

VOLUME I

Central Florida Expressway Authority

ANNUAL INSPECTION REPORT

FY 2025

CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY



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February 10, 2025

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

Re: FY 2025 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 2025 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 2025 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 2024 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, 98% of all CFX lane miles have a Pavement Condition Rating of Good or higher.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Keith Jackson", is written over a light blue horizontal line.

R. Keith Jackson, P.E.
Program Manager

Attachments

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

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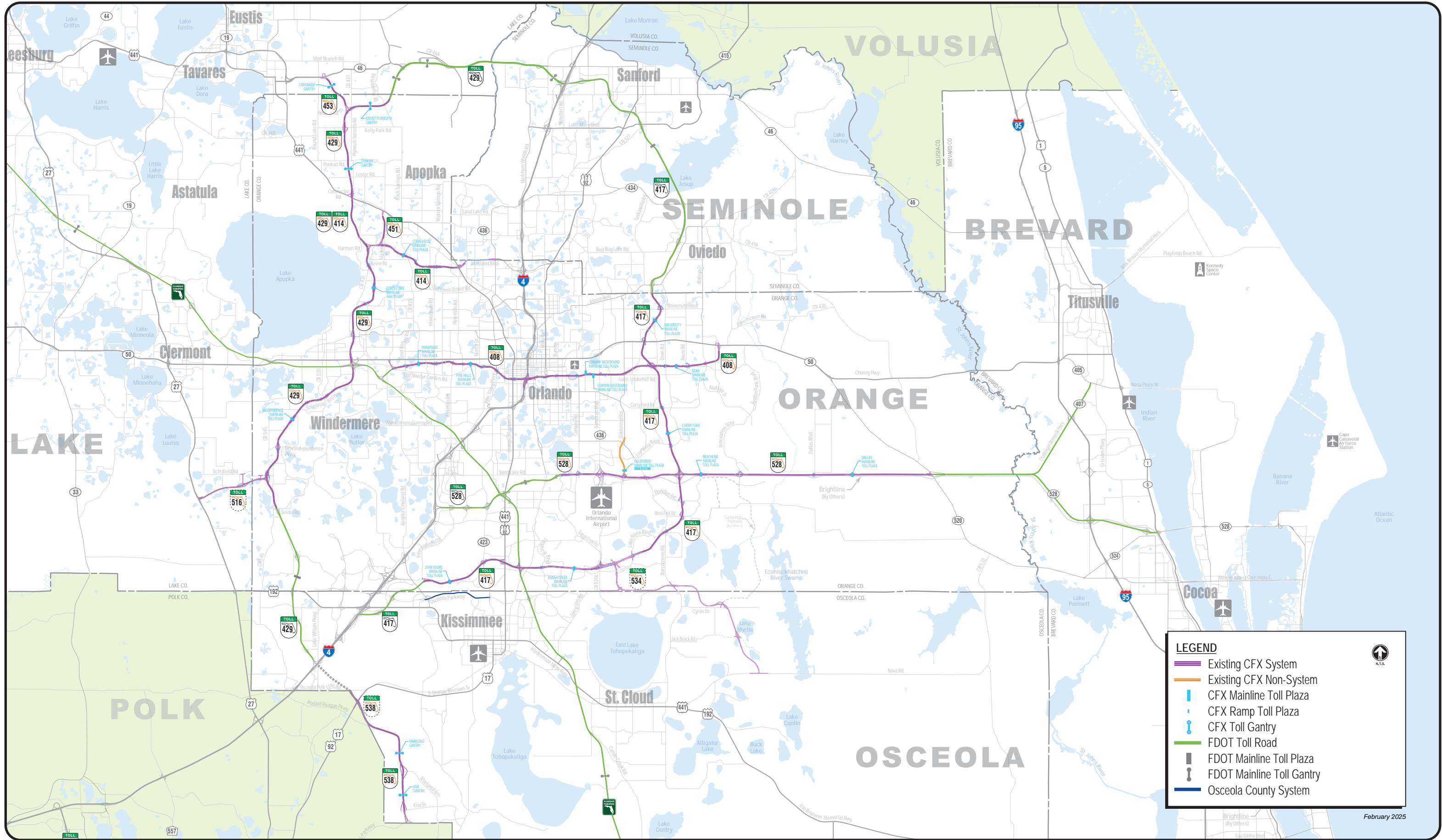
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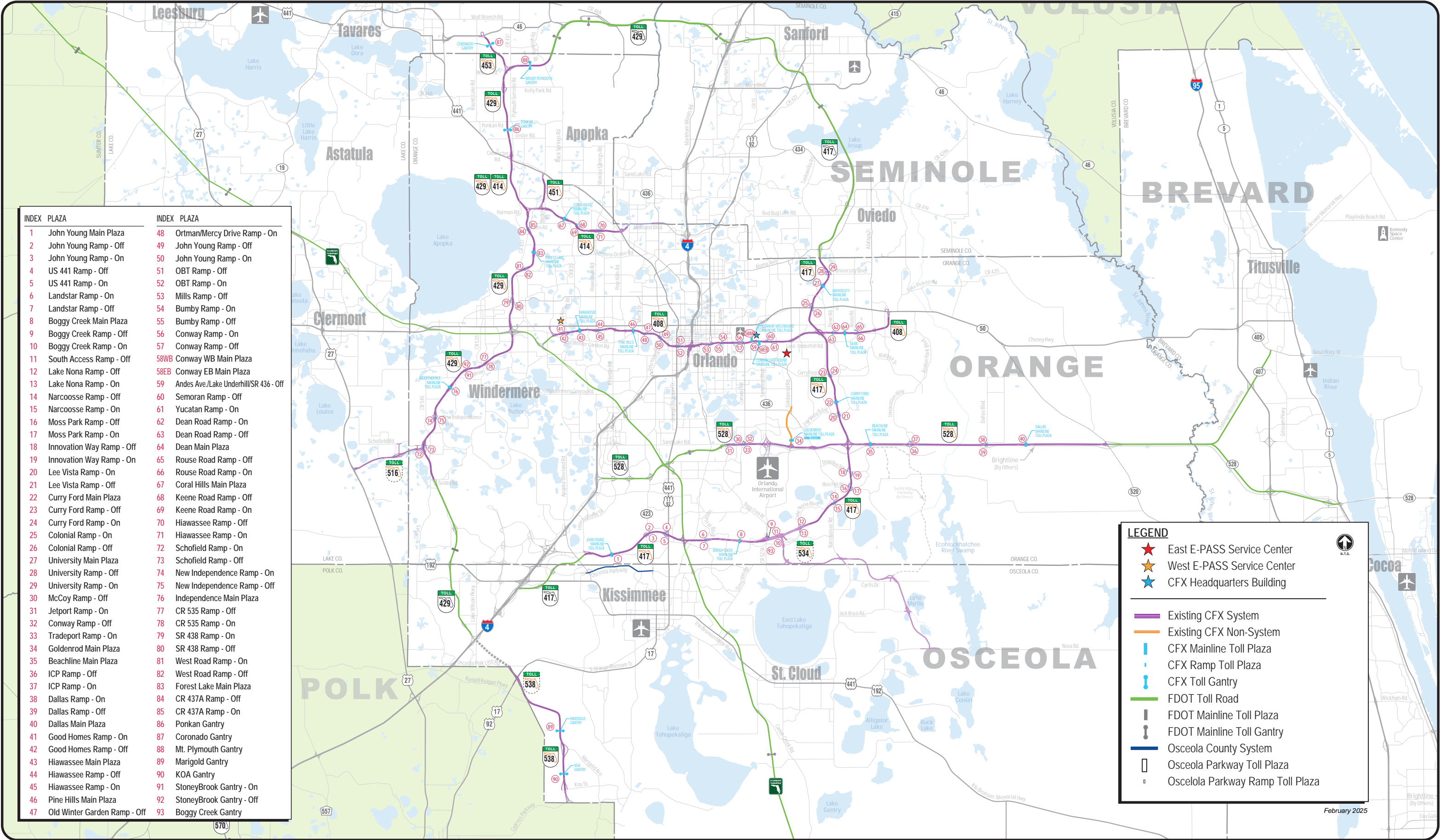
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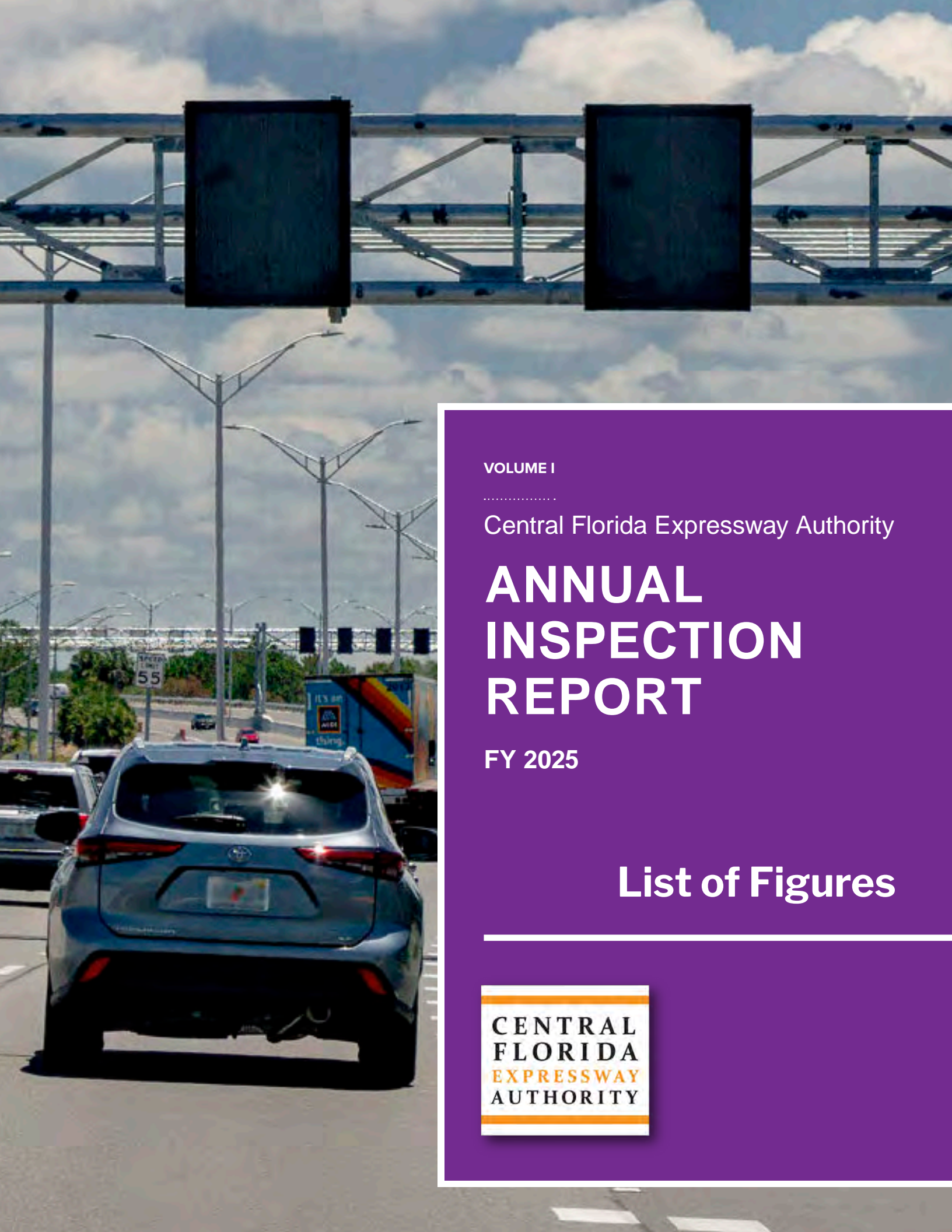
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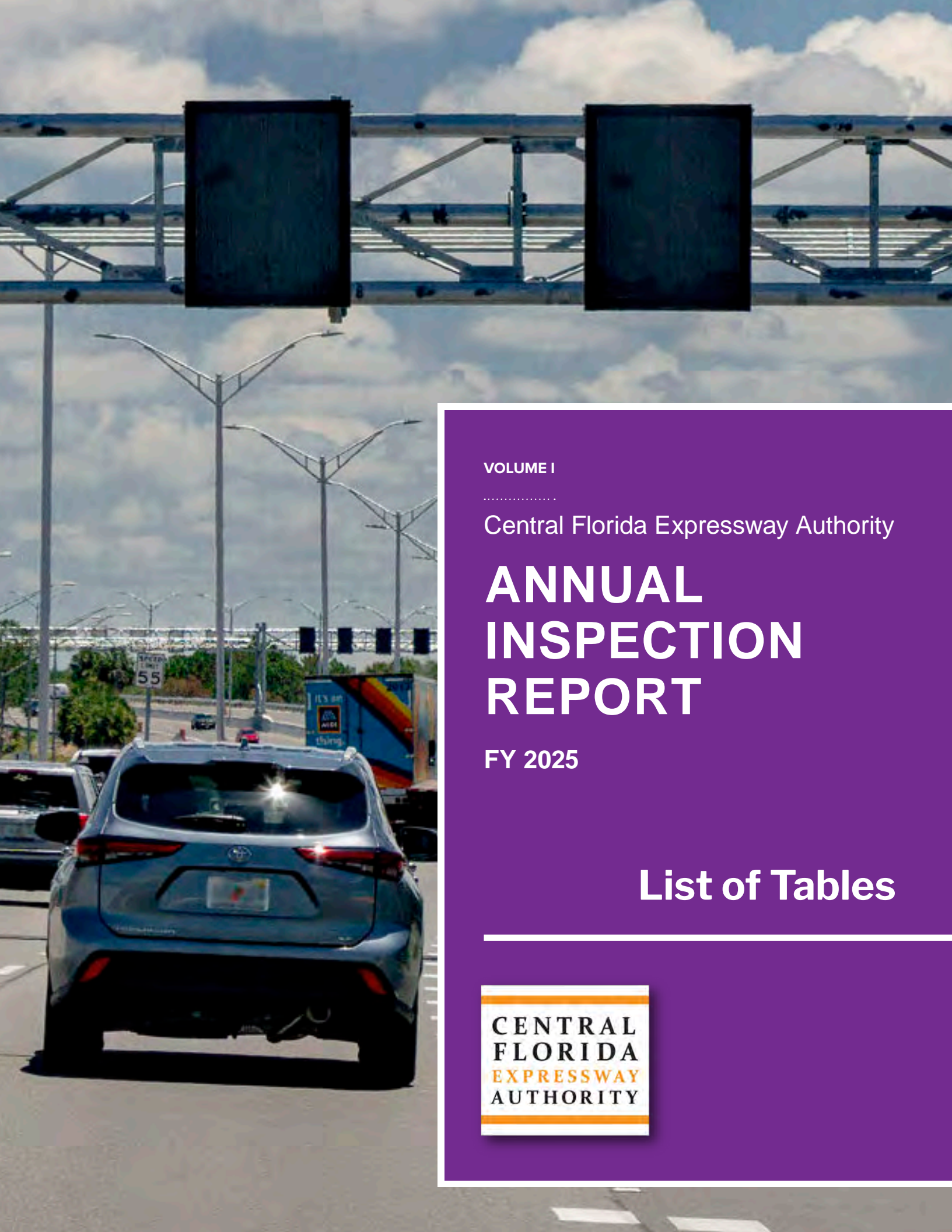
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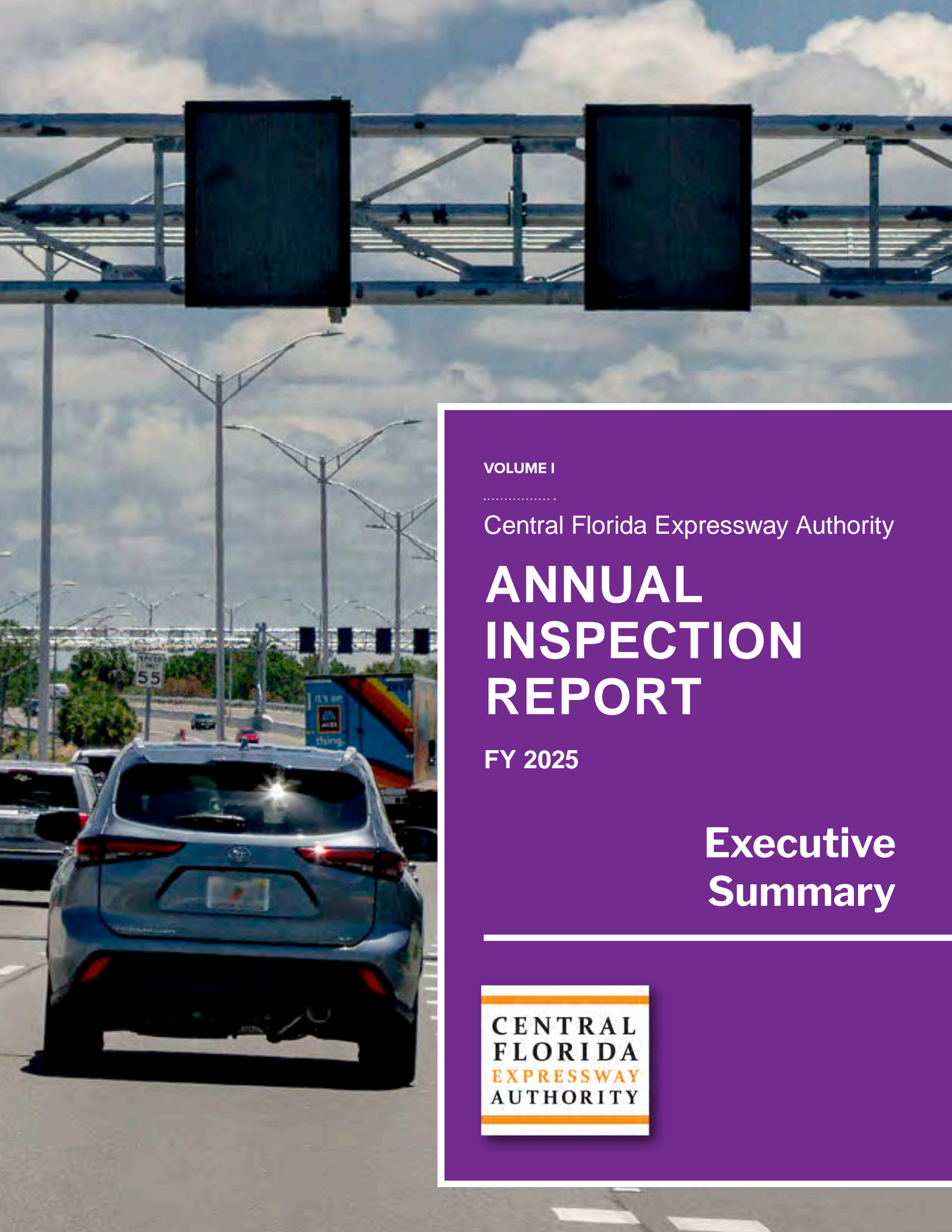
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Executive Summary

