figure 6*)

Exterior Observations:

- 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 and below canopy need to be cleaned (*Figure 11 and 12*)

80 – SR-438 Ramp – Off Observations:

- Cracks along sides and undersides of canopy (*Figure 13, 14, 15, and 16*)
- Damage around door window (*Figure 17*)
- Barrier is damaged (*Figure 18*)

81 – West Road Ramp – On Observations:

- Pipe dislodged (*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 and 23*)
- Lights need to be replaced, exterior (*Figure 24*)

84 – CR 437 Ramp – Off Observations:

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

85 – CR 437 Ramp – On Observations:

- Building façade and canopy need to be cleaned (*Figure 29*)
- Possible leak in data room (*Figure 30*)
- Cracks along base of building and barriers (*Figure 31 and 32*)

86 – Ponkan Gantry – Observations:

- Fire extinguisher not dated (*Not pictured*)
- Cracks in facade (*Figure 33 and 34*)

88 – Mt. Plymouth Gantry – Observations:

- Fire extinguisher not dated (*Figure 35*)
- Small cracks on exterior façade details, signage needs to be cleaned (*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: Alexandra Kehoe



Figure 1 Forest Lake Mainline



Figure 2 Forest Lake Mainline



Figure 3 Forest Lake Mainline

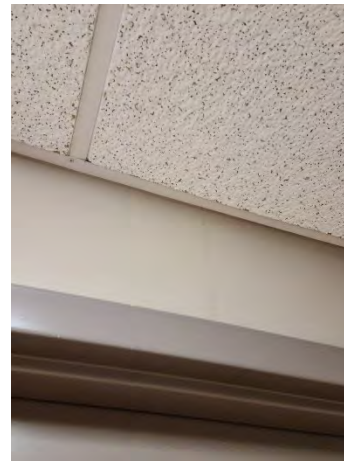


Figure 4 Forest Lake Mainline



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

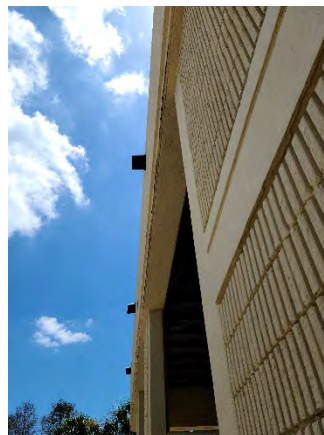


Figure 10 Forest Lake Mainline



Figure 11 SR-438 Ramp On



Figure 12 SR-438 Ramp On

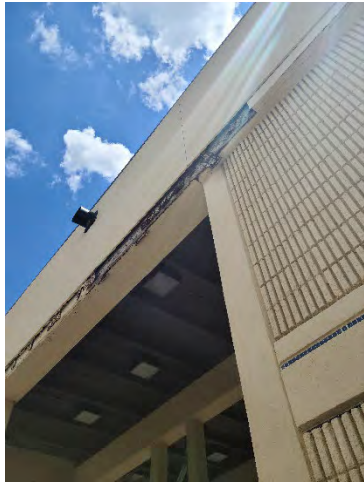


Figure 13 SR-438 Ramp Off



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

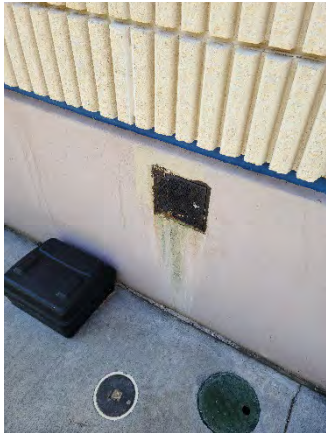


Figure 25 CR-437A Ramp Off



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

2022 Annual Facilities Inspection Report



Coronado Gantry

August, 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

2022 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: 08/05/2022

Prepared by:

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

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

Inspection Date: 08/05/2022
Arrived: 11:30 AM

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. (*Figure 1 and 2*)
- Exterior needs to be cleaned, crack in archway detail (*Figure 3 and 4*)
- Sand along perimeter of interior (*Figure 5*)
- Fire extinguisher not dated (*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: 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

2022 Annual Facilities Inspection Report



Beachline Main Plaza

July, 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

2022 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: 07/14/22

Prepared by:

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

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

Inspection Date: 07/14/22
Arrived: 8:12 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:

- Minor cracks in soffit and columns (Figure 1, Figure 2, Figure 8 and Figure 10)
- Rust/ possible mold on west wall door entrance (Figure 3, Figure 9, and Figure 13)
- Two of the exterior lighting fixtures stopped to work (Figure 4)
- Water damage and mold on the south wall by the downspouts (Figure 5 and 6)
- Unappropriated place to store the propane tanks (Figure 7)
- Remove wasp nests and pressure wash (Figure 12 and Figure 14)
- Loading dock is missing a guardrail (Figure 11)

Tunnel Observations:

- Leaks and deterioration along tunnel walls (Figure 21 to Figure 24)
- Crack line appear by door head for all tunnel's door going out (Figure 25, Figure 28 to Figure 30)
- Leaks and deterioration along wall of the stairway (Figure 26)
- Crack corner by door frame (Figure 27)
- Minor cracks in soffit and around the LED traffic lights (Figure 21 to Figure 24)

Interior Observations:

- Acoustic Ceiling Tile misplaced in Supply Room (Figure 15 and Figure 16)
- Possible leak in Recording room, Acoustic Ceiling Tile stained (Figure 17, Figure 18 and Figure 20)
- The door needs to be repainted (Figure 19)

30 – McCoy Ramp – Off Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and mildew (Figure 31 to figure 34)
- Doors need to be repainted (Figure 35)

31 – Jetport Ramp – On Observations:

- Fill in the gap with sealant (Figure 36)
- Exterior needs to be cleaned, façade has large amounts of debris and mildew (Figure 37, Figure 38 and Figure 41)
- Remove bird nest (Figure 39)
- Possible leaking on tile (Figure 40)
- Remove bird nest (Figure 39)
- Doors need to be repainted (Figure 42)

32 – Conway Ramp – Off Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and mildew (Figure 43 to Figure 46)
- Doors need to be repainted, door to booth and data room easily stuck and difficult to open (Figure 47)
- Light is out (Figure 48)

33 – Tradeport Ramp – On Observations:

- Exterior façade and surrounding landscape need to be cleaned, wasp nests and debris present (Figure 49 to Figure 53)
- Rusted mark along walls. (Figure 54)
- Possible leaking on tile (Figure 55)
- Light is out (Figure 56)

36 – ICP Ramp – On Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and mildew (Figure 57 and figure 58)
- Rusted mark on North wall (Figure 59)
- Door is moldy (Figure 60)

37 – ICP Ramp – Off Observations:

- Exterior needs to be cleaned, façade has large amounts of debris and algae (Figure 61 to figure 64)
- Possible leak residue on the wall (Figure 65)
- Rusted mark on North wall (Figure 66)

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 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 Beachline Mainline

