

VOLUME I

Central Florida Expressway Authority

ANNUAL INSPECTION REPORT

FY 2024





February 21, 2024

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

Re: Fiscal Year 2024 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 the Fiscal Year 2024 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 Fiscal Year 2024 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 2023 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, 97% 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 electronic copy)
Matt Lewis (1 electronic copy)
Bryce Rainey (1 electronic copy)
James Martin (1 electronic 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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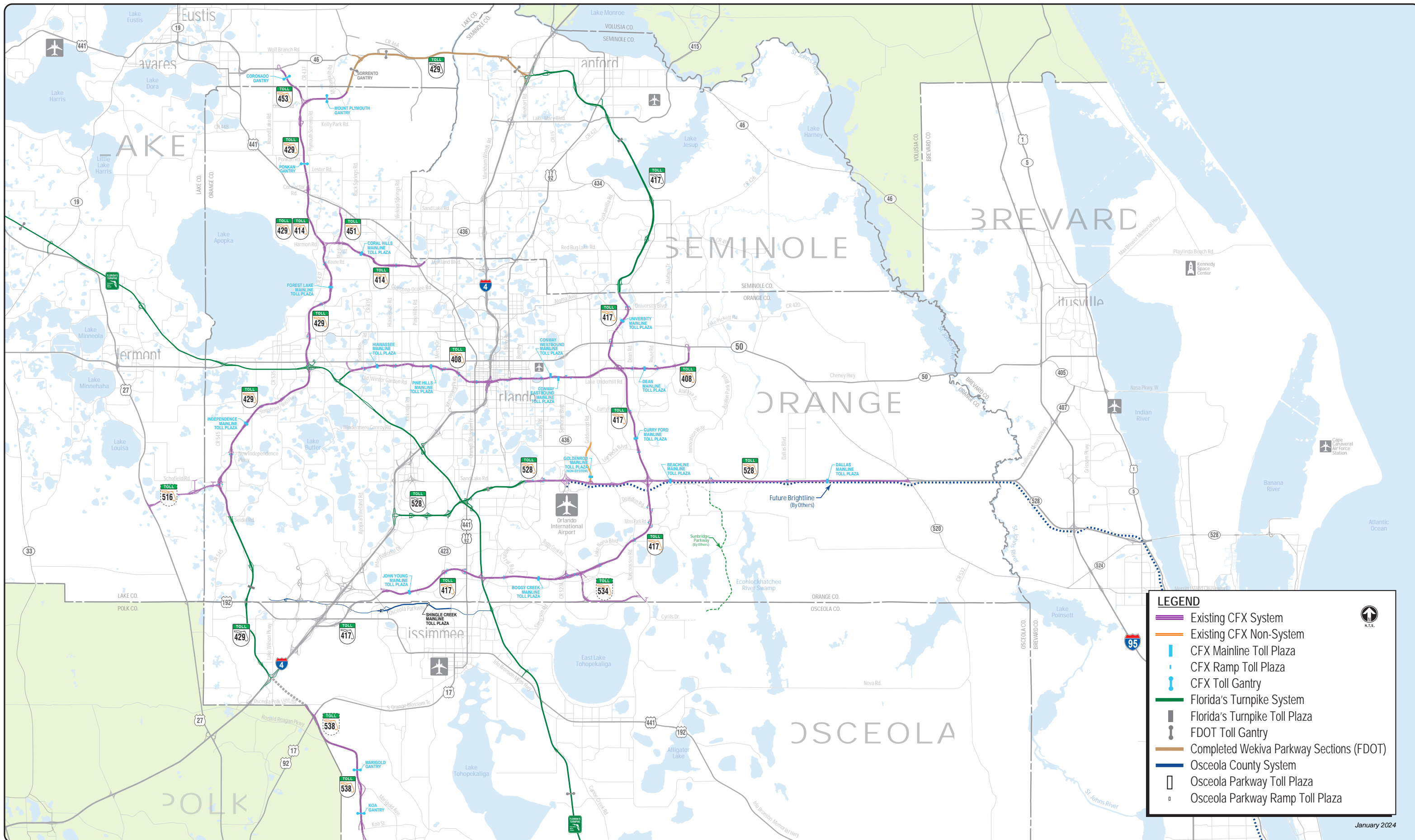
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Appendix 10: Non-System SR 551 Goldenrod Road



LEGEND

- Existing CFX System
- Existing CFX Non-System
- CFX Mainline Toll Plaza
- CFX Ramp Toll Plaza
- CFX Toll Gantry
- Florida's Turnpike System
- Florida's Turnpike Toll Plaza
- FDOT Toll Gantry
- Completed Wekiva Parkway Sections (FDOT)
- Osceola County System
- Osceola Parkway Toll Plaza
- Osceola Parkway Ramp Toll Plaza

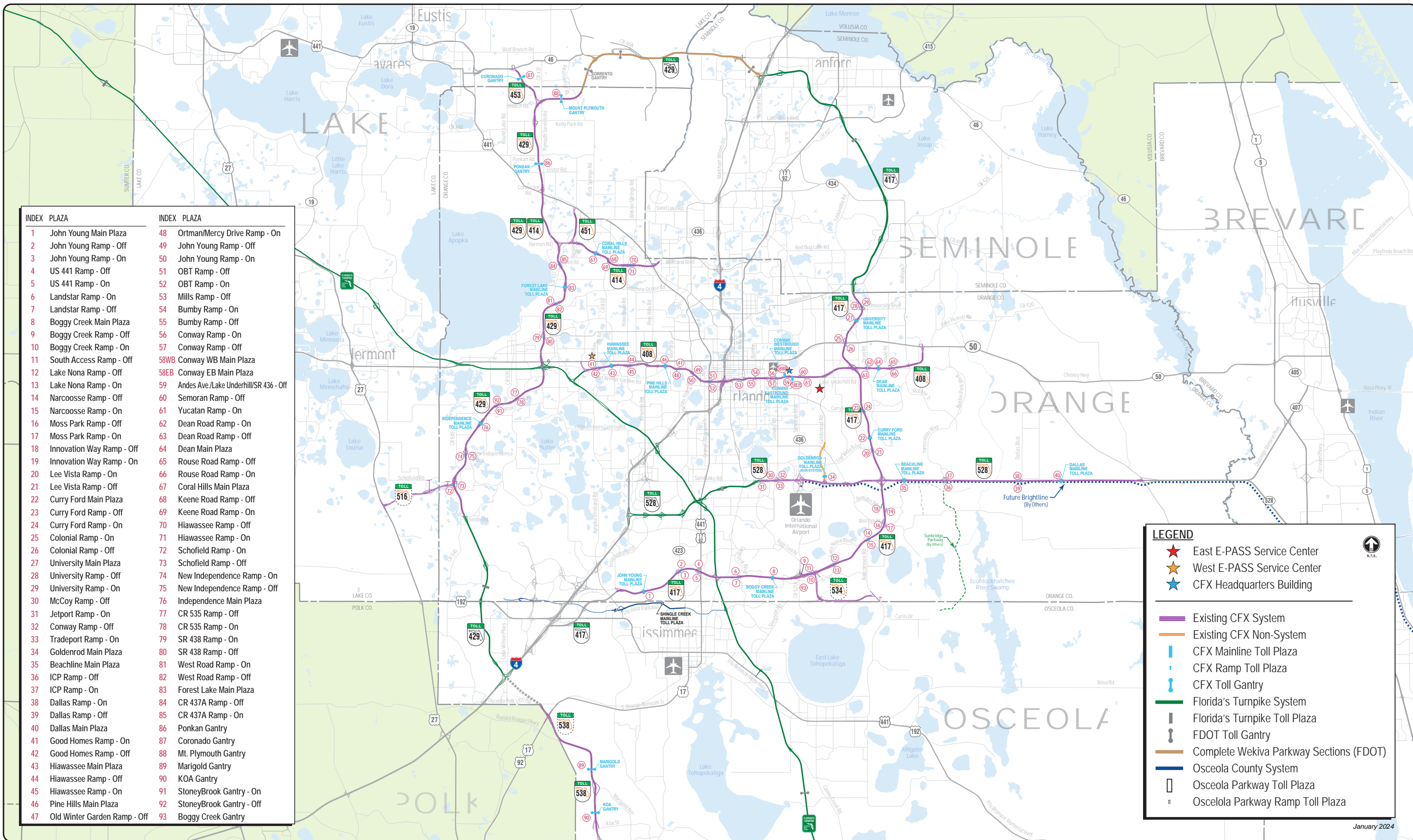
January 2024



CFX System Wide Map



FIGURE 1



INDEX	PLAZA	INDEX	PLAZA
1	John Young Main Plaza	48	Ortman/Mercy Drive Ramp - On
2	John Young Ramp - Off	49	John Young Ramp - Off
3	John Young Ramp - On	50	John Young Ramp - On
4	US 441 Ramp - Off	51	OBT Ramp - Off
5	US 441 Ramp - On	52	OBT Ramp - On
6	Landstar Ramp - On	53	Mills Ramp - Off
7	Landstar Ramp - Off	54	Bumby Ramp - On
8	Boggy Creek Main Plaza	55	Bumby Ramp - Off
9	Boggy Creek Ramp - Off	56	Conway Ramp - On
10	Boggy Creek Ramp - On	57	Conway Ramp - Off
11	South Access Ramp - Off	58WB	Conway WB Main Plaza
12	Lake Nona Ramp - Off	58EB	Conway EB Main Plaza
13	Lake Nona Ramp - On	59	Andes Ave./Lake Underhill/SR 436 - Off
14	Narcoosse Ramp - Off	60	Semorán Ramp - Off
15	Narcoosse Ramp - On	61	Yucatan Ramp - On
16	Moss Park Ramp - Off	62	Dean Road Ramp - On
17	Moss Park Ramp - On	63	Dean Road Ramp - Off
18	Innovation Way Ramp - Off	64	Dean Main Plaza
19	Innovation Way Ramp - On	65	Rouse Road Ramp - Off
20	Lee Vista Ramp - On	66	Rouse Road Ramp - On
21	Lee Vista Ramp - Off	67	Coral Hills Main Plaza
22	Curry Ford Main Plaza	68	Keene Road Ramp - Off
23	Curry Ford Ramp - Off	69	Keene Road Ramp - On
24	Curry Ford Ramp - On	70	Hiwassee Ramp - Off
25	Colonial Ramp - On	71	Hiwassee Ramp - On
26	Colonial Ramp - Off	72	Schofield Ramp - On
27	University Main Plaza	73	Schofield Ramp - Off
28	University Ramp - Off	74	New Independence Ramp - On
29	University Ramp - On	75	New Independence Ramp - Off
30	McCoy Ramp - Off	76	Independence Main Plaza
31	Jetport Ramp - On	77	CR 535 Ramp - Off
32	Conway Ramp - Off	78	CR 535 Ramp - On
33	Tradeport Ramp - On	79	SR 438 Ramp - On
34	Goldenrod Main Plaza	80	SR 438 Ramp - Off
35	Beachline Main Plaza	81	West Road Ramp - On
36	ICP Ramp - Off	82	West Road Ramp - Off
37	ICP Ramp - On	83	Forest Lake Main Plaza
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39	Dallas Ramp - Off	85	CR 437A Ramp - On
40	Dallas Main Plaza	86	Ponkan Gantry
41	Good Homes Ramp - On	87	Coronado Gantry
42	Good Homes Ramp - Off	88	Mt. Plymouth Gantry
43	Hiwassee Main Plaza	89	Marigold Gantry
44	Hiwassee Ramp - Off	90	KOA Gantry
45	Hiwassee Ramp - On	91	StoneyBrook Gantry - On
46	Pine Hills Main Plaza	92	StoneyBrook Gantry - Off
47	Old Winter Garden Ramp - Off	93	Boggy Creek Gantry

LEGEND

- ★ East E-PASS Service Center
- ☆ West E-PASS Service Center
- ★ CFX Headquarters Building
- Existing CFX System
- Existing CFX Non-System
- ▬ CFX Mainline Toll Plaza
- ▬ CFX Ramp Toll Plaza
- ▬ CFX Toll Gantry
- Florida's Turnpike System
- ▬ Florida's Turnpike Toll Plaza
- ▬ FDOT Toll Gantry
- Complete Wekiva Parkway Sections (FDOT)
- ▬ Osceola County System
- ▬ Osceola Parkway Toll Plaza
- ▬ Osceola Parkway Ramp Toll Plaza

January 2024



CFX Toll Facilities

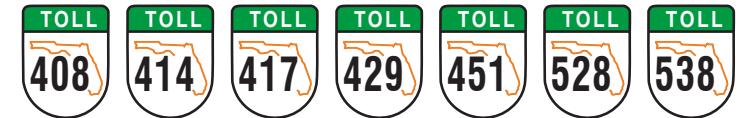


FIGURE 2

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Executive
Summary

Executive Summary

The Fiscal Year 2024 (FY 2024) 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 2024 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 97% of lane miles rated "excellent or good") and bridge condition ratings (at least 99% of bridge structures rated "excellent or good").



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Report

1.0 Introduction

1.1 Background

Between July and December 2023, 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 2024 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
- 528 SR 528 Widening from Narcoossee to SR 417
- 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 870 lane miles of highway with 73 interchanges, 14 mainline toll plazas, 5 mainline gantries, 71 ramp toll plazas, 5 ramp gantries, and 367 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 14 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

One additional maintenance contract for SR 538 for mowing is held by 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 (6 months only for FY 2024)
- 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 2023) and the goals and objectives for the upcoming fiscal year (FY 2024).

The following are identified as major achievements during the past fiscal year (FY 2023):

- Achieved a Maintenance Rating Program (MRP) score of at least 91.
- 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 2024). These items involve activities associated with construction and maintenance of roadways, bridges, facilities, and landscape.

- Achieve an MRP score of at least 91.
- 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.
- Implementation of Route Reports automated highway monitoring
- Provide a timely response to customer feedback on maintenance issues.

1.4.1 Roadway Maintenance Budget

CFX's FY 2024 Roadway Maintenance Budget, is budgeted at \$15.7 million for maintenance administration and routine maintenance,

1.4.2 Facilities Maintenance Budget

CFX toll facilities, as well as the CFX headquarters building, have a facilities maintenance budget for FY 2024 of \$2.9 million.

1.4.3 Systemwide Landscape and Aquatic Maintenance Budget

CFX's FY 2024 Systemwide Landscape Maintenance Fund is budgeted at \$3.9 million for maintenance administration and routine maintenance.

1.4.4 Maintenance Rating Program

CFX utilizes an FDOT provided program, to evaluate the performance of roadway and bridge maintenance contractors and provide a general indicator of the condition of the system. 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 (roadway, roadside, traffic services, drainage, and vegetation / aesthetics) are randomly selected three times during the year. Inspections are conducted randomly during three, four-month periods. Individual characteristics are evaluated on Pass / Fail criteria. The resulting scores are 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 2024. 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 367 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 97% 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

Concentrated areas of observation were located at and around the Rouse Road interchange as well as at the SR 408 east jurisdictional limit. Observations included minor roadside erosion, overgrown / damaged drainage structures. Pavement marking degradation was moderate and limited to small portions of ramps.



Figure 3: Damaged pond structure SR 408 and Rouse Road

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. Bridge observations included damaged wall coatings, minor adhesion loss at bridge joints, and damaged junction box covers.



Figure 4: Damaged bridge traffic railing coating over Lake Underhill

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

Prevalent wall and fence observations included damaged junction box covers, minor vegetation growth on walls, vegetation overgrowing fence lines, damaged fence gates, and leaning or damaged right-of-way (ROW) fencing.



Figure 5: Damaged junction box cover Rosalind off ramp

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, and 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 were marginal and included damaged drainage structures, and drainage structures with built up sediment.

Obstructed and overgrown drainage structures were observed throughout the roadway with no one area of concentration.

Erosion around drainage structures was observed in the ponds adjacent to the Coral Hills Mainline Plaza.



Figure 6: Damaged splice box Keene Road exit Ramp

2.2.2 SR 414 (John Land Apopka Expressway) Bridges

Bridge observations were minimal and included minor spalls along barriers and adhesion loss at abutment joints.

Adhesion loss at abutment joints was observed SR 414 bridge over CR 437A.

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

There were limited wall and fence observations during this year's inspection. Typical fence observations included damaged fence fabric and gates along the corridor.



Figure 7: Leaning fence gate Hiawassee Road pond.

2.2.4 SR 414 (John Land Apopka Expressway) Facilities

SR 414 consists of 1 Mainline Toll Plaza (Coral Hills), and 4 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 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 2024 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 damaged drainage structures, sediment build up in drainage structures, moderate pavement edge ravel, and front slope erosion with a majority of the observations being found at the SR 417 and SR 50 interchange.

Edge ravel as well as minor shoulder erosion was observed in various locations throughout the corridor with a moderate concentration at SR 50.

Drainage structure obstructions and minor damage as well as roadside erosion were observed at various locations throughout the roadway.



Figure 8: Mold present on canopy Coral Hills Mainline Plaza pedestrian bridge.



Figure 9: Overgrown drainage structure SR 417 north of Berry Dease Road

2.3.2 SR 417 (Central Florida GreeneWay) Bridges

Bridge observations included minor adhesion loss in abutment joints, missing joint sealant, and missing reflectors.

Missing joint sealant and reflectors was observed at the SR 417 bridge over Rhode Island Woods 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 throughout the corridor.

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 26 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 degradation, 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.

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.



Figure 10: Joint sealant at abutment missing SR 417 over Rhode Island Woods Boulevard.



Figure 11: Fence gate damaged at Valencia College Lane.



Figure 12: Curry Ford on ramp interior coatings in poor condition.

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

During the FY 2024 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 in medians, front slopes, and swales in various locations of the roadway. Front slope erosion was observed along SR 429 north of Kelly Park Road, and median erosion was observed north of Plymouth Sorrento Road.

Minor pavement degradation was seen along the mainline south of Schofield Road.

Drainage observations were seen from Yothers to Ponkan Road.

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

FY 2024 Bridge observations were limited to bridge joint adhesion loss at bridge abutment, missing reflectors, and spalling on MSE wall coping. Adhesion loss at the bridge abutment was observed at SR 429 over Harmon Road.



Figure 13: Pavement raveling Schofield Road ramp.



Figure 14: Front slope erosion SR 429 and Kelly Park Road.



Figure 15: Gate missing lock and chain SR 429 south of Mt. Plymouth Road.

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

SR 429 wall and fence observations were limited to damaged fence gates, damaged fence posts and scuffed barrier walls.

Fencing observations for both ROW and retaining wall were noted at various locations along the Wekiva Parkway corridor.



Figure 16: Water stained ceiling tile Data Room Forest Lake Mainline Plaza

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.

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 2024 SR 451 roadway observations were limited and only consisted of roadside erosion and sediment build up in drainage structures.

Roadside erosion and drainage deficiencies were observed at the SR 441 ponds.



Figure 17: Damaged drainage structure SR 451.

2.5.2 SR 451 Bridges

Bridge observations included minor erosion around slope pavement.

2.5.3 SR 451 Walls and Fencing

No observations were noted on SR 451 for walls and fences.

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 46 interchange.

2.6.2 SR 453 Bridges

No observations were noted on SR 453 bridges.

2.6.3 SR 453 Walls and Fencing

There were no fence observations for SR 453 during the FY 2024 inspection.

2.6.4 SR 453 Facilities

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

Fiscal Year 2024 SR 528 roadway observations included minor roadside erosion, erosion around drainage structures, overgrown / sediment filled drainage structures, and pavement edge ravel.

Drainage structure obstructions and erosion were observed at various locations throughout the roadway with some concentration at the Tradeport Drive Interchange.

Pavement edge ravel was observed along the mainline between Goldenrod Road east to the SR 417 interchange.

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

SR 528 FY 2024 bridge observations were limited to minor spalling at bridge approach slabs. It should be noted that slabs in some locations were observed that include asphalt patching in spalling areas.

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

SR 528 wall observations included vegetation growth on MSE walls and scuffed barrier walls. Fence ratings were for overgrown fence lines along the corridor. MSE walls containing

vegetative growth were observed at the Innovation Way Interchange. Scuffed barrier walls 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 2024 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 of cracks on the plaza exterior as well the need for exterior pressure cleaning.

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

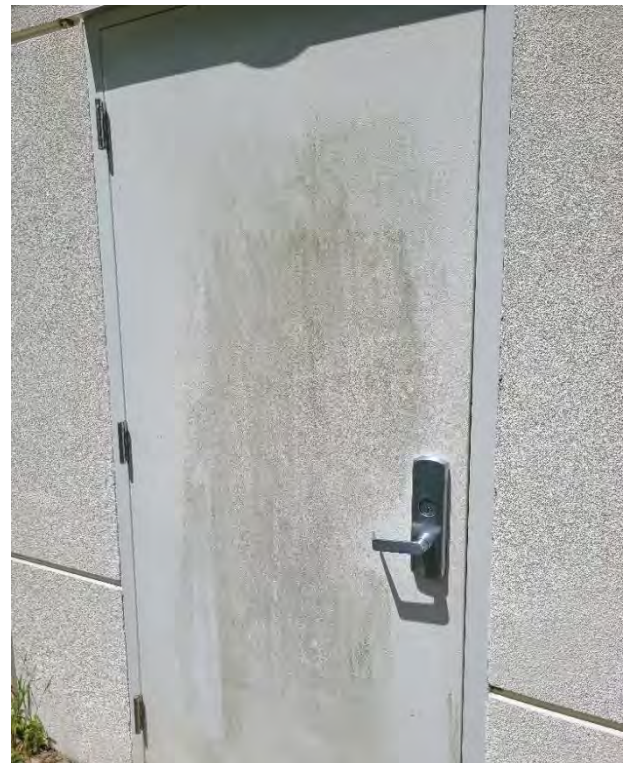


Figure 18: Mold growth on exterior of Marigold gantry building.

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. These included damaged inlets and overgrown pond edges.

2.9.2 Goldenrod Road Extension Walls and Fencing

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

2.9.3 Goldenrod Road Extension Mainline Toll Plaza

The Goldenrod Road Extension facility is generally in good condition.

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

2.9.4 CFX Administration and Operations Building

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

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

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

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



Figure 19: Damaged Inlet – SR 551 Goldenrod Road.

3.0 Projects Completed Since FY 2023 Inspection

Listed below are Renewal and Replacement Projects completed (July 1, 2022 to June 30, 2023), after the FY 2023 Annual Inspection.

3.1 Roadway

- Systemwide One-Way-Sign Replacements
- SR 408 Guide Sign and Lighting Replacement from SR 50 to Ingenuity Drive
- SR 414 Guide Sign Replacements
- SR 417 Resurfacing from SR 528 Resurfacing from 528 to Berry Dease Road
- SR 451 Resurfacing from SR 414 to US 441
- SR 528 and SR 520 Interchange Lighting
- 599-759 SR 417 South Access Road Slope Repair

3.2 Facilities

- McCoy Road East Facility Improvements (Utility Upgrades)

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 2024.

4.1 Roadway

- 414-781 SR 414 Concrete Coatings
- 429-715 West Road Signal Replacement
- 429-745 SR 429 / 414 Resurfacing
- 528-769 SR 528 Miscellaneous Resurfacing Project
- 528-778 SR 528 Bridge Repairs
- 599-645 Systemwide Trailblazer Project
- 599-646 Systemwide Guide Sign & Lighting Replacement
- 599-658 Systemwide One-Way Sign Replacements
- 599-770 SR 417 and SR 408 Concrete Coatings
- 599-769 SR 528 Miscellaneous Resurfacing Project
- 599-773 Systemwide FY 23 Coatings of Steel Bridges and Plaza Ped Bridges (408 / 414 / 417 / 429)
- 599-774 Systemwide FY 23 Coatings of Ramp Plaza Butterfly Structures
- 599-779 Systemwide FY 23 RPM Replacements

4.2 Facilities

- 408-428 CFX HQ Lighting Retro-commissioning
- 599-416C CFX East District Facility Improvements
- 599-426 Systemwide Generator Replacements
- 599-435 Systemwide Dumb Waiter and Elevator Replacements
- 599-765 Systemwide Roof Replacements

4.3 Non-System Facilities

- 599-416C McCoy Rd Eastside District Facility Building Renovation
- 800-904 Goldenrod Road Resurfacing

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 93. There are currently 367 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 97% 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.