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Executive Summary

The Fiscal Year 2025 (FY 2025) inspection of Central Florida Expressway Authority's (CFX) System was performed by Dewberry, CFX's General Engineering Consultant (GEC), 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 2025 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 with respect to CFX infrastructure.





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Report

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1.0 Introduction

1.1 Background

Between July and December 2024, 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:

- Roadway
- Bridges
- Walls
- 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, joints, 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. Inspections are performed and the results are published every two years on each bridge and sign structure. The bridge and sign 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 2025 inspection process, the following major construction projects were underway:

- SR 408 / I-4 Interchange (FDOT Project Conditional Final Acceptance August 2024)
- 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

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

1.3 System Description

CFX's roadway system consists of the following 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

7. Martin Andersen Beachline Expressway (SR 528)
8. 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 bridge culverts). CFX also operates a non-system, two-mile tolled expressway (Goldenrod Road Extension) with one mainline toll plaza at the end of FY 2024. 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)

SR 414 extends south and east from U.S. 441 northwest of 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 32 miles of SR 417 in Orange County. Known as the Central Florida GreeneWay, the CFX segment begins near the intersection of International Drive and SR 536 and runs east and north 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 the Interstate 4 / SR 417 interchange in Seminole 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 to the Interstate 4 / SR 417 interchange 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 limited access road connecting SR 429 (Wekiva Parkway) with SR 46 east of Round Lake Road in Lake County. CFX built the 2-mile connector as part of the Wekiva 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 operates the 23 miles extending from Boggy Creek Road to SR 520. Other portions of SR 528, to the east and west of CFX's section, are owned and operated by FTE.

1.3.8 SR 538 (Poinciana Parkway)

SR 538 (Poinciana Parkway) is a four lane 7 mile limited access toll road extending from near Ronald Reagan Parkway at the Osceola / Polk County line south to Cypress Parkway in Polk County, with two interchanges and two mainline gantries. This project was made part of the CFX system when it was acquired from Osceola County in December 2019.

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. The 7001 McCoy Road facility was not inspected and is currently undergoing renovation.

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. Versar, LLC maintains SR 414, SR 429, SR 451 and SR 453
3. Control Specialists maintains 47 traffic signals systemwide
4. Versar, LLC 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 two systemwide landscape maintenance contractors (under two separate contracts), Aero GroundTek of Central Florida and Arazoza Brothers Corporation, while aquatic vegetation is completed by Rockhopper Services, Inc.

The Maintenance Department staff is supported by the General Engineering Consultant (GEC), Dewberry Engineers Inc. (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
- 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 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 2024) and the goals and objectives for fiscal year (FY 2025).

The following are identified as major achievements during the past fiscal year (FY 2024):

- 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.
- Implementation of Route Reports automated highway monitoring.

CFX Maintenance Staff have identified the following goals and objectives for the coming fiscal year (FY 2025). 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.

- Implementation and evaluation of Pi-Lit Impact Detection System for guardrail, cable guardrail, and attenuators systemwide.
- Continue the use of Route Reports automated highway monitoring system.

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

These initiatives are:

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

1.4.1 Roadway Maintenance Budget

CFX's FY 2025 Roadway Maintenance Budget is budgeted at \$19.1 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 2025 of \$2.9 million.

1.4.3 Systemwide Landscape and Aquatic Maintenance Budget

CFX's FY 2025 Systemwide Landscape Maintenance Fund is budgeted at \$4.0 million for maintenance administration and routine maintenance.

1.4.4 Maintenance Rating Program

FDOT performs the ratings of the maintenance performance for the CFX system utilizing the FDOT Maintenance Rating Program (MRP). This rating program evaluates the performance of roadway and bridge maintenance contractors and provides 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 (including bridge culverts and pedestrian walkways) 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 98% of CFX maintained lane miles currently have Good or higher rated Pavement Condition. The Rating Measures goal is 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

Observation points were concentrated at the eastern jurisdictional boundary through John Young Parkway. The assessments indicated slight erosion along the roadside and issues with overgrown or silted drainage structures. The degradation of pavement markings was moderate, impacting limited areas of the ramps.



FIGURE 3: Erosion west of Citrus Oaks Avenue

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

The evaluation of bridges along SR 408 indicated that there were few concerns, primarily limited to standard maintenance observations. Specific issues identified included deterioration of wall coatings, minor loss of adhesion at the joints, and pavement marking degradation.



FIGURE 4: Pavement marking deterioration bridge over Lake Sherwood

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

Common observations regarding walls and fences included issues such as deteriorated wall coping, overgrown vegetation along fence lines,



FIGURE 5: Damaged fence gate at Chickasaw Trail

compromised fence gates, and leaning or damaged right-of-way (ROW) fencing. Additionally, the walls exhibited signs of coating degradation and minor mildew accumulation on their surfaces.

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 predominantly well-maintained. Assessments of various characteristics within the facilities along this route frequently noted issues such as absent or discolored ceiling tiles and deterioration of interior coatings. 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

Observations conducted along SR 414 were minimal and revealed suboptimal conditions, characterized by damaged drainage structures and the accumulation of sediment within these systems.

Throughout the corridor, drainage structures were noted to be obstructed and overgrown, with the area between the mainline plaza and Keene Road exhibiting a higher degree of concentration.

Erosion around drainage structures was concentrated around the ponds east of the Keene Road.

2.2.2 SR 414 (John Land Apopka Expressway) Bridges

Observations of the bridges were limited, revealing only minor spalling



FIGURE 6: Erosion around drainage structure in pond at Keene Road



FIGURE 7: Adhesion loss at abutment joint bridge over CR437A

along the barriers and some loss of adhesion at the 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

This year's inspection yielded few observations regarding walls and fences. The typical issues noted included instances of compromised fence fabric and excessive vegetation encroaching upon the fence lines along the corridor.

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 condition of the facilities along SR 414 was generally favorable. Observations regarding various features of these facilities commonly identified algae growth on the coatings and minor degradation of the coatings on the structural elements. Individual facility summaries for SR 414 are detailed in Appendix 2, which includes the System / Non-System Facility Reports presented in this document.



FIGURE 8: Damaged coatings Coral Hills Mainline Plaza

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 inspection period for FY 2025, there were five areas that were still under construction and, as a result, were not inspected:



FIGURE 9: Pavement edge ravel SR 408 and SR 417 Interchange

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

The observation points for SR 417 revealed minor issues, including damaged drainage structures, accumulation of sediment within these structures, moderate raveling at pavement edges, and minor erosion of front slopes. Notably, most of these observations were concentrated at the interchanges of SR 417 and SR 50 as well as SR 417 and University Boulevard.

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

Throughout the roadway, several sites were noted for having drainage structure impediments, minor damage, and erosion occurring at the roadside.

2.3.2 SR 417 (Central Florida GreeneWay) Bridges

Bridge observations revealed minor degradation of adhesion at the abutment joints, as well as the lack of joint sealant. Observations indicated that missing joint sealant was present at several locations throughout the corridor.

2.3.3 SR 417 Central Florida GreeneWay Walls and Fencing

The assessment of the SR 417 walls and fencing revealed that they were largely in good condition, with only slight damage to the coatings resulting from tire scuffing and typical coating degradation based on age.

Observations related to fencing revealed slight damage caused by tree debris, as well as areas where the fence lines have become overgrown along the corridor.



FIGURE 10: Fence damage Curry Ford Mainline Plaza Pond

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.

Evaluations of different characteristics within the facilities along SR 417 generally concentrated on the degradation of interior coatings, the condition of ceiling tiles, required repairs to soffits, and the occurrence of mildew or mold on outdoor surfaces. Individual summaries of facilities along SR 417 are indicated in Appendix 2 System / Non-System Facility Reports included in this document.



FIGURE 11: Mildew growth on loading bay surface
University Mainline Plaza

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

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

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

During the FY 2025 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.



FIGURE 12: Lane striping degradation Schofield Road on ramp

Roadside erosion was observed on slopes and in swales in various locations of the roadway. Front slope erosion was observed along SR 429 from Kelly Park Road north to Plymouth Sorrento Road, and back slope erosion was observed from Seidel Road north to New Independence Parkway.

Minor pavement degradation was seen along the mainline through the Independence Mainline Plaza.



FIGURE 13: Overgrown drainage structure New Independence Parkway Interchange

Drainage observations were not concentrated in any location throughout the corridor.

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

FY 2025 observations were primarily focused on the deterioration of bridge joint adhesion at the abutment, the absence of reflectors, and minor instances of spalling on the copings of the MSE walls.

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

SR 429 fence observations were limited to damaged fence gates, damaged or leaning fence posts and fence fabric.

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

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

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

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

Observations for various features in the facilities along SR 429 were typically for interior / exterior paint degradation, window sealant, ceiling tiles, vents, and minor water intrusion, as well as aesthetic cleaning to include the pedestrian walkways.

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 2025 SR 451 roadway observations were minor in nature consisting of roadside erosion and sediment build up in drainage structures.

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

2.5.2 SR 451 Bridges

Bridge observations included missing reflectors and minor erosion around slope pavement.

2.5.3 SR 451 Walls and Fencing

No observations were noted on SR 451 for walls. Fence observations included overgrown fence lines and deficient gate locks.

2.5.4 SR 451 Facilities

There are no facilities located on SR 451.



FIGURE 14: Inoperable gate lock 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

Observations from SR 453 revealed the presence of drainage structures exhibiting sediment accumulation and moderate erosion on the front slope. These conditions were noted consistently along the corridor.

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 2025 inspection.

2.6.4 SR 453 Facilities

The facilities on SR 453 were assessed and determined to be in good to excellent condition, with only a few minor observations noted. Routine maintenance activities, such as pressure washing to eliminate algae growth, were documented.

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 B. Andersen Beachline Expressway) Roadway

Observations conducted during Fiscal Year 2025 along the SR 528 roadway revealed several issues, including compromised drainage structures, overgrown and sediment-laden drainage end sections, as well as deterioration of the pavement and pavement markings. Notably, damaged drainage structures and those affected by overgrowth or sediment accumulation were identified at multiple sites, particularly concentrated between SR 417 and the Beachline Mainline Plaza. Additionally, degradation of both pavement and pavement markings was noted along the mainline extending from Goldenrod Road to the SR 417 interchange.

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

Observations conducted on the SR 528 bridge for FY 2025 revealed only minor spalling present at the approach slabs. It is important to highlight that in certain areas, the slabs exhibited asphalt patching in regions affected by spalling.

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

The examination of the SR 528 wall noted scuffed barrier walls. Furthermore, the ratings for fencing pointed to concerns regarding overgrown fence lines and the condition of damaged gates within the corridor.

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

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

The facilities along SR 528 are predominantly well-maintained. However, inspections revealed several issues, including leaks in the tunnel walls, deteriorating ceiling tiles, and the presence of mold growth on exterior coating systems.

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

See Appendix 10 for detailed inspection sheets, maps, and photos.

2.8.1 SR 538 (Poinciana Parkway) Roadway

FY 2025 SR 538 roadway observations were minor in nature consisting of right of way fence damage and minor defects on drainage structures.

Damaged drainage structure was observed at the west jurisdictional limit.

2.8.2 SR 538 (Poinciana Parkway) Bridges

The SR 538 bridges were recently refurbished and constructed in FY 2024 and were not inspected for FY 2025.

2.8.3 SR 538 (Poinciana Parkway) Walls and Fencing

No observations were noted on SR 538 for walls. Fence observations included overgrown and damaged fence lines.

2.8.4 SR 538 (Poinciana Parkway) Facilities

SR 538 facilities are in good condition with some minor caulking and seal cracks on the plaza exterior as well the need for exterior pressure cleaning.



FIGURE 15: SR 538 damaged fence east end of the viaduct

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

2.9 Non-System Facilities Findings – Ratings 2 or 3

See Appendix 11 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, erosion on front slopes, pavement marking degradation, and damaged fence line.

2.9.2 Goldenrod Road Extension Walls and Fencing

No observations were noted on Goldenrod Road Extension walls.



FIGURE 16: Pavement degradation SR 551 Goldenrod Road north of SR 528

Fencing was limited to damaged fence line.

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 found to be in good condition, exhibiting no significant deficiencies in either its exterior or interior aspects.

The exterior of the property exhibited minor deficiencies, such as the accumulation of dirt on both the walls and the sidewalk. Internally, there were several minor issues, including damaged sections of drywall, broken covers on electrical outlets, deterioration of window caulking, and sporadic signs of leakage observed 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.