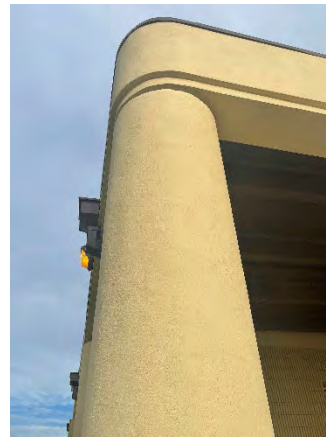


Figure 10 Beachline Mainline



Figure 11 Beachline Mainline



Figure 12 Beachline Mainline



Figure 13 Beachline Mainline



Figure 14 Beachline Mainline



Figure 15 Beachline Mainline

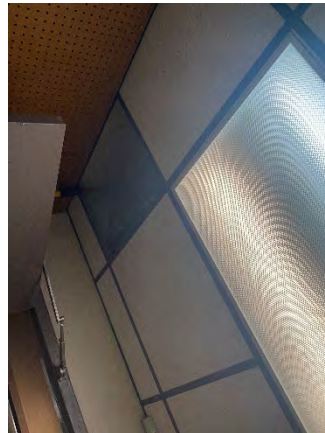


Figure 16 Beachline Mainline



Figure 17 Beachline Mainline



Figure 18 Beachline Mainline



Figure 19 Beachline Mainline



Figure 20 Beachline Mainline



Figure 21 Beachline Mainline



Figure 22 Beachline Mainline



Figure 23 Beachline Mainline

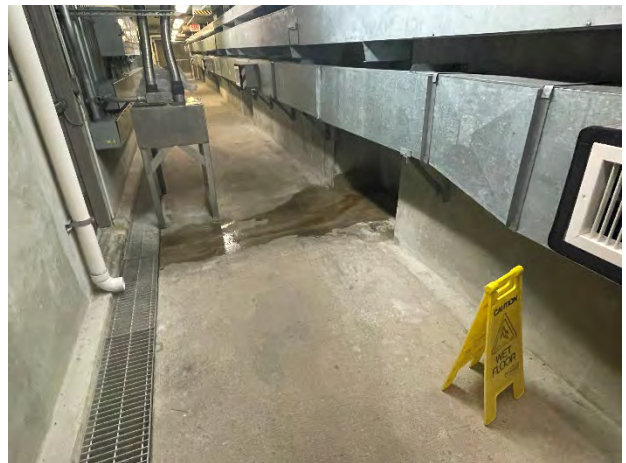


Figure 24 Beachline Mainline



Figure 25 Beachline Mainline



Figure 26 Beachline Mainline



Figure 27 Beachline Mainline



Figure 28 Beachline Mainline



Figure 29 Beachline Mainline



Figure 30 Beachline Mainline



Figure 31 McCoy Ramp Off



Figure 32 McCoy Ramp Off

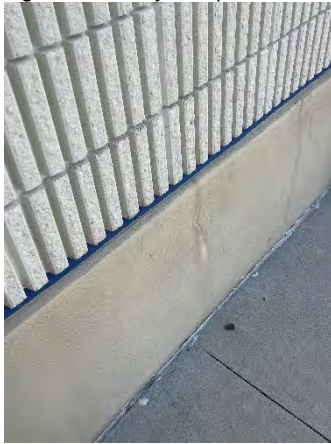


Figure 33 McCoy Ramp Off



Figure 34 McCoy Ramp Off

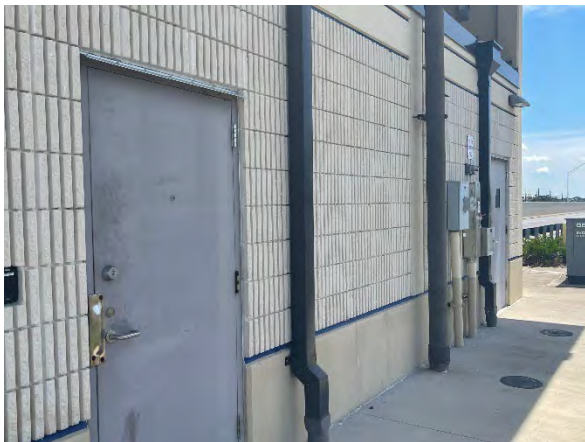


Figure 35 McCoy Ramp Off



Figure 36 Jetport Ramp On



Figure 37 Jetport Ramp On



Figure 38 Jetport Ramp On



Figure 39 Jetport Ramp On



Figure 40 Jetport Ramp On



Figure 41 Jetport Ramp On



Figure 42 Jetport Ramp On



Figure 43 Conway Ramp Off

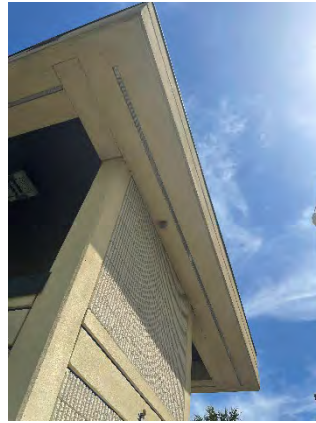


Figure 44 Conway Ramp Off



Figure 45 Conway Ramp Off



Figure 46 Conway Ramp Off

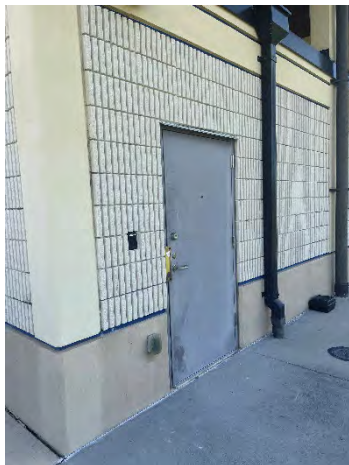


Figure 47 Conway Ramp Off



Figure 48 Conway Ramp Off



Figure 49 Tradeport Ramp On



Figure 50 Tradeport Ramp On



Figure 51 Tradeport Ramp On



Figure 52 Tradeport Ramp On



Figure 53 Tradeport Ramp On



Figure 54 Tradeport Ramp On



Figure 55 Tradeport Ramp On



Figure 56 Tradeport Ramp On



Figure 57 ICP Ramp On



Figure 58 ICP Ramp On



Figure 59 ICP Ramp On

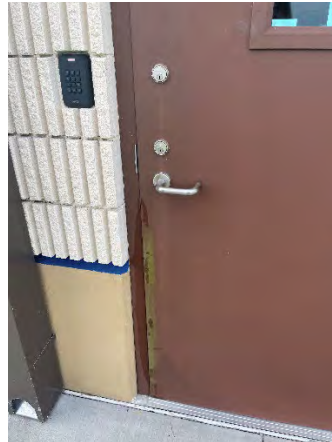


Figure 60 ICP Ramp On



Figure 61 ICP Ramp Off

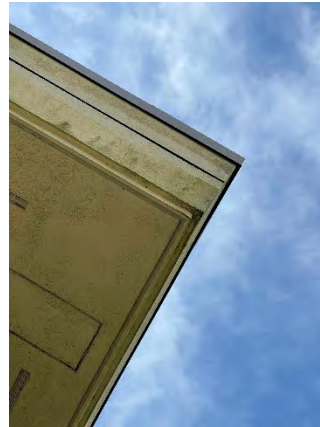


Figure 62 ICP Ramp Off



Figure 63 ICP Ramp Off



Figure 64 ICP Ramp Off



Figure 65 ICP Ramp Off

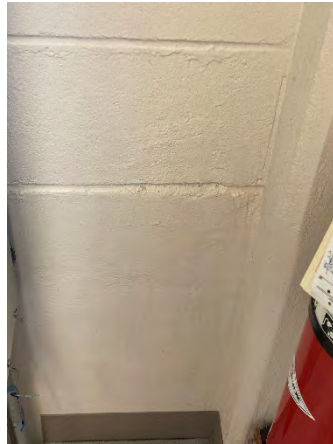


Figure 66 ICP Ramp Off

2022 Annual Facilities Inspection Report



Dallas Main Plaza

July, 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

2022 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: 07/08/22

Prepared by:

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

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

Inspection Date: 07/08/22
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 1,2,3 and 9)
- Leaking from panel in recording room (Figure 4)
- Crack in wall guard along corridor (Figure 5)
- Broken water fountain (Figure 6)
- Discolor vanity top for both restrooms (Figure 7 and 8)
- Repair dumpster gate (Figure 10)
- Misplace ceiling by the toll booth (Figure 33)

Overpass Observations:

- Broken light by the stair (Figure 26)
- Bubble wall by the stair (Figure 27)
- Crack line along the CMU wall and column by the stair (Figure 28)
- Entire façade of overpass, remove wasp nests and building need to be cleaned, buildup of debris and mildew present (Figure 29,30, 38 and 41)
- Rusted steel angle by the bridge and elevator (Figure 31 and 32)
- Small cracks along tops of supporting columns for overpass (Figure 34 to 36)
- Misplace ceiling by the toll booth (Figure 33)
- Door needs to be repainted (Figure 42)

Exterior Observations:

- Cracks along loading dock (Figure 11)
- Pressure wash/ remove wasp nests (Figure 12)
- Bollard/Doors need to be repainted (Figure 13,14 and 20)
- Faded safety sign for electric box (Figure 15)
- Small cracks along columns and façade of secondary plaza building (Figure 16 and 19)
- Corner of back stairway cracked and deteriorated, stair railing is not secured properly to support required pressure per code. (Figure 17 and 18)

39 – Dallas Ramp – On Observations:

- Doors need to be repainted, (Figure 44)
- Faded safety sign for electric box (Figure 45)
- Small cracks on corners of canopy (Figure 46 and 47)
- Pressure wash exterior façade and the structure (Figure 49)
- Leak watering on door (Figure 50)

40 – Dallas Ramp – Off Observations:

- Small cracks along façades (Figure 51 and 52)
- Façade/ Canopy needs to be cleaned (Figure 53 and 54)