VOLUME I

Central Florida Expressway Authority

ANNUAL INSPECTION REPORT

FY 2024



**Appendix 1:
Bridge Ratings**

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

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	2
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
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	6	7	7	N	N	2
750179	SR 528 EB	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	6	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/WB	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
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

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
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	6	7	7	N	N	2
750300	SR 528	N	N	N	4	6	2
750318	SR 528	7	7	7	N	N	2
750319	SR 528	8	7	7	N	N	2
750320	SR 528	8	7	7	7	6	2
750330	SR 528	N	N	N	6	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	7	6	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	7	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
750358	SR 408 EB/WB	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	7	8	N	N	2
750366	SR 408 EB	7	7	7	N	N	2
750369	SR 408 EB	8	8	7	N	N	2
750370	SR 408 WB	8	8	8	N	N	1
750373	SR 417 Ramp SB	7	7	7	N	N	2
750374	EB 528 to NB SR 417	6	7	7	N	N	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
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	7	7	7	N	N	2
750380	SR 417 SB	7	8	7	N	N	2
750381	SR 417 NB	7	7	8	N	N	2
750382	SR 417 SB	7	7	7	N	N	2
750383	SR 417 NB	6	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	6	N	N	2
750394	SR 408 EB	7	7	6	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	SB SR 429 off-ramp	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	NB SR 429 off-ramp	7	8	7	N	N	2
750412	SR 429 SB	8	8	8	N	N	1
750413	SR 429 NB	7	7	7	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	7	8	8	N	N	2
750418	SR 429 SB	8	8	8	N	N	1
750419	SR 429 NB	8	8	8	N	N	1
750420	SR 429 SB	6	8	8	N	N	2
750421	SR 429 NB	6	8	8	N	N	1
750422	West Road	7	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
750427	SR 417 NB	7	7	7	N	N	2
750428	SR 417 SB	7	7	8	N	N	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
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	7	7	7	N	N	2
750458	SR 417 NB	7	7	7	N	N	2
750459	SR 417 SB	6	7	7	N	N	2
750460	SR 417 NB	7	7	7	N	N	2
750461	SR 417 NB	8	7	7	N	N	2
750462	SR 417 SB	7	7	7	N	N	2
750463	SR 417 SB	7	7	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	6	7	8	N	N	2
750473	SR 417 NB	7	7	8	N	N	2
750480	SR 417 NB	N	N	N	6	7	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
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	7	7	7	N	N	2
750495	SR 429 NB	6	8	7	N	N	2
750496	SR 429 SB	6	8	7	N	N	2
750497	SR 429 NB	6	8	7	N	N	2
750502	SR 451 SB	6	8	8	N	N	2
750503	SR 451 NB	7	8	8	N	N	1
750504	Johns Road	8	8	8	N	N	1
750505	SR 451 SB	6	8	8	N	N	2
750506	SR 451 NB	6	8	8	N	N	2
750507	SR 451 SB Ramp A1	6	8	8	N	N	2
750508	SR 451 NB Ramp B1	6	7	8	N	N	2
750509	Ramp C	7	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	SR 429 NB	8	7	7	N	N	2
750547	SR 429 SB	7	7	8	N	N	2
750548	SR 429 NB	7	8	8	N	N	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750549	SR 429 SB	7	8	8	N	N	2
750550	SR 429 NB	7	8	8	N	N	2
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	7	7	7	N	N	2
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	7	8	7	N	N	2
750606	SR 429 NB	7	7	7	N	N	2
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 EB	8	8	8	N	N	1
750707	SR 414	7	7	7	N	N	2
750708	SR 414	8	8	8	N	N	1
750709	SR 414	8	8	8	N	N	1
750710	SR 414 WB	8	8	8	N	N	1
750711	SR 414 EB	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	6	8	8	N	N	2
750718	SR 414 WB	8	8	8	N	N	1
750719	SR 429	8	8	8	N	N	1
750720	SR 414 WB	8	7	8	N	N	2
750721	SR 414 EB	8	8	8	N	N	1
750722	SR 414 EB	8	8	8	N	N	1
750723	SR 414 EB ramp	7	7	7	N	N	2
750724	SR 414 ramp	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 WB	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

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750732	SR 429 SB	7	7	8	N	N	2
750733	SR 429 NB	8	8	8	N	N	1
750734	SR 429 SB	8	8	8	N	N	1
750735	SR 429 NB	8	8	8	N	N	1
750736	SR 429 SB	7	8	8	N	N	2
750737	SR 429 NB	8	8	8	N	N	1
750738	SR 429 SB	7	8	8	N	N	2
750739	SR 429 NB	7	8	8	N	N	2
750741	SR 408 WB	8	8	8	N	N	1
750742	SR 408 EB	8	8	8	N	N	1
750743	SR 414	8	8	8	N	N	1
750802	SR 417	8	7	8	N	N	2
750803	SR 417	8	8	8	N	N	1
750804	SR 417	8	7	8	N	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	9	N	1
750823	SR 408	8	8	8	N	N	1
750824	SR 417	8	7	8	9	N	2
750825	SR 408	7	7	7	N	N	2
750829	SR 528	8	8	8	N	N	2
750830	SR 528	8	8	8	N	N	2
750834	SR 417	8	8	8	N	N	1
750835	SR 417	7	8	8	N	N	2
750836	SR 417	7	7	9	N	N	2
750837	SR 408	8	8	9	N	N	1
750838	SR 408	8	7	9	N	N	2
750839	SR 417	8	8	7	N	N	2
750840	SR 417	8	8	8	N	N	1
750841	SR 417	8	8	8	N	N	1
750842	SR 429	8	8	8	N	N	1
750843	SR 429	8	8	8	N	N	1
750844	SR 429	8	8	8	N	N	1
750845	SR 429	8	8	8	N	N	1
750846	SR 429	8	8	8	N	N	1
750847	SR 429	8	8	8	N	N	1
750850	SR 417	8	8	8	N	N	1
750851	SB SR 429 Wekiva Pk	8	7	8	N	N	2
750852	NB SR 429 Wekiva Pk	8	7	8	N	N	2
750853	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750854	NB SR 429 Wekiva Pk	8	8	8	N	N	1
750855	SB SR 429 Wekiva Pk	8	7	8	N	N	2
750856	NB SR 429 Wekiva Pk	8	8	8	N	N	1

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750857	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750858	NB SR 429 Wekiva Pk	8	8	8	N	N	1
750859	SR 429 Wekiva Pk	8	9	9	N	N	2
750860	SR 429 Wekiva Pk	8	8	8	N	N	1
750861	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750862	NB SR 429 Wekiva Pk	6	8	8	N	N	2
750863	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750864	NB SR 429 Wekiva Pk	8	8	8	N	N	1
750865	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750866	NB SR 429 Wekiva Pk	8	8	8	N	N	1
750867	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750868	NB SR 429 Wekiva Pk	8	7	8	N	N	2
750869	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750870	NB SR 429 Wekiva Pk	8	8	8	N	N	1
750871	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750872	NB SR 429 Wekiva Pk	8	8	8	N	N	1
750873	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750874	NB SR 429 Wekiva Pk	8	8	8	N	N	1
750875	SB SR 429 Wekiva Pk	8	8	8	N	N	1
750876	NB SR 429 Wekiva Pk	8	8	8	N	N	1
750877	SB SR 429 Wekiva Pk	8	8	8	8	N	1
750878	NB SR 429 Wekiva Pk	8	8	8	8	N	1
750925	SB SR 453 Wekiva Pk	8	8	8	N	N	1
750926	NB SR 453 Wekiva Pk	8	8	8	N	N	1
750927	EB SR 528 to NB SR 436	N	N	N	8	8	2
750928	SB SR 436	N	N	N	7	6	2
750929	SR 528	N	N	N	7	6	2
750930	SR 528	N	N	N	7	6	2
750931	SR 408	8	8	8	N	N	1
750935	SR 408	7	7	7	N	N	2
750943	SR 528	6	8	8	8	N	2
750944	SR 528	8	8	8	8	N	1
750946	SR 408	8	8	8	N	N	1
750948	SR 436	8	9	8	N	N	1
750949	SR 436	8	7	8	N	N	2
750950	SR 436	9	9	9	N	N	1
750952	SR 436	9	9	9	N	N	1
750953	SR 436	8	8	8	N	N	1
750954	SR 528	8	7	8	N	N	2
750955	SR 528	8	8	8	N	N	1
750977	SR 429	N	N	N	9	7	2
754163	SR 528	8	7	8	N	N	2
754164	SR 528	8	7	8	N	N	2
754165	SR 528	8	7	8	N	N	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
754166	SR 528	8	7	8	N	N	2
759007	SR 429	7	8	8	N	N	2
759009	SR 429	7	6	7	N	N	2
759011	SR 408	8	6	8	N	N	2
759012	SR 414	8	7	8	N	N	1
759013	SR 528	8	7	8	N	N	1
920206	Poinciana Pkwy	6	7	7	N	N	2
920207	Poinciana Pkwy	7	7	7	N	N	2
920208	Poinciana Pkwy	7	7	7	N	N	2
920209	Poinciana Pkwy	N	N	N	8	8	2
920212	Poinciana Pkwy	8	8	8	N	N	1
920213	Poinciana Pkwy	8	8	7	N	N	1
920214	Poinciana Pkwy	8	8	8	N	N	1

VOLUME I

Central Florida Expressway Authority

ANNUAL INSPECTION REPORT

FY 2024



Appendix 2:
System/Non-
System Facility
Reports

2023 Annual Facilities Inspection Report



Hiwassee Main Plaza

August, 2023

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

2023 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: 08/15/23

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: 08/15/23
Arrived: 08:30 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.
- Doors and hardware throughout facility need to be repaired; door close to janitor closet detached from wall. *(Figure 1, 2, and 3)*
- Floor in storage room raised and warped. *(Figure 4)*
- Multiple holes and dents in walls. Paint cracking and bubbling in recording room. *(Figure 5, 6, 7, and 8)*
- Missing and damaged ACT throughout facility.
- Crack in ADA barrier along corridor. *(Figure 9 and 10)*

Tunnel Observations:

- Leaking and damage on multiple doors. *(Figure 11, 12, 13, and 14)*
- Expansion joints in poor condition. *(Figure 15 and 16)*
- The concrete walls and ceiling have visible cracks and show signs of leaking. Clear water intrusion throughout tunnel *(Figure 17, 18, 19, 20, 21, and 22)*

Exterior Observations:

- Multiple stains and signs of water along façade and edge of soffit for main and mechanical building. *(Figure 22, 23, 24, 25, and 26)*
- Repaint exterior window mullions, possible seal failure. *(Figure 27 and 28)*
- Exterior maintenance shed located behind mainline building in need of pressure washing, still has multiple tears. *(Figure 29)*
- Underside of canopy needs to be cleaned, debris buildup. *(Figure 30)*
- West side of canopy façade cracked and damaged. *(Figure 31 and 32)*

41 – Good Homes Ramp – On Observations:

- The observed ramp is in overall good condition. *(Figure 33, 34, 35, and 36)*
- Paint bubbling and peeling on interior walls of main booth and data room. *(Figure 37 and 38)*

42 – Good Homes Ramp – Off Observations:

- The observed ramp is in overall good condition. *(Figure 39 and 40)*
- Interior has debris in bathroom, needs to be cleaned. *(Figure 41 and Figure 42)*
- Bag covering ACT or vent in main booth – needs to be addressed. *(Figure 43)*

44 – Hiawassee Ramp – Off Observations:

- Exterior curb in poor condition. *(Figure 44)*
- Edge of soffit and underside of signage showing cracks and signs of water damage. *(Figure 45 and 46)*
- Signs of mold in bathroom, ACT in poor shape and mold along interior walls. *(Figure 47)*
- Paint is shredding and peeling in data room, potential leaking. *(Figure 48)*

45 – Hiawassee Ramp – On Observations:

- Keypad security in poor condition. *(Figure 49)*
- Threshold of main booth torn, floor tiles need to be replaced. *(Figure 50)*
- ACT damaged and disheveled. *(Figure 51)*
- Door to data room damaged, signs of water by door close. *(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 Hiwassee Mainline

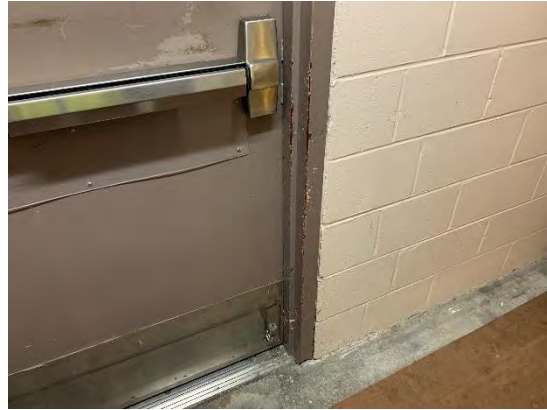


Figure 2 Hiwassee Mainline



Figure 3 Hiwassee Mainline



Figure 4 Hiwassee Mainline



Figure 5 Hiwassee Mainline



Figure 6 Hiwassee Mainline



Figure 7 Hiawassee Mainline

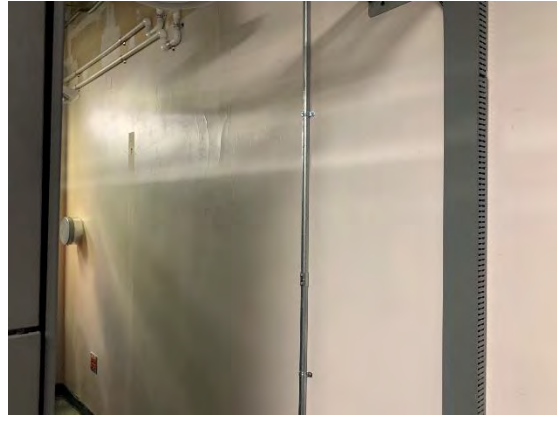


Figure 8 Hiawassee Mainline



Figure 9 Hiawassee Mainline

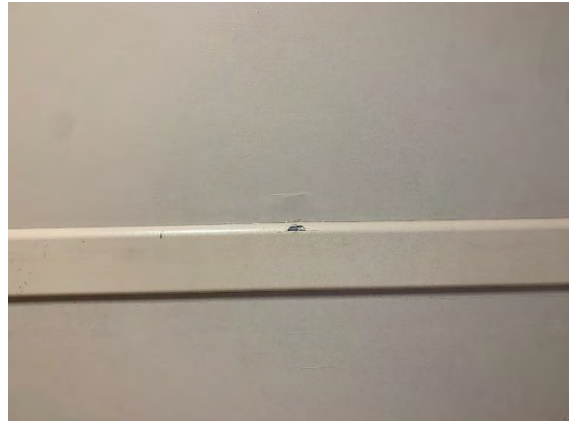


Figure 10 Hiawassee Mainline



Figure 11 Hiawassee Mainline

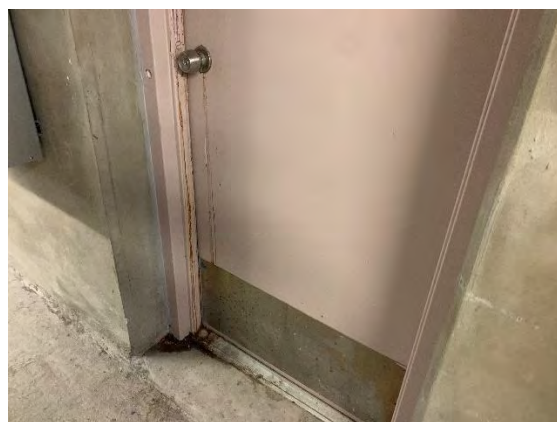


Figure 12 Hiawassee Mainline



Figure 13 Hiawasse Mainline



Figure 14 Hiawasse Mainline



Figure 15 Hiawasse Mainline



Figure 16 Hiawasse Mainline

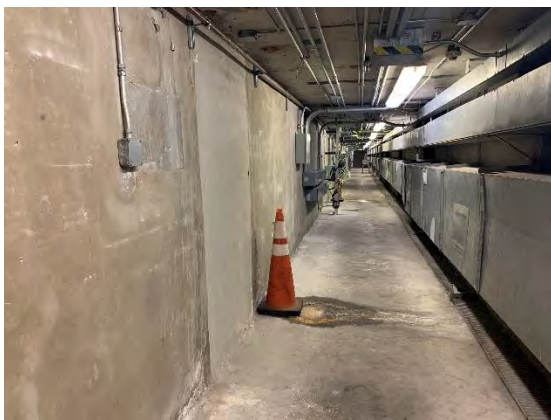


Figure 17 Hiawasse Mainline



Figure 18 Hiawasse Mainline



Figure 19 Hiawasse Mainline



Figure 20 Hiawasse Mainline



Figure 21 Hiawasse Mainline



Figure 22 Hiawasse Mainline



Figure 23 Hiawasse Mainline

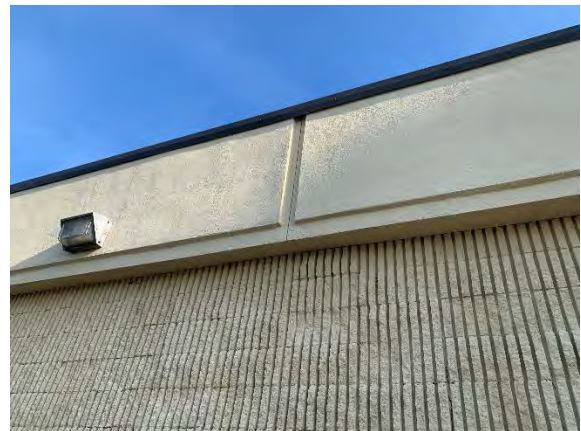


Figure 24 Hiawasse Mainline



Figure 25 Hiawassee Mainline



Figure 26 Hiawassee Mainline



Figure 27 Hiawassee Mainline



Figure 28 Hiawassee Mainline



Figure 29 Hiawassee Mainline



Figure 30 Hiawassee Mainline



Figure 31 Hiwassee Mainline

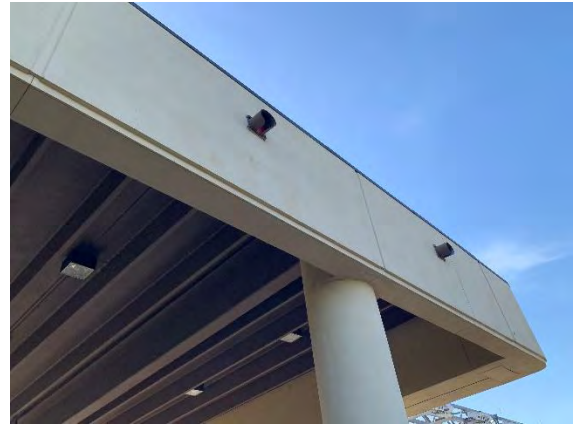


Figure 32 Hiwassee Mainline



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

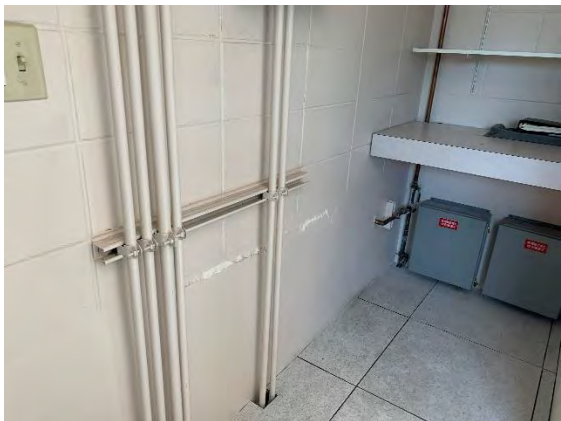


Figure 41 Good Homes Ramp Off

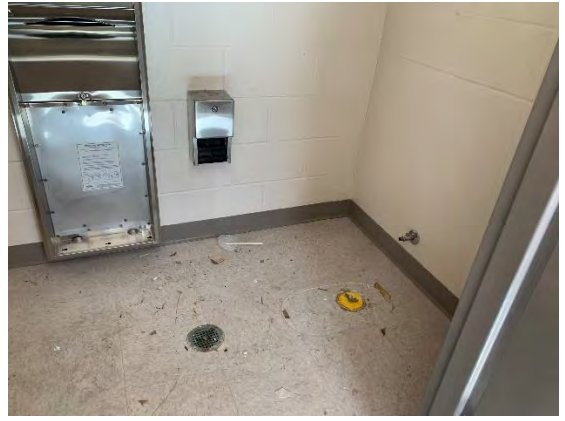


Figure 42 Good Homes Ramp Off



Figure 43 Good Homes Ramp Off



Figure 44 Hiawassee Ramp Off



Figure 45 Hiawassee Ramp Off



Figure 46 Hiawassee Ramp Off

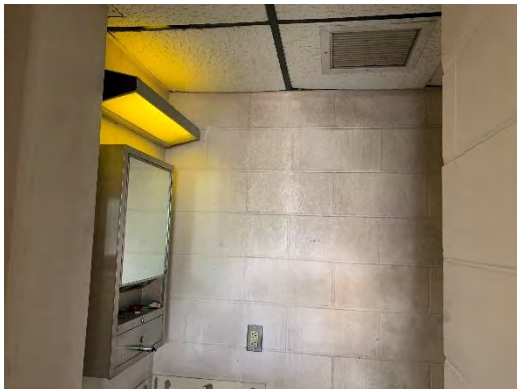


Figure 47 Hiawassee Ramp Off



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

2023 Annual Facilities Inspection Report



Pine Hills Main Plaza

August, 2023

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

2023 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: 08/22/23

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: 08/22/23
Arrived: 09:00 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:

- Signage faded on both North and South facilities. Florida symbol missing. *(Figure 1 and 2)*
- Window and louver seal failing. *(Figure 3 and 4)*
- Multiple cracks, and divots along soffit and columns of facility. Paint peeling on stairs. *(Figure 5, 6, 7, 8, 9, 10, and 11)*
- Downspout damaged on North facility. *(Figure 12)*

Overpass Observations:

- Overpass needs to be cleaned. *(Figure 13 and 14)*
- Rusting along several components of overpass, interior and exterior. *(Figure 15 and 16)*
- Overpass column shows bubbling and possible cracking. *(Figure 17 and 18)*

Interior Observations:

- Several leaks throughout corridor ceiling, multiple ACT damaged throughout facility. *(Figure 19, 20, 21, 22, 23, and 24)*
- Walls are stained in North Facility, corner of supervisor room damaged. *(Figure 25 and 26)*
- ADA wall barrier in corridor broken, needs to be replaced. *(Figure 27 and 28)*
- Loading dock door seal in poor condition. *(Figure 29)*
- Wall of kitchenette shows water damage behind faucet. *(Figure 30)*
- Women's restroom faucet leaking, as well water fountain not working. *(Figure 31)*
- Soap dispenser improperly covered. *(Figure 32)*

47 – Old Winter Garden Ramp – Off Observations:

- Needs to be cleaned.
- Cracks along underside and corner of canopy. (Figure 33)
- Water stains around façade. (Figure 34)
- ACT stained, possible leak. (Figure 35)
- Floor of restroom stained orange. (Figure 36)

48 – Ortman/Mercy Drive Ramp – On Observations:

- Needs to be cleaned.
- Large crack above window. (Figure 37)
- Signs of leak in ceiling, tiles stained. (Figure 38)

49 – John Young Parkway Ramp – Off Observations:

- Large cracks along underside of canopy, focused on corners. (Figure 39, 40, 41, and 42)
- Edges of canopy shows signs of water damage. (Figure 41)

50 – John Young Parkway Ramp – On Observations:

- Downspout damaged, needs to be replaced. (Figure 43)
- Cracks along underside of canopy. (Figure 44)
- ACT stained around vent, tiles in poor condition. (Figure 45)
- Downspout damaged, needs to be replaced. (Figure 46)

51 – OBT Ramp – Off Observations:

- Water pooling around exterior from poor drainage. (Figure 47 and 48)
- Soffit damaged, multiple holes throughout. (Figure 49 and 50)
- Floor tile interior missing and/or damaged. Foundation separating from wall at door. (Figure 51 and 52)
- ACT with vent broken, caving into bathroom. (Figure 53)
- Cracks along wall separating booth and data room. (Figure 54)

52 – OBT Ramp – On Observations:

- Soffit damaged, multiple holes throughout. (Figure 55, 56, and 57)
- Water pooling around exterior from poor drainage. (Figure 58)
- Damage to ceiling tile behind booth, as well peeling of ceiling in data room. (Figure 59)
- Paint bubbling and peeling in data room. (Figure 60)

53 – Mills Ramp – Off Observations:

- Exterior needs to be cleaned. Paint chipped/peeling at corners of building. (Figure 61)
- Soffit damaged, multiple holes throughout. (Figure 62)
- ACT disheveled and stained, in very poor condition throughout booth. (Figure 63, 64, and 65)
- Cracks along wall separating booth and data room. (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: _____
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

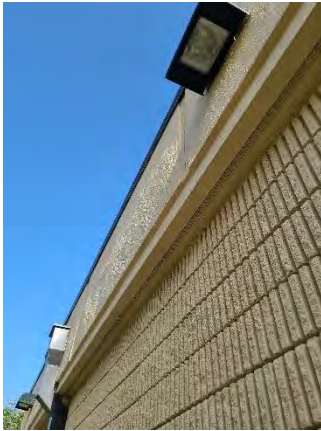


Figure 7 Pine Hills Mainline



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 Pine Hills Mainline



Figure 16 Pine Hills Mainline

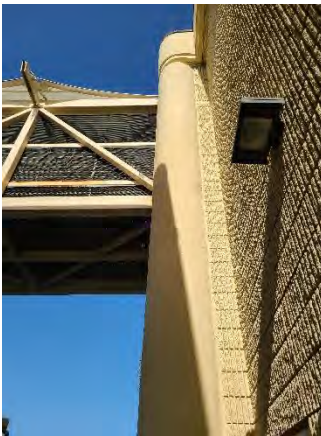


Figure 17 Pine Hills Mainline



Figure 18 Pine Hills Mainline



Figure 19 Pine Hills Mainline



Figure 20 Pine Hills Mainline



Figure 21 Pine Hills Mainline



Figure 22 Pine Hills Mainline



Figure 23 Pine Hills Mainline



Figure 24 Pine Hills Mainline



Figure 25 Pine Hills Mainline



Figure 26 Pine Hills Mainline



Figure 27 Pine Hills Mainline



Figure 28 Pine Hills Mainline



Figure 29 Pine Hills Mainline



Figure 30 Pine Hills Mainline



Figure 31 Pine Hills Mainline



Figure 32 Pine Hills Mainline



Figure 33 Old Winter Garden Ramp Off



Figure 34 Old Winter Garden Ramp Off



Figure 35 Old Winter Garden Ramp Off



Figure 36 Old Winter Garden Ramp Off



Figure 37 Ortman Mercy Drive Ramp On



Figure 38 Ortman Mercy Drive Ramp On



Figure 39 John Young Parkway Ramp Off



Figure 40 John Young Parkway Ramp Off



Figure 41 John Young Parkway Ramp Off



Figure 42 John Young Parkway Ramp Off



Figure 43 John Young Parkway Ramp On



Figure 44 John Young Parkway Ramp On



Figure 45 John Young Parkway Ramp On



Figure 46 John Young Parkway Ramp On



Figure 47 OBT Ramp Off



Figure 48 OBT Ramp Off



Figure 49 OB T Ramp Off



Figure 50 OB T Ramp Off



Figure 51 OB T Ramp Off

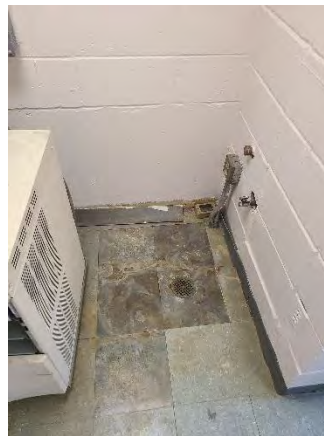


Figure 52 OB T Ramp Off



Figure 53 OB T Ramp Off



Figure 54 OB T Ramp Off

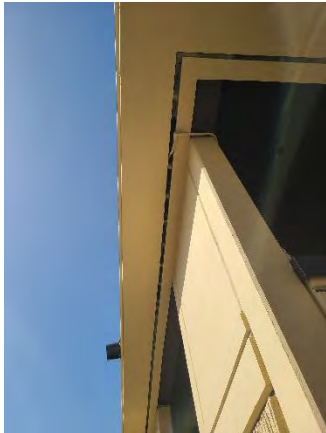


Figure 55 OBT Ramp On



Figure 56 OBT Ramp On



Figure 57 OBT Ramp On



Figure 58 OBT Ramp On

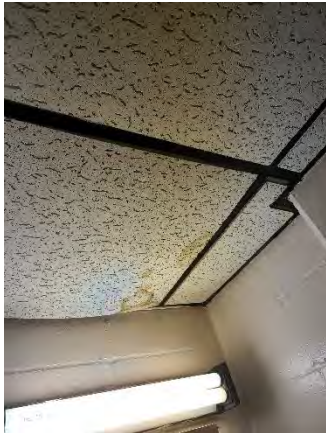


Figure 59 OBT Ramp On

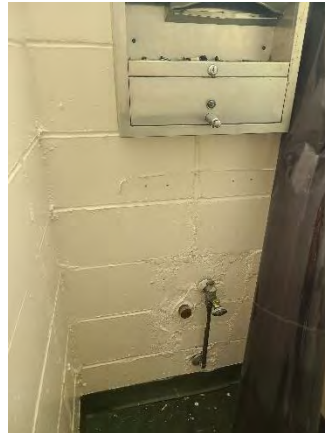


Figure 60 OBT Ramp On



Figure 61 Mills Ramp Off



Figure 62 Mills Ramp Off



Figure 63 Mills Ramp Off



Figure 64 Mills Ramp Off



Figure 65 Mills Ramp Off



Figure 66 Mills Ramp Off

2023 Annual Facilities Inspection Report



Conway Main Plaza

August, 2023

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

2023 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: 08/25/23

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: 08/25/23
Arrived: 09:20 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
58WB – 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 ACT damaged and disheveled in recording room and corridor. Possible leak above ACT. *(Figure 1 and 2)*
- EB Interior Floor panels missing or damaged in multiple rooms of facility. *(Figure 3 and 4)*
- WB Interior mainline computer room has potential leaks above ceiling tiles, missing vent covers. *(Figure 5, 6, and 7)*
- WB Interior window of manager office shows signs of water damage. *(Figure 8)*
- WB Interior corridor floor has crack in epoxy near entry vestibule. *(Figure 9)*
- WB Interior missing door signage throughout the facility. *(Figure 10)*

Tunnel Observations:

- EB Tunnel has multiple leaks, water pooling around expansion joints. *(Figure 11 and 12)*
- EB Tunnel has multiple stains and small cracks. *(Figure 13 and 14)*
- WB Tunnel has multiple stains and signs of previously leaking. Nothing active noted. *(Figure 15, 16, 17, 18, and 19)*
- WB Tunnel has trash accumulated at stair entrance to lane. *(Figure 20)*