2.9.5 525 South Magnolia Avenue E-Pass Service Center

The E-Pass Service Center Building was observed to be in good condition overall with no identified deficiencies. Maintenance is recommended on some isolated elements including but not limited to algae growth on sidewalks and building, scuffs and scratches on interior walls, and water-stained ceiling tiles.

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

3.0 Projects Completed Since FY 2024 Inspection

Listed below are Renewal and Replacement Projects completed (July 1, 2023 to June 30, 2024), after the 2023 Annual Inspection.

3.1 Roadway

- Systemwide Guide Sign, Lighting, and Overhead Sign Replacements
- Systemwide Trailblazer Upgrades
- Systemwide RPM Replacements
- SR 414 Milling and Resurfacing
- SR 417 Mainline Plaza Sign Updates

3.2 Facilities

- Systemwide Generator Replacements
- CFX Headquarters Renovations
- Systemwide Elevator Upgrades
- Toll Plaza Electrical and Grounding Analysis

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 2025.

4.1 Roadway

- 408-167 SR 408 Lighting Upgrade and LAMS I-4 to SR 417
- 414-781 SR 414 Concrete Coatings
- 451-782 SR 451 / SR429 Ramp Bridge Bearing Repairs
- 429-715 West Road Signal Replacement
- 528-181 SR 528 - Box Culvert Repair
- 528-769 SR 528 Miscellaneous Resurfacing Project
- 528-778 SR 528 Bridge Repairs
- 528-783 SR 528 Resurfacing from McCoy Rd to SR 436
- 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

4.2 Facilities

- 408-428 CFX HQ Lighting Retro-commissioning
- 599-426 Systemwide Generator Replacements
- 599-765 Systemwide Roof Replacements

4.3 Non-System Facilities

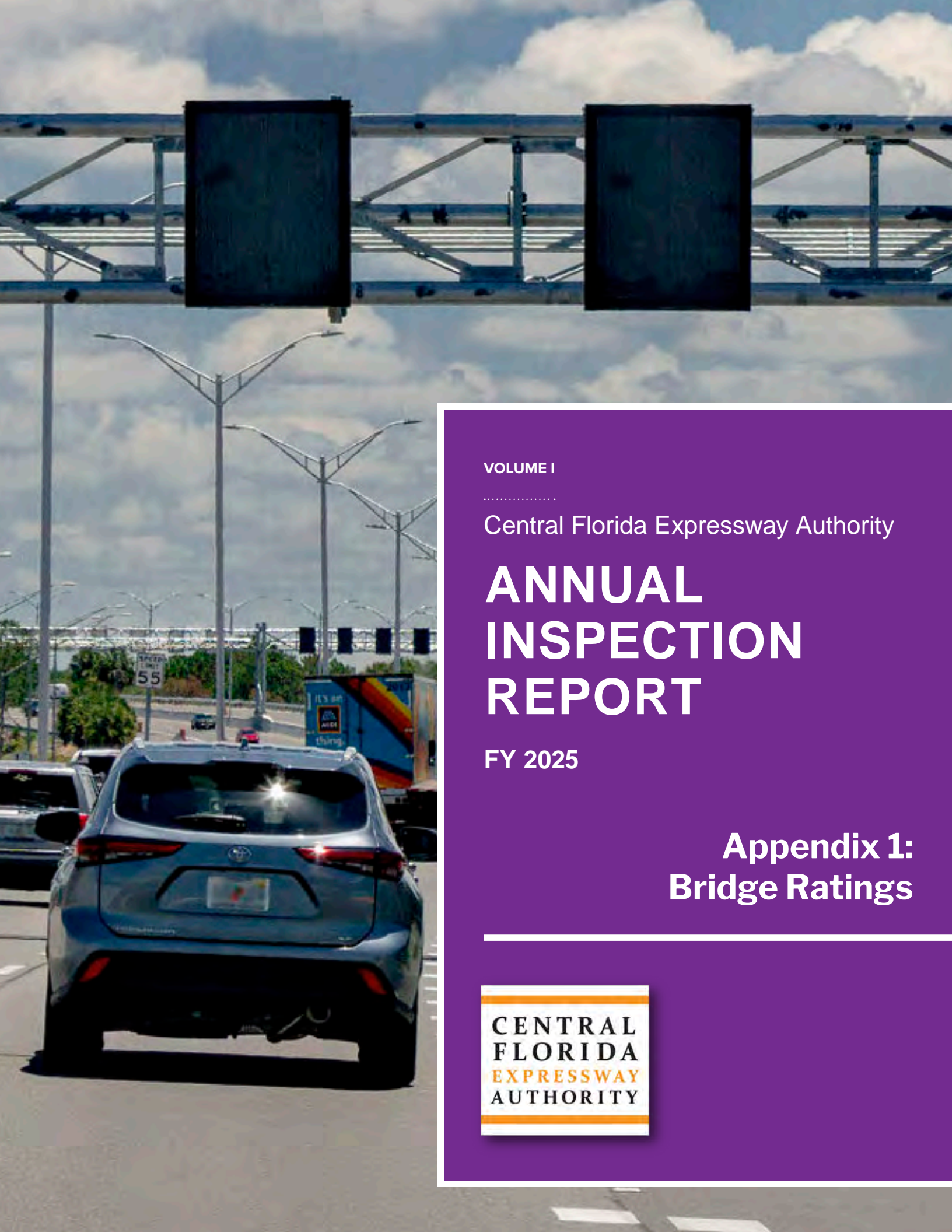
- 599-416C McCoy Rd Eastside District Facility Building Renovation
- 800-904 Goldenrod Road Resurfacing

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 94. There are currently 367 bridge structures (including bridge culverts and pedestrian walkways) 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 98% 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 2025