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

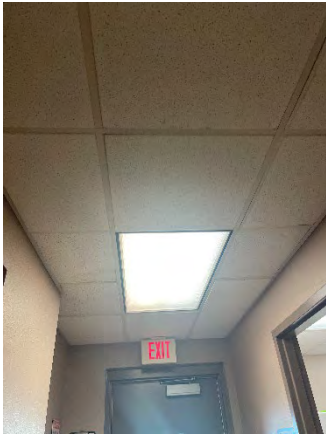


Figure 1 Dallas Mainline



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 Mainline



Figure 14 Dallas Mainline



Figure 15 Dallas Mainline



Figure 16 Dallas Mainline



Figure 17 Dallas Mainline



Figure 18 Dallas Mainline

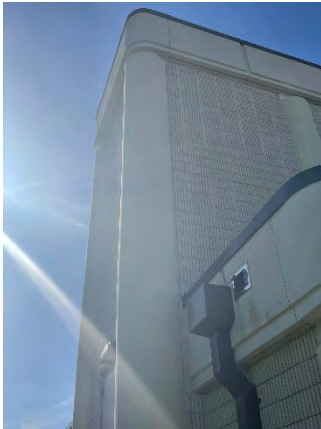


Figure 19 Dallas Mainline



Figure 20 Dallas Mainline



Figure 21 Dallas Mainline



Figure 22 Dallas Mainline



Figure 23 Dallas Mainline



Figure 24 Dallas Mainline



Figure 25 Dallas Mainline



Figure 26 Dallas Mainline



Figure 27 Dallas Mainline



Figure 28 Dallas Mainline



Figure 29 Dallas Mainline



Figure 30 Dallas Mainline

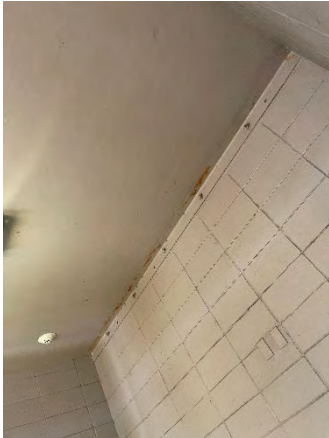


Figure 31 Dallas Mainline

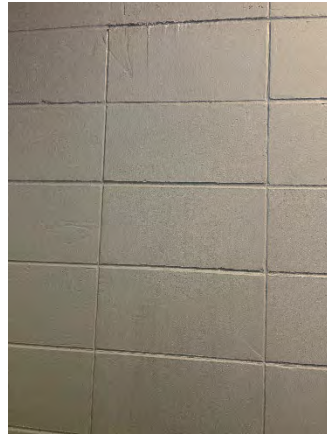


Figure 32 Dallas Mainline



Figure 33 Dallas Mainline



Figure 34 Dallas Mainline



Figure 35 Dallas Mainline

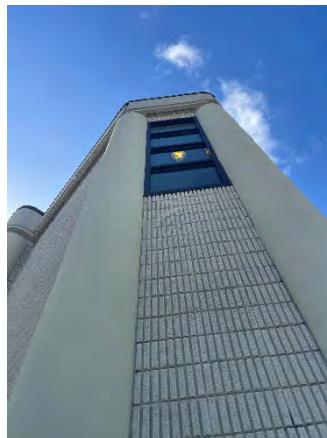


Figure 36 Dallas Mainline



Figure 37 Dallas Mainline



Figure 38 Dallas Mainline



Figure 39 Dallas Mainline



Figure 40 Dallas Mainline



Figure 41 Dallas Mainline



Figure 42 Dallas Mainline



Figure 43 Dallas Ramp On



Figure 44 Dallas Ramp On



Figure 45 Dallas Ramp On

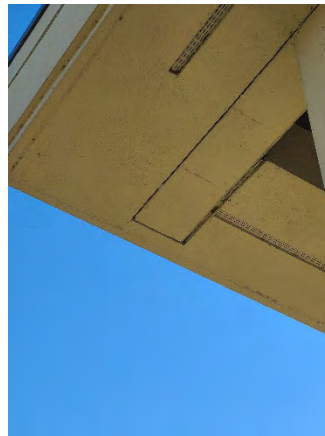


Figure 46 Dallas Ramp On

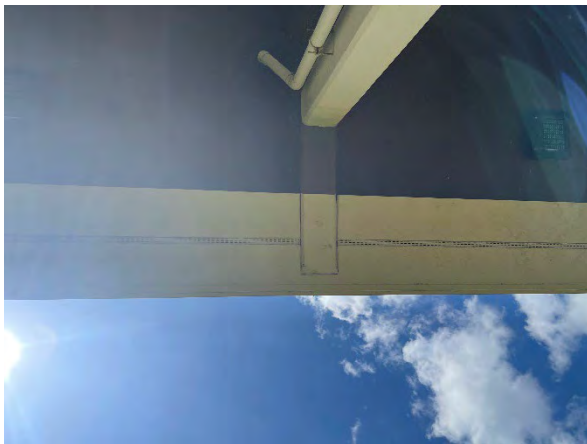


Figure 47 Dallas Ramp On



Figure 48 Dallas Ramp On



Figure 49 Dallas Ramp On



Figure 50 Dallas Ramp On



Figure 51 Dallas Ramp Off



Figure 52 Dallas Ramp Off



Figure 53 Dallas Ramp Off

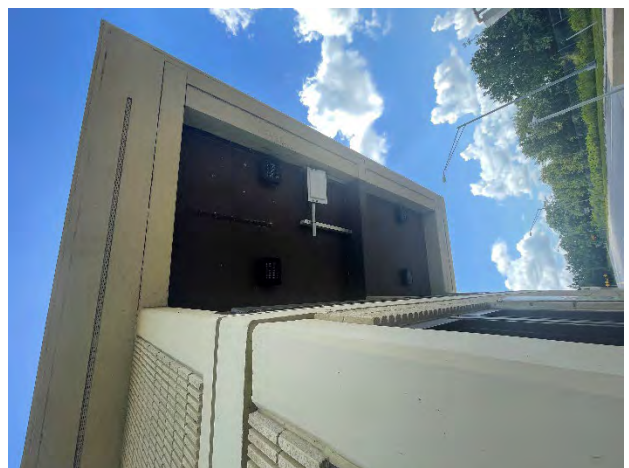


Figure 54 Dallas Ramp Off



2022 Annual Facilities Inspection Report



Poinciana Parkway

October, 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

2022 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: 10/18/22

Prepared by:

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

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

Inspection Date: 10/18/22
Arrived: 08:00 AM

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 1, Figure 2, 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: Alexandra Kehoe



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

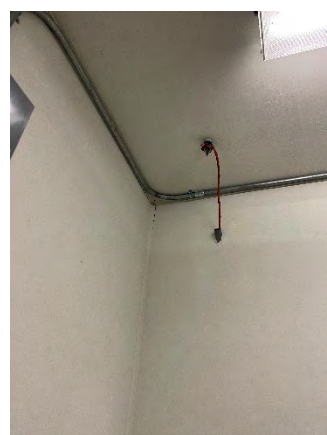


Figure 6 KOA AET Toll Plaza



2022 Annual Facilities Inspection Report



Building Headquarters

November, 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

2022 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: 11/29/2022

Prepared by:

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

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

Inspection Date: 11/29/2022
Arrived: 10:30 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 4)*
- Paint and stucco showing signs of water damage. *(Figure 5 – Figure 7)*
- Cracking on sidewalk by main entrance. *(Figure 8)*
- Small openings that could be contributing to interior leaking. *(Figure 9 and Figure 10)*