Exterior Observations:

- EB Exterior shows small cracks around façade, with signs of water damage at edges of soffit. *(Figure 21, 22, 23, 24, and 25)*
- EB Exterior back stair rail rusted at ground connection. *(Figure 26)*
- EB Exterior canopy overall in good condition - recommend cleaning underside. *(Figure 27)*
- WB Exterior shows small cracks around façade, with signs of water damage at edges of soffit. Columns have paint damage – paint peeling/bubbling *(Figure 28, 29, 30, 31, and 32)*
- WB Exterior louver at loading dock has tear in vent cover. *(Figure 33)*
- WB Exterior has water pooling at drainage point for HVAC. *(Figure 34)*
- WB Exterior Canopy west façade missing – shows plywood painted to match existing paint color. *(Figure 35 and 36)*

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 37)*
- Damage to soffit surrounding canopy. *(Figure 38)*
- Crack in wall of bathroom, possible separation from main booth. *(Figure 39)*
- Hole in metal division between data room and booth. *(Figure 40)*

55 – Bumby Ramp – Off Observations:

- The above referenced ramp is in good condition overall.
- Some general maintenance to pressure wash plaza, small crack at corner of canopy. *(Figure 41 and 42)*
- ACT damaged/disheveled through main booth. Tiles discolored surrounding vent. *(Figure 43 and 44)*
- Foundation separating from walls by door of main booth. *(Figure 45)*
- Door close detached from door of data room. *(Figure 46)*

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 47)*
- Downspout damaged. *(Figure 48)*
- Strong odor from bathroom, floor in poor condition. *(Figure 49)*
- Wall dented/damaged in data room by entrance. *(Figure 50)*

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 51)*
- Crack along underside of gutter. *(Figure 51)*
- Ceiling of main booth shows signs of water damage, paint peeling for panel. *(Figure 53 and 54)*
- Substance leaking from hole in ceiling of data room. *(Figure 55)*
- Small crack above doorway of data room. *(Figure 56)*

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

- The above referenced ramp is in good condition overall. Needs to be cleaned. *(Figure 57)*
- Small cracks around corners of canopy, signs of water damage around edge. *(Figure 58)*
- Signs of possible leak above ACT in main booth. *(Figure 59)*
- Bathroom needs to be cleaned. *(Figure 60)*
- Possible leak in corner of data room. *(Figure 61)*
- Paint bubbling/peeling along walls of data room. *(Figure 62)*

60 – Semoran Ramp – Off Observations:

- Some general maintenance to pressure wash plaza overhead sign structure, visible cracks along corners of canopies. Dark staining along edges of canopy. *(Figure 63, 64, and 65)*
- Paint peeling and electric panels still protruding from wall in main booth. *(Figure 66)*
- Hole in wall at backend of main booth. *(Figure 67)*
- Door closer detached on door of data room. *(Figure 68)*

61 – Yucatan Ramp – On Observations:

- Canopy façade and undercarriage completely removed/missing – cracks along corners of canopy. *(Figure 69, 70, and 71)*
- Light does not work at back of main booth, ceiling damaged throughout booth. *(Figure 72 and 73)*
- Substance leaking from hole in ceiling of data room. *(Figure 74)*
- Large crack running along wall separating booth and data room, with small cracks above data room doorway. *(Figure 75 and 76)*

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 EB Mainline

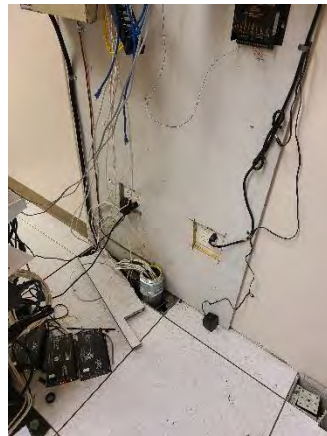


Figure 4 Conway EB Mainline



Figure 5 Conway WB Mainline



Figure 6 Conway WB Mainline



Figure 7 Conway WB Mainline



Figure 8 Conway WB Mainline



Figure 9 Conway WB Mainline



Figure 10 Conway WB Mainline



Figure 11 Conway EB Mainline

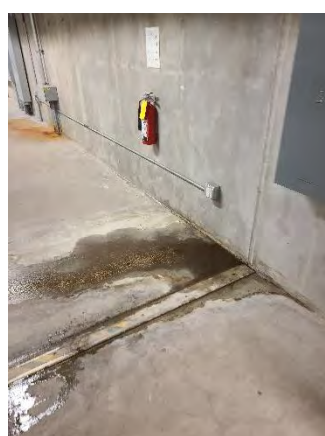


Figure 12 Conway EB Mainline



Figure 23 Conway EB Mainline



Figure 14 Conway EB Mainline



Figure 15 Conway WB Mainline



Figure 16 Conway WB Mainline



Figure 17 Conway WB Mainline



Figure 18 Conway WB Mainline



Figure 19 Conway WB Mainline

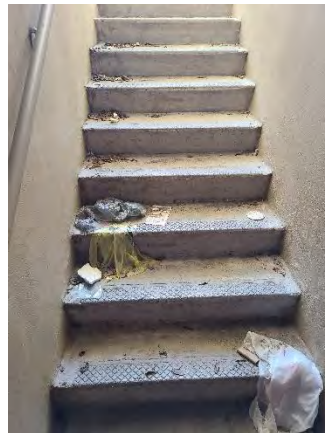


Figure 20 Conway WB Mainline



Figure 21 Conway EB Mainline



Figure 22 Conway EB Mainline



Figure 23 Conway EB Mainline



Figure 24 Conway EB Mainline



Figure 25 Conway EB Mainline



Figure 26 Conway EB Mainline



Figure 27 Conway EB Mainline



Figure 28 Conway WB Mainline



Figure 29 Conway WB Mainline



Figure 30 Conway WB Mainline



Figure 31 Conway WB Mainline



Figure 32 Conway WB Mainline



Figure 33 Conway WB Mainline



Figure 34 Conway WB Mainline



Figure 35 Conway WB Mainline



Figure 36 Conway WB Mainline



Figure 37 Bumby Ramp On



Figure 38 Bumby Ramp On



Figure 39 Bumby Ramp On

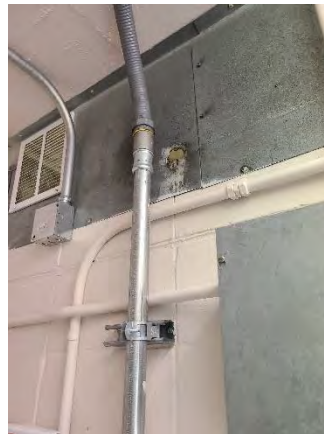


Figure 40 Bumby Ramp On



Figure 41 Bumby Ramp Off



Figure 42 Bumby Ramp Off



Figure 43 Bumby Ramp Off



Figure 44 Bumby Ramp Off



Figure 45 Bumby Ramp Off

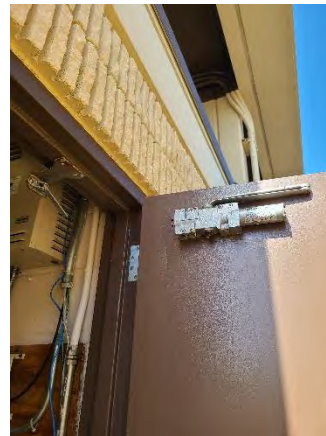


Figure 46 Bumby Ramp Off



Figure 47 Conway Ramp On



Figure 48 Conway Ramp On



Figure 49 Conway Ramp On

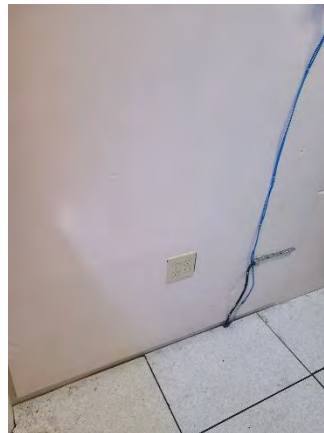


Figure 50 Conway Ramp On



Figure 51 Conway Ramp Off



Figure 52 Conway Ramp Off



Figure 53 Conway Ramp Off

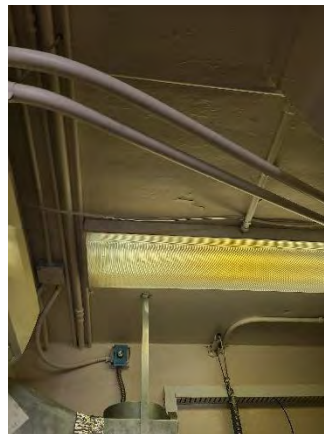


Figure 54 Conway Ramp Off

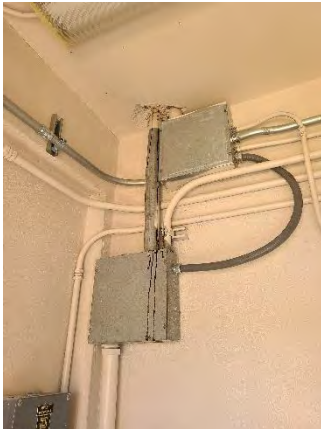


Figure 55 Conway Ramp Off

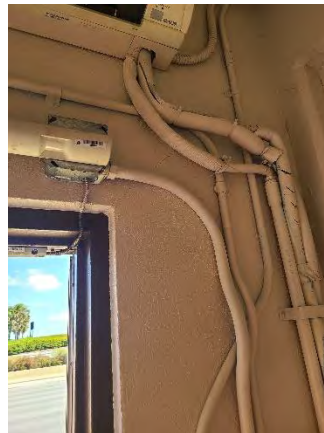


Figure 56 Conway Ramp Off



Figure 57 Conway Andes Ave/LkUndehill/436 Ramp Off



Figure 58 Andes Ave/LkUndehill/436 Ramp Off



Figure 59 Andes Ave/LkUndehill/436 Ramp Off

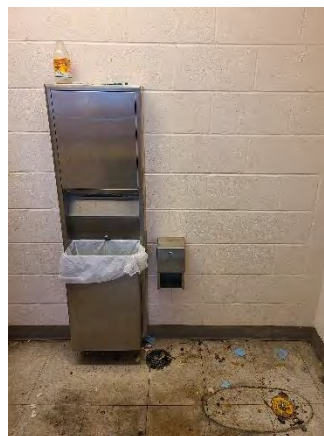


Figure 60 Andes Ave/LkUndehill/436 Ramp Off



Figure 61 Andes Ave/LkUndehill/436 Ramp Off



Figure 62 Andes Ave/LkUndehill/436 Ramp Off



Figure 63 Semoran Ramp Off



Figure 64 Semoran Ramp Off



Figure 65 Semoran Ramp Off



Figure 66 Semoran Ramp Off

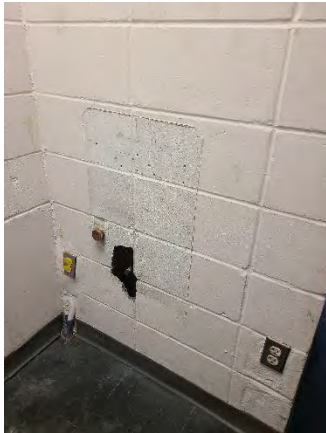


Figure 67 Semoran Ramp Off



Figure 68 Semoran Ramp Off

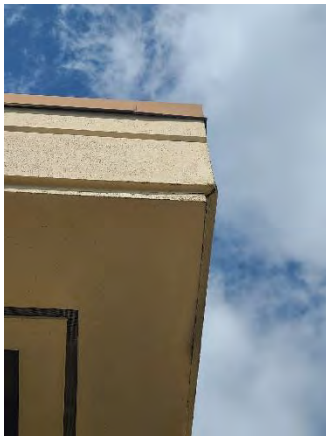


Figure 69 Yucatan Ramp On



Figure 70 Yucatan Ramp On



Figure 71 Yucatan Ramp On



Figure 72 Yucatan Ramp On



Figure 73 Yucatan Ramp On



Figure 74 Yucatan Ramp On



Figure 75 Yucatan Ramp On



Figure 76 Yucatan Ramp On

2023 Annual Facilities Inspection Report



Dean Main Plaza

August, 2023

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

2023 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: 08/18/23

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: 08/18/23
Arrived: 09:30 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. Multiple signs of paint bubbling and cracking in mechanical room, tech room, recording room, and break room. *(Figure 1, 2, 3, and 4)*
- Windowsill in breakroom has signs of leaking. *(Figure 5 and 6)*
- Windows/storefront system in managers office and tech room show signs of water intrusion. *(Figure 7 and 8)*
- ACT throughout the facility shows signs of leaking and water damage. Multiple ACT missing or damaged. *(Figure 9, 10, 11, and 12)*

Tunnel Observations:

- Tunnel system being supported by piece of wood, needs to be properly repaired. *(Figure 13)*
- Water leaking along the walls, from ceiling, and surrounding majority of doors. *(Figure 14, 15, 16, and 17)*
- Expansion joints deteriorating. *(Figure 18)*

Exterior Observations:

- Multiple cracks around exterior of building, including underside of canopy. *(Figure 19, 20, 21, 22, 23, and 24)*
- HVAC system runoff pooling around back of facility. Piping not properly protected at join. *(Figure 25 and 26)*
- Downspout damaged. *(Figure 27)*
- Sign completely faded, Florida symbol missing. *(Figure 28)*
- Light broken at far door of tunnel. *(Figure 29)*
- Underside of canopy needs to be cleaned. *(Figure 30)*

62 – Dean Road Ramp – On Observations:

- Cracking along corner of canopy. *(Figure 31)*
- Water pooling from poor drainage. *(Figure 32)*
- Insects and water in main booth, signs of poor building seal. *(Figure 33 and 34)*
- Paint bubbling and peeling in both main booth and data room. *(Figure 35 and 36)*

63 – Dean Road Ramp – Off Observations:

- Insects and mold present in main booth. Building seal in poor condition. *(Figure 37 and 38)*
- Seal around window failing. *(Figure 39 and 40)*
- Signs of leaking in data room. *(Figure 41)*
- Crack running along wall separating booth and data room, as well crack running along wall on both sides of restroom. Paint throughout in poor condition. *(Figure 42)*

65 – Rouse Road Ramp – Off Observations:

- The above referenced ramp is in good condition overall. *(Figure 43, 44, and 45)*
- Sign of leak at corner of windowsill. *(Figure 46)*
- Light not fully inserted into ceiling grid. *(Figure 47)*
- Threshold missing to data room. *(Figure 48)*

66 – Rouse Road Ramp – On Observations:

- Scupper is dented along edge. *(Figure 49)*
- Soffit along edge of canopy is damaged. *(Figure 50)*
- Paint bubbling and peeling in both main booth and data room. *(Figure 51, 52, and 53)*
- ACT in poor condition in restroom of main booth. *(Figure 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: _____
 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 Mainline



Figure 8 Dean Mainline



Figure 9 Dean Mainline



Figure 10 Dean Mainline



Figure 11 Dean Mainline



Figure 12 Dean Mainline

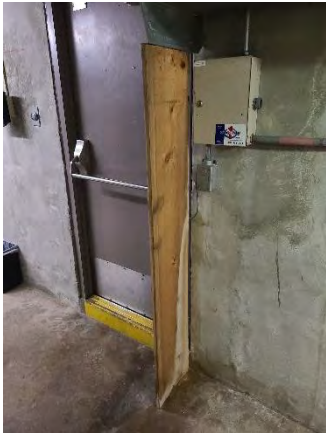


Figure 13 Dean Mainline



Figure 14 Dean Mainline



Figure 15 Dean Mainline



Figure 16 Dean Mainline



Figure 17 Dean Mainline

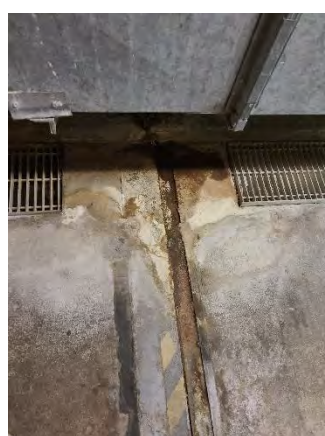


Figure 18 Dean Mainline



Figure 29 Dean Mainline



Figure 20 Dean Mainline



Figure 21 Dean Mainline

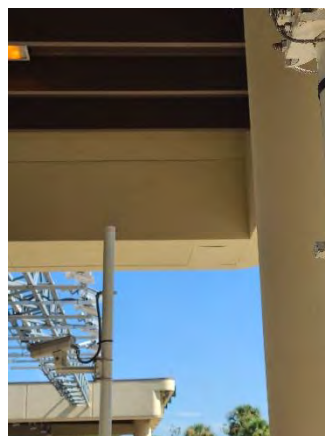


Figure 22 Dean Mainline



Figure 23 Dean Mainline



Figure 24 Dean Mainline



Figure 25 Dean Mainline



Figure 26 Dean Mainline



Figure 27 Dean Mainline



Figure 28 Dean Mainline



Figure 29 Dean Mainline



Figure 30 Dean Mainline

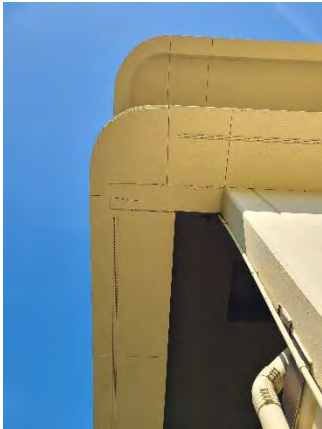


Figure 31 Dean Ramp On



Figure 32 Dean Ramp On



Figure 33 Dean Ramp On



Figure 34 Dean Ramp On



Figure 35 Dean Ramp On



Figure 36 Dean Ramp On



Figure 37 Dean Ramp Off



Figure 38 Dean Ramp Off



Figure 39 Dean Ramp Off



Figure 40 Dean Ramp Off



Figure 41 Dean Ramp Off



Figure 42 Dean Ramp Off



Figure 43 Rouse Road Ramp Off



Figure 44 Rouse Road Ramp Off



Figure 45 Rouse Road Ramp Off



Figure 46 Rouse Road Ramp Off



Figure 47 Rouse Road Ramp Off



Figure 48 Rouse Road Ramp Off



Figure 49 Rouse Road Ramp On

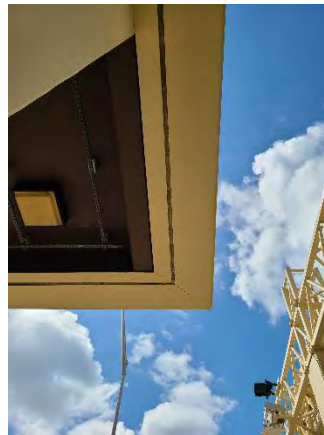


Figure 50 Rouse Road Ramp On



Figure 51 Rouse Road Ramp On



Figure 52 Rouse Road Ramp On



Figure 53 Rouse Road Ramp On



Figure 54 Rouse Road Ramp On

2023 Annual Facilities Inspection Report



Coral Hills Main Plaza

August, 2023

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

2023 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: 08/11/2023

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: 08/11/23
Arrived: 08:30 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:

- Multiple ACT throughout North and South facility show signs of leaking. ACT damaged and disheveled. *(Figure 1, 2, 3, 4, 5, 6, 7, and 8)*
- Corner of manager office worn and damaged. *(Figure 9)*
- Multiple doors unable to close without excess effort, including restrooms, janitor's closet, and manager's office. Jamb in poor condition. *(Figure 10)*
- Possible leaks throughout facility. Paint bubbling and peeling below windowsill in break room. *(Figure 11 and 12)*
- Windows cracked in manager office and supervisor office. Supervisor has reported damage. *(Figure 13, 14, 15, and 16)*

Overpass Observations:

- Overall, overpass bridge is in good condition. Minor cracks on columns supporting overpass. Exterior needs to be cleaned. *(Figure 17, 18, 19, and 20)*

Exterior Observations:

- Cracks and peeling paint along columns of main plaza. *(Figure 21 and 22)*
- Cracks around facility, signs of water damage along bottom soffits. *(Figure 23, 24, 25, and 26)*
- Cracks around corners of canopies, signs of water damage below lights. *(Figure 27, 28, and 29)*
- Small crack in façade at corner of supervisor office. *(Figure 30)*

68 – Keene Road Ramp – Off Observations:

- Back of signage still needs to be cleaned, mold and dirt build up. *(Figure 31)*
- Cracks along underside of canopy, signs of water damage along edge. *(Figure 32 and 33)*
- ACT shows signs of leaking in main booth. *(Figure 34)*

69 – Keene Road Ramp – On Observations:

- Corner of canopy shows signs of wear, small cracks along underside. *(Figure 35)*
- Hardware needs to be replaced on main booth door. *(Figure 36)*
- Back of signage still needs to be cleaned, mold and dirt build up. *(Figure 37)*
- Signs of water damage surrounding pipe in data room. *(Figure 38)*

70 – Hiwassee Ramp – Off Observations:

- Small cracks at corners of canopies, signs of water damage along edge. *(Figure 39, 40, 41, and 42)*
- Interior in overall good condition, needs to be cleaned.

71 – Hiwassee Ramp – On Observations:

- Overspray of paint under canopy, blocking in soffit. *(Figure 43)*
- Water stain on exterior. *(Figure 44)*
- Interior in overall good condition, needs to be cleaned.

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

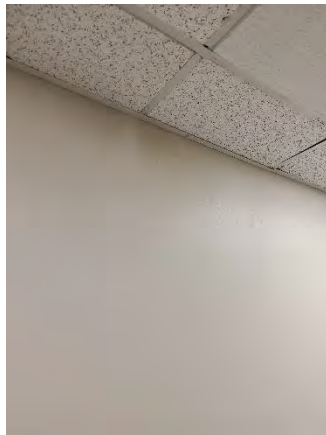


Figure 3 Coral Hills Mainline



Figure 4 Coral Hills Mainline



Figure 5 Coral Hills Mainline

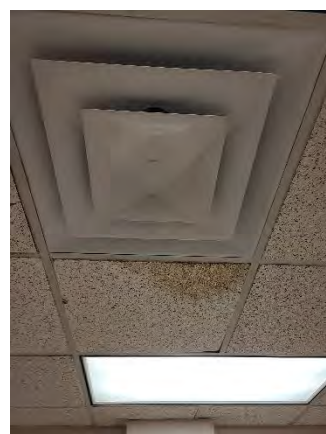


Figure 6 Coral Hills Mainline



Figure 7 Coral Hills Mainline



Figure 8 Coral Hills Mainline

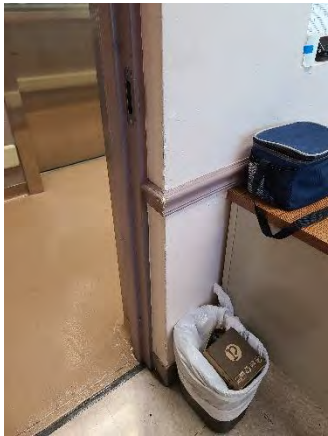


Figure 9 Coral Hills Mainline



Figure 10 Coral Hills Mainline

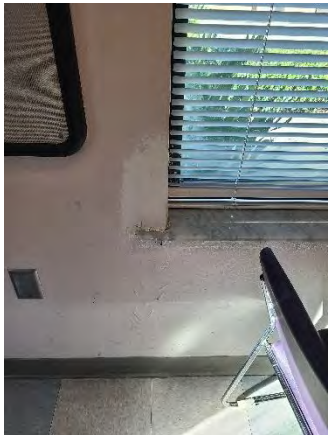


Figure 11 Coral Hills Mainline



Figure 12 Coral Hills Mainline



Figure 23 Coral Hills Mainline



Figure 14 Coral Hills Mainline



Figure 15 Coral Hills Mainline



Figure 16 Coral Hills Mainline



Figure 17 Coral Hills Mainline

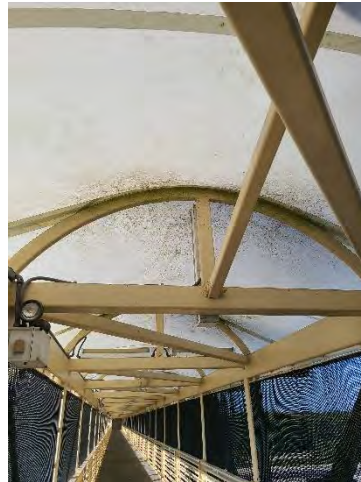


Figure 18 Coral Hills Mainline

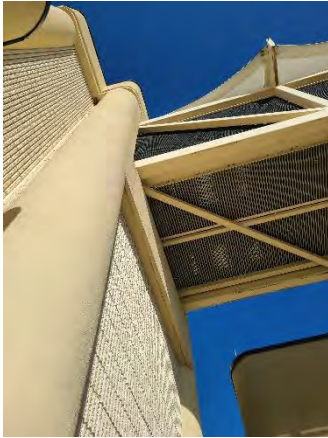


Figure 19 Coral Hills Mainline



Figure 20 Coral Hills Mainline



Figure 21 Coral Hills Mainline



Figure 22 Coral Hills Mainline



Figure 23 Coral Hills Mainline



Figure 24 Coral Hills Mainline



Figure 25 Coral Hills Mainline



Figure 26 Coral Hills Mainline

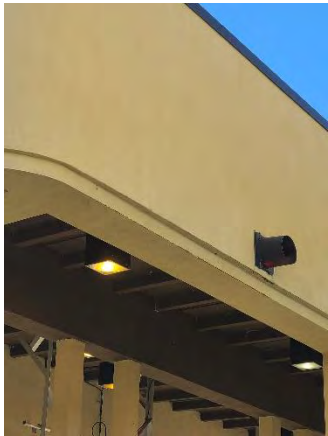


Figure 27 Coral Hills Mainline

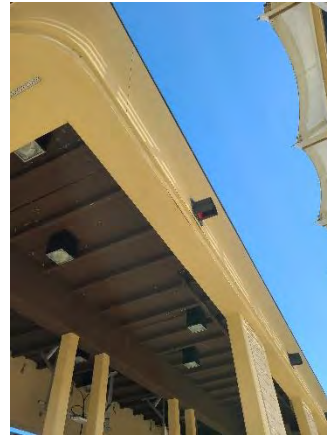


Figure 28 Coral Hills Mainline



Figure 29 Coral Hills Mainline



Figure 30 Coral Hills Mainline



Figure 31 Keene Road Ramp Off

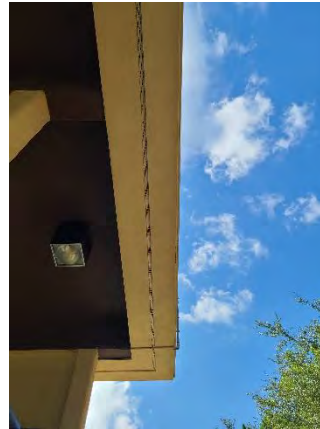


Figure 32 Keene Road Ramp Off



Figure 33 Keene Road Ramp Off



Figure 34 Keene Road Ramp Off

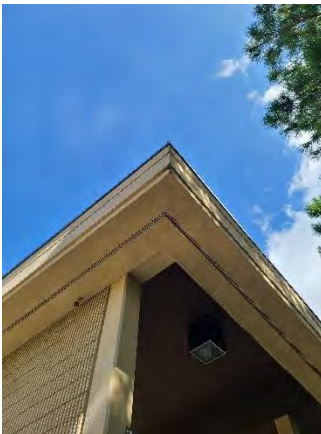


Figure 35 Keene Road Ramp On



Figure 36 Keene Road Ramp On



Figure 37 Keene Road Ramp On

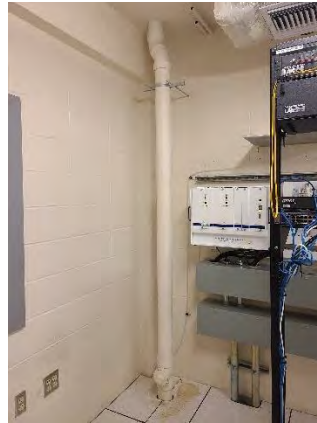


Figure 38 Keene Road Ramp On



Figure 39 Hiwassee Ramp Off

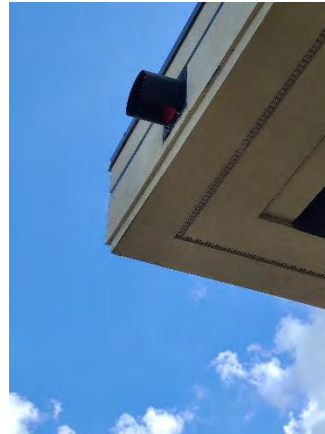


Figure 40 Hiwassee Ramp Off

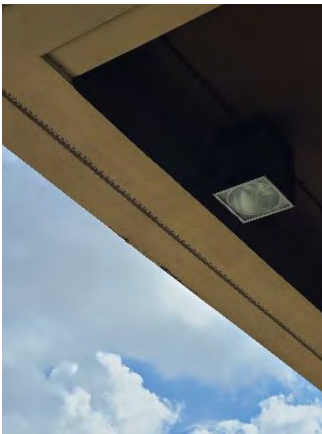


Figure 41 Hiwassee Ramp Off

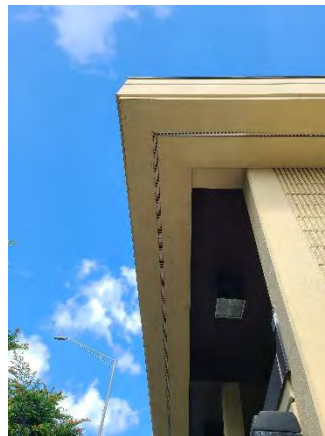


Figure 42 Hiwassee Ramp Off



Figure 43 Hiawassee Ramp On

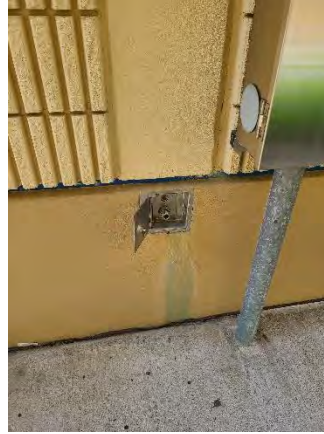


Figure 44 Hiawassee Ramp On

2023 Annual Facilities Inspection Report



John Young Main Plaza

August, 2023

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

2023 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: 08/04/23

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: 08/04/23
Arrived: 9:00am

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

1 – John Young Parkway Main Plaza

Summary of Noted Observations:

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

Interior Observations:

- Acoustic Ceiling Tile slightly disheveled. Stains could indicate leaking. *(Figure 1)*
- Floor panels lifted and stained. *(Figure 2)*
- Left knob on women's bathroom is too tight. *(Figure 3)*
- Burn above thermostat. *(Figure 4)*
- Docking door missing sealant. *(Figure 5)*
- Panel above stair's exit presents cracking. *(Figure 6)*
- Vent cover missing *(Figure 7)*

Tunnel Observations:

- Various leaks throughout facility along walls and ceiling. Active leak in front of Island C. *(Figure 8 and 9)*
- Expansion joint decaying *(Figure 10)*

Exterior Observations:

- Slight dent on dock entrance floor. *(Figure 11)*
- Panel above entrance to tunnel shows rotting. *(Figure 12)*
- Sealant peeling off windows. *(Figure 13)*
- Stains on façade. *(Figure 14)*
- Dirt present under canopy. *(Figure 15)*

2 - John Young Parkway Ramp – Off Observations:

- Acoustic Ceiling Tile displaced. (Figure 16)
- Both doors to toll room present signs of intrusion. (Figure 17 and 18)
- Overall unclean, with floor panels in poor condition. (Figure 19)
- Doorknob fallen off. (Figure 20)
- Slight crack on façade. (Figure 21)

3 - John Young Parkway Ramp – On Observations:

- Both rooms very unclean. (Figure 22 and 23)
- Acoustic Ceiling Tile displaced. (Figure 24)
- Acoustic Ceiling Tile leaking. (Figure 25)
- Wasp nest found on building façade. (Figure 26)
- Dirt present under canopy. (Figure 27)
- Poor repair, seal deteriorating between fuse boxes. (Figure 28)

4 – US 441 Ramp – Off Observations:

- Cracks along canopy, both in façade and underneath (Figure 29 and 30)
- Acoustic Ceiling Tile leaking. (Figure 31 and Figure 32)
- Acoustic Ceiling Tile displaced. (Figure 33)
- Unclean floor with tiles slightly tilting and moving when walked on. (Figure 34)

5 – US 441 Ramp – On Observations:

- Cracks along canopy façade and foundation. (Figure 35 and 36)
- Acoustic Ceiling Tile leaking. Ceiling and floor tiles stained, disheveled, damaged. (Figure 37, 38, and 39)
- Exterior needs to be cleaned, signs of wasp nests around perimeter. (Figure 40)
- Fire extinguisher out of date. (Figure 41)

6 – Landstar Ramp – On Observations:

- Cracks along canopy façade, and around corners of canopy and columns. (Figure 42, 43, and 44)
- Rusting around window frame exterior (Figure 45)
- ACT showing signs of possible leak. Ceiling and floor tiles damaged and displaced. (Figure 46, 47, and 48)

7 – Landstar Ramp – Off Observations:

- Cracking along columns and shown at join of column to canopy. (Figure 49 and 50)
- Possible leak in data room from piping. Other signs of leaking are shown in ACT and door closer. (Figure 51, 52, 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: _____
Nathanael Campos Jimenez



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 Mainline



Figure 8 John Young Pkwy Mainline



Figure John Young Pkwy Mainline

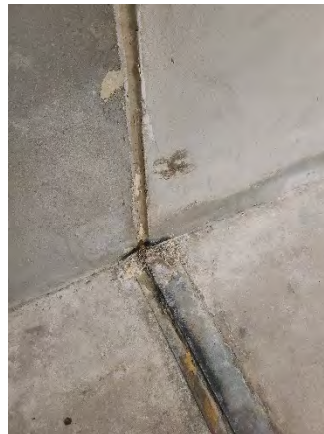


Figure 10 John Young Pkwy Mainline



Figure 11 John Young Pkwy Mainline



Figure 12 John Young Pkwy Mainline



Figure 13 John Young Pkwy Mainline



Figure 14 John Young Pkwy Mainline



Figure 15 John Young Pkwy Mainline



Figure 16 John Young Pkwy Ramp-Off



Figure 17 John Young Pkwy Ramp-Off



Figure 18 US-441 John Young Pkwy Ramp-Off



Figure 19 John Young Pkwy Ramp-Off



Figure 20 John Young Pkwy Ramp-Off



Figure 21 John Young Pkwy Ramp-Off

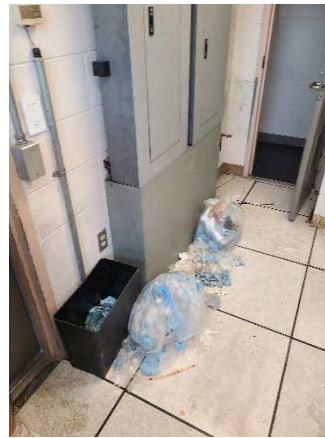


Figure 22 John Young Pkwy Ramp-On



Figure 23 John Young Pkwy Ramp-On

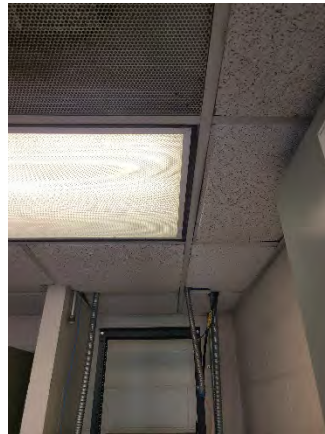


Figure 24 John Young Pkwy Ramp-On



Figure 25 John Young Pkwy Ramp-On



Figure 26 John Young Pkwy Ramp-Off



Figure 27 John Young Pkwy Ramp-On

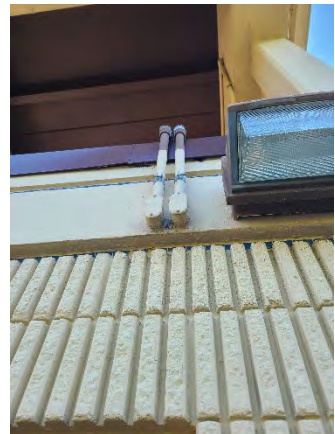


Figure 28 John Young Pkwy Ramp-On



Figure 29 US-441 Ramp-Off



Figure 30 US-441 Ramp-Off



Figure 31 US-441 Ramp-Off



Figure 32 US-441 Ramp-Off

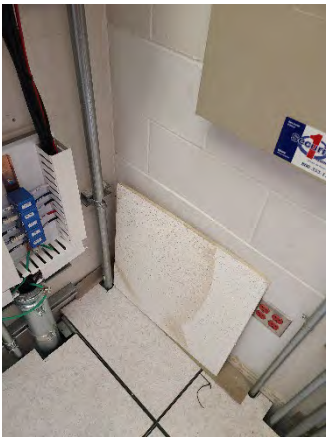


Figure 33 US-441 Ramp-Off



Figure 34 US-441 Ramp-Off

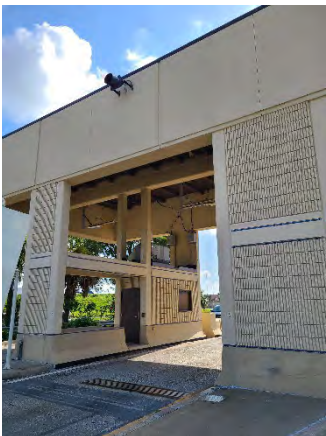


Figure 35 US-441 Ramp-On



Figure 36 US-441 Ramp-On

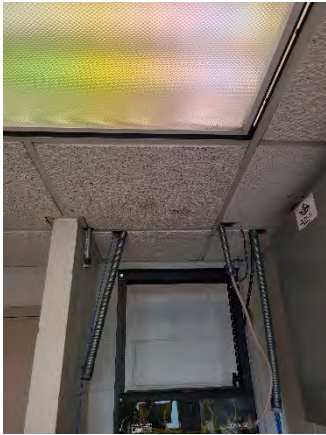


Figure 37 US-441 Ramp-On

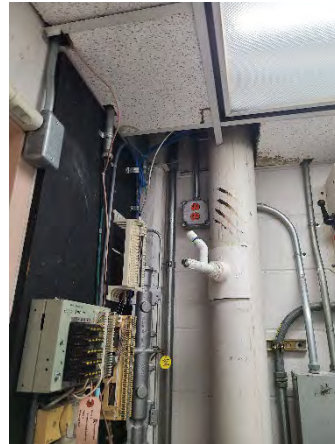


Figure 38 US-441 Ramp-On



Figure 39 US-441 Ramp-On

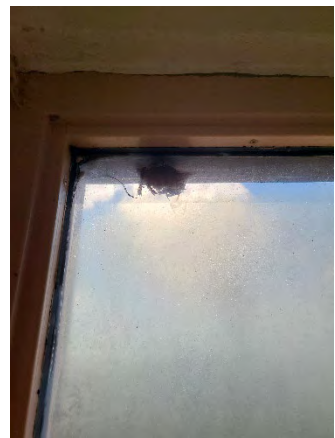


Figure 40 US-441 Ramp-On



Figure 41 US-441 Ramp-On

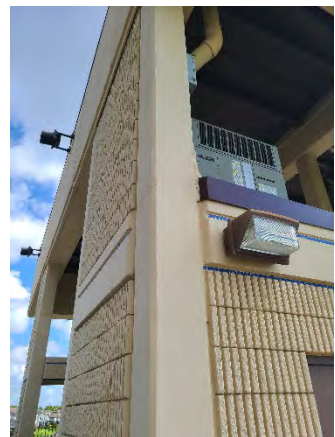


Figure 42 Landstar Ramp-On



Figure 43 Landstar Ramp-On

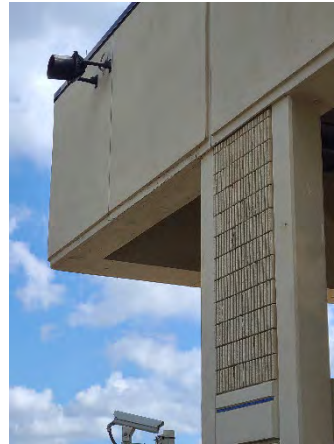


Figure 44 Landstar Ramp-On



Figure 45 Landstar Ramp-On



Figure 46 Landstar Ramp-On



Figure 47 Landstar Ramp-On

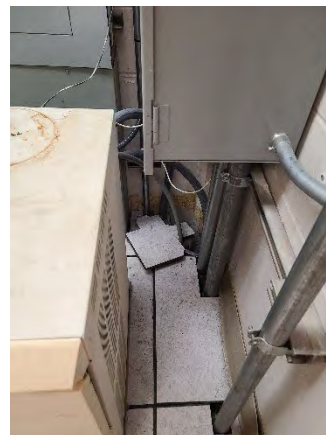


Figure 48 Landstar Ramp-On



Figure 49 Landstar Ramp-Off

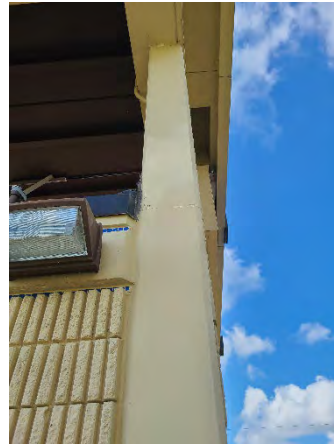


Figure 50 Landstar Ramp-Off



Figure 51 Landstar Ramp-Off



Figure 52 Landstar Ramp-Off



Figure 53 Landstar Ramp-Off



Figure 54 Landstar Ramp-Off

2023 Annual Facilities Inspection Report



Boggy Creek Main Plaza

August, 2023

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

2023 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: 08/07/23

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: 08/07/23
Arrived: 09:00 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:

- Corner damaged in main corridor, creates sharp edge. *(Figure 1)*
- Door to women's restroom difficult to open, hardware shows damage. *(Figure 2)*
- Multiple ACT Tiles disheveled, damaged, or missing in Data room. ACT shows potential leaks, and vent is missing cover. *(Figure 3, 4, 5, and 6)*
- Potential leaks above act in men/women's restrooms and locker room. *(Figure 7 and 8)*

Tunnel Observations:

- The above referenced mainline tunnel is in good condition overall.
- Seal appears to be failing on expansion joint. *(Figure 9 and 10)*

Exterior Observations:

- Cracks and damage along soffit of main building, soffit removed from exterior at corners and South façade *(Figure 11, 12, and 13)*
- Poor drainage from HVAC unit as well as refrigerant structure in back of building. *(Figure 14 and 15)*
- Exterior canopy has visible cracks along corners, as well needs to be cleaned. Supervisor has previously reported damage. *(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 and 18)*
- Sun visor damaged, causing room to be above recommended temperature for equipment. *(Figure 19)*
- Floor panels damaged and disheveled in data room. *(Figure 20)*

10 – Boggy Creek Ramp – On Observations:

- Exterior canopy and building facade have identified cracks surrounding entire structure. *(Figure 21 and 22)*
- Multiple signs of leaking above ACT. Discolored, disheveled, and missing ACT throughout booth and data room. *(Figure 23, 24, and 25)*

11 – South Access Ramp – Off Observations:

- Exterior canopy has visible cracks in front of the façade and corners – as does the building envelope. *(Figure 26, 27, 28, and 29)*
- Doors need to be repainted. *(Figure 30)*
- ACT shows potential leaks and damage. Floor and ceiling tiles are discolored and disheveled throughout booth and data room. *(Figure 31, 32, and 33)*

12 – Lake Nona Ramp – Off Observations:

- Doors need to be repainted. *(Figure 34)*
- Floor tiles stained and disheveled. *(Figure 35)*
- Interior walls have paint shredding, potential leaks. *(Figure 36 and 37)*

13 – Lake Nona Ramp – On Observations:

- The pipe is still 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. Door frame needs to be cleaned. *(Figure 41)*
- Interior walls show evidence of mold cultivating inside booth. *(Figure 42)*
- Floor tiles stained and damaged. *(Figure 43)*

14 – Narcoossee Ramp – Off Observations:

- Exterior façade, bottom of the canopy and corner have visible cracks *(Figure 44, 45, 46, and 47)*
- ACT shows potential leaks and damage. Floor and ceiling tiles are discolored and disheveled throughout booth and data room – evidence of mold. *(Figure 48, 49, 50, and 51)*

15 – Narcoossee Ramp – On Observations:

- Exterior façade, bottom of the canopy and corner have visible cracks. Water pooling at barrier. *(Figure 52)*
- Doors and window need to be painted; exterior needs to be pressure washed. *(Figure 53 and 54)*
- Missing ceiling tile and wire is hanging out. ACT shows potential leaks and damage. Floor and ceiling tiles are discolored and disheveled throughout booth and data room – evidence of mold. *(Figure 55, 56, 57, 58, and 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)*

- Temperature above recommended for equipment – supervisor aware. (Figure 61)
- Possible leaks in several ACT. (Figure 62 and 63)
- HVAC punctured. (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)
- Window needs to be repainted. (Figure 66)
- Possible leak in ACT, and debris left in data room. (Figure 67 and 68)
- Mold on interior window. (Figure 69)
- Temperature not suitable for equipment – supervisor reported. (Figure 70)

18 – Innovation Way Ramp – Off Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to pressure wash plaza overhead sign structure. (Figure 71, 72, and 73)
- ACT show signs 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, 78, 79, and 80)

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

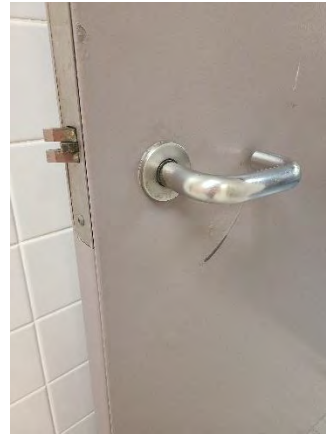


Figure 2 Boggy Creek Mainline

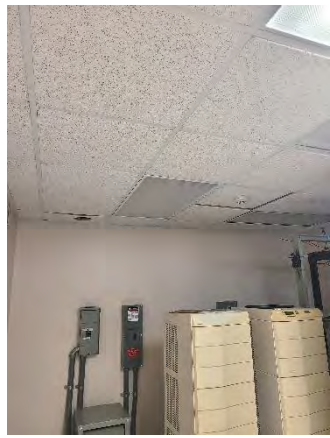


Figure 3 Boggy Creek Mainline

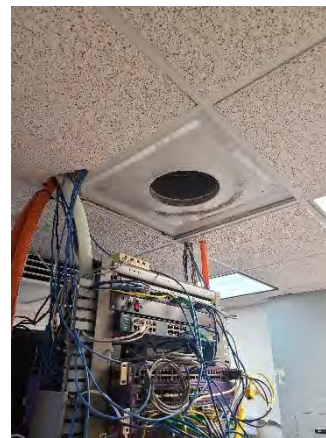


Figure 4 Boggy Creek Mainline



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

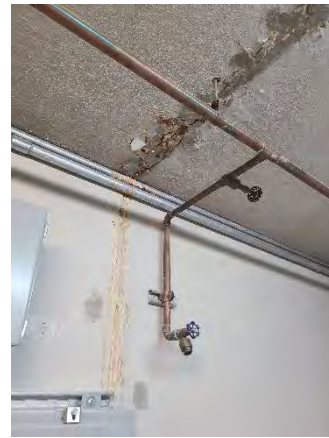


Figure 10 Boggy Creek Mainline

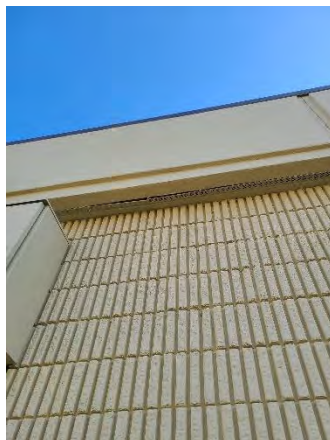


Figure 11 Boggy Creek Mainline



Figure 12 Boggy Creek Mainline



Figure 13 Boggy Creek Mainline



Figure 14 Boggy Creek Mainline



Figure 15 Boggy Creek Mainline

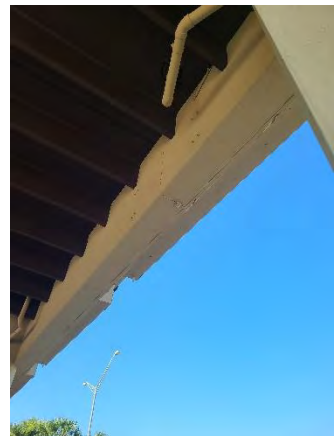


Figure 16 Boggy Creek Mainline



Figure 17 Boggy Creek Ramp Off



Figure 18 Boggy Creek Ramp Off



Figure 19 Boggy Creek Ramp Off



Figure 20 Boggy Creek Ramp Off



Figure 21 Boggy Creek Ramp On

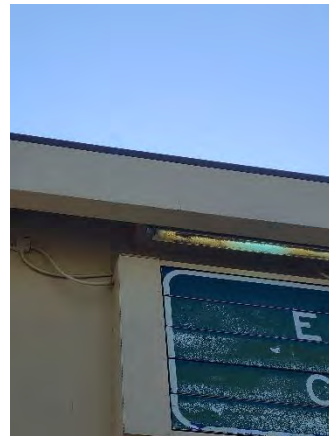


Figure 22 Boggy Creek Ramp On



Figure 23 Boggy Creek Ramp On



Figure 24 Boggy Creek Ramp On

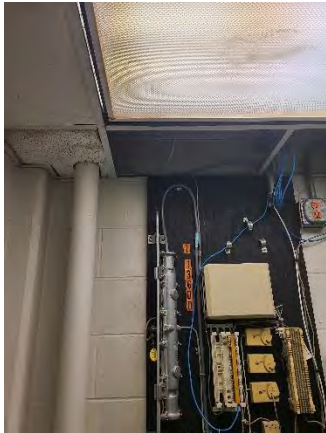


Figure 25 Boggy Creek Ramp On



Figure 26 South Access Ramp Off

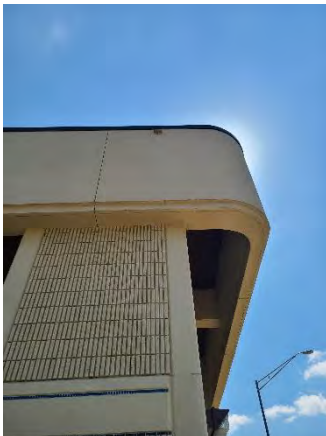


Figure 27 South Access Ramp Off



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

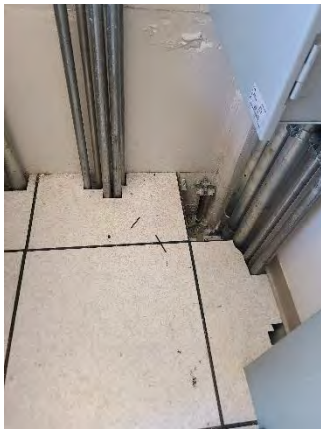


Figure 33 South Access Ramp Off



Figure 34 Lake Nona Ramp Off



Figure 35 Lake Nona Ramp Off

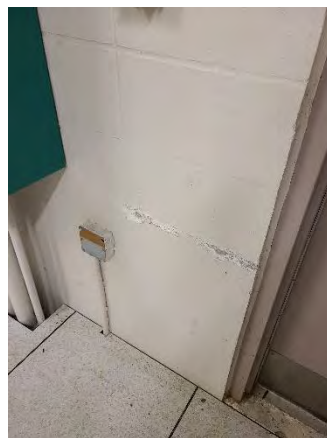


Figure 36 Lake Nona Ramp Off

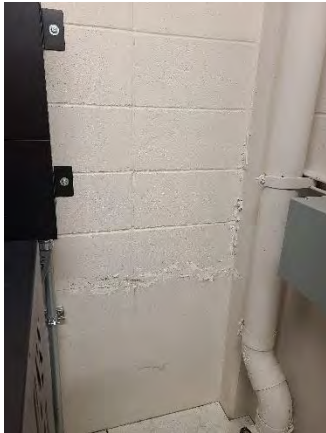


Figure 37 Lake Nona Ramp Off



Figure 38 Lake Nona Ramp On



Figure 39 Lake Nona Ramp On

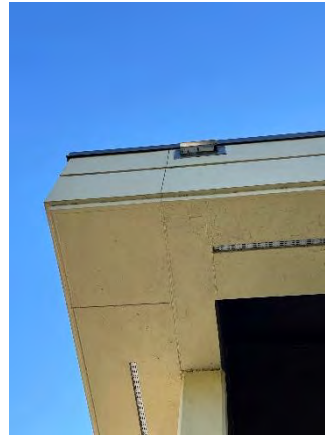


Figure 40 Lake Nona Ramp On



Figure 41 Lake Nona Ramp On



Figure 42 Lake Nona Ramp On



Figure 43 Lake Nona Ramp On



Figure 44 Narcoossee Ramp Off



Figure 45 Narcoossee Ramp Off



Figure 46 Narcoossee Ramp Off

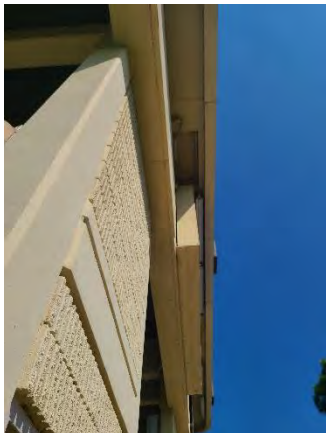


Figure 47 Narcoossee Ramp Off



Figure 48 Narcoossee Ramp Off



Figure 49 Narcoossee Ramp Off



Figure 50 Narcoossee Ramp Off



Figure 51 Narcoossee Ramp Off

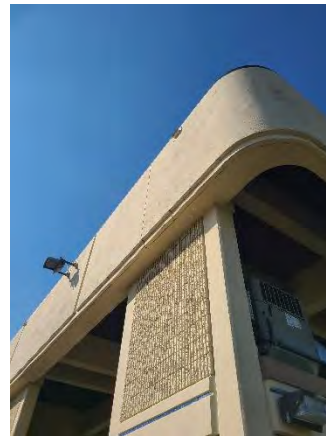


Figure 52 Narcoossee Ramp On



Figure 53 Narcoossee Ramp On



Figure 54 Narcoossee Ramp On



Figure 55 Narcoossee Ramp On

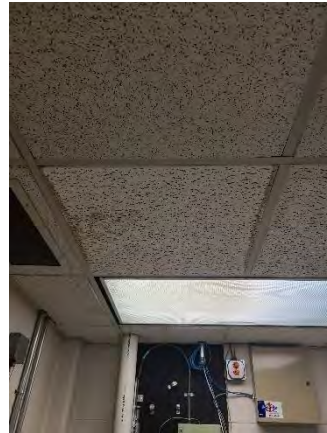


Figure 56 Narcoossee Ramp On



Figure 57 Narcoossee Ramp On



Figure 58 Narcoossee Ramp On

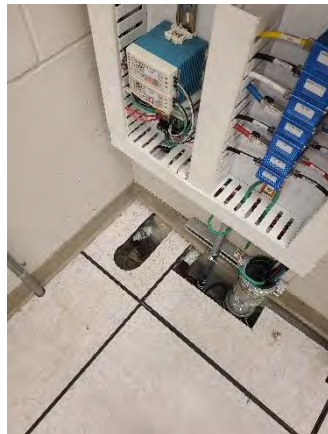


Figure 59 Narcoossee Ramp On



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

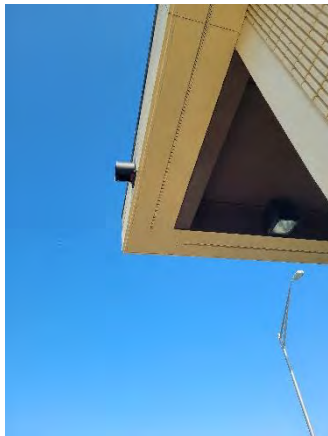


Figure 65 Moss Park Ramp On



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

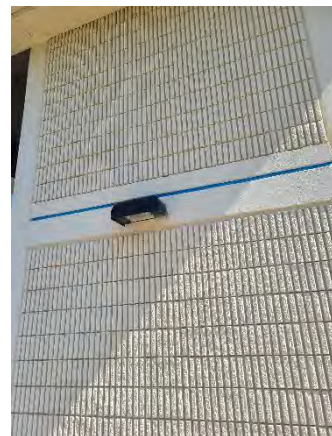


Figure 72 Innovation Way Ramp Off



Figure 73 Innovation Way Ramp Off



Figure 74 Innovation Way Ramp Off



Figure 75 Innovation Way Ramp Off



Figure 76 Innovation Way Ramp Off

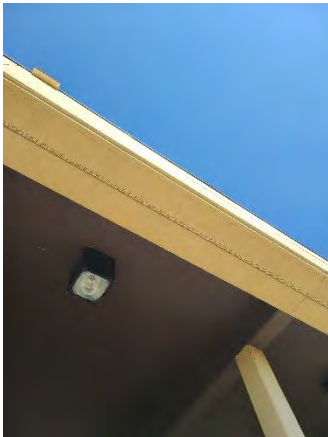


Figure 77 Innovation Way Ramp On



Figure 78 Innovation Way Ramp On



Figure 79 Innovation Way Ramp Off



Figure 80 Innovation Way Ramp Off



2023 Annual Facilities Inspection Report



Curry Ford Main Plaza

August, 2023

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

2023 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: 08/09/23

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: 08/09/23
Arrived: 8:30am

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:

- Cracks along base of several columns supporting canopies and under soffit, with signs of water damage. Overall, poor paint job around building, with areas such as columns and doors in need for further painting. *(Figure 1, 2, 3, and 4)*
- Large crack about tunnel door, Island B *(Figure 5)*
- Cracking and peeling at underside perimeter of canopy. *(Figure 6)*
- Cracking along columns of canopy above toll lanes. *(Figure 7 and 8)*

Interior Observations:

- Ceiling tiles discolored and disheveled throughout plaza, possible leak in locker room. *(Figure 9, 10, 11, and 12)*
- Paint bubbling and cracking in mechanical room. *(Figure 13)*
- Possible leak at base of storefront window in manager's room. *(Figure 14)*
- Windowsill damaged, signs of water intrusion, and paint peeling in lounge. Leak in windowsill shows below cabinet. *(Figure 15 and 16)*

Tunnel Observations:

- Severe leaks throughout tunnel. Leak appears to be behind panel, as well ceiling joint separated from wall with poor repair. *(Figure 17, 18, 19, and 20)*
- Staining behind several panels; indicates leaking along tunnel walls. *(Figure 21)*
- Paint bubbling and peeling along interior of tunnel stairwell. *(Figure 22)*

20 – Lee Vista Ramp – On Observations:

- Back cover of canopy has been removed/damaged, with multiple cracks along corner of canopy. Exterior needs to be cleaned. *(Figure 23, 24, 25, and 26)*
- Multiple signs of mold/mildew throughout interior of booth and data room. *(Figure 27 and 28)*
- Crack along wall join of booth and data room. *(Figure 29)*

21 – Lee Vista Ramp – Off Observations:

- Cracking and missing components of façade around canopy. *(Figure 30, 31, and 32)*
- Door to main booth damaged, robbery reported 8/8/23. Window of door and machine need to be replaced/repaired. *(Figure 33, 34, and 35)*
- Crack along wall join of booth and data room. *(Figure 36)*

23 – Curry Ford Ramp – Off Observations:

- Cracking and damage along soffits of entire canopy perimeter. Components rusted and missing. *(Figure 37, 38, 39, and 40)*
- Exterior needs to be cleaned. *(Figure 41)*
- Poor water drainage *(Figure 42)*
- Signs of mold throughout booth and data room, ACT shows signs of leaking. *(Figure 43 and 44)*
- Crack on interior wall of data room by pipe, paint throughout room peeling and cracking. *(Figure 45, 46, 47, and 48)*

24 – Curry Ford Ramp – On Observations:

- Cracks along corners of building, soffit showing signs of damage along canopy. Façade needs to be cleaned, paint in poor condition. *(Figure 49, 50, and 51)*
- Door hardware rusted for handle of main booth. *(Figure 52)*
- Signs of mold throughout booth and data room, ACT shows severe signs of leaking in restroom. *(Figure 53, 54, and 55)*
- Paint in data room in poor condition, peeling and bubbling from walls. *(Figure 56 and 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: _____
Alexandra Kehoe



Figure 1 Curry Ford Mainline



Figure 2 Curry Ford Mainline



Figure 3 Curry Ford Mainline

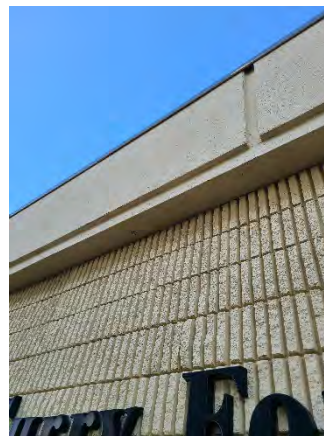


Figure 4 Curry Ford Mainline



Figure 5 Curry Ford Mainline

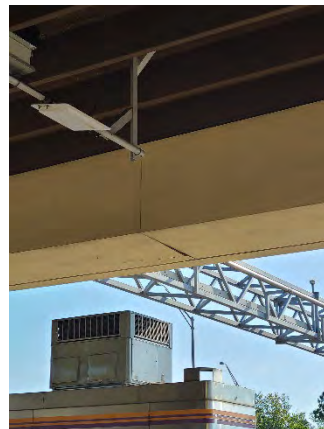


Figure 6 Curry Ford Mainline



Figure 7 Curry Ford Mainline



Figure 8 Curry Ford Mainline



Figure 9 Curry Ford Mainline



Figure 10 Curry Ford Mainline



Figure 11 Curry Ford Mainline



Figure 12 Curry Ford Mainline



Figure 13 Curry Ford Mainline



Figure 14 Curry Ford Mainline



Figure 15 Lee Vista Ramp On



Figure 16 Lee Vista Ramp On



Figure 17 Lee Vista Ramp On



Figure 18 Lee Vista Ramp On

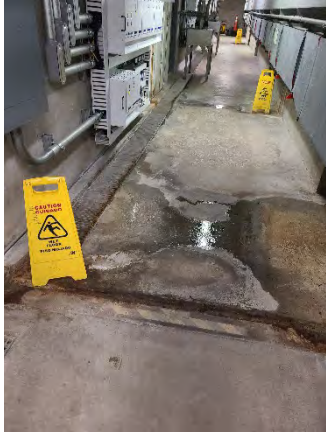


Figure 19 Curry Ford Mainline



Figure 20 Curry Ford Mainline



Figure 21 Curry Ford Mainline

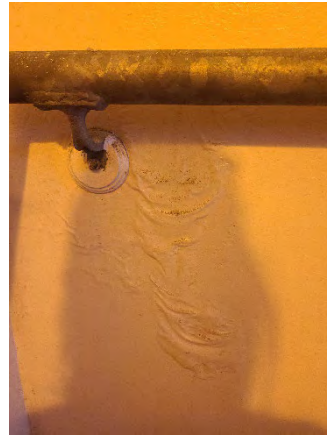


Figure 22 Curry Ford Mainline



Figure 23 Lee Vista Ramp On



Figure 24 Lee Vista Ramp On

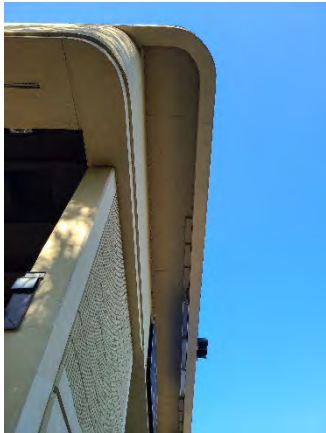


Figure 25 Lee Vista Ramp On



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

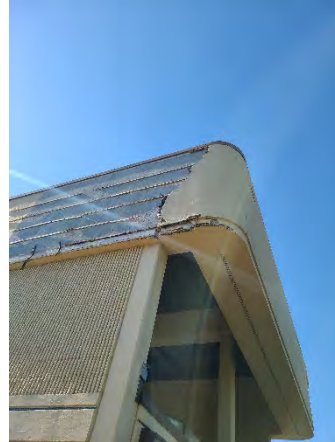


Figure 32 Lee Vista Ramp Off



Figure 33 Lee Vista Ramp Off



Figure 34 Lee Vista Ramp Off



Figure 35 Lee Vista Ramp Off

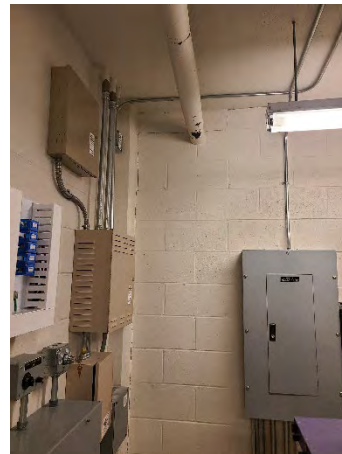


Figure 36 Lee Vista Ramp Off



Figure 37 Curry Ford Ramp On

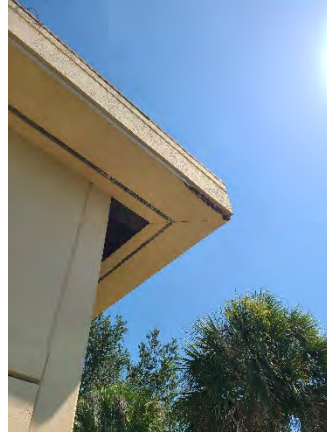


Figure 38 Curry Ford Ramp On

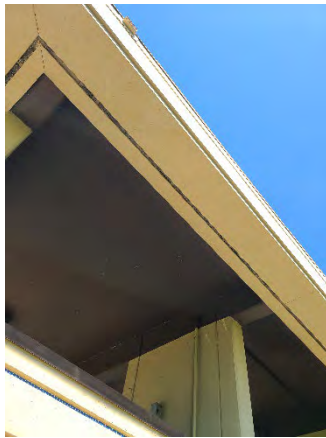


Figure 39 Curry Ford Ramp On

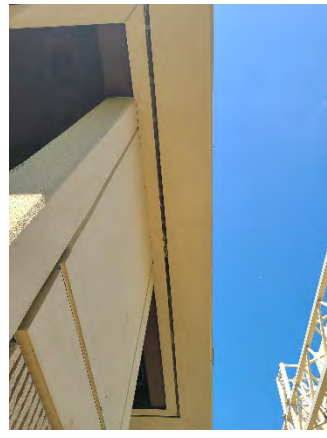


Figure 40 Curry Ford Ramp On



Figure 41 Curry Ford Ramp On

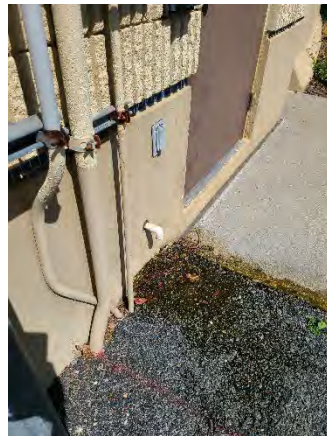


Figure 42 Curry Ford Ramp On



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

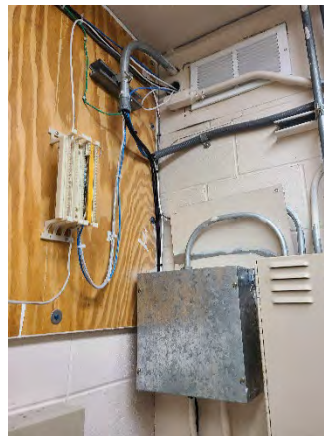


Figure 48 Curry Ford Ramp On



Figure 49 Curry Ford Ramp Off

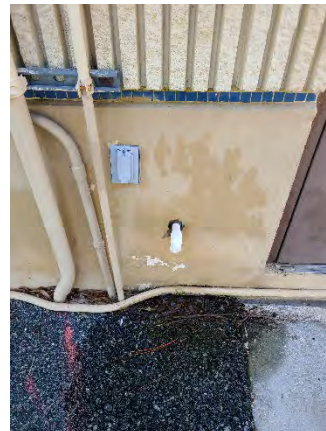


Figure 50 Curry Ford Ramp Off

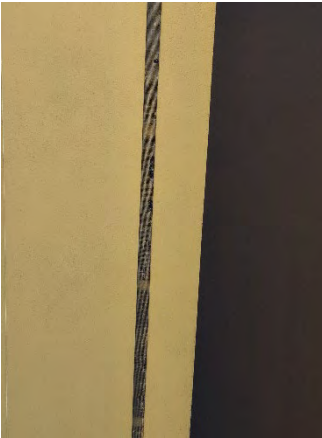


Figure 51 Curry Ford Ramp Off



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



2023 Annual Facilities Inspection Report



University Mainline Plaza

August, 2023

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

2023 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: 08/09/23

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: 08/09/2023
Arrived: 10:00 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 and damaged ACT throughout facility, ACT shows signs of possible leak in Men's Restroom (*Figure 1,2, and 3*)
- Paint cracking and bubbling in several rooms of plaza. Paint peeling from wall in corridor to Men's restroom. (*Figure 4, 5, and 6*)
- Windowsill of breakroom shows signs of leaking, water damage along wall of sink. (*Figure 7 and 8*)

Tunnel Observations:

- Tunnel is in overall good condition with the exception of multiple signs of leaking. Active leak on equipment at back end of tunnel. (*Figure 9, 10, 11, and 12*)

Exterior Observations:

- Exterior façade needs to be cleaned, signs of water damage and rust along perimeter, and small cracks running along seam of soffit. (*Figure 13, 14, 15 and 16*)
- Multiple cracks along canopy with paint bubbling at edge of underside and corners. (*Figure 17, 18, 19, and 20*)

25 – Colonial Ramp – On Observations:

- Windowsill interior shows signs of damage. *(Figure 21)*
- Multiple holes throughout booth and data room, moments of exposure to exterior. *(Figure 22)*
- Multiple cracks throughout booth and data room, most prominent in restroom and ceiling of data room. *(Figure 23 and 24)*
- ACT shows signs of leaking in restroom. *(Figure 25)*
- Paint in poor condition. *(Figure 26)*

26 – Colonial Ramp – Off Observations:

- Scupper/Gravel stop dented *(Figure 27)*
- New alarm system, old system still installed. *(Figure 28)*
- Multiple holes throughout booth and data room, moments of exposure to exterior. *(Figure 29 and 30)*
- ACT damaged, ceiling shows multiple signs of leaking throughout booth and data room. *(Figure 31 and 32)*
- Multiple cracks throughout booth and data room, most prominent in restroom and ceiling of data room. *(Figure 33 and 34)*

28 – University Ramp – Off Observations:

- Interior and exterior extremely unclean.
- Exterior needs to be cleaned. Signs of mildew/mold, debris, and wasp nests present. *(Figure 35, 36, 37, and 38)*
- Interior needs to be addressed and cleaned. Mold/mildew/algae coating interior windows. Signs of mold and debris throughout booth and data room. *(Figure 39, 40, and 41)*
- ACT cracked and damaged in booth. *(Figure 42)*

29 – University Ramp – On Observations:

- Exterior needs to be cleaned. Signs of mildew/mold, debris, and wasp nests present. Cracks and gaps along canopy edge and soffit. *(Figure 43, 44, 45, 46, 47, and 48)*
- Interior needs to be cleaned. Stains on walls and floors, and signs of damage above window. *(Figure 49 and 50)*
- Missing and damaged ACT throughout booth and data room. Wire exposed through missing ACT. *(Figure 51 and 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 University Mainline



Figure 2 University Mainline



Figure 3 University Mainline

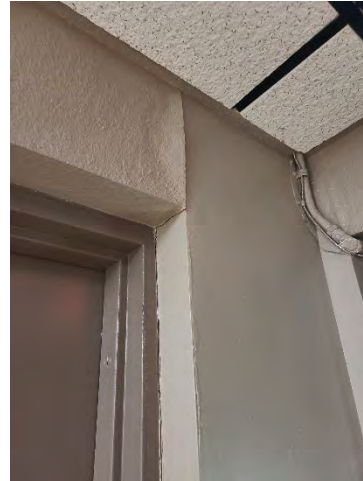


Figure 4 University Mainline



Figure 5 University Mainline



Figure 6 University Mainline



Figure 7 University Mainline



Figure 8 University Mainline



Figure 9 University Mainline



Figure 10 University Mainline



Figure 11 University Mainline



Figure 12 University Mainline



Figure 13 University Mainline



Figure 14 University Mainline



Figure 15 University Mainline

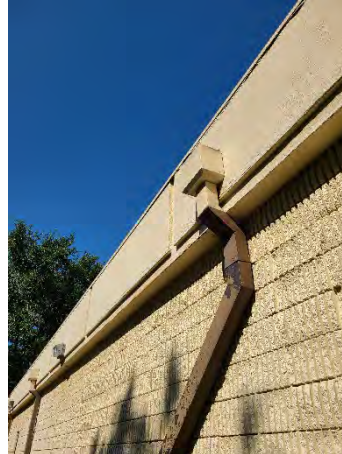


Figure 16 University Mainline



Figure 17 University Mainline

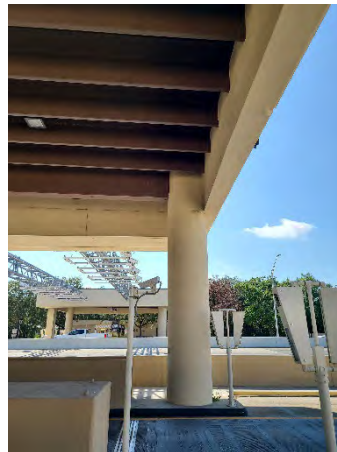


Figure 18 University Mainline



Figure 19 University Mainline

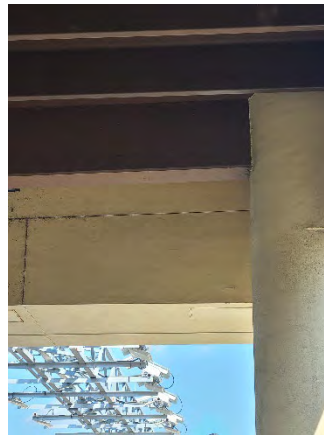


Figure 20 University Mainline



Figure 21 Colonial Ramp On

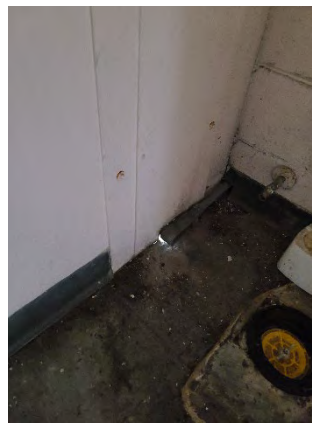


Figure 22 Colonial Ramp On



Figure 23 Colonial Ramp On

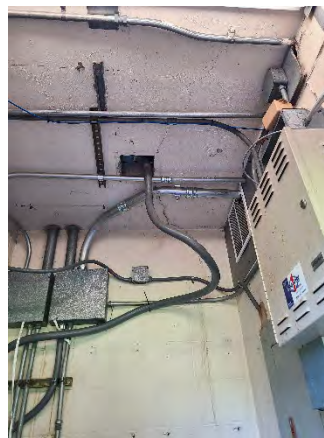


Figure 24 Colonial Ramp On



Figure 25 Colonial Ramp On



Figure 26 Colonial Ramp On



Figure 27 Colonial Ramp Off



Figure 28 Colonial Ramp Off



Figure 29 Colonial Ramp Off



Figure 30 Colonial Ramp Off



Figure 31 Colonial Ramp Off



Figure 32 Colonial Ramp Off



Figure 33 Colonial Ramp Off

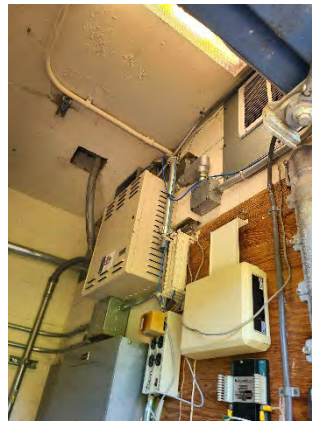


Figure 34 Colonial Ramp Off



Figure 35 University Ramp Off



Figure 36 University Ramp Off



Figure 37 University Ramp Off



Figure 38 University Ramp Off



Figure 39 University Ramp Off



Figure 40 University Ramp Off



Figure 41 University Ramp Off



Figure 42 University Ramp Off



Figure 43 University Ramp On



Figure 44 University Ramp On



Figure 45 University Ramp On



Figure 46 University Ramp On



Figure 47 University Ramp On



Figure 48 University Ramp On

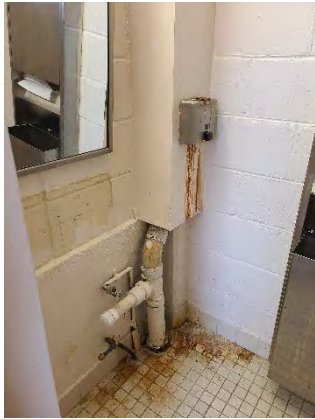


Figure 49 University Ramp On



Figure 50 University Ramp On



Figure 51 University Ramp On



Figure 52 University Ramp On



2023 Annual Facilities Inspection Report



Independence Main Plaza

August, 2023

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

2023 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: 08/24/23

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: 08/24/23
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:

- Facility has missing vent covers and potential leaks above ceiling tiles in multiple locations. Missing or damaged ceiling tiles throughout facility. Small cracks and peeling paint along ceiling of North facility. *(Figure 1, 2, 3, 4, 5, and 6)*
- Wall throughout facility show signs of leaking with multiple stains and paint defects. Corner of walls show signs of damage. *(Figure 7, 8, 9, 10, 11, and 12)*
- Floor tiles throughout facility are damaged/disheveled. *(Figure 13, 14, and 15)*
- Possible leak beneath sink in break room. *(Figure 16)*
- Signs of mold/mildew on interior of associate booth door. *(Figure 17)*
- Sink separating from wall in associate booth bathroom. *(Figure 18)*

Overpass Observations:

- Overpass in overall good condition. Minor cracks along underside of columns supporting bridge. *(Figure 19, 20, and 21)*
- Walkway of overpass is unsteady, and multiple clips between grates are loose or completely dislodged. Interior needs to be cleaned and repainted. *(Figure 22, 23, 24, and 25)*
- Small crack above entrance to overpass bridge. *(Figure 26)*
- Seal failing on exterior windows of North stairwell. *(Figure 27 and 28)*
- Multiple leaks along walls and doorways of stairs. *(Figure 29 and 30)*

Exterior Observations:

- Rusting around stair railing connection to pavement. *(Figure 31)*
- Cracking and peeling paint on building façade and columns. *(Figure 32 and 33)*
- Plaza canopy shows signs of leaking. Façade cracked. *(Figure 34 and 35)*
- Dents in walls around entrance. *(Figure 36)*

72 – Schofield Ramp – On Observations:

- Recommend pressure wash ramp and overhead sign structure – water stains on façade. (Figure 37)
- Sign removed and discarded on walkway. (Figure 38)
- Possible leak on interior, ACT discolored or missing. Light fixture damaged. (Figure 39 and 40)

73 – Schofield Ramp – Off Observations:

- Pressure wash plaza exterior, overhead sign structure, and remove wasp nests. (Figure 41 and 42)
- Small leak above ACT in main booth. (Figure 43)
- Possible leak on HVAC system in data room, paint bubbling and peeling in corner. (Figure 44)

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 45 and 46)
- Possible leak in data room, paint peeling from walls. Small crack in corner of room by pipe. (Figure 47 and 48)

75 – New Independence Ramp – Off 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 49)
- Barrier in poor condition. (Figure 50)
- Possible leak in data room, paint peeling from walls. Small crack in corner of room by pipe. (Figure 51 and 52)

77 – CR-535 Ramp – Off Observations:

- Cracks in building façade, signs of water damage along underside of canopy. (Figure 53 and 54)
- Signs of mold/mildew along interior walls. (Figure 55)
- Cracking along connected walls on both rooms of interior. Large crack along data room wall. (Figure 56)

78 – CR-535 Ramp – On Observations:

- Cracking along façade of canopy. (Figure 57 and 58)
- Doors and window frames need to be repainted. Both main door and window covered in mold/mildew. (Figure 59 and 60)
- Interior paint is peeling and bubbled, possible leak in main booth causing damage. Signs of water damage around door and window. (Figure 61, 62, 63, 64, and 65)
- Large crack along wall in data room. (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: _____
Alexandra Kehoe