**Appendix 1:
Bridge Ratings**

**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**

Central Florida Expressway Authority Bridge Ratings

Using FDOT Criteria

Summary Key

Deck Rating, Superstructure Rating, Substructure Rating

N Not Applicable

9 Excellent Condition

8 Very Good Condition

7 Good Condition

6 Satisfactory Condition

5 Fair Condition

4 Poor Condition

3 Serious Condition

2 Critical Condition

1 "Imminent" Failure

0 Failed

Channel Rating

N Not Applicable

9 Excellent Condition

8 Very Good Condition

7 Good Condition

6 Satisfactory Condition

5 Fair Condition

4 Poor Condition

3 Serious Condition

2 Critical Condition

1 "Imminent" Failure

0 Failed

Culvert Rating

N Not Applicable

9 No Deficiencies

8 No Noticeable Deficiencies

7 Minor Deficiencies

6 Deterioration

5 Moderate to Major Deterioration

4 Large Spalls, Heavy Scaling, Wide Cracks

3 Excessive Large Spalls, Heavy Scaling, Wide Cracks

2 Corrective Action Required to Maintain Traffic

1 Bridge Closed

0 Replacement Necessary

Structure Rating

1 Excellent

2 Good

3 Fair

4 (and above) Poor

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
110123	SR 453 Wekiva Pkwy	8	8	8	N/A	N/A	1
110124	SR 453 Wekiva Pkwy	8	8	8	N/A	N/A	1
110125	SR 453 Wekiva Pkwy	8	8	8	N/A	N/A	2
110126	SR 453 Wekiva Pkwy	8	7	8	N/A	N/A	2
750055	SR 528	N/A	N/A	N/A	6	7	2
750058	SR 528	6	7	7	N/A	N/A	2
750059	SR 528	7	7	7	N/A	N/A	2
750100	SR 408 WB	7	7	7	N/A	N/A	2
750102	SR 408 WB	7	7	7	N/A	N/A	2
750103	SR 408 WB	7	7	7	N/A	N/A	2
750104	SR 408 WB	7	7	7	N/A	N/A	2
750106	SR 408 WB	7	7	7	N/A	N/A	2
750107	SR 408 WB	7	7	7	N/A	N/A	2
750108	SR 408 WB	7	7	7	N/A	N/A	2
750114	SR 408 WB	6	7	7	N/A	N/A	2
750116	SR 408 WB	7	7	7	N/A	N/A	2
750119	SR 408 WB	7	7	7	N/A	N/A	2
750120	SR 408 WB	7	7	7	N/A	N/A	2
750121	SR 408 WB	7	7	7	N/A	N/A	2
750123	SR 408 WB	7	7	7	N/A	N/A	2
750124	SR 408 WB	7	7	7	N/A	N/A	2
750126	SR 408 WB	7	7	7	N/A	N/A	2
750128	SR 408 WB	7	7	7	N/A	N/A	2
750129	SR 408 WB	6	7	7	N/A	N/A	2
750182	SR 408 EB	7	7	7	N/A	N/A	2
750183	SR 408 EB	6	7	7	N/A	N/A	2
750184	SR 408 EB	7	7	7	N/A	N/A	2
750185	SR 408 EB	7	7	7	N/A	N/A	2
750186	SR 408 EB	7	7	7	N/A	N/A	2
750213	SR 528	6	7	7	N/A	N/A	2
750214	SR 528	7	7	7	N/A	N/A	2
750220	SR 408 EB	7	7	7	N/A	N/A	2
750231	SR 408 EB	7	7	7	N/A	N/A	2
750232	SR 408 EB	7	7	7	N/A	N/A	2
750233	SR 408 EB	7	7	7	N/A	N/A	2
750234	SR 408 EB	7	7	7	N/A	N/A	2
750235	SR 408 EB/WB	7	7	7	N/A	N/A	2
750236	SR 408 EB	7	7	7	N/A	N/A	2
750237	SR 408 EB	7	7	7	N/A	N/A	2
750238	SR 408 EB	7	7	7	N/A	N/A	2
750239	SR 408 EB	7	7	7	N/A	N/A	2
750240	SR 408 EB	7	7	7	N/A	N/A	2
750241	SR 408 EB	7	7	7	N/A	N/A	2
750242	SR 408 EB	7	7	7	N/A	N/A	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750243	SR 408 EB	7	7	7	N/A	N/A	2
750244	SR 408 EB	7	7	7	N/A	N/A	2
750245	SR 408 EB	7	7	7	N/A	N/A	2
750246	SR 408 EB	7	7	7	N/A	N/A	2
750247	SR 408 EB	7	7	7	N/A	N/A	2
750248	SR 408 EB	7	7	7	N/A	N/A	2
750249	SR 408 EB	7	7	7	N/A	N/A	2
750251	SR 408 WB	7	7	7	N/A	N/A	2
750252	SR 408 EB	7	7	7	N/A	N/A	2
750253	SR 408 EB	6	7	7	N/A	N/A	2
750300	SR 528	N/A	N/A	N/A	4	6	2
750315	SR 436	5	7	7	N/A	N/A	3
750316	SR 436 SB	5	7	7	N/A	N/A	3
750317	SR 436 NB	6	7	7	N/A	N/A	2
750318	SR 528	7	7	7	N/A	N/A	2
750319	SR 528	8	7	7	N/A	N/A	2
750320	SR 528	8	7	7	N/A	N/A	2
750330	SR 528	N/A	N/A	N/A	6	6	2
750332	SR 528	7	7	7	N/A	N/A	2
750333	SR 528	7	7	7	N/A	N/A	2
750337	Chickasaw Trail	7	7	8	N/A	N/A	2
750342	SR 417 NB	7	7	7	N/A	N/A	2
750343	SR 417 SB	7	7	7	N/A	N/A	2
750344	SR 417 SB	7	7	7	N/A	N/A	2
750345	SR 417 NB	7	7	7	N/A	N/A	2
750346	Trevarthon Rd	7	7	7	N/A	N/A	2
750347	Econlockhatchee Tr	7	7	8	N/A	N/A	2
750348	SR 417 SB	7	7	7	N/A	N/A	2
750349	SR 417 NB	7	7	7	N/A	N/A	2
750350	SR 417 SB	7	7	7	N/A	N/A	2
750351	SR 417 NB	7	7	7	N/A	N/A	2
750354	SR 417 SB	7	7	7	N/A	N/A	2
750355	SR 417 NB	7	7	7	N/A	N/A	2
750356	Econlockhatchee Tr	7	7	7	N/A	N/A	2
750358	SR 408 EB/WB	7	7	7	N/A	N/A	2
750359	Dean Road	7	7	7	N/A	N/A	2
750360	SR 408 WB	7	7	7	N/A	N/A	2
750361	SR 408 EB	7	7	7	N/A	N/A	2
750364	Woodbury Road	7	7	7	N/A	N/A	2
750365	SR 408 WB	7	7	8	N/A	N/A	2
750366	SR 408 EB	7	7	7	N/A	N/A	2
750369	SR 408 EB	8	8	7	N/A	N/A	2
750370	SR 408 WB	8	8	8	N/A	N/A	1
750373	SR 417 Ramp SB	7	7	7	N/A	N/A	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750374	EB 528 to NB SR 417	6	7	7	N/A	N/A	2
750375	SR 417 SB	7	7	7	N/A	N/A	2
750376	SR 417 NB	7	7	7	N/A	N/A	2
750377	SR 417 NB	N/A	N/A	N/A	7	6	2
750378	SR 417 SB	7	7	7	N/A	N/A	2
750379	SR 417 NB	7	7	7	N/A	N/A	2
750380	SR 417 SB	7	8	7	N/A	N/A	2
750381	SR 417 NB	7	7	8	N/A	N/A	2
750382	SR 417 SB	7	7	7	N/A	N/A	2
750383	SR 417 NB	6	7	8	N/A	N/A	2
750384	SR 417 SB	7	7	8	N/A	N/A	2
750385	SR 417 NB	7	7	7	N/A	N/A	2
750390	SR 408 EB	8	7	8	N/A	N/A	2
750391	SR 408 WB	7	7	7	N/A	N/A	2
750392	Good Homes Road	7	7	7	N/A	N/A	2
750393	SR 408 WB	7	7	6	N/A	N/A	2
750394	SR 408 EB	7	7	6	N/A	N/A	2
750395	Dorscher Road	7	8	7	N/A	N/A	2
750396	SR 408 WB	7	7	7	N/A	N/A	2
750397	SR 408 EB	7	7	7	N/A	N/A	2
750398	Powers Drive	7	6	8	N/A	N/A	2
750399	Paul Street	7	7	8	N/A	N/A	2
750406	SR 429 SB	7	8	7	N/A	N/A	2
750407	SR 429 NB	7	8	7	N/A	N/A	2
750408	SB SR 429 off-ramp	7	8	7	N/A	N/A	2
750409	SR 429 SB	7	8	7	N/A	N/A	2
750410	SR 429 NB	7	7	7	N/A	N/A	2
750411	NB SR 429 off-ramp	7	8	7	N/A	N/A	2
750412	SR 429 SB	8	8	8	N/A	N/A	1
750413	SR 429 NB	7	7	7	N/A	N/A	2
750414	SR 429 SB	8	7	7	N/A	N/A	2
750415	SR 429 NB	7	8	7	N/A	N/A	2
750416	SR 429 SB	8	8	8	N/A	N/A	1
750417	SR 429 NB	7	8	8	N/A	N/A	2
750418	SR 429 SB	8	8	8	N/A	N/A	1
750419	SR 429 NB	8	8	8	N/A	N/A	1
750420	SR 429 SB	6	8	8	N/A	N/A	2
750421	SR 429 NB	6	8	8	N/A	N/A	1
750422	West Road	7	7	8	N/A	N/A	2
750423	West Road	8	8	8	N/A	N/A	1
750424	SR 417 NB	7	7	8	N/A	N/A	2
750425	SR 417 SB	7	7	8	N/A	N/A	2
750426	SR 417 SB	7	7	7	N/A	N/A	2
750427	SR 417 NB	7	7	7	N/A	N/A	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750428	SR 417 SB	7	7	8	N/A	N/A	2
750429	SR 417 NB	7	7	8	N/A	N/A	2
750430	SR 417 SB	7	8	7	N/A	N/A	2
750431	SR 417 NB	7	7	7	N/A	N/A	2
750432	SR-417 SB off Ramp	7	7	7	N/A	N/A	2
750433	SR 417 SB	7	7	8	N/A	N/A	2
750434	SR 417 NB	7	8	7	N/A	N/A	2
750435	SR-417 SB off Ramp	7	8	8	N/A	N/A	2
750436	SR 417 SB	7	7	7	N/A	N/A	2
750437	SR 417 NB	7	7	7	N/A	N/A	2
750438	SR 417 SB	7	8	7	N/A	N/A	2
750439	SR 417 NB	7	8	7	N/A	N/A	2
750441	SR 417 NB	7	7	7	N/A	N/A	2
750443	SR 417 NB	7	7	7	N/A	N/A	2
750444	SR 417 Off Ramp	8	7	7	N/A	N/A	2
750445	SR 417 SB	7	7	7	N/A	N/A	2
750446	SR 417 NB	7	7	7	N/A	N/A	2
750447	SR 417 SB	7	7	7	N/A	N/A	2
750448	SR 417 NB	7	7	8	N/A	N/A	2
750449	SR 417 SB On Ramp	7	8	7	N/A	N/A	2
750450	SR 417 SB	7	7	7	N/A	N/A	2
750451	SR 417 NB	7	7	7	N/A	N/A	2
750452	SR 417 NB Off-Ramp	7	8	7	N/A	N/A	2
750453	SR 417 SB	7	7	7	N/A	N/A	2
750454	SR 417 NB	7	7	7	N/A	N/A	2
750457	SR 417 SB	7	7	7	N/A	N/A	2
750458	SR 417 NB	7	7	7	N/A	N/A	2
750459	SR 417 SB	6	7	7	N/A	N/A	2
750460	SR 417 NB	7	7	7	N/A	N/A	2
750461	SR 417 NB	8	7	7	N/A	N/A	2
750462	SR 417 SB	7	7	7	N/A	N/A	2
750463	SR 417 SB	7	7	7	N/A	N/A	2
750464	SR 417 NB	8	7	7	N/A	N/A	2
750465	SR 417 SB	7	7	7	N/A	N/A	2
750466	SR 417 NB	7	7	7	N/A	N/A	2
750467	SR 417 SB	7	7	8	N/A	N/A	2
750468	SR 417 NB	7	7	7	N/A	N/A	2
750469	SR 417 NB Off Ramp	7	8	8	N/A	N/A	2
750470	SR 417 Ramp C	7	7	7	N/A	N/A	2
750471	Ramp To SR-528 WB	7	7	7	N/A	N/A	2
750472	SR 417 SB	6	7	8	N/A	N/A	2
750473	SR 417 NB	7	7	8	N/A	N/A	2
750480	SR 417 NB	N/A	N/A	N/A	7	7	2
750481	SR 417	N/A	N/A	N/A	7	6	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750492	SR 429 SB	8	8	8	N/A	N/A	1
750493	SR 429 NB	8	8	8	N/A	N/A	1
750494	SR 429 SB	7	7	7	N/A	N/A	2
750495	SR 429 NB	6	8	7	N/A	N/A	2
750496	SR 429 SB	6	8	7	N/A	N/A	2
750497	SR 429 NB	6	8	7	N/A	N/A	2
750502	SR 451 SB	6	8	8	N/A	N/A	2
750503	SR 451 NB	7	8	8	N/A	N/A	1
750504	Johns Road	8	8	8	N/A	N/A	1
750505	SR 451 SB	6	8	8	N/A	N/A	2
750506	SR 451 NB	6	8	8	N/A	N/A	2
750507	SR 451 SB Ramp A1	6	8	8	N/A	N/A	2
750508	SR 451 NB Ramp B1	6	7	8	N/A	N/A	2
750509	Ramp C	7	8	7	N/A	N/A	2
750512	SR 551	7	7	7	N/A	N/A	2
750520	SR 429 SB	8	8	8	N/A	N/A	1
750521	SR 429 NB	8	8	8	N/A	N/A	1
750522	SR 429 SB	8	8	8	N/A	N/A	1
750523	SR 429 NB	8	8	8	N/A	N/A	1
750524	SR 429 SB	8	8	8	N/A	N/A	1
750525	SR 429 NB	8	8	8	N/A	N/A	1
750526	SR 429 SB	8	8	8	N/A	N/A	1
750527	SR 429 NB	8	8	8	N/A	N/A	1
750528	SR 429 SB	8	8	8	N/A	N/A	1
750529	SR 429 NB	8	8	8	N/A	N/A	1
750530	SR 429	8	7	8	N/A	N/A	2
750531	SR 429 SB	8	8	8	N/A	N/A	1
750532	SR 429 NB	8	8	8	N/A	N/A	1
750533	SR 429 SB	8	8	7	N/A	N/A	2
750534	SR 429 NB	8	8	7	N/A	N/A	2
750535	SR 429 SB	8	8	8	N/A	N/A	1
750536	SR 429 NB	8	8	7	N/A	N/A	2
750537	SR 429 SB	8	8	8	N/A	N/A	1
750538	SR 429 NB	8	8	8	N/A	N/A	1
750539	SR 429 SB	8	7	8	N/A	N/A	2
750540	SR 429 NB	8	7	8	N/A	N/A	2
750541	SR 429 SB	8	8	8	N/A	N/A	1
750542	SR 429 NB	8	8	8	N/A	N/A	1
750543	SR 429 SB	8	7	7	N/A	N/A	2
750544	SR 429 NB	8	8	8	N/A	N/A	1
750546	SR 429 NB	8	7	7	N/A	N/A	2
750547	SR 429 SB	7	7	8	N/A	N/A	2
750548	SR 429 NB	7	8	8	N/A	N/A	2
750549	SR 429 SB	7	8	8	N/A	N/A	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750550	SR 429 NB	7	8	8	N/A	N/A	2
750553	SR 429 SB	7	7	8	N/A	N/A	2
750554	SR 429 NB	7	8	7	N/A	N/A	2
750557	SR 417 NB	8	7	7	N/A	N/A	2
750567	SR 429	8	7	8	N/A	N/A	2
750569	SR 408	7	7	8	N/A	N/A	2
750570	SR 408	7	8	8	N/A	N/A	2
750571	SR 408	7	8	8	N/A	N/A	2
750576	SR 417 NB	7	7	7	N/A	N/A	2
750579	SR 408	8	8	8	N/A	N/A	1
750580	SR 408	8	8	8	N/A	N/A	1
750581	SR 408	8	8	8	N/A	N/A	1
750589	SR 408	7	8	7	N/A	N/A	2
750606	SR 429 NB	7	7	7	N/A	N/A	2
750701	SR 408 WB	7	8	8	N/A	N/A	2
750703	SR 414	8	8	8	N/A	N/A	1
750704	SR 414	8	8	8	N/A	N/A	1
750705	SR 414	8	8	8	N/A	N/A	1
750706	SR 414 EB	8	8	8	N/A	N/A	1
750707	SR 414	7	7	7	N/A	N/A	2
750708	SR 414	8	8	8	N/A	N/A	1
750709	SR 414	8	8	8	N/A	N/A	1
750710	SR 414 WB	8	8	8	N/A	N/A	1
750711	SR 414 EB	8	8	8	N/A	N/A	1
750712	SR 414	8	8	8	N/A	N/A	1
750714	SR 429	8	8	8	N/A	N/A	1
750715	SR 429	8	8	8	N/A	N/A	1
750716	SR 429	8	8	8	N/A	N/A	1
750717	SR 429	6	8	8	N/A	N/A	2
750718	SR 414 WB	8	8	8	N/A	N/A	1
750719	SR 429	8	8	8	N/A	N/A	1
750720	SR 414 WB	8	7	8	N/A	N/A	2
750721	SR 414 EB	8	8	8	N/A	N/A	1
750722	SR 414 EB	8	8	8	N/A	N/A	1
750723	SR 414 EB ramp	7	7	7	N/A	N/A	2
750724	SR 414 ramp	8	8	8	N/A	N/A	1
750725	SR 414	7	7	7	N/A	N/A	2
750726	SR 414	7	7	7	N/A	N/A	2
750727	SR 414	7	7	7	N/A	N/A	2
750728	SR 414 WB	8	7	8	N/A	N/A	2
750729	SR 528 WB	8	8	8	N/A	N/A	1
750730	SR 528 WB	7	8	8	N/A	N/A	2
750731	SR 429	8	8	8	N/A	N/A	1
750732	SR 429 SB	7	7	8	N/A	N/A	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750733	SR 429 NB	8	8	8	N/A	N/A	1
750734	SR 429 SB	8	8	8	N/A	N/A	1
750735	SR 429 NB	8	8	8	N/A	N/A	1
750736	SR 429 SB	7	8	8	N/A	N/A	2
750737	SR 429 NB	8	8	8	N/A	N/A	1
750738	SR 429 SB	7	8	8	N/A	N/A	2
750739	SR 429 NB	7	8	8	N/A	N/A	2
750741	SR 408 WB	8	8	8	N/A	N/A	1
750742	SR 408 EB	8	8	8	N/A	N/A	1
750743	SR 414	8	8	8	N/A	N/A	1
750802	SR 417	8	7	8	N/A	N/A	2
750803	SR 417	8	8	8	N/A	N/A	1
750804	SR 417	8	7	8	N/A	N/A	2
750805	South Access Rd	8	8	8	N/A	N/A	1
750806	SR 417	8	7	7	N/A	N/A	2
750807	SR 528	7	8	8	N/A	N/A	2
750808	SR 528	8	8	8	N/A	N/A	1
750823	SR 408	8	8	8	N/A	N/A	1
750824	SR 417	8	7	8	N/A	N/A	2
750825	SR 408	7	7	7	N/A	N/A	2
750829	SR 528	8	8	8	N/A	N/A	2
750830	SR 528	8	8	8	N/A	N/A	2
750834	SR 417	8	8	8	N/A	N/A	1
750835	SR 417	7	8	8	N/A	N/A	2
750836	SR 417	7	7	9	N/A	N/A	2
750837	SR 408	8	8	9	N/A	N/A	1
750838	SR 408	8	7	9	N/A	N/A	2
750839	SR 417	8	8	7	N/A	N/A	2
750840	SR 417	8	8	8	N/A	N/A	1
750841	SR 417	8	8	8	N/A	N/A	1
750842	SR 429	8	8	8	N/A	N/A	1
750843	SR 429	8	8	8	N/A	N/A	1
750844	SR 429	8	8	8	N/A	N/A	1
750845	SR 429	8	8	8	N/A	N/A	1
750846	SR 429	8	8	8	N/A	N/A	1
750847	SR 429	8	8	8	N/A	N/A	1
750850	SR 417	8	8	8	N/A	N/A	1
750851	SB SR 429 Wekiva Pk	8	7	8	N/A	N/A	2
750852	NB SR 429 Wekiva Pk	8	7	8	N/A	N/A	2
750853	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750854	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750855	SB SR 429 Wekiva Pk	8	7	8	N/A	N/A	2
750856	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750857	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
750858	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750859	SR 429 Wekiva Pk	8	9	9	N/A	N/A	2
750860	SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750861	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750862	NB SR 429 Wekiva Pk	6	8	8	N/A	N/A	2
750863	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750864	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750865	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750866	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750867	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750868	NB SR 429 Wekiva Pk	8	7	8	N/A	N/A	2
750869	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750870	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750871	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750872	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750873	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750874	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750875	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750876	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750877	SB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750878	NB SR 429 Wekiva Pk	8	8	8	N/A	N/A	1
750925	SB SR 453 Wekiva Pk	8	8	8	N/A	N/A	1
750926	NB SR 453 Wekiva Pk	8	8	8	N/A	N/A	1
750927	EB SR 528 to NB SR 436	N/A	N/A	N/A	8	8	2
750928	SB SR 436	N/A	N/A	N/A	7	6	2
750929	SR 528	N/A	N/A	N/A	7	6	2
750930	SR 528	N/A	N/A	N/A	7	6	2
750931	SR 408	8	8	8	N/A	N/A	1
750935	SR 408	7	7	7	N/A	N/A	2
750943	SR 528	6	8	8	N/A	N/A	2
750944	SR 528	8	8	8	N/A	N/A	1
750946	SR 408	8	8	8	N/A	N/A	1
750948	SR 436	8	9	8	N/A	N/A	1
750949	SR 436	8	7	8	N/A	N/A	2
750950	SR 436	9	9	9	N/A	N/A	1
750952	SR 436	9	9	9	N/A	N/A	1
750953	SR 436	8	8	8	N/A	N/A	1
750954	SR 528	8	8	8	N/A	N/A	1
750955	SR 528	8	8	8	N/A	N/A	1
750957	SR 417	8	8	8	N/A	N/A	1
750958	SR 417	8	8	8	N/A	N/A	1
750977	SR 429	8	8	8	N/A	N/A	1
754163	SR 528	8	7	8	N/A	N/A	2
754164	SR 528	8	7	8	N/A	N/A	2

Central Florida Expressway Authority Bridge Ratings Summary

Bridge Number	Facility	Deck Rating	Superstructure Rating	Substructure Rating	Channel Rating	Culvert Rating	Structure Rating
754165	SR 528	8	7	8	N/A	N/A	2
754166	SR 528	8	7	8	N/A	N/A	2
759007	Forest Lake Plaza Walkway	7	8	8	N/A	N/A	2
759009	New Independence Plaza Walkway	7	6	7	N/A	N/A	2
759011	Pine Hills Plaza Walkway	8	6	8	N/A	N/A	2
759012	Coral Ridge Plaza Walkway	8	7	8	N/A	N/A	1
759013	Dallas Main Plaza	8	7	8	N/A	N/A	1
920206	Poinciana Pkwy	6	7	7	N/A	N/A	2
920207	Poinciana Pkwy	7	7	7	N/A	N/A	2
920208	Poinciana Pkwy	7	7	7	N/A	N/A	2
920209	Poinciana Pkwy	N/A	N/A	N/A	6	8	2



VOLUME I

Central Florida Expressway Authority

ANNUAL INSPECTION REPORT

FY 2025

**Appendix 2:
System/Non-System
Facility Reports**

**CENTRAL
FLORIDA
EXPRESSWAY
AUTHORITY**



2024 Annual Facilities Inspection Report



Hiawassee Main Plaza

August, 2024

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

2024 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: 08/13/24

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: 08/13/24
Arrived: 11:30 AM

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

43 – Hiawassee 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:

- Multiple stains and signs of water along façade and edge of soffit for main and mechanical building. Some cracks visible along columns and façade. *(Figure 1, 2, 3, 4, and 5)*
- Cracks along canopy and columns over highway. *(Figure 6, 7, and 8)*
- Barriers cracked. *(Figure 9 and 10)*
- Toll sign faded. Missing Florida decal. *(Figure 11)*

Interior Observations:

- Doors, door frames and hardware throughout facility show scratches and damage. *(Figure 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20)*
- Vent cover and light fixture cover not properly secured. *(Figure 21 and 22)*
- Multiple holes and dents in walls. Paint cracking and bubbling in recording room. *(Figure 23, 24, 25, 26, 27, and 28)*
- Missing and damaged ACT throughout facility. *(Figure 29 and 30)*
- Signs of rust and leakage in the restrooms. *(Figure 31, 32, and 33)*
- Cabinet under sink in kitchen in very poor condition. *(Figure 34)*
- Multiple parts of floor cracked, scratched or stained. *(Figure 35, 36, 37, and 38)*
- Hardware buildup in tech room. *(Figure 39)*
- Exposed cables. *(Figure 40)*
- Seal behind kitchen sink deteriorating. Joint between window frame and wall cracking. *(Figure 41 and 42)*