Interior Observations:

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

First Floor – Observations:

- Room 148 with potential leak above ceiling tile, potential leak at the window trim. *(Figure 11)*
- Room 160 with potential leak at the window trim. *(Figure 12 and Figure 13)*
- Room 142 with potential leak above ceiling tile at windows, potential leak at the window trim. *(Figure 14 - Figure 18)*
- Room 136 with cracked soffit at ACT. *(Figure 19)*
- Room 138 with scuffing and damage to wall. *(Figure 20)*
- Break room with potential leak above ceiling tile by windows and door. *(Figure 21 – Figure 24)*
- Break room with floor damage by patio entrance. *(Figure 25 and Figure 26)*
- Stair 133 and 157 Code violation – empty space under stair is recommended *(Figure 27 and Figure 28)*
- Board room missing threshold at exit and entrance doors. *(Figure 29 and Figure 30)*
- Board room show peeling and damage of wallpaper on north walk and half wall. *(Figure 31 and Figure 32)*

Second Floor – Observations:

- Room 231 with potential leak above ceiling tile, and floor damage. *(Figure 33 and Figure 34)*
- Room 223 and adjacent corridor with mismatched and stained carpet. *(Figure 35 and Figure 36)*
- Room 252 with damaged flooring. *(Figure 37)*
- Room 233 with potential leak above ceiling tile. *(Figure 38)*
- Room 234 with potential leak above ceiling tile, and floor damage. *(Figure 39 and Figure 40)*
- Room 235 with potential leak above ceiling tile at column connection. *(Figure 41 and Figure 42)*

- Room 243 with damaged flooring. *(Figure 43)*
- Open office of Level 2 with potential leak above ceiling tile at column connections and windows. *(Figure 44 and Figure 45)*

Third Floor – Observations:

- Women's Restroom shows cracked tile at floor and sink, peeling wallpaper on entry wall and lavatory. *(Figure 46 – Figure 48)*
- Room 312 and adjacent corridor show potential leak at window, humidity on storefront glass. *(Figure 49 and Figure 50)*
- Room 356 shows cracked gyp wall at windows, potential leak. *(Figure 51 – Figure 53)*
- Room 323 shows potential leak at window. *(Figure 54 and Figure 55)*
- Open floor of Level 3 with identified areas with potential leak above ceiling at soffit. *(Figure 56 and Figure 57)*
- Room 352C shows potential leak, water stains present on wall. *(Figure 58)*
- Room 347 with potential leak at window. *(Figure 59 and Figure 60)*

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 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 148)

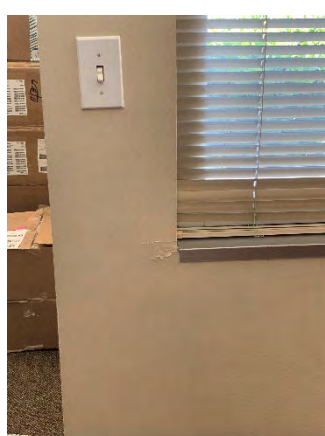


Figure 12 Building Headquarters (Room 160)

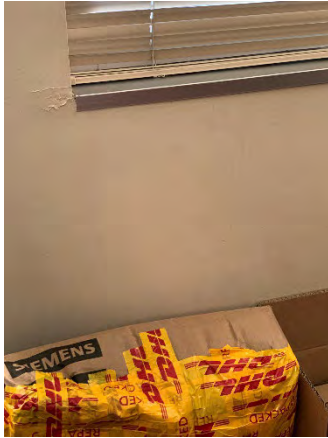


Figure 13 Building Headquarters First Floor (Room 160)

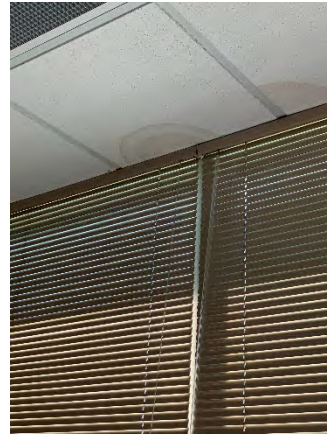


Figure 14 Building Headquarters First Floor (Room 142)

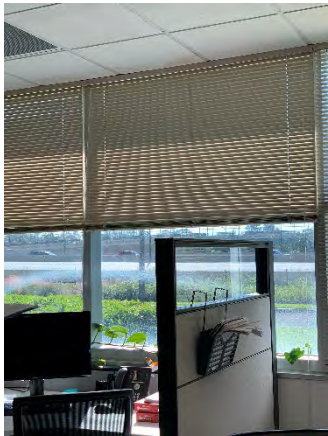


Figure 15 Building Headquarters First Floor (Room 142)