Figure 1 Independence Mainline



Figure 2 Independence Mainline



Figure 3 Independence Mainline



Figure 4 Independence Mainline



Figure 5 Independence Mainline

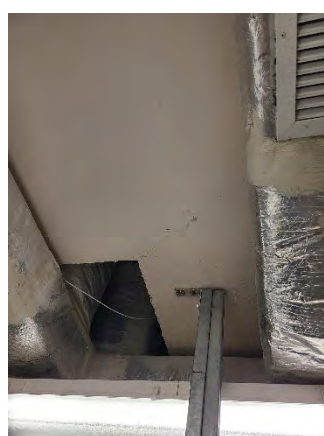


Figure 6 Independence Mainline



Figure 7 Independence Mainline



Figure 8 Independence Mainline



Figure 9 Independence Mainline

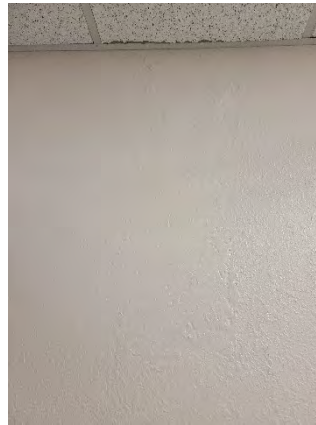


Figure 10 Independence Mainline



Figure 11 Independence Mainline



Figure 12 Independence Mainline



Figure 23 Independence Mainline



Figure 14 Independence Mainline



Figure 15 Independence Mainline



Figure 16 Independence Mainline



Figure 17 Independence Mainline



Figure 18 Independence Mainline



Figure 19 Independence Mainline



Figure 20 Independence Mainline



Figure 21 Independence Mainline



Figure 22 Independence Mainline

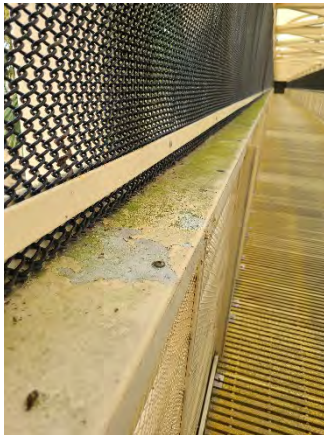


Figure 23 Independence Mainline



Figure 24 Independence Mainline



Figure 25 Independence Mainline



Figure 26 Independence Mainline



Figure 27 Independence Mainline



Figure 28 Independence Mainline

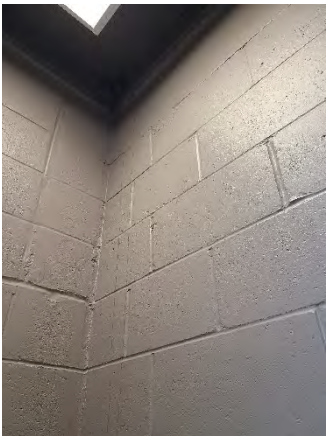


Figure 29 Independence Mainline



Figure 30 Independence Mainline



Figure 31 Independence Mainline



Figure 32 Independence Mainline



Figure 33 Independence Mainline



Figure 34 Independence Mainline



Figure 35 Independence Mainline



Figure 36 Independence Mainline



Figure 37 Schofield Ramp On



Figure 38 Schofield Ramp On



Figure 39 Schofield Ramp On



Figure 40 Schofield Ramp On



Figure 41 Schofield Ramp Off



Figure 42 Schofield Ramp Off



Figure 43 Schofield Ramp Off



Figure 44 Schofield Ramp Off



Figure 45 New Independence Ramp On



Figure 46 New Independence Ramp On

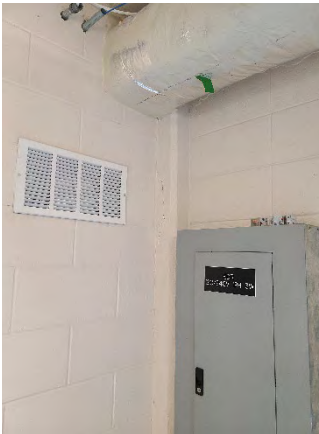


Figure 47 New Independence Ramp On



Figure 48 New Independence Ramp On



Figure 49 New Independence Ramp Off



Figure 50 New Independence Ramp Off



Figure 51 New Independence Ramp Off

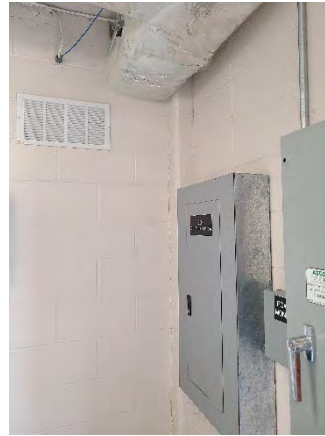


Figure 52 New Independence Ramp Off



Figure 53 CR-535 Ramp Off

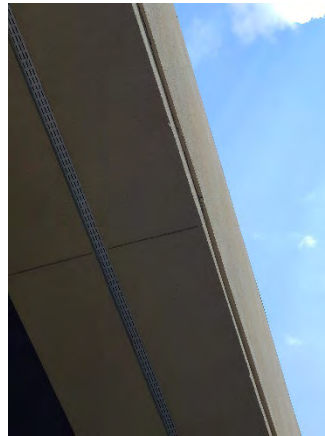


Figure 54 CR-535 Ramp Off



Figure 55 CR-535 Ramp Off

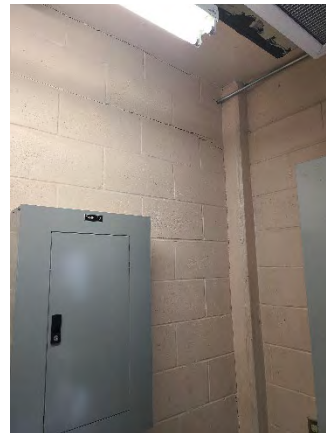


Figure 56 CR-535 Ramp Off



Figure 57 CR-535 Ramp On



Figure 58 CR-535 Ramp On



Figure 59 CR-535 Ramp On



Figure 60 CR-535 Ramp On



Figure 61 CR-535 Ramp On



Figure 62 CR-535 Ramp On



Figure 63 CR-535 Ramp On



Figure 64 CR-535 Ramp On



Figure 65 CR-535 Ramp On



Figure 66 CR-535 Ramp On



2023 Annual Facilities Inspection Report



Forest Lake Main Plaza

August, 2023

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

2023 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: 08/24/23

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: 08/24/23
Arrived: 02:15 PM

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:

- Signs of leaking above ACT in data room and recording room. Signs of leaking above window in break room. *(Figure 1, 2, 3, and 4)*
- Women's restroom and Counting Room door in poor condition. *(Figure 5 and 6)*
- Threshold of locker room and adjacent facility computer room loose/damaged. *(Figure 7 and 8)*

Overpass Observations:

- Overpass overall on good condition. Exterior needs to be cleaned *(Figure 9 and 10)*
- Small cracks surrounding bridge support, paint peeling off overpass columns. *(Figure 11 and 12)*
- Walkway of overpass is unsteady, and multiple clips between grates are lose or completely dislodged. No handrails or guards on the side. *(Figure 13 and 14)*
- Multiple signs of leaking in adjacent stairwell, specifically around windows. *(Figure 15 and 16)*

Exterior Observations:

- Exterior overall in good condition – needs to be cleaned. *(Figure 17 and 18)*
- Columns show signs of damage, paint peeling from exterior with small cracks present. *(Figure 19 and 20)*
- Windows and storefront around exterior show signs of water damage – seal showing signs of damage. *(Figure 20, 21, 22, 23, and 24)*
- Canopy façade cracking and peeling, with signs of water damage underneath. *(Figure 25, 26, 27, 28, 29, and 30)*

79 – SR-438 Ramp – On Observations:

- Façade and below canopy need to be cleaned. Signs of water damage along underside of canopy. (Figure 31, 32, 33, and 34)
- Possible leak above ACT in main booth, signs of mold/mildew on interior of windows. (Figure 35 and 36)

80 – SR-438 Ramp – Off Observations:

- Cracks along sides and undersides of canopy. Entire bottom of soffit removed/missing. Signs of water damage. (Figure 37, 38, 39, 40, and 41)
- Interior in overall good condition. (Figure 42)

81 – West Road Ramp – On Observations:

- Ramp is overall in good condition – would recommend cleaning exterior. (Figure 43 and 44)

82 – West Road Ramp – Off Observations:

- Cracking along underside of canopy. (Figure 45)
- Interior of door to data room needs to be cleaned. Insect infestation around exterior of ramp with signs of insect intrusion into rooms. Signs of mold/mildew. (Figure 46, 47, and 48)

84 – CR 437 Ramp – Off Observations:

- Outlet cover missing. (Figure 49)
- Downspout damaged. (Figure 50)
- Possible leak above ACT in main booth and along walls of data room. (Figure 51 and 52)

85 – CR 437 Ramp – On Observations:

- Building façade and canopy need to be cleaned (Figure 53)
- Poor drainage. (Figure 54)
- Possible leak above ACT in main booth. (Figure 55)
- Baseboard peeling in data room. (Figure 56)

86 – Ponkan Gantry – Observations:

- Gantry overall in good condition – would recommend cleaning exterior. (Figure 57 and 59)
- Small cracks in façade by signage. (Figure 58)
- Poor drainage. (Figure 60)

88 – Mt. Plymouth Gantry – Observations:

- Gantry overall in good condition – would recommend cleaning exterior. (Figure 61 and 62)
- Small cracks in façade by signage. (Figure 63 and 64)
- Insects at corners of interior – would recommend cleaning/reviewing seals. (Figure 65 and 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: _____
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 Forest Lake Mainline



Figure 12 Forest Lake Mainline



Figure 23 Forest Lake Mainline

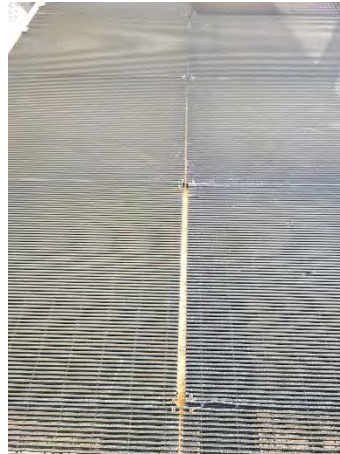


Figure 14 Forest Lake Mainline



Figure 15 Forest Lake Mainline

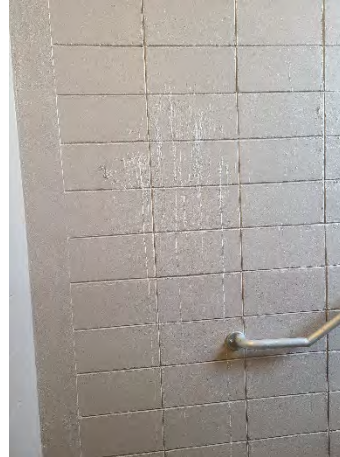


Figure 16 Forest Lake Mainline



Figure 17 Forest Lake Mainline



Figure 18 Forest Lake Mainline



Figure 39 Forest Lake Mainline



Figure 20 Forest Lake Mainline



Figure 21 Forest Lake Mainline



Figure 22 Forest Lake Mainline



Figure 23 Forest Lake Mainline



Figure 24 Forest Lake Mainline



Figure 25 Forest Lake Mainline



Figure 26 Forest Lake Mainline



Figure 27 Forest Lake Mainline



Figure 28 Forest Lake Mainline



Figure 29 Forest Lake Mainline

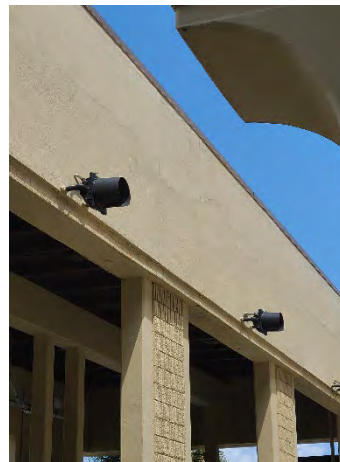


Figure 30 Forest Lake Mainline



Figure 31 SR-438 Ramp On

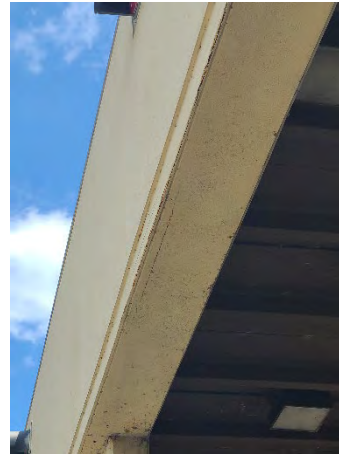


Figure 32 SR-438 Ramp On



Figure 33 SR-438 Ramp On



Figure 34 SR-438 Ramp On



Figure 35 SR-438 Ramp On

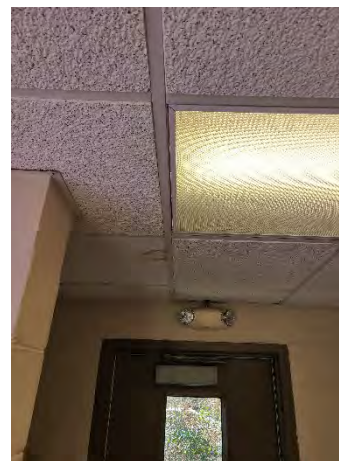


Figure 36 SR-438 Ramp On



Figure 37 SR-438 Ramp Off

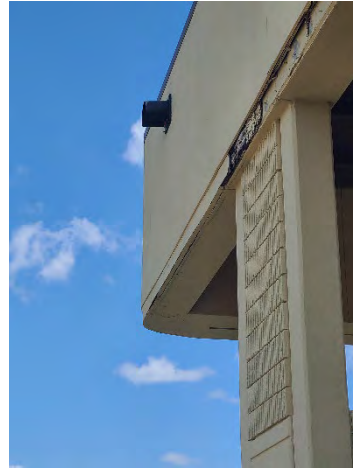


Figure 38 SR-438 Ramp Off

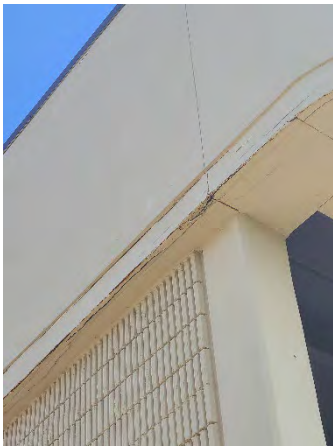


Figure 39 SR-438 Ramp Off

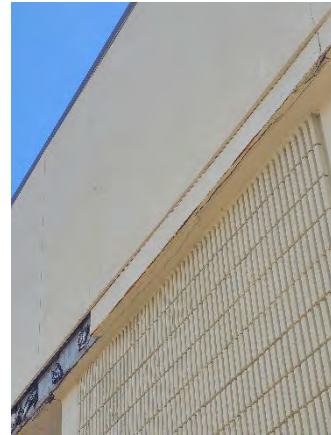


Figure 40 SR-438 Ramp Off



Figure 41 SR-438 Ramp Off



Figure 42 SR-438 Ramp Off



Figure 43 West Road Ramp On

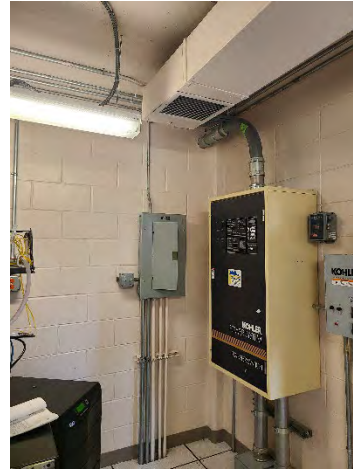


Figure 44 West Road Ramp On

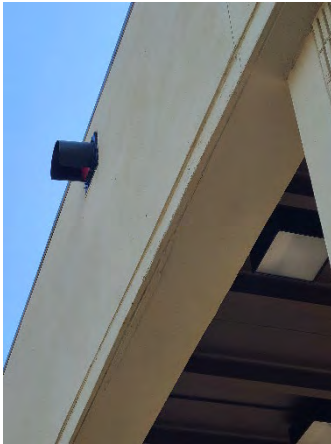


Figure 45 West Road Ramp Off



Figure 46 West Road Ramp Off



Figure 47 West Road Ramp Off



Figure 48 West Road Ramp Off



Figure 49 CR-437A Ramp Off

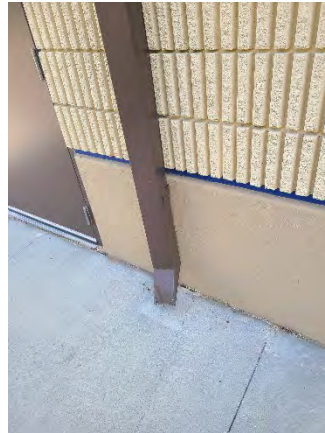


Figure 50 CR-437A Ramp Off



Figure 51 CR-437A Ramp Off



Figure 52 CR-437A Ramp Off



Figure 53 CR-437A Ramp On



Figure 54 CR-437A Ramp On



Figure 55 CR-437A Ramp On

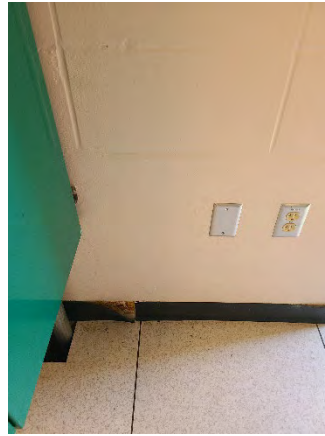


Figure 56 CR-437A Ramp On



Figure 57 Ponkan Gantry



Figure 58 Ponkan Gantry



Figure 59 Mt. Ponkan Gantry



Figure 60 Ponkan Gantry



Figure 61 Mt. Plymouth Gantry



Figure 62 Mt. Plymouth Gantry



Figure 63 Mt. Plymouth Gantry



Figure 64 Mt. Plymouth Gantry



Figure 65 Mt. Plymouth Gantry



Figure 66 Mt. Plymouth Gantry

2023 Annual Facilities Inspection Report



Coronado Gantry

August, 2023

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

2023 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: 08/11/2023

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: 08/11/2023
Arrived: 10:00 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, 2, and 3*)
- Wood panel in farthest corner from door damp to the touch, possible signs of leaking or high moisture in building. (*Figure 4*)
- Exterior needs to be cleaned, crack/damage still on archway detail. Overgrown landscaping to be addressed. (*Figure 5 and 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

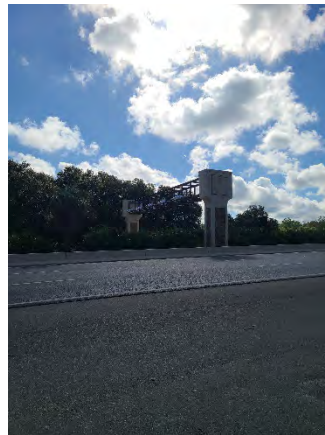


Figure 2 Coronado Gantry



Figure 3 Coronado Gantry



Figure 4 Coronado Gantry



Figure 5 Coronado Gantry



Figure 6 Coronado Gantry



2023 Annual Facilities Inspection Report



Beachline Main Plaza

July, 2023

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

2023 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: 07/17/23

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: 07/17/23
Arrived: 8:35 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:

- Small cracks along canopies and walls (*Figure 1, 2, 3, and 4*)
- Underside of soffit overpainted, clogging perforations (*Figure 5*)
- Mechanical equipment rusted/damaged (*Figure 6*)
- Condensation of storefront entry (*Figure 9, 10*)

Interior Observations:

- Seal on exit doors deteriorated (*Figure 11, 12*)
- Leaking HVAC System (*Figure 13, 14*)
- Floor tile damaged throughout facility (*Figure 15, 16*)
- Missing ACT throughout facility (*Figure 17, 18*)
- Possible leak about ACT (*Figure 19, 20*)
- Walls damaged; door stop disheveled in front of vault (*Figure 21, 22*)

Tunnel Observations:

- Signs of leaking in tunnel (*Figure 25, 26*)
- Insufficient panel repair (*Figure 27*)
- Crack above door frame of last Island (*Figure 28*)
- Paint peeling/bubbling along interior of tunnel stairway and exterior of islands (*Figure 29, 30*)

30 – McCoy Ramp – Off Observations:

- Exterior in good condition, mild water marks (*Figure 31, 32*)
- Doors need to be repainted, booth door hard to open (*Figure 33, 34*)
- Data room too warm – informed supervisor day of inspection (*Figure 35*)

31 – Jetport Ramp – On Observations:

- Exterior in good condition, small cracks along corners of canopies (*Figure 36, 37*)
- Doors need to be repainted, rust on hinges – data room door stuck before close (*Figure 38, 39, 40*)
- ACT missing/disheveled (*Figure 41, 42*)

32 – Conway Ramp – Off Observations:

- Exterior in good condition, mild water marks (*Figure 43, 44*)
- Doors need to be repainted, door to booth and data room easily stuck and difficult to open (*Figure 45, 46, 47*)
- Fire extinguisher out of date (*Figure 48*)

33 – Tradeport Ramp – On Observations:

- Exterior in good condition, small cracks along corners of canopies (*Figure 49, 50*)
- Doors need to be painted; threshold of booth damaged (*Figure 51, 52*)
- Water stain/algae below downspout. (*Figure 53*)
- Loose wires hanging from ACT in data room (*Figure 54*)
- Possible leaking above ACT (*Figure 55, 56*)

36 – ICP Ramp – On Observations:

- Exterior in good condition, mild water marks (*Figure 57, 58*)
- Interior in good condition (*Figure 59*)
- Door to main booth easily stuck (*Figure 60*)

37 – ICP Ramp – Off Observations:

- Exterior in good condition, mild water marks – minor cracks along foundation (*Figure 61, 62, 63*)
- Interior in good condition (*Figure 64*)

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

Prepared By: _____
Alexandra Kehoe



Figure 1 Beachline Mainline



Figure 2 Beachline Mainline



Figure 3 Beachline Mainline



Figure 4 Beachline Mainline



Figure 5 Beachline Mainline



Figure 6 Beachline Mainline



Figure 7 Beachline Mainline



Figure 8 Beachline Mainline



Figure 9 Beachline Mainline



Figure 10 Beachline Mainline



Figure 11 Beachline Mainline

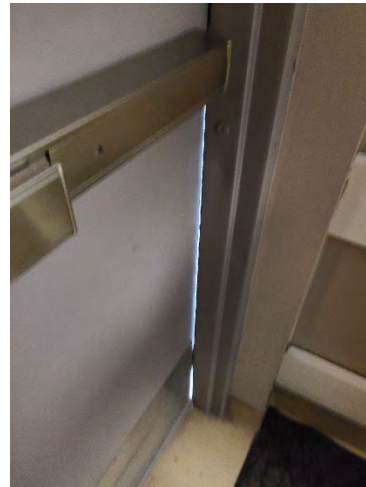


Figure 12 Beachline Mainline



Figure 13 Beachline Mainline



Figure 14 Beachline Mainline



Figure 15 Beachline Mainline

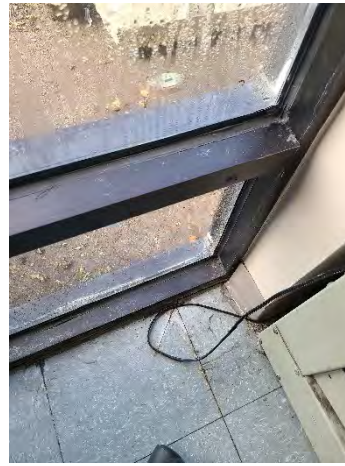


Figure 16 Beachline Mainline



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

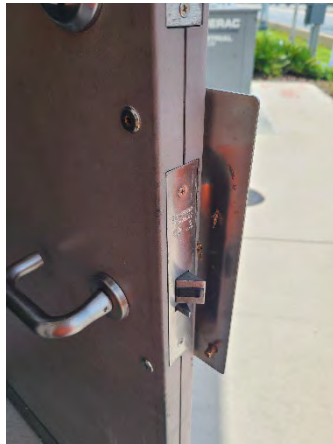


Figure 33 McCoy Ramp Off

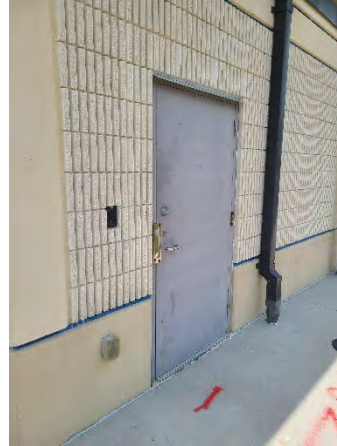


Figure 34 McCoy Ramp Off



Figure 35 McCoy Ramp Off



Figure 36 Jetport Ramp On

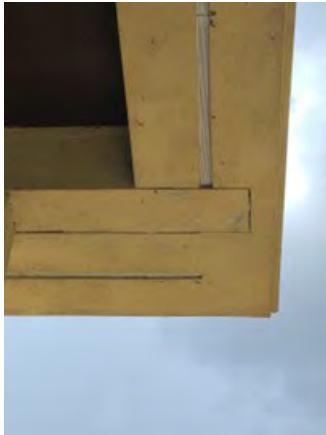


Figure 37 Jetport Ramp On



Figure 38 Jetport Ramp On



Figure 39 Jetport Ramp On

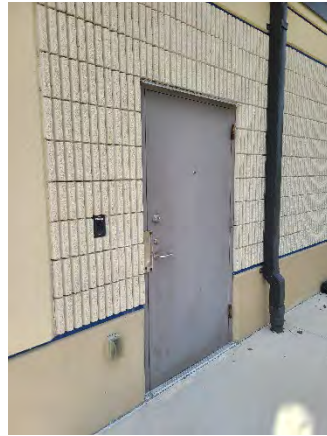


Figure 40 Jetport Ramp On



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

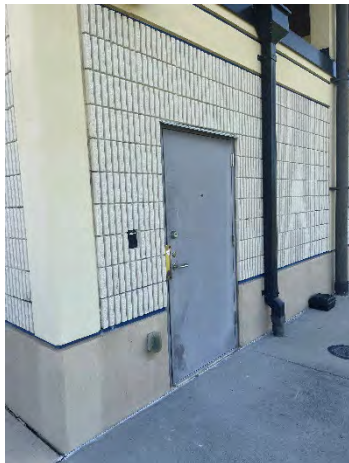


Figure 47 Conway Ramp Off



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

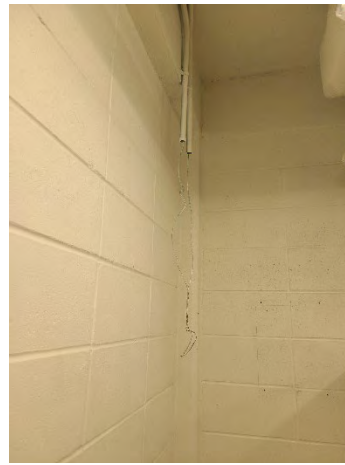


Figure 54 Tradeport Ramp On



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

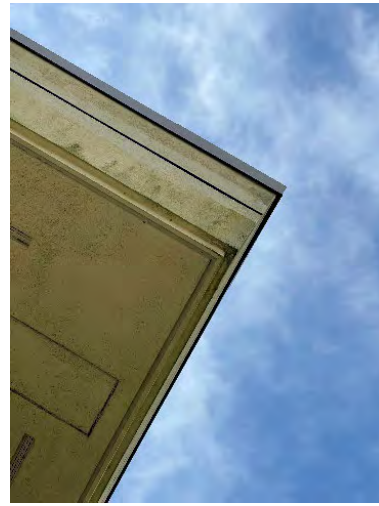


Figure 62 ICP Ramp Off

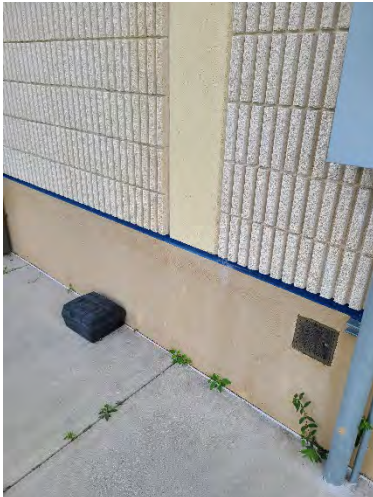


Figure 63 ICP Ramp Off



Figure 64 ICP Ramp Off

2023 Annual Facilities Inspection Report



Dallas Main Plaza

July, 2023

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

2023 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: 07/17/23

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: 07/17/23
Arrived: 9:30 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:

- Door seals need to be repaired or replaced (*Figure 1, 2*)
- ACT disheveled, shows signs of leaking above (*Figure 3, 4*)
- Wires exposed by light in Janitor Closet (*Figure 5, 6*)
- Signs of leaking around panel in Recording Room (*Figure 7, 8*)
- Doors and frame need to be repainted (*Figure 9, 10*)
- Pipe and covers under sinks in men's room and women's room missing/removed (*Figure 11, 12*)
- Faucet in women's restroom has low water pressure, drinking fountains out of order. (*Figure 13, 14*)