Tunnel Observations:

- Expansion joints in poor condition. *(Figure 43, 44, and 45)*
- Leaking and water pooling throughout tunnel. *(Figure 46, 47, 48, and 49)*
- The concrete walls have visible cracks and show signs of leaking. Clear water intrusion throughout tunnel with metal system dented at multiple points. *(Figure 50, 51, 52, and 53)*

41 – Good Homes Ramp – On Observations:

- The observed ramp is in overall good condition. Some minor dirt stains under canopy (*Figure 54*)
- Downspout dented. Drainage problem creating dirt buildup and plant growth. (*Figure 55 and 56*)
- Water buildup in light fixture. (*Figure 57*)
- Barrier cracked. (*Figure 58*)
- Walls stained and damaged. (*Figure 59, 60, 61, 62, and 63*)
- HVAC system off. (*Figure 64*)
- Floor tiles cracked or stained. (*Figure 65, 66, and 67*)
- Sign of mold on walls and vent. (*Figure 68 and 69*)

42 – Good Homes Ramp – Off Observations:

- The observed ramp is in overall good condition. Some minor dirt stains under canopy as well as the presence of one wasp nest. (*Figure 70 and 71*)
- Some cracks on the barrier. (*Figure 72*)
- Interior has minor debris in bathroom, needs to be cleaned. (*Figure 73*)
- Bag covering ACT or vent in main booth. (*Figure 74*)
- Paint peeling off walls. Parts of wall stained and dirty. (*Figure 75, 76 and 77*)
- Door and door plate damaged. (*Figure 78*)

44 – Hiawassee Ramp – Off Observations:

- Stains in parts of the façade. Cracks under toll sign on canopy. (*Figure 79, 80, and 81*)
- Electric equipment dented. (*Figure 82*)
- Drainage problem with active leakage. (*Figure 83*)
- Signs of mold in bathroom, ACT in poor shape and mold along interior walls. (*Figure 84, 85, and 86*)
- Paint is shredding and peeling in data room, potential leaking. (*Figure 87 and 88*)
- CMU Unit broken. Potential hazard. (*Figure 89 and 90*)
- Floor tiles scratched, stain, or cracked. (*Figure 91 and 92*)
- Wall to window frame joint in poor condition. (*Figure 93*)

45 – Hiawassee Ramp – On Observations:

- Stains and dirt buildup on façade and under the canopy. (*Figure 94 and 95*)
- Keypad security in poor condition. (*Figure 96*)
- Shrub buildup next to drainage area. (*Figure 97*)
- Signs of dirt, mold, and stain on doors. (*Figure 98, 99, and 100*)
- ACT damaged and disheveled. (*Figure 101*)
- Floor in poor condition. Parts missing, stained, or cracked. (*Figure 102, 103, and 104*)
- Walls stained, cracked, or peeling off. (*Figure 105, 106, 107, and 108*)
- Equipment dented. (*Figure 109*)

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.



Figure 1 Hiawassee Mainline



Figure 2 Hiawassee Mainline



Figure 3 Hiawassee Mainline



Figure 4 Hiawassee Mainline



Figure 5 Hiawassee Mainline



Figure 6 Hiawassee Mainline



Figure 7 Hiawassee Mainline



Figure 8 Hiawassee Mainline



Figure 9 Hiawassee Mainline



Figure 10 Hiawassee Mainline



Figure 11 Hiawassee Mainline

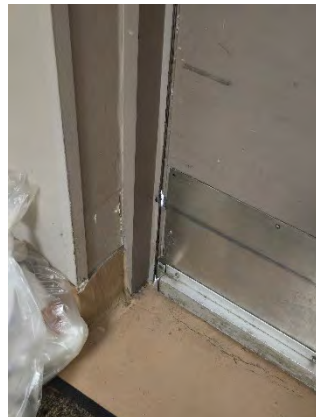


Figure 12 Hiawassee Mainline



Figure 13 Hiawassee Mainline



Figure 14 Hiawassee Mainline



Figure 15 Hiawassee Mainline

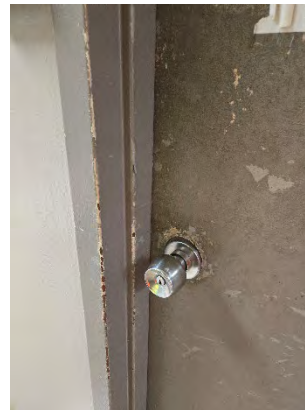


Figure 16 Hiawassee Mainline



Figure 17 Hiawassee Mainline



Figure 18 Hiawassee Mainline



Figure 19 Hiawassee Mainline



Figure 20 Hiawassee Mainline

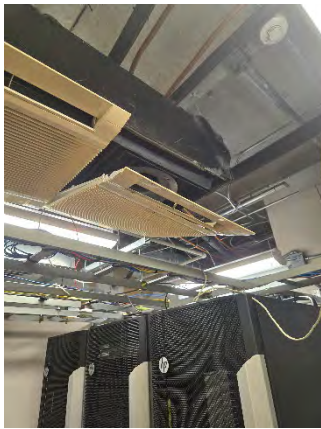


Figure 21 Hiawassee Mainline

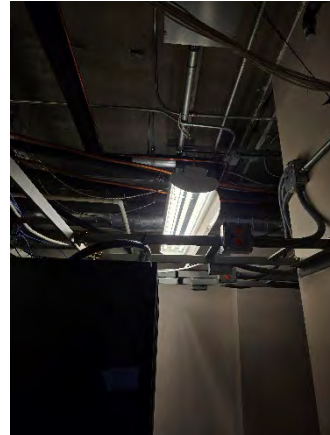


Figure 22 Hiawassee Mainline



Figure 23 Hiawassee Mainline



Figure 24 Hiawassee Mainline



Figure 25 Hiawassee Mainline



Figure 26 Hiawassee Mainline

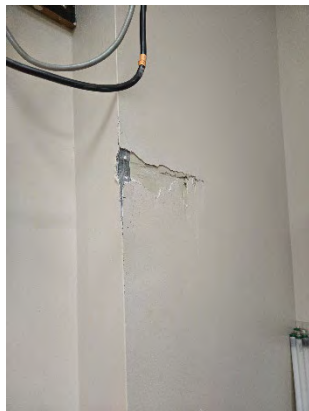


Figure 27 Hiawassee Mainline



Figure 28 Hiawassee Mainline



Figure 29 Hiawassee Mainline



Figure 30 Hiawassee Mainline



Figure 31 Hiawassee Mainline



Figure 32 Hiawassee Mainline



Figure 33 Hiawassee Mainline



Figure 34 Hiawassee Mainline



Figure 35 Hiawassee Mainline



Figure 36 Hiawassee Mainline



Figure 37 Hiawasse Mainline

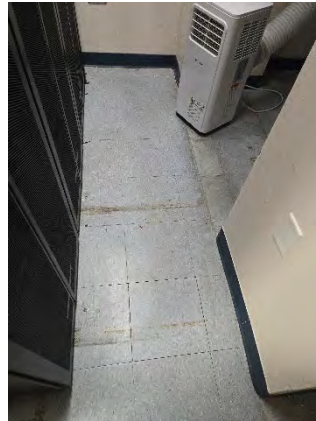


Figure 38 Hiawasse Mainline



Figure 39 Hiawasse Mainline

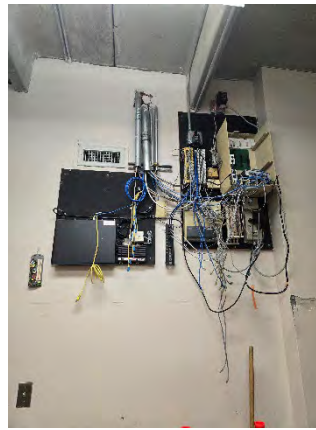


Figure 40 Hiawasse Mainline



Figure 41 Hiawasse Mainline



Figure 42 Hiawasse Mainline

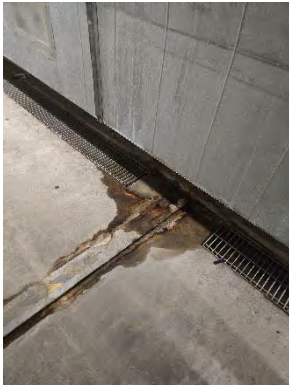


Figure 43 Hiawassee Mainline



Figure 44 Hiawassee Mainline



Figure 45 Hiawassee Mainline



Figure 46 Hiawassee Mainline



Figure 47 Hiawassee Mainline



Figure 48 Hiawassee Mainline

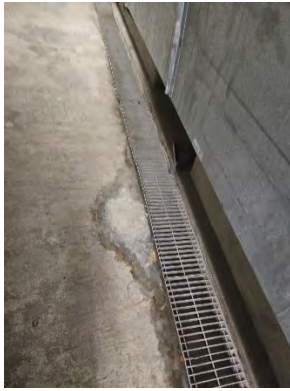


Figure 49 Hiawassee Mainline



Figure 50 Hiawassee Mainline



Figure 51 Hiawassee Mainline



Figure 52 Hiawassee Mainline



Figure 53 Hiawassee Mainline



Figure 54 Good Homes Ramp On



Figure 55 Good Homes Ramp On

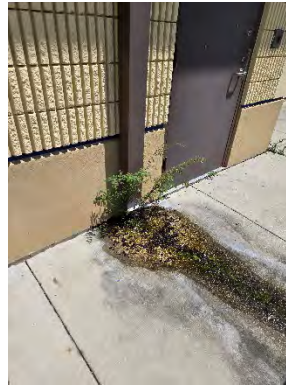


Figure 56 Good Homes Ramp On



Figure 57 Good Homes Ramp On



Figure 58 Good Homes Ramp On

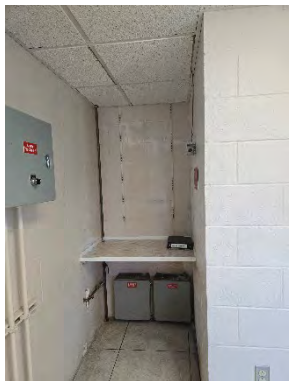


Figure 59 Good Homes Ramp On



Figure 60 Good Homes Ramp On



Figure 61 Good Homes Ramp On

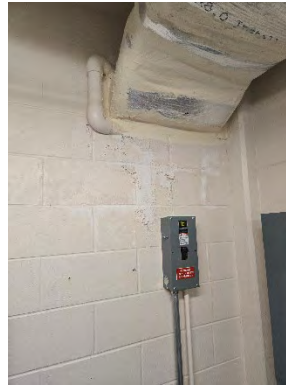


Figure 62 Good Homes Ramp On



Figure 63 Good Homes Ramp On



Figure 64 Good Homes Ramp On

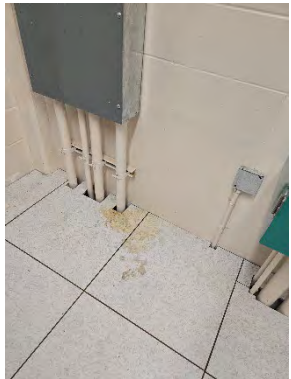


Figure 65 Good Homes Ramp On

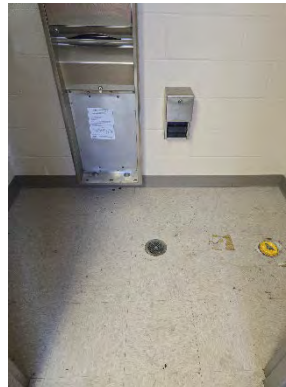


Figure 66 Good Homes Ramp On



Figure 67 Good Homes Ramp On



Figure 68 Good Homes Ramp On



Figure 69 Good Homes Ramp On



Figure 70 Good Homes Ramp Off



Figure 71 Good Homes Ramp Off



Figure 72 Good Homes Ramp Off

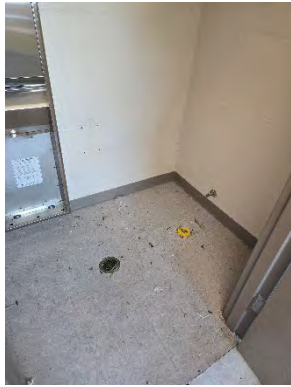


Figure 73 Good Homes Ramp Off



Figure 74 Good Homes Ramp Off



Figure 75 Good Homes Ramp Off



Figure 76 Good Homes Ramp Off



Figure 77 Good Homes Ramp Off

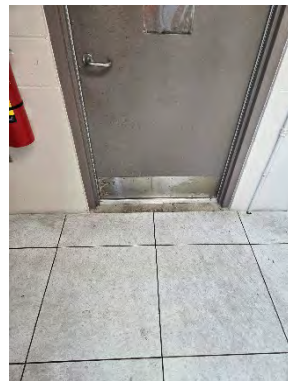


Figure 78 Good Homes Ramp Off



Figure 79 Hiawassee Ramp Off



Figure 80 Hiawassee Ramp Off



Figure 81 Hiawassee Ramp Off



Figure 82 Hiawassee Ramp Off



Figure 83 Hiawassee Ramp Off

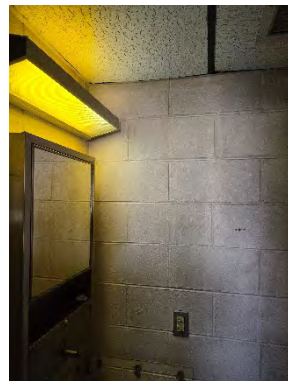


Figure 84 Hiawassee Ramp Off



Figure 85 Hiawassee Ramp Off



Figure 86 Hiawassee Ramp Off



Figure 87 Hiawassee Ramp Off



Figure 88 Hiawassee Ramp Off

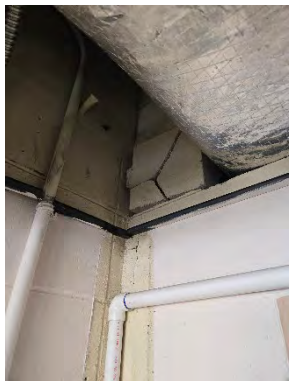


Figure 89 Hiawassee Ramp Off



Figure 90 Hiawassee Ramp Off



Figure 91 Hiawassee Ramp Off

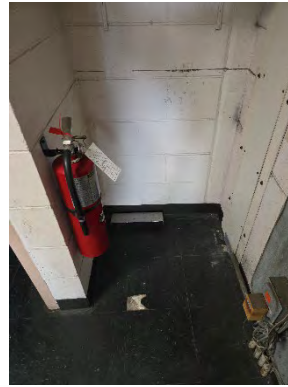


Figure 92 Hiawassee Ramp Off



Figure 93 Hiawassee Ramp Off



Figure 94 Hiawassee Ramp On

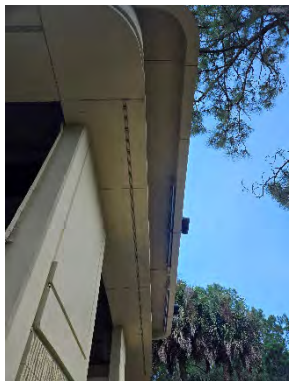


Figure 95 Hiawassee Ramp On



Figure 96 Hiawassee Ramp On



Figure 97 Hiawassee Ramp On

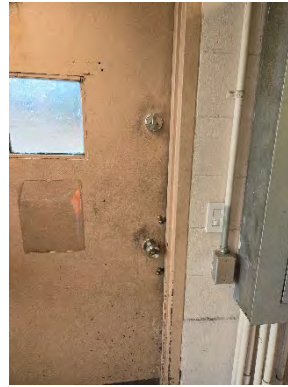


Figure 98 Hiawassee Ramp On



Figure 99 Hiawassee Ramp On



Figure 100 Hiawassee Ramp On



Figure 101 Hiawassee Ramp On



Figure 102 Hiawassee Ramp On



Figure 103 Hiawassee Ramp On

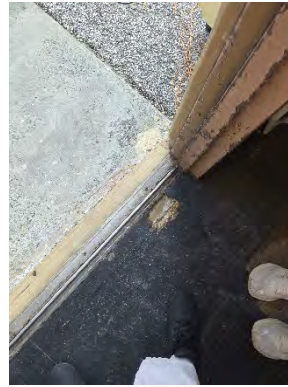


Figure 104 Hiawassee Ramp On



Figure 105 Hiawassee Ramp On

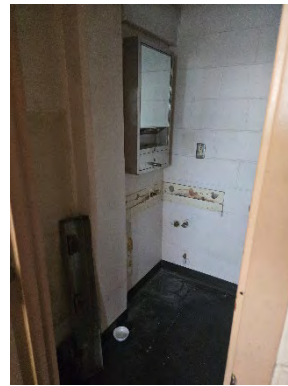


Figure 106 Hiawassee Ramp On



Figure 107 Hiawassee Ramp On



Figure 108 Hiawassee Ramp On



Figure 109 Hiawassee Ramp On



2024 Annual Facilities Inspection Report



Pine Hills Main Plaza

August, 2024

SUBMITTED BY:

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

SUBMITTED TO:

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



Dewberry Engineers Inc.
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Orlando, FL 32803

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407.649.8664 fax
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2024 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: 08/13/24

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: 08/13/24
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 facilities - Florida symbol missing. Letter “S” detached from wall. *(Figure 1, 2, and 3)*
- Cracks along canopy and columns over highway. Cracks and damage on building columns *(Figure 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14)*
- Doorframe damage. *(Figure 15)*
- Window sealant painted over. Peeling off. *(Figure 16)*
- Film peeling from entry door panel. *(Figure 17)*
- Part of the bridge exterior rusted. *(Figure 18)*
- Wall scratched on loading dock exterior. *(Figure 19)*
- Downspout damaged on North facility. *(Figure 20)*

Overpass Observations:

- Overpass in overall good condition. *(Figure 21)*

Interior Observations:

- Several leaks throughout corridor ceiling, multiple ACT damaged throughout facility. *(Figure 22, 23, 24, and 25)*
- Backsplash separating from wall behind kitchen sink – signs of water damage. *(Figure 26)*
- Flooring throughout facility stained. *(Figure 27 and 28)*
- Counting room door with multiple scratches. *(Figure 29)*
- Women’s restroom faucet leaking, as well water fountain not working. *(Figure 30 and 31)*
- Loading dock door not properly sealed. *(Figure 32)*

47 – Old Winter Garden Ramp – Off Observations:

- Cracks along underside and corner of canopy – cracking along facade. (*Figure 33, 34, and 35*)
- Water staining on façade. (*Figure 36 and 37*)
- Cracks on barrier. (*Figure 38*)
- Possible issue with HVAC, data room at 86 degrees and supervisor informed day of inspection. (*Figure 39*)
- ACT stained, possible leak. (*Figure 40*)
- Floor scratched, stained, and dirty. Some tiles slightly disheveled. (*Figure 41, 42, 43, and 44*)
- Cracks along wall. (*Figure 45*)

48 – Ortman/Mercy Drive Ramp – On Observations:

- Cracks along façade and debris buildup under the canopy. (*Figure 46, 47, 48, and 49*)
- Signs on leakage along base of wall. (*Figure 50*)
- Barrier cracked. (*Figure 51*)
- Tape from repaint not removed - slowly peeling off. (*Figure 52*)
- ACT stained, possible leak. (*Figure 53*)
- Floor scratched, stained, and dirty. (*Figure 54, 55, 56, 57, and 58*)
- Door shows signs of mold. (*Figure 59*)

49 – John Young Parkway Ramp – Off Observations:

- Large cracks along underside of canopy, focused on corners. (*Figure 60, 61, 62, and 63*)
- Film cracking behind door window panel. (*Figure 64*)
- Cables/wires coming off wall. (*Figure 65*)
- Vent cover and ACT stained. (*Figure 66*)
- Floor scratched, stained, and dirty. (*Figure 67, 68, 69, and 70*)
- Crack along wall. (*Figure 71*)

50 – John Young Parkway Ramp – On Observations:

- Cracks and leak signs along the façade. Canopy shows signs of wear and poor paint jobs. (*Figure 72, 73, 74, and 75*)
- Cracks on barrier. (*Figure 76*)
- Vent cover and ACT stained. (*Figure 77*)
- Floor scratched, stained, and dirty. Some tiles slightly disheveled. (*Figure 78, 79, 80, 81, 82, and 83*)
- Cracks along wall. Wall discolored (*Figure 84 and 85*)

51 – OBT Ramp – Off Observations:

- Soffit missing or damaged under canopy. (*Figure 86, 87, and 88*)
- Signs of leaks alongside base of the building. Water pooling and greenery growing. (*Figure 89 and 90*)
- Cracks and damage visible on barriers. (*Figure 91 and 92*)
- Floors cracked, scratched, stained, and dirty. (*Figure 93, 94, 95, and 96*)
- Door hardware dented. (*Figure 97*)
- Window film in bathroom. (*Figure 98*)

52 – OBT Ramp – On Observations:

- Soffit missing on canopy. (*Figure 99 and 100*)
- Water pooling at base of building corner. Leak and drainage problem. (*Figure 101*)

- Cracks along barrier and column. (*Figure 102*)
- ACT caving out and shows signs of leaks. (*Figure 103*)
- Window film in bathroom. (*Figure 104*)
- Walls stained. (*Figure 105*)
- Light switches dirty. (*Figure 106*)
- Sign of leakage on floor. (*Figure 107*)

53 – Mills Ramp – Off Observations:

- Soffit missing on canopy. Cracks and stains around the façade. (*Figure 108, 109, and 110*)
- Water pooling along the base of the building. Potential leaking and drainage. Greenery growing. (*Figure 111 and 112*)
- Cracks on barrier. Dirt accumulation. Signs of leaking problems. (*Figure 113*)
- Tape from repaint not removed - slowly peeling off. (*Figure 114*)
- ACT disheveled and stained, in very poor condition throughout booth. (*Figure 115, 116, and 117*).
- Light cover broken. (*Figure 118*)
- Panels poorly sealed in the walls. (*Figure 119*)
- Floors cracked, scratched, stained, and dirty. (*Figure 120, 121, 122, and 123*)
- Signs of mold on door vent. (*Figure 124*)
- Cracks along wall separating booth and data room. (*Figure 125*)

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.