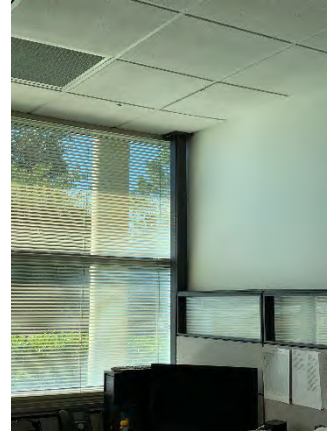


Figure 16 Building Headquarters First Floor (Room 142)



Figure 17 Building Headquarters First Floor (Room 142)

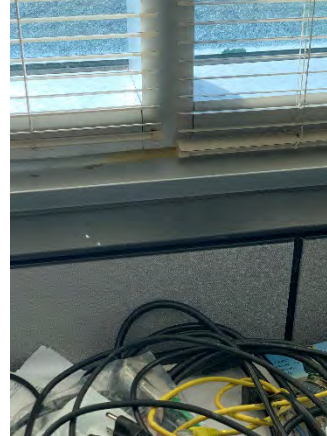


Figure 18 Building Headquarters First Floor (By room 142)



Figure 19 Building Headquarters First Floor (Room 136)

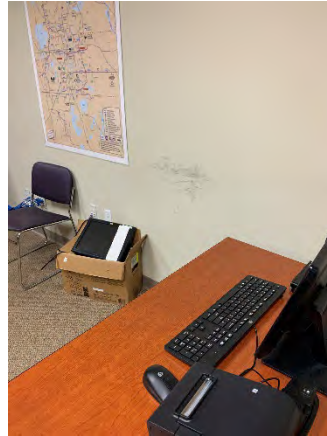


Figure 20 Building Headquarters First Floor (Room 138)



Figure 21 Building Headquarters First Floor (Break room)

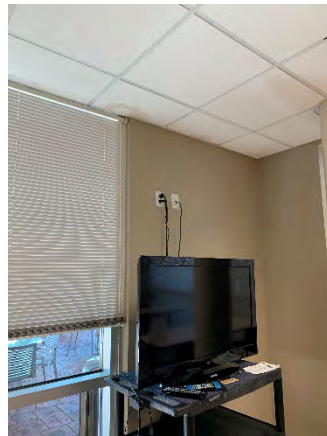


Figure 22 Building Headquarters First Floor (Break room)



Figure 23 Building Headquarters First Floor (Break room)

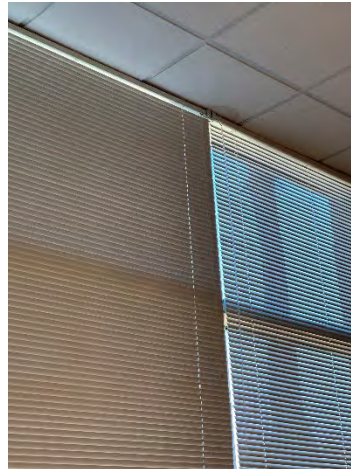


Figure 24 Building Headquarters First Floor (Break room)



Figure 25 Building Headquarters First Floor (Break room)



Figure 26 Building Headquarters First Floor (Break room)



Figure 27 Building Headquarters First Floor (Stair 133)

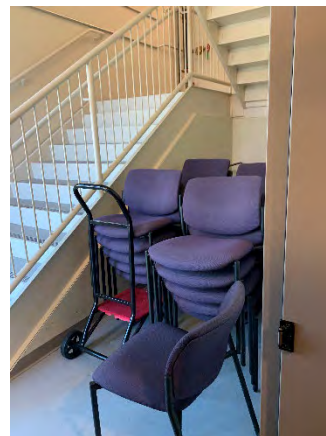


Figure 28 Building Headquarters First Floor (Stair 157)



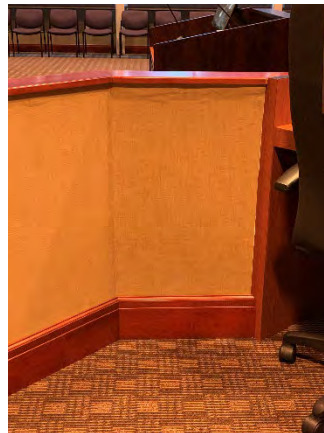
Figure 29 Building Headquarters First Floor (Board room 156)



Figure 30 Building Headquarters First Floor (Board room 156)



*Figure 31 Building Headquarters First Floor
(Board room 156)*



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

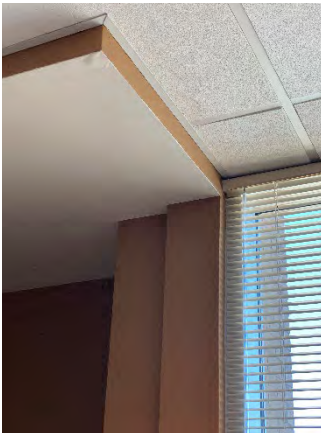


Figure 33 Building Headquarters Second Floor (Room 231)