Overpass Observations:

- Rusted suspension on pipe by stairway (*Figure 15*)
- Cover of bridge damaged and missing (*Figure 16, 17, 18*)
- Condensation on window, rust on floor tiles in attendant booth (*Figure 19, 20*)
- Light is out of place, exterior light needs to be cleaned (*Figure 21, 22*)
- Cracks along overhead canopies and columns supporting bridge and stair tower (*Figure 23-32*)

Exterior Observations:

- Cracks in columns surrounding main plaza (*Figure 33, 34, 35*)
- Cracking along corner of back stairs (*Figure 36*)
- Water pooling around loading deck (*Figure 37, 38*)
- Small cracks along soffit (*Figure 39, 40*)
- Exterior doors need to be repainted (*Figure 41, 42*)

39 – Dallas Ramp – On Observations:

- Pressure wash exterior façade and the structure (*Figure 43, 44*)
- Doors need to be repainted (*Figure 45*)
- Small cracks on corners of canopy (*Figure 46*)
- Hole expanded behind outlet in Data room (*Figure 48*)

40 – Dallas Ramp – Off Observations:

- Small cracks along façades/ Canopy needs to be cleaned (*Figure 49-52*)
- Doors need to be painted, intrusion of bugs/critters (*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: _____
Alexandra Kehoe



Figure 1 Dallas Mainline



Figure 2 Dallas Mainline



Figure 3 Dallas Mainline



Figure 4 Dallas Mainline

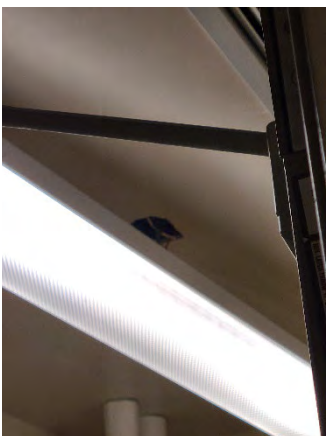


Figure 5 Dallas Mainline



Figure 6 Dallas Mainline



Figure 7 Dallas Mainline



Figure 8 Dallas Mainline



Figure 9 Dallas Mainline



Figure 10 Dallas Mainline



Figure 11 Dallas Mainline

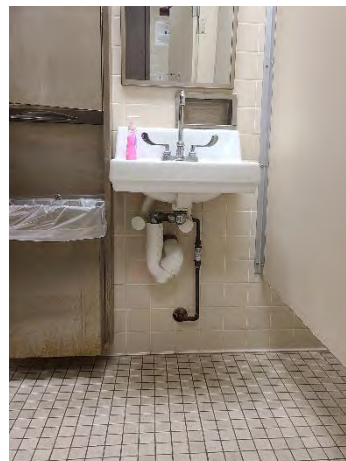


Figure 12 Dallas Mainline



Figure 13 Dallas Mainline



Figure 14 Dallas Mainline



Figure 15 Dallas Mainline

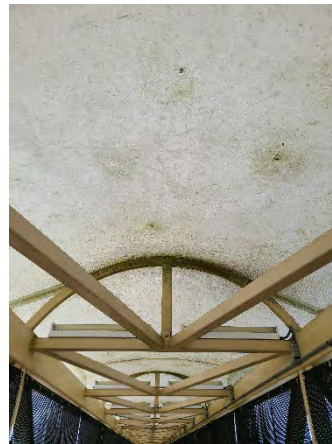


Figure 16 Dallas Mainline



Figure 17 Dallas Mainline

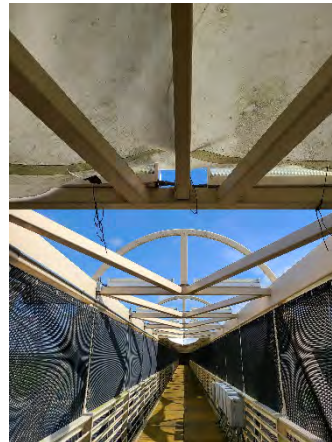


Figure 18 Dallas Mainline



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

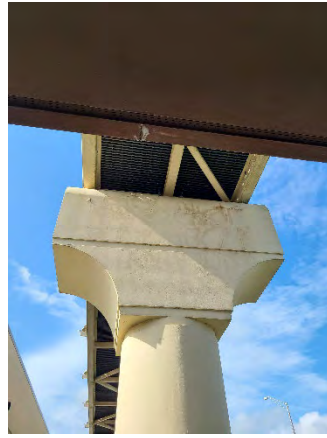


Figure 26 Dallas Mainline



Figure 27 Dallas Mainline

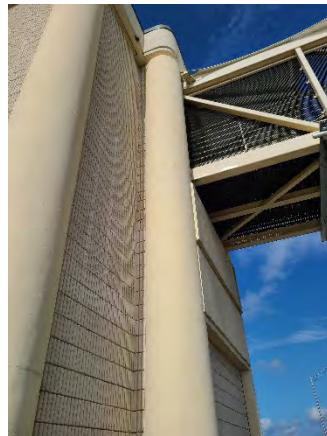


Figure 28 Dallas Mainline

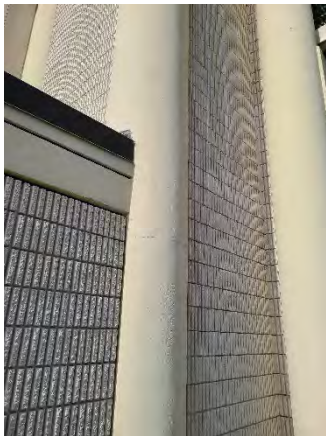


Figure 29 Dallas Mainline



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

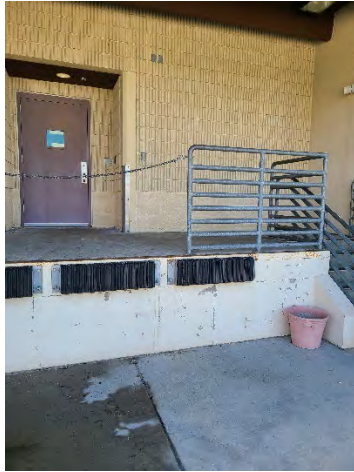


Figure 37 Dallas Mainline



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 Off



Figure 50 Dallas Ramp Off



Figure 51 Dallas Ramp Off



Figure 52 Dallas Ramp Off



Figure 53 Dallas Ramp Off



Figure 54 Dallas Ramp Off



2023 Annual Facilities Inspection Report



Poinciana Parkway

August, 2023

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

2023 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: 08/04/23

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: 08/04/23
Arrived: 12:00 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*)
- One of the gutters presented a dent on it. (*Figure 5*)
- Interior presented cracks on corners and edge of the ceiling. (*Figure 6 & Figure 7*)
- Door presented heavy staining. (*Figure 8*)

90 – KOA AET Toll Plaza – Observations:

- The above referenced plaza is in good condition overall. Some general maintenance to caulk/seal control joints. (*Figure 9 & Figure 10*)
- Interior presented cracks on corners and edge of the ceiling. (*Figure 11 & Figure 12*)

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: _____
Nathanael Campos Jimenez



Figure 1 Marigold AET Toll Plaza



Figure 2 Marigold AET Toll Plaza

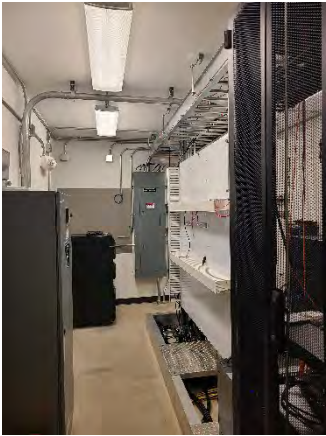


Figure 3 Marigold AET Toll Plaza



Figure 4 Marigold AET Toll Plaza



Figure 5 Marigold AET Toll Plaza



Figure 6 Marigold AET Toll Plaza

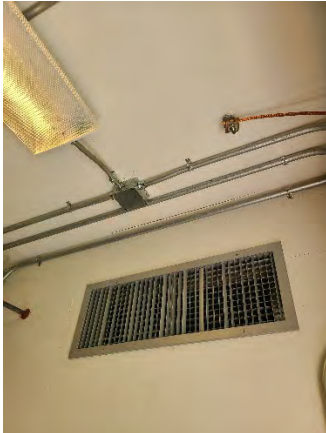


Figure 7 Marigold AET Toll Plaza



Figure 8 Marigold AET Toll Plaza



Figure 9 KOA AET Toll Plaza



Figure 10 KOA AET Toll Plaza

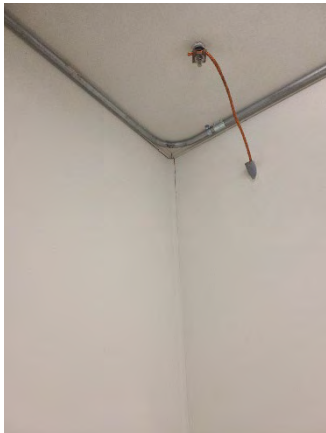


Figure 11 KOA AET Toll Plaza



Figure 12 KOA AET Toll Plaza



2023 Annual Facilities Inspection Report



Building Headquarters

August, 2023

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

2023 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: 08/21/2023

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: 08/21/2023
Arrived: 09:00 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 12)*
- Signs of water intrusion through storefront surrounding northwest stairwell. *(Figure 13 and 14)*
- Signs of water intrusion at second level of storefront, southeast corner of facility. Glazing appears to be damp on the interior. *(Figure 15 and 16)*
- Fans in poor condition under pavilion of employee breakroom. *(Figure 17, 18, and 19)*
- Signs of water intrusion throughout exterior of employee breakroom. Multiple leaks and examples of paint bubbling/peeling from surface. *(Figure 20- Figure 24)*

Interior Observations:

- Building interior is in good condition overall with no identified deficiencies. Significant portions of the first and second floor are under construction.

First Floor – Observations:

- Room 104 with damage to wall, and water damage surrounding sink. *(Figure 25 and 26)*
- Room 107 with corner of wall dented/scratched, mullion damaged, and cracking above column. *(Figure 27, 28, and 29)*
- Room 108 with possible water damage – paint bubbling from wall. *(Figure 30)*
- Room 119 with damage to wall. *(Figure 31)*
- Room 120 with damage to walls and carpet severely stained. *(Figure 32, 33, and 34)*
- Room 127 with missing/damaged ACT and flooring in poor condition. *(Figure 35 and 36)*
- Room 128 with damage to walls and carpet stained. *(Figure 37 and 38)*
- Room 129 with damage to walls and floor in poor condition. *(Figure 39 and 40)*
- Room 132 with corner of wall, and wall of garage door dented/damaged. Door at corner has weak seal. *(Figure 41, 42, and 43)*
- Room 135 with signs of leaking above ACT surrounding curtain wall. *(Figure 44, 45, 46, and 47)*
- Room 136 with damage to walls and ceiling. ACT and soffit not aligned with wires exposed. *(Figure 48, 49, 50, and 51)*
- Room 137 with signs of leaking around window. *(Figure 52 and 53)*

- Room 142 with ACT damaged in several places. Open office area shows signs of leaking above ACT surrounding curtain windows, with water damage on windows themselves. Office area also contains damage on walls and columns throughout space. (Figure 54-Figure 59)
- Room 144 with damaged/missing ACT – negative environment for equipment in room. (Figure 60, 61, 62, and 63)
- Room 149 with uneven floor surrounding drain – possible trip hazard. (Figure 64)
- Room 150 with possible leak above curtain window. Bottom pane of window shattered from exterior – supervisor aware. Trip hazard with cable management. (Figure 65, 66, 67, and 68)
- Corridor 152 with baseboard and portion of flooring removed – this portion of facility is under construction. (Figure 69, 70, and 71)
- Room 156 with wallpaper peeling from several locations around boardroom. Curtain wall shows signs of multiple leaks. (Figure 72- Figure 79)
- Stair 157 with signs of leaking along walls and around door/window system. (Figure 80, 81, and 82)
- Room 160 with potential leak at the window trim. (Figure 83 and 84)
- Room 161 with potential leak at window trim and damage to corner of wall. (Figure 86 and 86)
- Corridor 165 with wallpaper peeling throughout, and damage to several wall corners, and wall faces. (Figure 87, 88, 89, and 90)
- Corridor 166 with signs of leaking above ACT and exit door. (Figure 91 and 92)
- Lobby 117 with scratched on several columns – this portion of facility is under construction. (Figure 93 and 94)
- Security 117 with damage to wall. (Figure 95)
- Women's restroom 100 with damage to corner of wall and peeling wallpaper. (Figure 96 and 97)
- Men's restroom 101 with damage to mirror. (Figure 98)

Second Floor – Observations:

- Room 203 with all seating available stained. (Figure 99)
- Room 205 with signs of water damage along walls. (Figure 100 and 101)
- Room 209 with signs of water damage at corner of window. (Figure 102)
- Room 219 with signs of water damage around window and present on ACT. Door scratched. Sticker above door notes room "215". (Figure 103-108)
- Room 221 with damage ACT grid – section missing/above partition. (Figure 109)
- Room 222 with signs of water damage around storefront. Missing ACT. (Figure 11 and 111)
- Room 228 with damage to door frame. (Figure 112)
- Room 230 with damage to door frame and walls. (Figure 113 – Figure 116)
- Room 231 with signs of water damage above ACT, surrounding windows, and around columns. Grout missing at kitchenette. (Figure 117, 118, 119, and 120)
- Room 233 with signs of water damage above ACT, and damage to walls. (Figure 121 and 122)
- Stair 234 with signs of water damage around windows. (Figure 123 and 124)
- Room 235 with signs of water damage around windows, and above ACT surrounding column. (Figure 125 and 126)
- Room 237 with damage to door. (Figure 127)
- Room 238 with light damaged. (Figure 128)
- Room 239 with damage to ACT. Open Office space has multiple signs of water damage above ACT and above windows – pieces of ACT do not match. (Figure 129, 130, 131, and 132)
- Room 241 with signs of water damage above ACT. (Figure 133)
- Room 242 with damage to door frame. (Figure 134)
- Room 243 with damage to corner of wall. (Figure 135)
- Room 246 with damage to ACT and ceiling grid. (Figure 136 and 137)

- Stair 248 with signs of water damage around window, and large scratch along West wall. (Figure 138, 139, 140, and 141)
- Room 252 with missing baseboard and ACT - this portion of facility is under construction. (Figure 142 and 143)
- Corridor 256 with damaged carpet. The carpet has been removed far beyond baseboard and is stained - this portion of facility is under construction. (Figure 144, 145, and 146)
- Women's Restroom 200 with missing paint on corner of wall. (Figure 147)
- Men's Restroom 201 with peeling wallpaper. (Figure 148)

Third Floor – Observations:

- Room 304 with signs of water damage along walls. (Figure 149)
- Room 310 with signs of water damage at corner of window and ACT. (Figure 150 and 151)
- Room 311 with signs of water damage around window. (Figure 152, 153, 154, and 155)
- Room 322 with signs of water damage around window. (Figure 156 and 157)
- Room 323 with signs of water damage round window, corner of wall damaged, and wallpaper peeling. (Figure 158, 159, 160, and 161)
- Room 325B with light damage. (Figure 162)
- Room 331 with crack at corner of window, and signs of water damage above ACT. (Figure 163 and 164)
- Room 333 with signs of water damage above ACT. (Figure 165)
- Room 335 with signs of water damage above ACT. (Figure 166 and 167)
- Room 337 with signs of water damage at window and wall below window. (Figure 168, 169, 170, and 171)
- Room 339 with signs of water damage along all windows and above ACT throughout breakroom. (Figure 172- Figure 176)
- Room 342 with poor patch in wall. (Figure 177)
- Room 343 with signs of water damage at window. (Figure 178, 179, and 180)
- Room 345 with signs of water damage at window and wall below window. (Figure 181, 182, 183, and 184)
- Room 346 with signs of water damage at window. (Figure 185, 186, 187, and 188)
- Room 347 with signs of water damage at window. (Figure 189)
- Room 351 with ACT and ceiling grid disheveled. (Figure 190)
- Room 352 with damage to ceiling. Signs of water damage with paint bubbling/peeling off surface. (Figure 191)
- Room 352B with signs of water damage at window and along ceiling. (Figure 192, 193, 194, and 195)
- Room 352D with transitional strip missing between curtain wall and carpet. (Figure 196)
- Room 353 with signs of water damage at window. (Figure 197)
- Room 354 with signs of water damage at window. (Figure 198 and 199)
- Room 355 with signs of water damage at windows and insects throughout room. (Figure 200, 201, 202, and 203)
- Room 356 with signs of water damage at windows and insects throughout room. Strong odor in room. (Figure 204, 205, 206, and 207)
- Room 357 with signs of water damage at window. (Figure 208 and 209)
- Room 358 with signs of water damage at window. (Figure 210)
- Room 302 with signs of water damage along ceiling. Lobby shows multiple points of bubbling/peeling from surface, (Figure 211 – Figure 216)

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



Figure 12 Building Headquarters



Figure 13 Building Headquarters



Figure 14 Building Headquarters



Figure 15 Building Headquarters



Figure 16 Building Headquarters



Figure 17 Building Headquarters

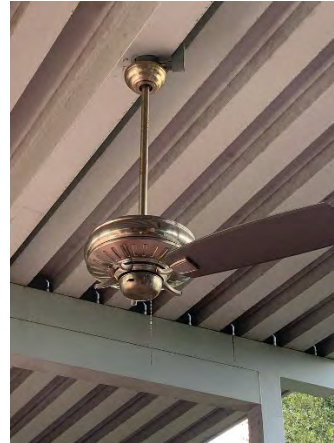


Figure 18 Building Headquarters



Figure 19 Building Headquarters



Figure 20 Building Headquarters



Figure 21 Building Headquarters



Figure 22 Building Headquarters



Figure 23 Building Headquarters



Figure 24 Building Headquarters



Figure 25 Building Headquarters First Floor (Room 104)

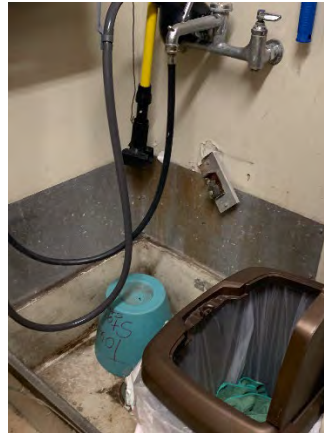


Figure 26 Building Headquarters First Floor (Room 104)



Figure 27 Building Headquarters First Floor (Room 107)



Figure 28 Building Headquarters First Floor (Room 107)



Figure 29 Building Headquarters First Floor (Room 107)



Figure 30 Building Headquarters First Floor (Room 108)



Figure 31 Building Headquarters First Floor (Room 119)



Figure 32 Building Headquarters First Floor (Room 120)



Figure 33 Building Headquarters First Floor (Room 120)

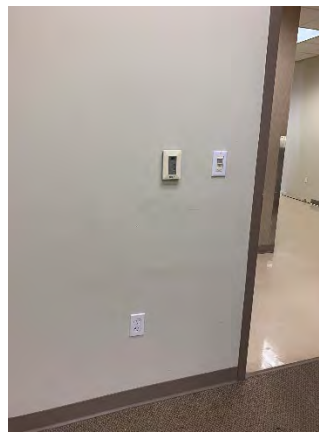


Figure 34 Building Headquarters First Floor (Room 120)



Figure 35 Building Headquarters First Floor (Room 127)



Figure 36 Building Headquarters First Floor (Room 127)

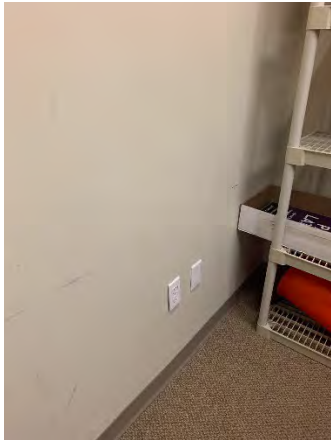


Figure 37 Building Headquarters First Floor (Room 128)

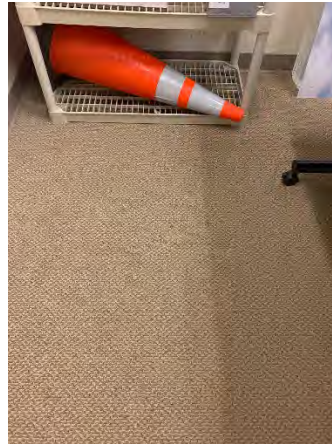


Figure 38 Building Headquarters First Floor (Room 128)



Figure 39 Building Headquarters First Floor (Room 129)

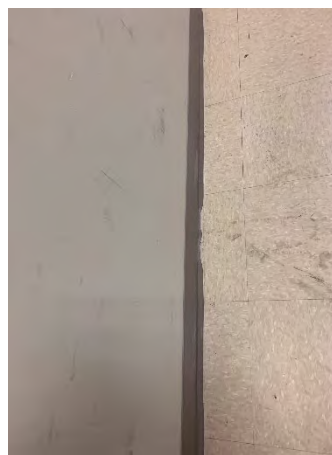


Figure 40 Building Headquarters First Floor (Room 129)



Figure 41 Building Headquarters First Floor (Room 132)



Figure 42 Building Headquarters First Floor (Room 132)



Figure 43 Building Headquarters First Floor (Room 132)

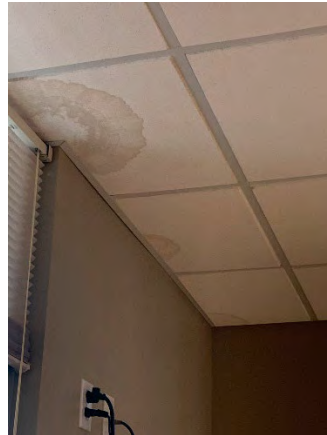


Figure 44 Building Headquarters First Floor (Room 135)



Figure 45 Building Headquarters First Floor (Room 135)

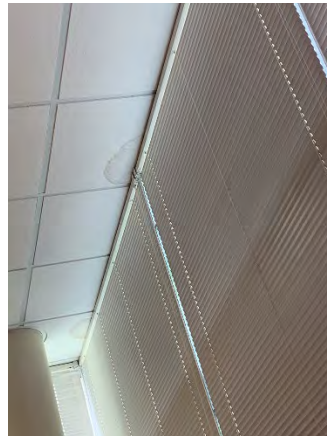


Figure 46 Building Headquarters First Floor (Room 135)

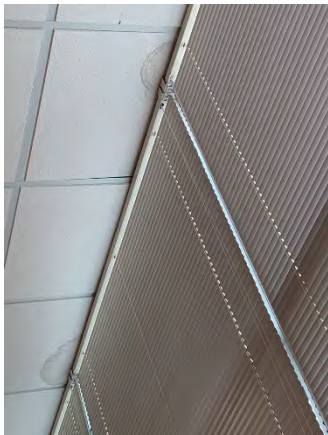


Figure 47 Building Headquarters First Floor (Room 135)

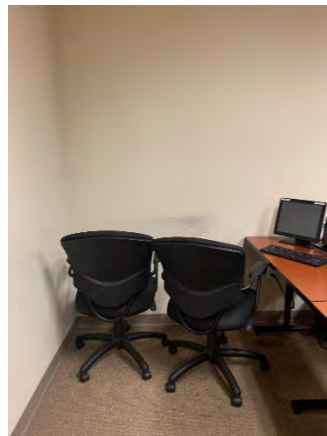


Figure 48 Building Headquarters First Floor (Room 136)



Figure 49 Building Headquarters First Floor (Room 136)



Figure 50 Building Headquarters First Floor (Room 136)



Figure 51 Building Headquarters First Floor (Room 136)



Figure 52 Building Headquarters First Floor (Room 137)

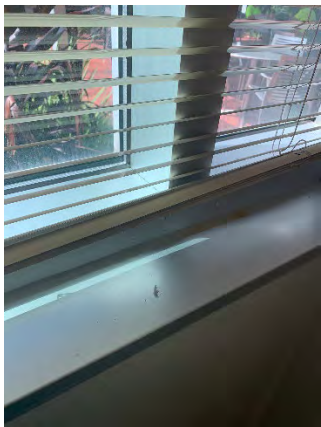


Figure 53 Building Headquarters First Floor (Room 137)

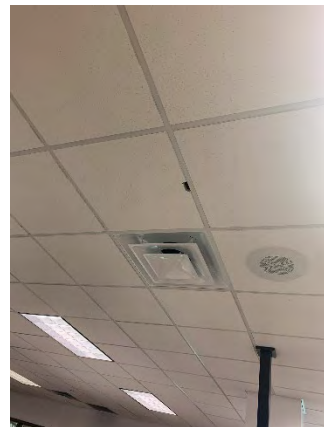


Figure 54 Building Headquarters First Floor (Room 142)



Figure 55 Building Headquarters First Floor (Room 142)



Figure 56 Building Headquarters First Floor (Room 142)

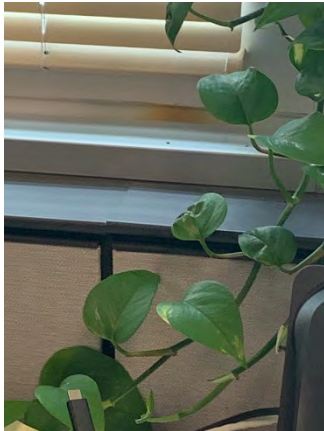


Figure 57 Building Headquarters First Floor (Room 142)



Figure 58 Building Headquarters First Floor (Room 142)



Figure 59 Building Headquarters First Floor (Room 142)

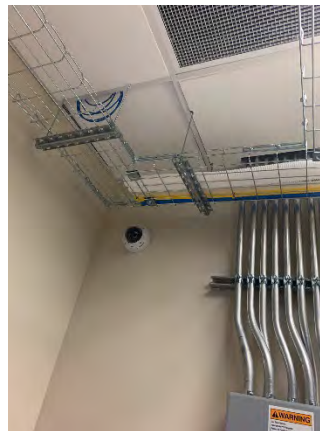


Figure 60 Building Headquarters First Floor (Room 144)



Figure 62 Building Headquarters First Floor (Room 144)

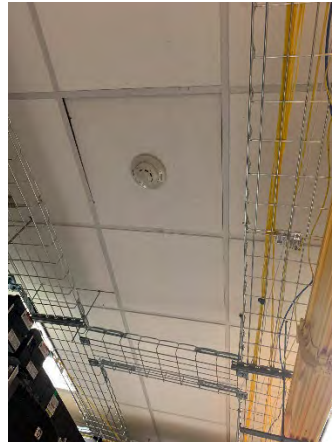


Figure 62 Building Headquarters First Floor (Room 144)



Figure 63 Building Headquarters First Floor (Room 144)



Figure 64 Building Headquarters First Floor (Room 149)

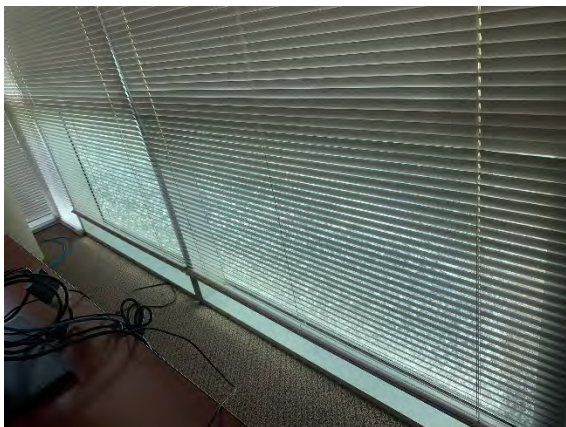


Figure 65 Building Headquarters First Floor (Room 150)