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

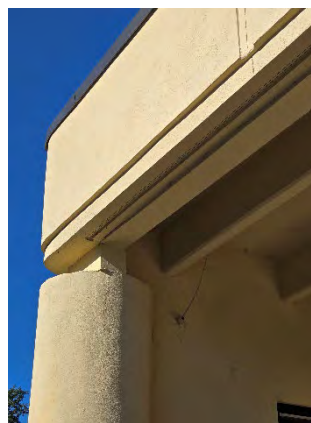


Figure 10 Pine Hills Mainline

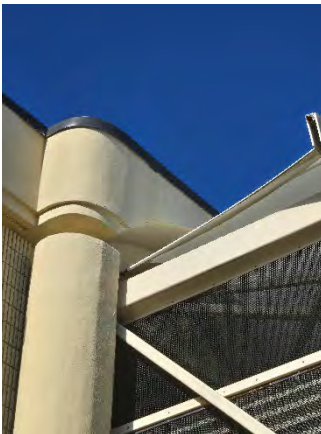


Figure 11 Pine Hills Mainline



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

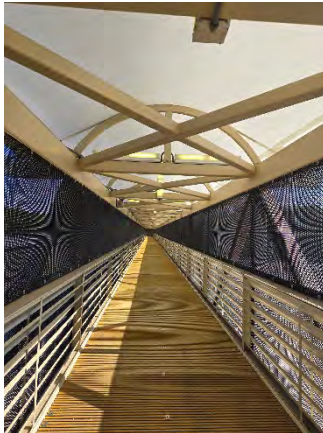


Figure 21 Pine Hills Mainline



Figure 22 Pine Hills Mainline



Figure 23 Pine Hills Mainline



Figure 24 Pine Hills Mainline

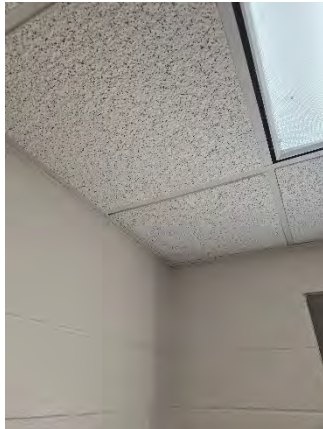


Figure 25 Pine Hills Mainline



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

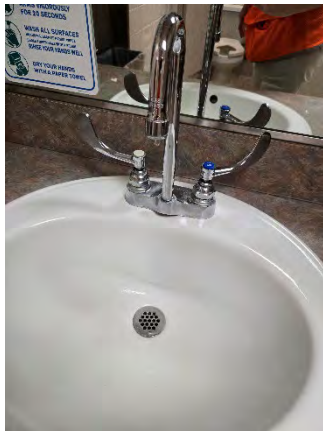


Figure 31 Pine Hills Mainline

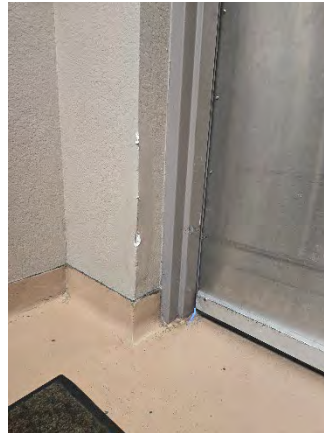


Figure 32 Pine Hills Mainline



Figure 33 Old Winter Garden Ramp Off



Figure 34 Old Winter Garden Ramp Off

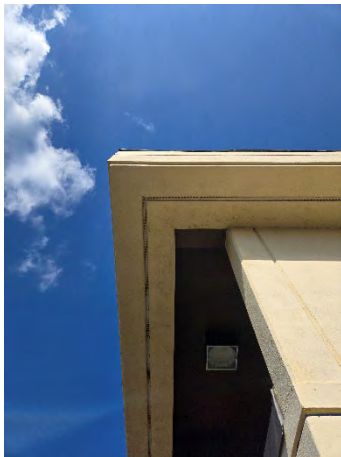


Figure 35 Old Winter Garden Ramp Off

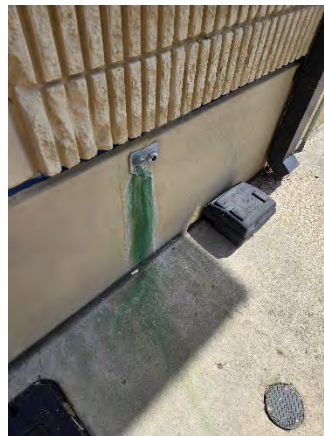


Figure 36 Old Winter Garden Ramp Off



Figure 37 Old Winter Garden Ramp Off



Figure 38 Old Winter Garden Ramp Off



Figure 39 Old Winter Garden Ramp Off



Figure 40 Old Winter Garden Ramp Off



Figure 41 Old Winter Garden Ramp Off

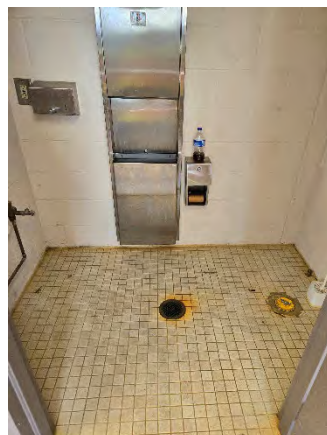


Figure 42 Old Winter Garden Ramp Off



Figure 43 Old Winter Garden Ramp Off

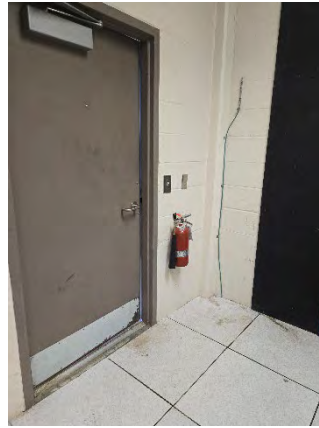


Figure 44 Old Winter Garden Ramp Off

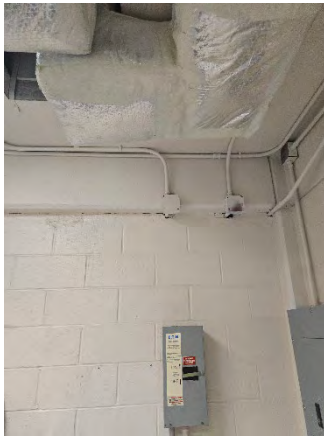


Figure 45 Old Winter Garden Ramp Off



Figure 46 Ortman Mercy Drive Ramp On



Figure 47 Ortman Mercy Drive Ramp On



Figure 48 Ortman Mercy Drive Ramp On



Figure 49 Ortman Mercy Drive Ramp On

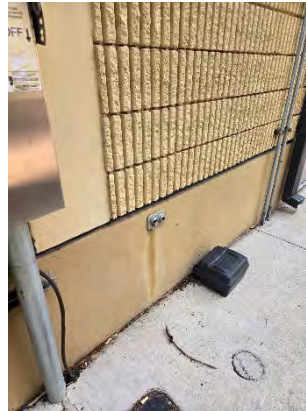


Figure 50 Ortman Mercy Drive Ramp On



Figure 51 Ortman Mercy Drive Ramp On



Figure 52 Ortman Mercy Drive Ramp On



Figure 53 Ortman Mercy Drive Ramp On



Figure 54 Ortman Mercy Drive Ramp On



Figure 55 Ortman Mercy Drive Ramp On

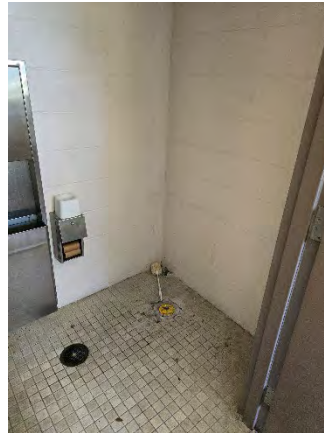


Figure 56 Ortman Mercy Drive Ramp On



Figure 57 Ortman Mercy Drive Ramp On

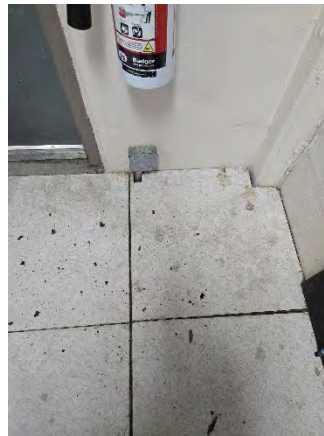


Figure 58 Ortman Mercy Drive Ramp On



Figure 59 Ortman Mercy Drive Ramp On

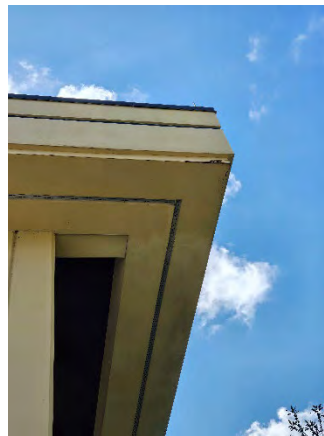


Figure 60 John Young Parkway Ramp Off



Figure 61 John Young Parkway Ramp Off



Figure 62 John Young Parkway Ramp Off

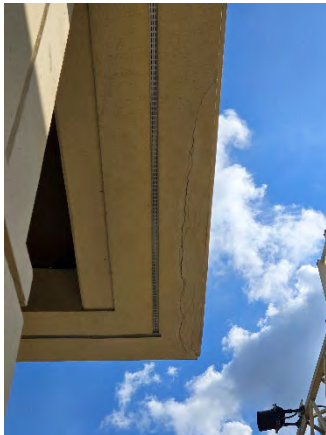


Figure 63 John Young Parkway Ramp Off



Figure 64 John Young Parkway Ramp Off



Figure 65 John Young Parkway Ramp Off



Figure 66 John Young Parkway Ramp Off

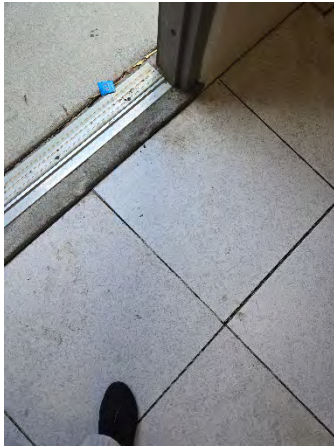


Figure 67 John Young Parkway Ramp Off

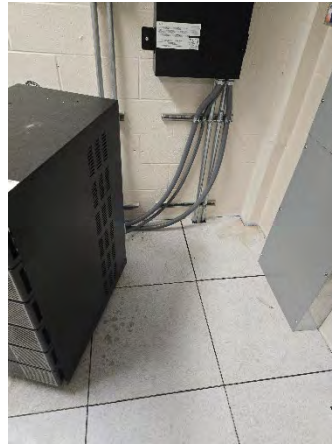


Figure 68 John Young Parkway Ramp Off



Figure 69 John Young Parkway Ramp Off

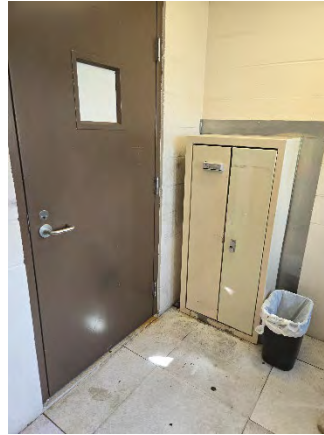


Figure 70 John Young Parkway Ramp Off



Figure 71 John Young Parkway Ramp Off



Figure 72 John Young Parkway Ramp On

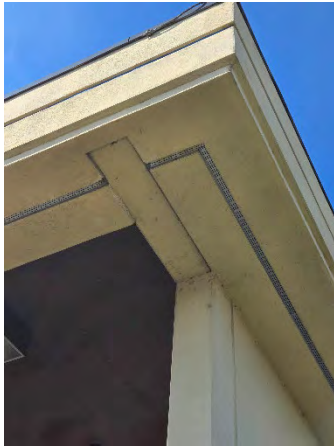


Figure 73 John Young Parkway Ramp On

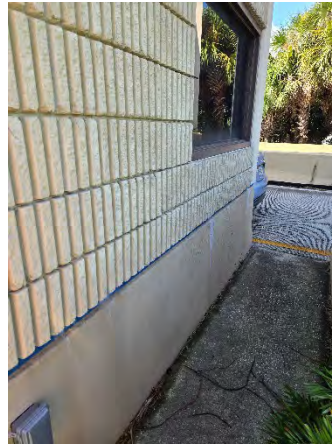


Figure 74 John Young Parkway Ramp On



Figure 75 John Young Parkway Ramp On



Figure 76 John Young Parkway Ramp On



Figure 77 John Young Parkway Ramp On



Figure 78 John Young Parkway Ramp On



Figure 79 John Young Parkway Ramp On

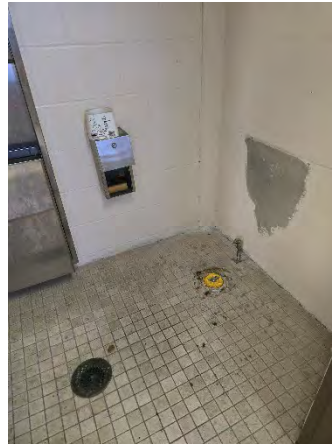


Figure 80 John Young Parkway Ramp On



Figure 81 John Young Parkway Ramp On

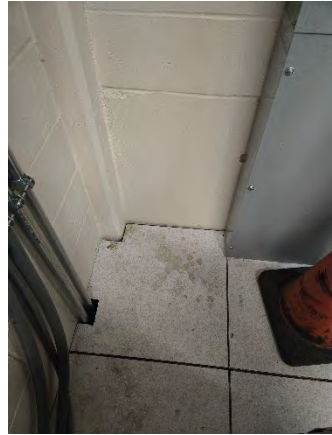


Figure 82 John Young Parkway Ramp On

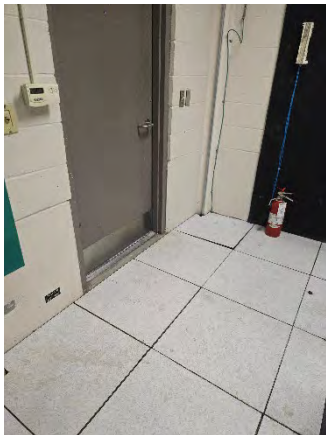


Figure 83 John Young Parkway Ramp On

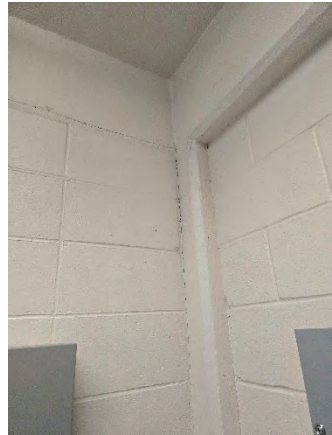


Figure 84 John Young Parkway Ramp On

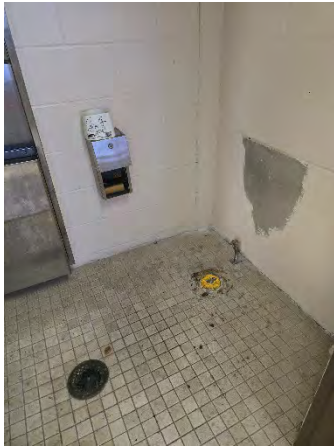


Figure 85 John Young Parkway Ramp On



Figure 86 OBT Ramp Off

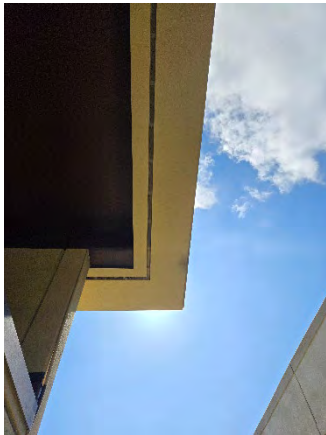


Figure 87 OBT Ramp Off



Figure 88 OBT Ramp Off

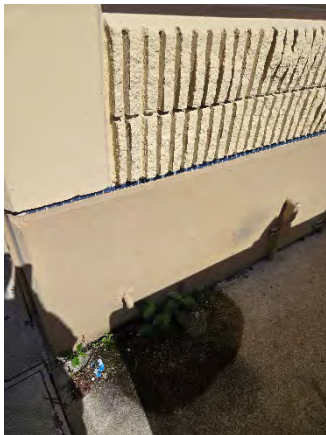


Figure 89 OBT Ramp Off



Figure 90 OBT Ramp Off



Figure 91 OBT Ramp Off



Figure 92 OBT Ramp Off

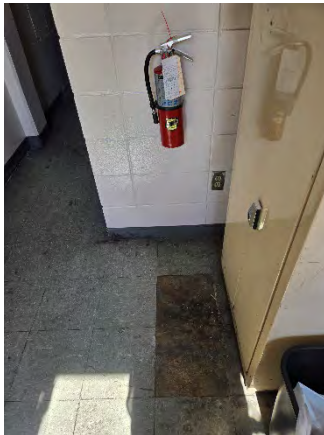


Figure 93 OBT Ramp Off

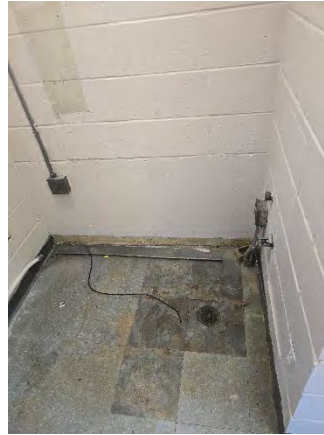


Figure 94 OBT Ramp Off



Figure 95 OBT Ramp Off

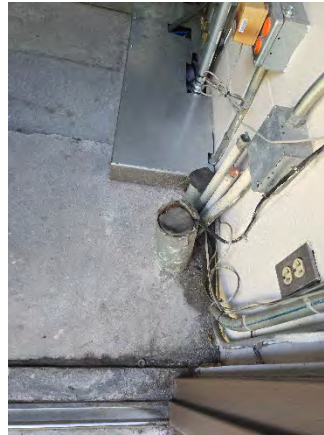


Figure 96 OBT Ramp Off



Figure 97 OB T Ramp Off

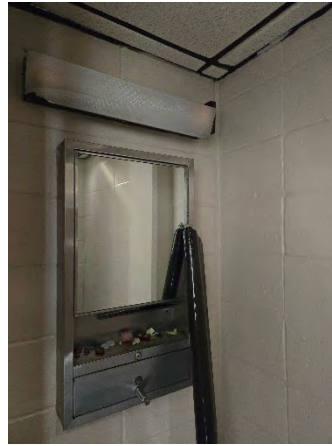


Figure 98 OB T Ramp Off

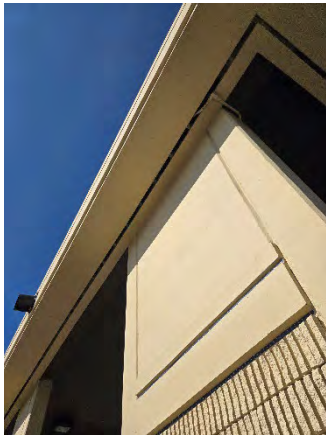


Figure 99 OB T Ramp On

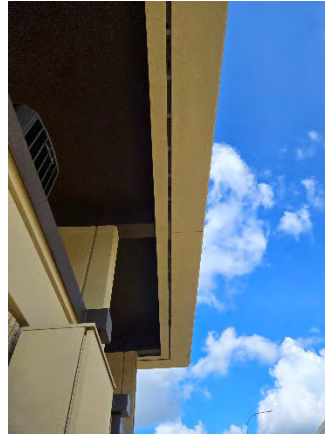


Figure 100 OB T Ramp On



Figure 101 OB T Ramp On



Figure 102 OB T Ramp On

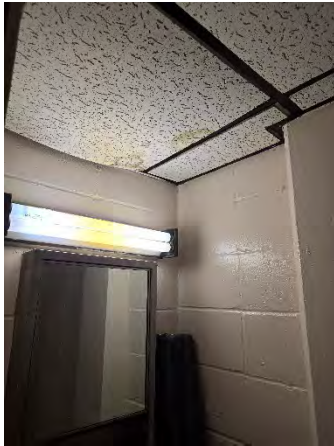


Figure 103 OBT Ramp On

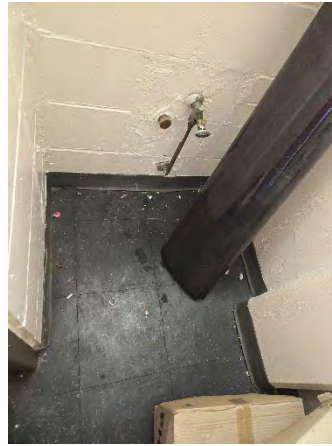


Figure 104 OBT Ramp On

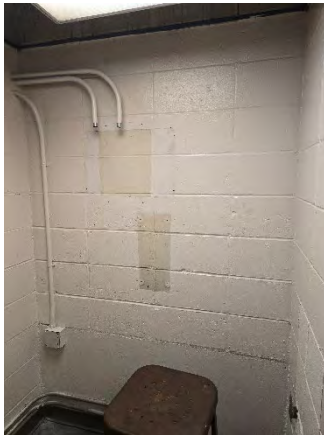


Figure 105 OBT Ramp On



Figure 106 OBT Ramp On

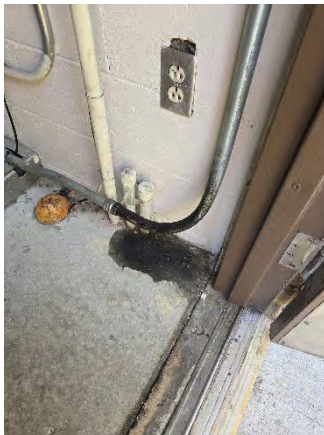


Figure 107 OBT Ramp On



Figure 108 Mills Ramp Off



Figure 109 Mills Ramp Off



Figure 110 Mills Ramp Off



Figure 111 Mills Ramp Off



Figure 112 Mills Ramp Off



Figure 113 Mills Ramp Off



Figure 114 Mills Ramp Off



Figure 115 Mills Ramp Off



Figure 116 Mills Ramp Off



Figure 117 Mills Ramp Off



Figure 118 Mills Ramp Off

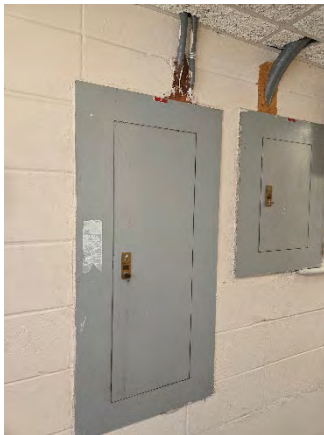


Figure 119 Mills Ramp Off



Figure 120 Mills Ramp Off



Figure 121 Mills Ramp Off

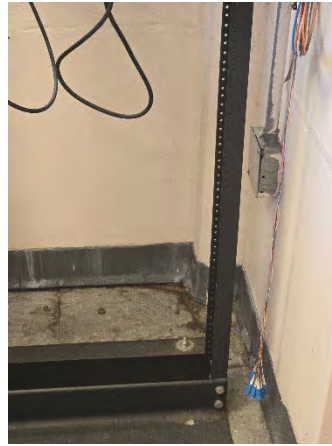


Figure 122 Mills Ramp Off

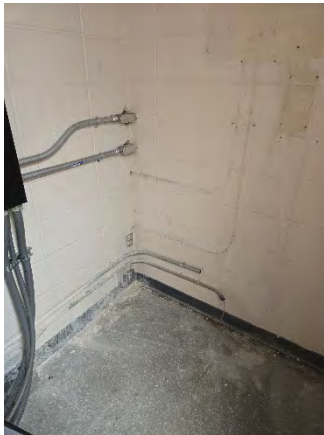


Figure 123 Mills Ramp Off



Figure 124 Mills Ramp Off



Figure 125 Mills Ramp Off

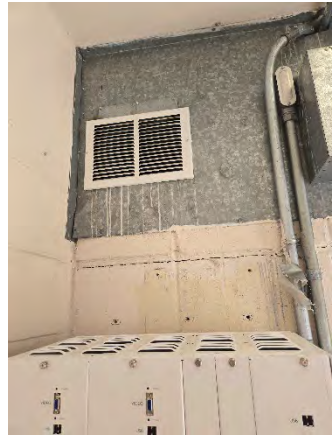


Figure 126 Mills Ramp Off



2024 Annual Facilities Inspection Report



Conway Main Plaza

August, 2024

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

2024 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: 08/07/24

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: 08/07/24
Arrived: 08:30 AM