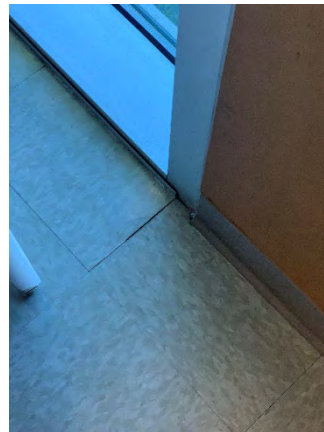


Figure 34 Building Headquarters Second Floor (Room 231)



Figure 35 Building Headquarters Second Floor (Room 223)



Figure 36 Building Headquarters Second Floor (Room 223)



Figure 37 Building Headquarters Second Floor (Room 252)



Figure 38 Building Headquarters Second Floor (Room 233)



Figure 39 Building Headquarters Second Floor (Room 239)

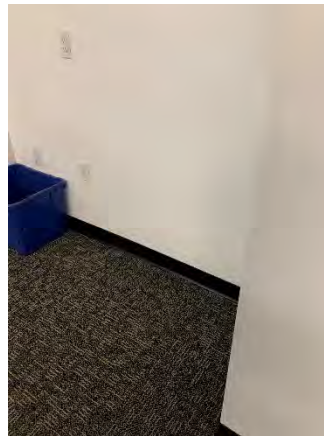


Figure 40 Building Headquarters Second Floor (Room 239)



Figure 41 Building Headquarters Second Floor (Room 235)



Figure 42 Building Headquarters Second Floor (Room 235)

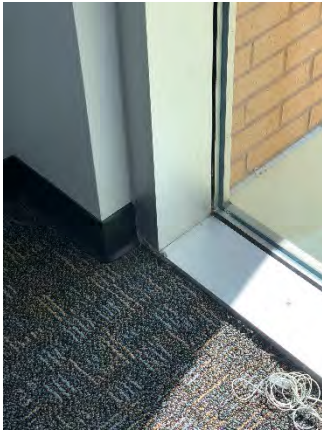


Figure 43 Building Headquarters Second Floor (Room 243)



Figure 44 Building Headquarters Second Floor



Figure 45 Building Headquarters Second Floor



Figure 46 Building Headquarters Third Floor (Women's RR)



Figure 47 Building Headquarters Third Floor (Women's RR)



Figure 48 Building Headquarters Third Floor (Women's RR)

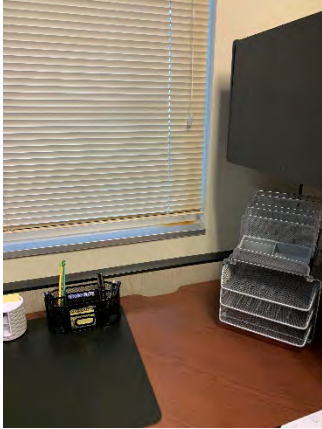


Figure 49 Building Headquarters Third Floor (Room 312)



Figure 50 Building Headquarters Third Floor (Room 312)



Figure 51 Building Headquarters Third Floor (Room 356)

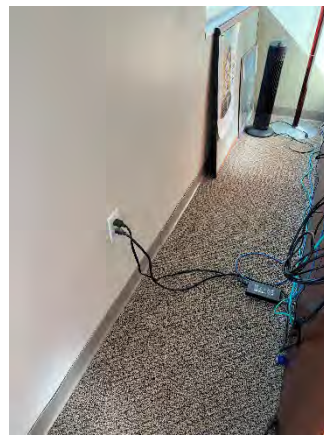


Figure 52 Building Headquarters Third Floor (Room 356)



Figure 53 Building Headquarters Third Floor (Room 356)



Figure 54 Building Headquarters Third Floor (Room 323)



Figure 55 Building Headquarters Third Floor (Room 33)



Figure 56 Building Headquarters Third Floor

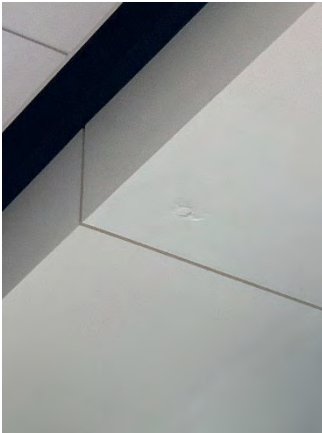


Figure 57 Building Headquarters Third Floor

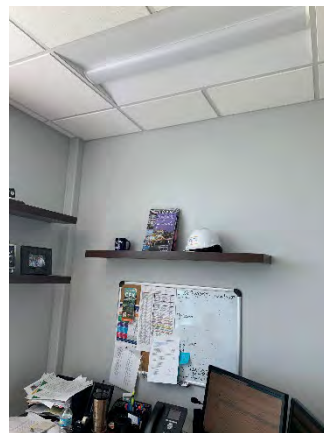


Figure 58 Building Headquarters Third Floor (Room 352C)



Figure 59 Building Headquarters Third Floor (Room 347)



Figure 60 Building Headquarters Third Floor (Room 347)



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