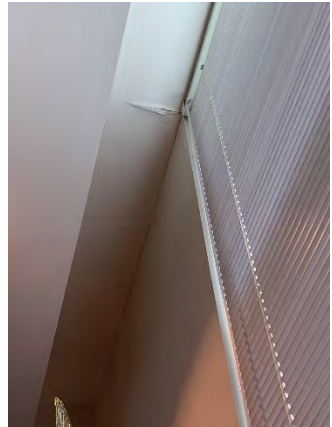


Figure 66 Building Headquarters First Floor (Room 150)



Figure 67 Building Headquarters First Floor (Room 150)



Figure 68 Building Headquarters First Floor (Room 150)



Figure 69 Building Headquarters First Floor (Corr. 152)



Figure 70 Building Headquarters First Floor (Corr. 152)



Figure 71 Building Headquarters First Floor (Corr. 152)



Figure 72 Building Headquarters First Floor (Room 156)



Figure 73 Building Headquarters First Floor (Room 156)



Figure 74 Building Headquarters First Floor (Room 156)



Figure 75 Building Headquarters First Floor (Room 156)

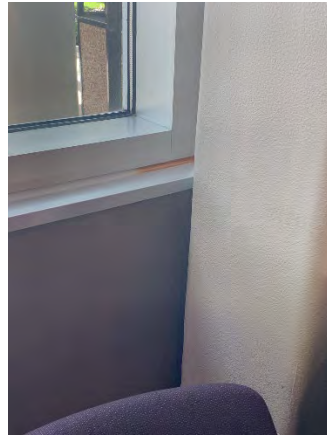


Figure 76 Building Headquarters First Floor (Room 156)

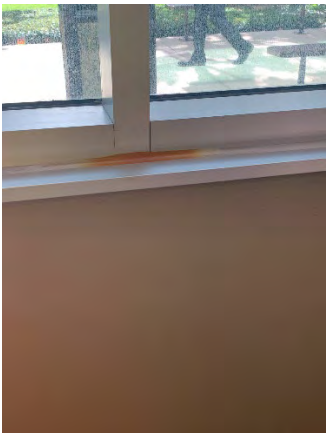


Figure 77 Building Headquarters First Floor (Room 156)



Figure 78 Building Headquarters First Floor (Room 156)



Figure 79 Building Headquarters First Floor (Room 156)



Figure 80 Building Headquarters First Floor (Stair 157)

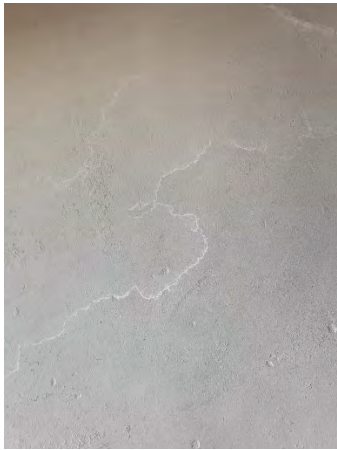


Figure 81 Building Headquarters First Floor (Stair 157)



Figure 82 Building Headquarters First Floor (Stair 157)

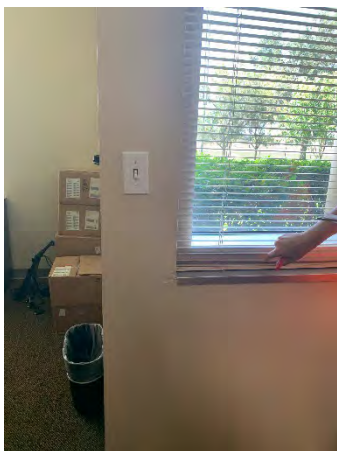


Figure 83 Building Headquarters First Floor (Room 160)



Figure 84 Building Headquarters First Floor (Room 160)

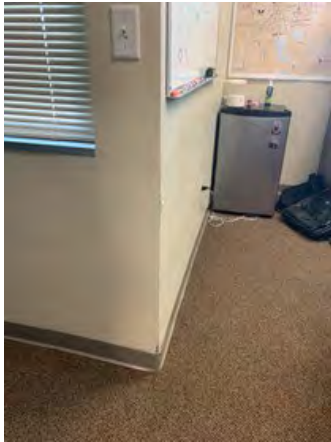


Figure 85 Building Headquarters First Floor (Room 161)

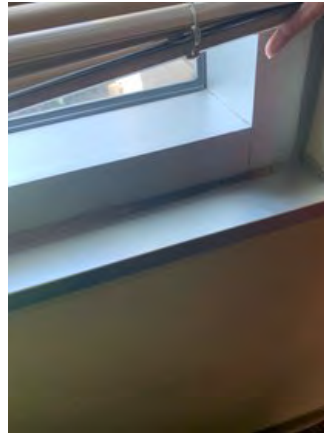


Figure 86 Building Headquarters First Floor (Room 161)



Figure 87 Building Headquarters First Floor (Corr. 165)



Figure 88 Building Headquarters First Floor (Corr. 165)

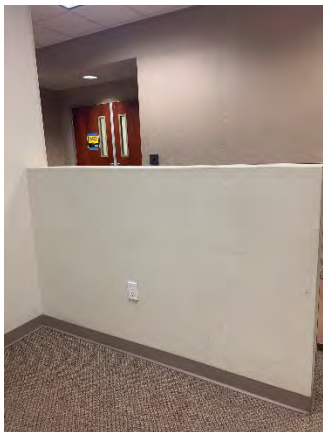


Figure 89 Building Headquarters First Floor (Corr. 165)



Figure 90 Building Headquarters First Floor (Corr. 165)



Figure 91 Building Headquarters First Floor (Corr. 166)



Figure 92 Building Headquarters First Floor (Corr. 166)



Figure 93 Building Headquarters First Floor (Lobby 117)



Figure 94 Building Headquarters First Floor (Lobby 117)



Figure 95 Building Headquarters First Floor (Sec. 117)



Figure 96 Building Headquarters First Floor (R.R. 100)



Figure 97 Building Headquarters First Floor (R.R. 100)



Figure 98 Building Headquarters First Floor (R.R. 101)



Figure 99 Building Headquarters Second Floor (Room 203)



Figure 100 Building Headquarters Second Floor (Room 205)



Figure 101 Building Headquarters Second Floor (Room 205)

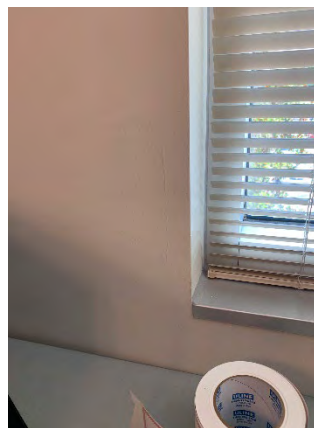


Figure 102 Building Headquarters Second Floor (Room 209)

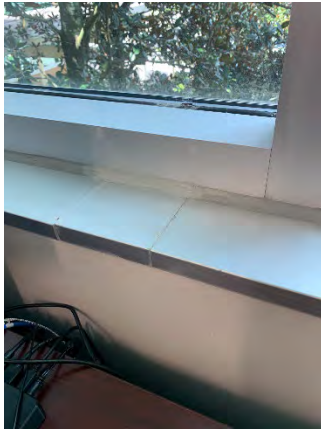


Figure 103 Building Headquarters Second Floor (Room 219)



Figure 104 Building Headquarters Second Floor (Room 219)



Figure 105 Building Headquarters Second Floor (Room 219)



Figure 106 Building Headquarters Second Floor (Room 219)



Figure 107 Building Headquarters Second Floor (Room 219)

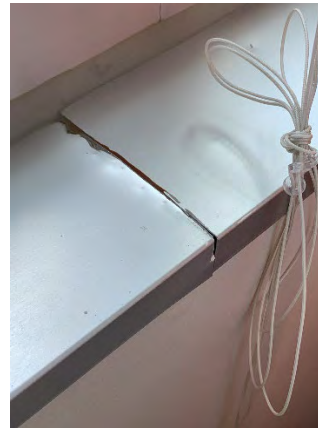


Figure 108 Building Headquarters Second Floor (Room 219)

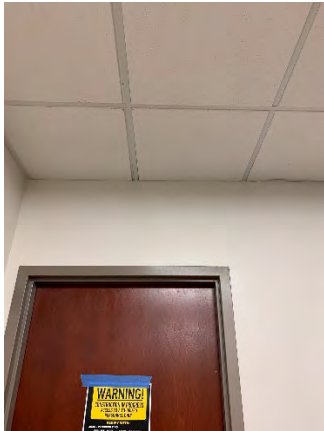


Figure 109 Building Headquarters Second Floor (Room 221)



Figure 110 Building Headquarters Second Floor (Room 222)



Figure 111 Building Headquarters Second Floor (Room 222)



Figure 112 Building Headquarters Second Floor (Room 228)



Figure 113 Building Headquarters Second Floor (Room 230)

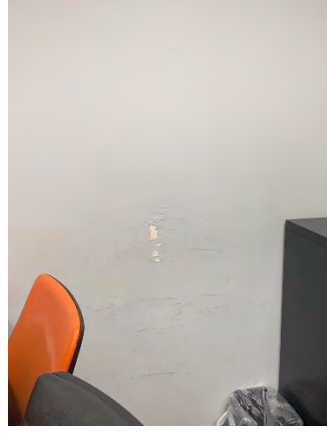


Figure 114 Building Headquarters Second Floor (Room 230)



Figure 115 Building Headquarters Second Floor (Room 230)



Figure 116 Building Headquarters Second Floor (Room 230)



Figure 117 Building Headquarters Second Floor (Room 231)



Figure 118 Building Headquarters Second Floor (Room 231)



Figure 119 Building Headquarters Second Floor (Room 231)



Figure 120 Building Headquarters Second Floor (Room 231)



Figure 121 Building Headquarters Second Floor (Room 233)

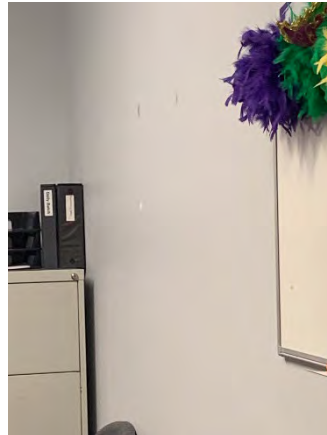


Figure 122 Building Headquarters Second Floor (Room 233)



Figure 123 Building Headquarters Second Floor (Stair 234)



Figure 124 Building Headquarters Second Floor (Stair 234)

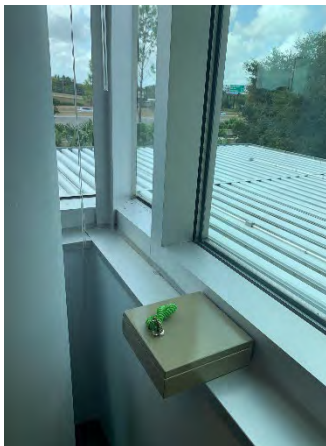


Figure 125 Building Headquarters Second Floor (Room 235)



Figure 126 Building Headquarters Second Floor (Room 235)



Figure 127 Building Headquarters Second Floor (Room 237)



Figure 128 Building Headquarters Second Floor (Room 238)

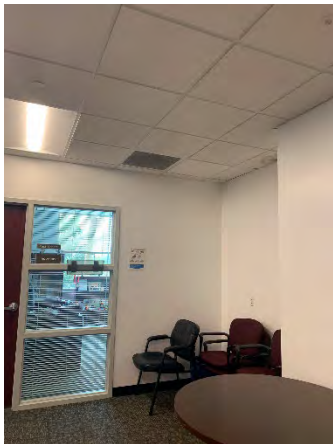


Figure 129 Building Headquarters Second Floor (Room 239)

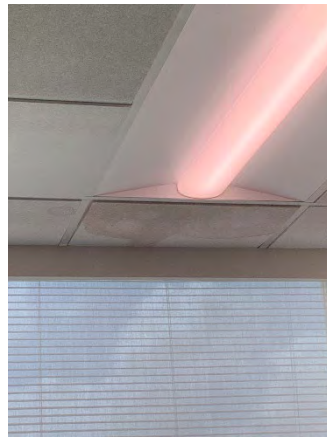


Figure 130 Building Headquarters Second Floor (Room 239)



Figure 131 Building Headquarters Second Floor (Room 239)



Figure 132 Building Headquarters Second Floor (Room 239)



Figure 133 Building Headquarters Second Floor (Room 241)



Figure 134 Building Headquarters Second Floor (Room 242)



Figure 135 Building Headquarters Second Floor (Room 243)



Figure 136 Building Headquarters Second Floor (Room 246)



Figure 137 Building Headquarters Second Floor (Room 246)



Figure 138 Building Headquarters Second Floor (Stair 248)



Figure 139 Building Headquarters Second Floor (Stair 248)



Figure 140 Building Headquarters Second Floor (Stair 248)



Figure 141 Building Headquarters Second Floor (Stair 248)



Figure 142 Building Headquarters Second Floor (Room 252)



Figure 143 Building Headquarters Second Floor (Room 252)



Figure 144 Building Headquarters Second Floor (Corr. 256)



Figure 145 Building Headquarters Second Floor (Corr. 256)



Figure 146 Building Headquarters Second Floor (Corr. 256)



Figure 147 Building Headquarters Second Floor (R.R. 200)



Figure 148 Building Headquarters Second Floor (R.R. 201)



Figure 149 Building Headquarters Third Floor (Room 304)



Figure 150 Building Headquarters Third Floor (Room 310)



Figure 151 Building Headquarters Third Floor (Room 310)



Figure 152 Building Headquarters Third Floor (Room 311)



Figure 153 Building Headquarters Third Floor (Room 311)

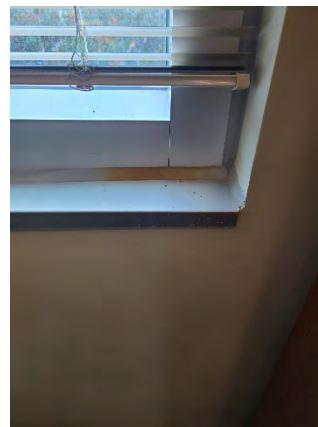


Figure 154 Building Headquarters Third Floor (Room 311)



Figure 155 Building Headquarters Third Floor (Room 311)

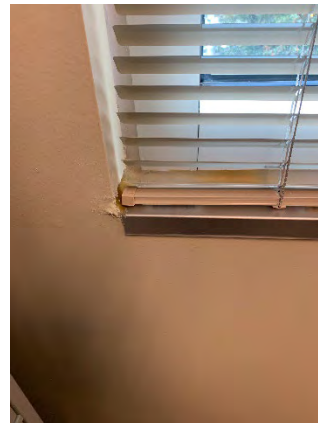


Figure 156 Building Headquarters Third Floor (Room 322)

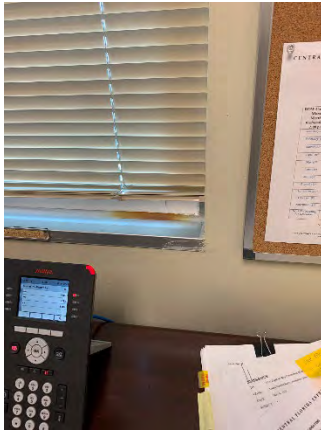


Figure 157 Building Headquarters Third Floor (Room 322)



Figure 158 Building Headquarters Third Floor (Room 323)



Figure 159 Building Headquarters Third Floor (Room 323)



Figure 160 Building Headquarters Third Floor (Room 323)



Figure 161 Building Headquarters Third Floor (Room 323)

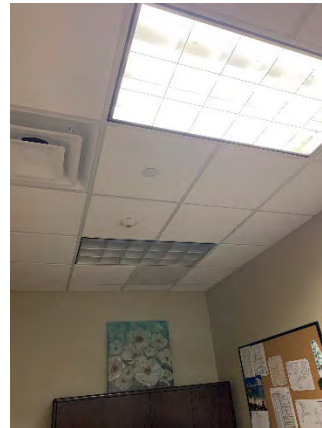


Figure 162 Building Headquarters Third Floor (Room 325B)

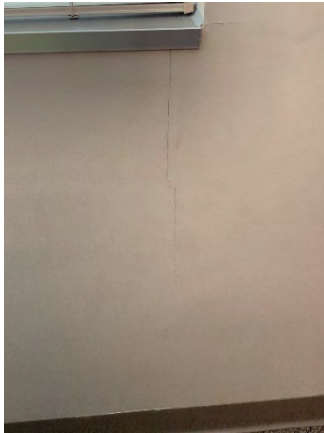


Figure 163 Building Headquarters Third Floor (Room 331)

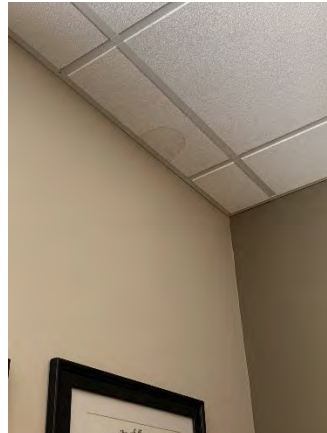


Figure 164 Building Headquarters Third Floor (Room 331)



Figure 165 Building Headquarters Third Floor (Room 333)



Figure 166 Building Headquarters Third Floor (Room 335)



Figure 167 Building Headquarters Third Floor (Room 335)



Figure 168 Building Headquarters Third Floor (Room 337)



Figure 169 Building Headquarters Third Floor (Room 337)



Figure 170 Building Headquarters Third Floor (Room 337)

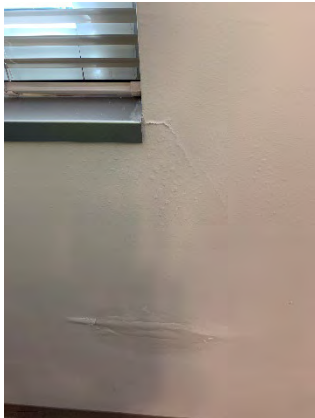


Figure 171 Building Headquarters Third Floor (Room 337)



Figure 172 Building Headquarters Third Floor (Room 339)



Figure 173 Building Headquarters Third Floor (Room 339)



Figure 174 Building Headquarters Third Floor (Room 339)



Figure 175 Building Headquarters Third Floor (Room 339)



Figure 176 Building Headquarters Third Floor (Room 339)



Figure 177 Building Headquarters Third Floor (Room 342)

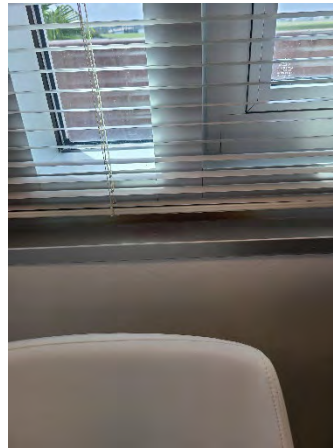


Figure 178 Building Headquarters Third Floor (Room 343)

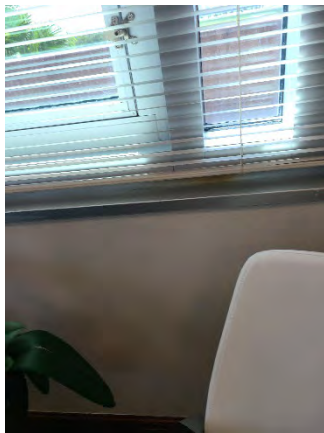


Figure 179 Building Headquarters Third Floor (Room 343)



Figure 180 Building Headquarters Third Floor (Room 343)

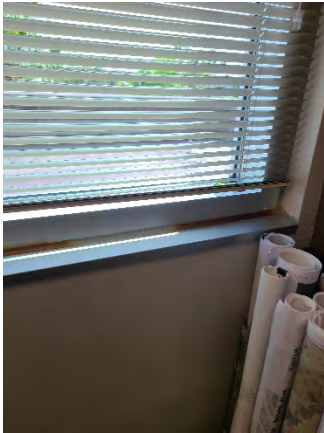


Figure 181 Building Headquarters Third Floor (Room 345)

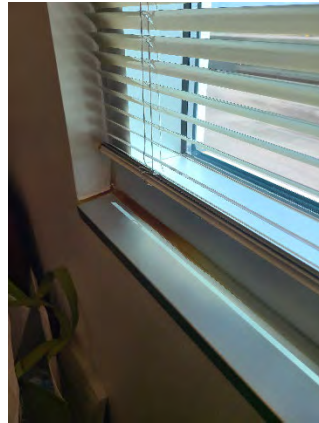


Figure 182 Building Headquarters Third Floor (Room 345)



Figure 183 Building Headquarters Third Floor (Room 345)



Figure 184 Building Headquarters Third Floor (Room 345)

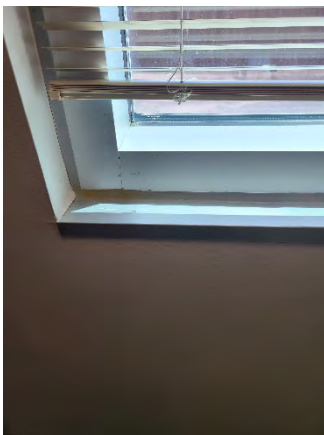


Figure 185 Building Headquarters Third Floor (Room 346)

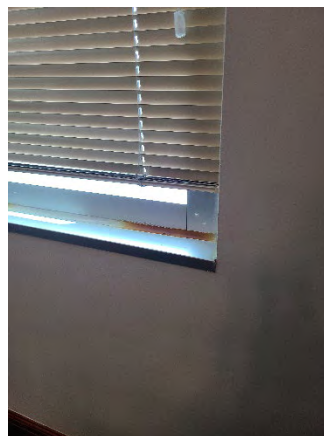


Figure 186 Building Headquarters Third Floor (Room 346)



Figure 187 Building Headquarters Third Floor (Room 346)



Figure 188 Building Headquarters Third Floor (Room 346)

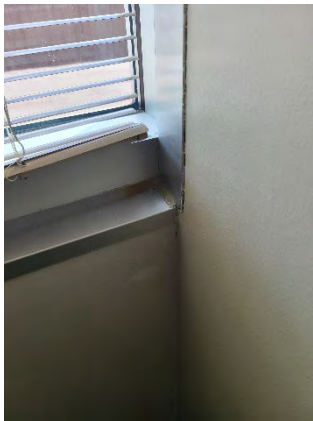


Figure 189 Building Headquarters Third Floor (Room 347)



Figure 190 Building Headquarters Third Floor (Room 351)

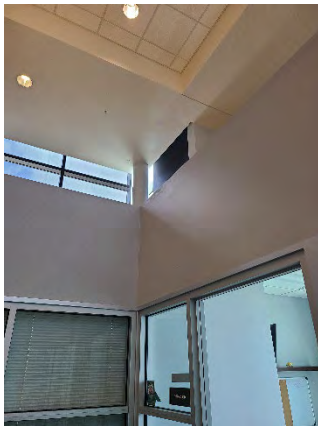


Figure 191 Building Headquarters Third Floor (Room 352)



Figure 192 Building Headquarters Third Floor (Room 352B)



Figure 193 Building Headquarters Third Floor (Room 352B)



Figure 194 Building Headquarters Third Floor (Room 352B)



Figure 195 Building Headquarters Third Floor (Room 352B)



Figure 196 Building Headquarters Third Floor (Room 352D)



Figure 197 Building Headquarters Third Floor (Room 353)

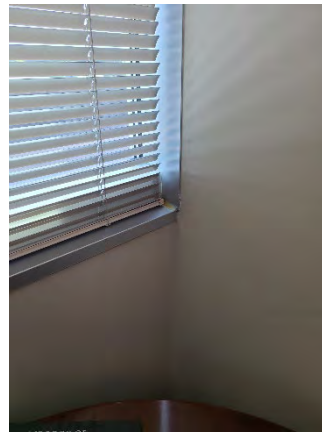


Figure 198 Building Headquarters Third Floor (Room 354)

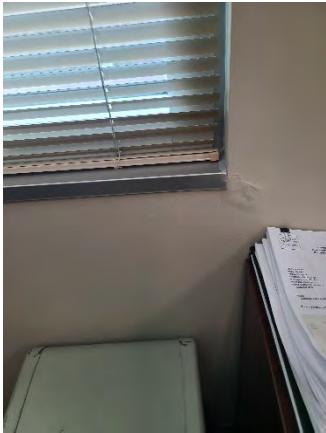


Figure 199 Building Headquarters Third Floor (Room 354)



Figure 200 Building Headquarters Third Floor (Room 355)



Figure 201 Building Headquarters Third Floor (Room 355)

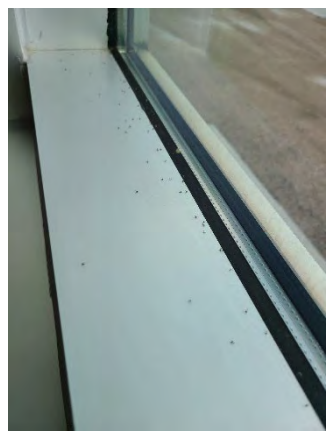


Figure 202 Building Headquarters Third Floor (Room 355)



Figure 203 Building Headquarters Third Floor (Room 355)



Figure 204 Building Headquarters Third Floor (Room 356)

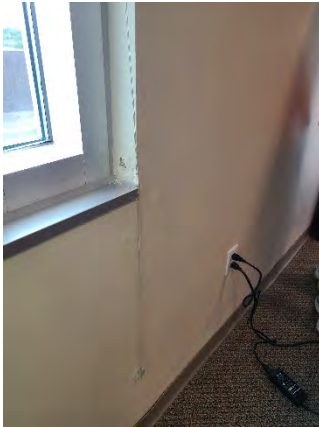


Figure 205 Building Headquarters Third Floor (Room 356)



Figure 206 Building Headquarters Third Floor (Room 356)



Figure 207 Building Headquarters Third Floor (Room 356)



Figure 208 Building Headquarters Third Floor (Room 357)



Figure 209 Building Headquarters Third Floor (Room 357)



Figure 210 Building Headquarters Third Floor (Stair 358)



Figure 211 Building Headquarters Third Floor (Lobby 302)



Figure 212 Building Headquarters Third Floor (Lobby 302)

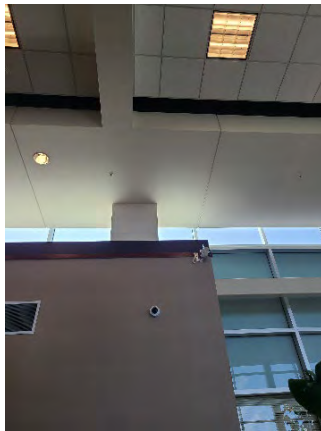


Figure 213 Building Headquarters Third Floor (Lobby 302)



Figure 214 Building Headquarters Third Floor (Lobby 302)



Figure 215 Building Headquarters Third Floor (Lobby 302)

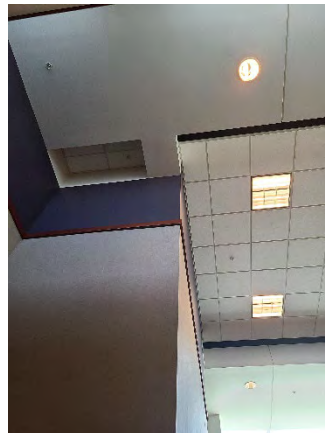


Figure 216 Building Headquarters Third Floor (Lobby 302)