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

58EB – Conway EB Main Plaza
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:

Exterior Observations:

- EB Exterior shows cracks around canopy a under corner soffit. *(Figure 1 and 2)*
- EB Dumpster enclosure door is rusted. *(Figure 3)*
- EB Loading docks shows peeling paint, cracked floor, and damaged vents. *(Figure 4 and 5)*
- EB Louver to be painted. *(Figure 6)*
- EB Exterior back stair rail rusted at ground connection. *(Figure 7 and 8)*
- EB Toll sign green color peeling. *(Figure 9)*
- WB Exterior shows cracks around façade. Some wasp nests present around soffits. *(Figure 10, 11, and 12)*
- WB Exterior louver at loading dock has tear in vent cover. *(Figure 13)*
- Window seal peeling off and falling. *(Figure 14)*
- Toll sign fading and letters are slightly crooked. *(Figure 15)*
- WB Exterior Canopy west façade missing – shows plywood painted to match existing paint color. *(Figure 16 and 17)*
- WB Exterior Canopy column extremely cracked. *(Figure 18)*

Interior Observations:

- EB Interior ACT damaged and disheveled in recording room and corridor. Possible leak above ACT. *(Figure 19, 20, 21, and 22)*
- EB Interior Floor panels missing or damaged in multiple rooms of facility. *(Figure 23 and 24)*
- EB Interior mainline vent covers rusted. *(Figure 25)*
- EB Break room finish behind sink separating from wall. *(Figure 26)*
- EB Floor finishes showing signs of damage. Cracks showing. *(Figure 27 and 28)*
- WB Interior ACT damaged and disheveled *(Figure 29, 31, 32, and 33)*
- WB Break room finish behind sink coming off from wall. *(Figure 34)*
- WB Existing furniture in poor condition. *(Figure 35)*
- WB Interior floors and walls stained and cracked. *(Figure 36, 37, and 38)*

Tunnel Observations:

- EB Tunnel light fixture screen is cracked. *(Figure 39)*
- EB Tunnel has multiple leaks, water pooling around expansion joints. *(Figure 40 and 41)*
- EB Tunnel has multiple stains and small cracks. *(Figure 42 and 43)*
- EB Tunnel has liquid damage on wall with signs of leakage. *(Figure 44)*
- EB Tunnel misplaced equipment. *(Figure 45)*
- WB Tunnel has multiple stains and signs of previously leaking. *(Figure 46, 47, and 48)*
- WB Tunnel has leak on wall. *(Figure 49)*

54 – Bumby Ramp – On Observations:

- The above referenced ramp had maintenance on site when showing up to do inspection The canopy showed some cracking. *(Figure 50)*
- Floors in very poor conditions. *(Figure 51 and 52)*
- Crack on wood panel placed on window frame *(Figure 53)*
- Panels damaged in data room. *(Figure 54)*
- Cracks on walls. *(Figure 55 and 56)*
- Misplaced Window unit. *(Figure 57)*
- Disconnected pipes. *(Figure 58)*

55 – Bumby Ramp – Off Observations:

- Some water drainage problems found at the back of the structure. *(Figure 59)*
- ACT damaged/disheveled through main booth. Tiles discolored surrounding vent. *(Figure 60, 61, 62, and 63)*
- Floors show some heavy stains on them. Transition from floor to door frame is heavily cracked and damaged. *(Figure 64, 65, and 66)*
- Misplaced fluorescent box. *(Figure 67)*
- Stains on wall. *(Figure 68)*

56 – Conway Ramp – On Observations:

- The above referenced ramp is in good condition overall. Some general maintenance to pressure wash some the façade and the canopy is recommended. *(Figure 69, 70, and 71)*
- Strong odor from bathroom, floor in poor condition. *(Figure 72, 73, and 74)*
- Equipment rusted. *(Figure 75)*
- Misplaced ACT. *(Figure 76)*

57 – Conway Ramp – Off Observations:

- Some water leak damage present on the façade as well as some cracks found on the barriers. *(Figure 77 and 78)*
- Exposed wires. *(Figure 79)*
- Floor tiles are damaged with some parts missing. *(Figure 80 and 81)*
- Substance on window frame. *(Figure 82)*
- Crack on bathroom wall. *(Figure 83)*
- Extinguisher out of date. *(Figure 84)*
- Crack above entry door. *(Figure 85)*

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

- The façade shows cracks at the base and columns and the canopy shows cracks around the soffit. Signs of damage along barriers as well. *(Figure 86, 87, 88, 89, 90, and 91)*
- Downspout dented. *(Figure 92)*
- Floor tiles in poor condition. *(Figure 93, 94, 95, 96, and 97)*
- Stains and paint bubbling/peeling along walls. *(Figure 98, 99, 100, 101, and 102)*

60 – Semoran Ramp – Off Observations:

- The façade and canopy show cracks and overall poor condition on multiple areas. Wasp nests present in the canopy. Scupper missing. *(Figure 103, 104, 105, 106, 107, and 108)*
- Floor tiles in poor condition. *(Figure 109, 110, and 111)*
- Walls cracked, stained and paint peeling. *(Figure 112, 113, 114, 115, 116, 117, and 118)*
- ACT sinking. *(Figure 119)*
- Dented door hardware. *(Figure 120)*
- Damaged equipment. *(Figure 121)*

61 – Yucatan Ramp – On Observations:

- Canopy façade and undercarriage completely removed/missing – cracks along corners of canopy and barriers. *(Figure 122, 123, 124, and 125)*
- Poor water drainage conditions. *(Figure 126)*
- Rusty electric lock mount. *(Figure 127)*
- Cracks and stains along walls with signs of mold. *(Figure 128, 129, 130, and 131)*
- Floor tiles cracked, stained, or missing. *(Figure 132, 133, 134, and 135)*

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.



Figure 1 Conway EB Mainline



Figure 3 Conway EB Mainline



Figure 5 Conway EB Mainline



Figure 2 Conway EB Mainline



Figure 4 Conway EB Mainline



Figure 6 Conway EB Mainline

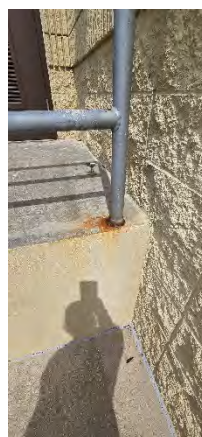


Figure 7 Conway EB Mainline



Figure 9 Conway EB Mainline



Figure 10 Conway WB Mainline



Figure 11 Conway WB Mainline



Figure 12 Conway WB Mainline



Figure 8 Conway EB Mainline



Figure 13 Conway WB Mainline



Figure 15 Conway WB Mainline



Figure 16 Conway WB Mainline



Figure 17 Conway WB Mainline



Figure 18 Conway WB Mainline



Figure 14 Conway WB Mainline



Figure 19 Conway EB Mainline



Figure 21 Conway EB Mainline



Figure 23 Conway EB Mainline



Figure 20 Conway EB Mainline



Figure 22 Conway EB Mainline



Figure 24 Conway EB Mainline



Figure 25 Conway EB Mainline



Figure 27 Conway EB Mainline



Figure 28 Conway EB Mainline



Figure 29 Conway WB Mainline



Figure 30 Conway WB Mainline

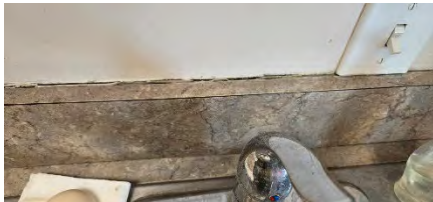


Figure 26 Conway EB Mainline

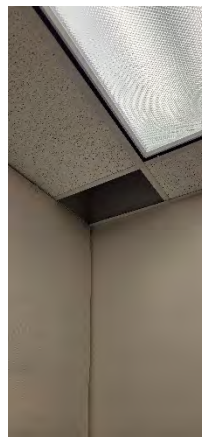


Figure 31 Conway WB Mainline



Figure 33 Conway WB Mainline



Figure 35 Conway WB Mainline



Figure 32 Conway WB Mainline



Figure 34 Conway WB Mainline

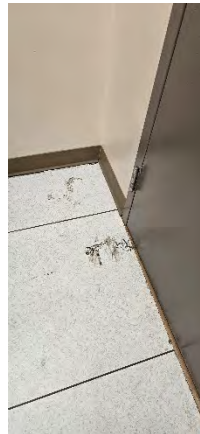


Figure 36 Conway WB Mainline

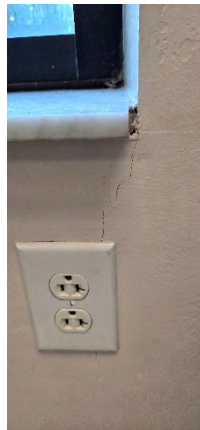


Figure 37 Conway WB Mainline

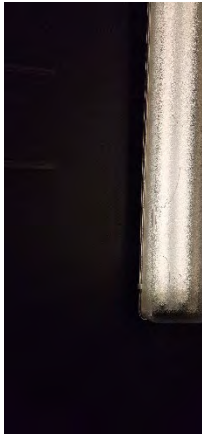


Figure 39 Conway EB Mainline



Figure 41 Conway EB Mainline



Figure 38 Conway WB Mainline



Figure 40 Conway EB Mainline



Figure 42 Conway EB Mainline

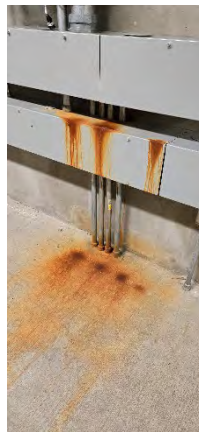


Figure 43 Conway EB Mainline



Figure 45 Conway EB Mainline



Figure 47 Conway WB Mainline

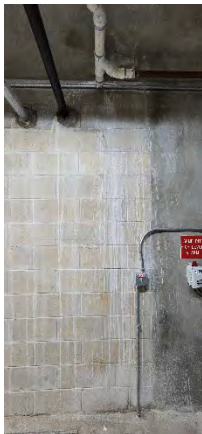


Figure 44 Conway EB Mainline



Figure 46 Conway WB Mainline



Figure 48 Conway WB Mainline

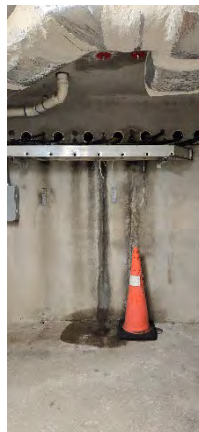


Figure 49 Conway WB Mainline



Figure 51 Bumby Ramp On



Figure 53 Bumby Ramp On



Figure 50 Bumby Ramp On

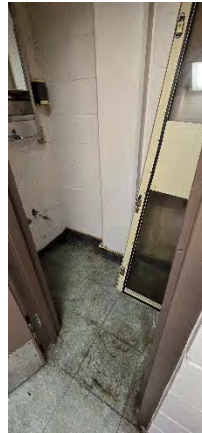


Figure 52 Bumby Ramp On



Figure 54 Bumby Ramp On



Figure 55 Bumby Ramp On

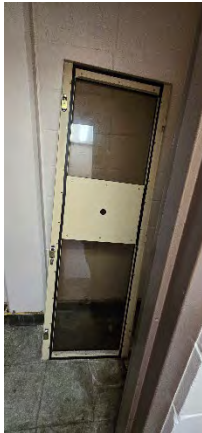


Figure 57 Bumby Ramp On



Figure 59 Bumby Ramp Off



Figure 56 Bumby Ramp On



Figure 58 Bumby Ramp On



Figure 60 Bumby Ramp Off



Figure 61 Bumby Ramp Off



Figure 63 Bumby Ramp Off

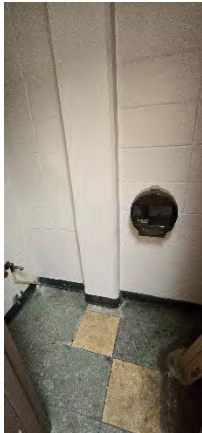


Figure 65 Bumby Ramp Off



Figure 62 Bumby Ramp Off



Figure 64 Bumby Ramp Off



Figure 66 Bumby Ramp Off



Figure 67 Bumby Ramp Off



Figure 68 Bumby Ramp Off



Figure 69 Conway Ramp On



Figure 70 Conway Ramp On



Figure 71 Conway Ramp On

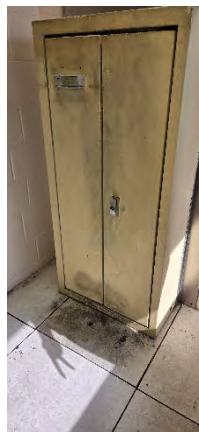


Figure 72 Conway Ramp On



Figure 73 Conway Ramp On



Figure 75 Conway Ramp On



Figure 77 Conway Ramp Off



Figure 74 Conway Ramp On



Figure 76 Conway Ramp On



Figure 78 Conway Ramp Off



Figure 79 Conway Ramp Off



Figure 81 Conway Ramp Off



Figure 83 Conway Ramp Off



Figure 80 Conway Ramp Off



Figure 82 Conway Ramp Off



Figure 84 Conway Ramp Off



Figure 85 Conway Ramp Off



Figure 87 Andes Ave/LkUndehill/436 Ramp Off



Figure 89 Andes Ave/LkUndehill/436 Ramp Off



Figure 86 Andes Ave/LkUndehill/436 Ramp Off

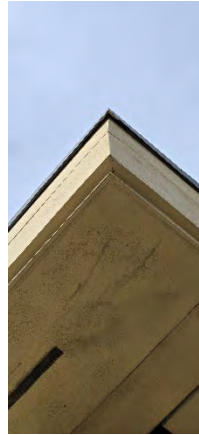


Figure 88 Andes Ave/LkUndehill/436 Ramp Off



Figure 90 Andes Ave/LkUndehill/436 Ramp Off



Figure 91 Andes Ave/LkUndehill/436 Ramp Off



Figure 93 Andes Ave/LkUndehill/436 Ramp Off



Figure 95 Andes Ave/LkUndehill/436 Ramp Off



Figure 92 Andes Ave/LkUndehill/436 Ramp Off



Figure 94 Andes Ave/LkUndehill/436 Ramp Off

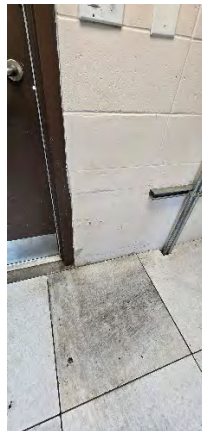


Figure 96 Andes Ave/LkUndehill/436 Ramp Off



Figure 97 Andes Ave/LkUndehill/436 Ramp Off



Figure 98 Andes Ave/LkUndehill/436 Ramp Off



Figure 99 Andes Ave/LkUndehill/436 Ramp Off

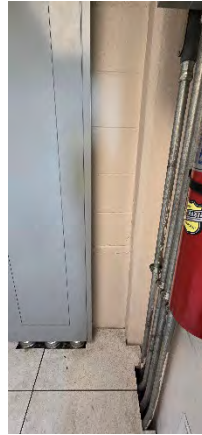


Figure 100 Andes Ave/LkUndehill/436 Ramp Off

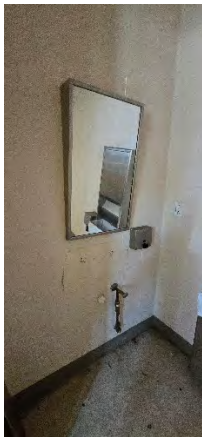


Figure 101 Andes Ave/LkUndehill/436 Ramp Off

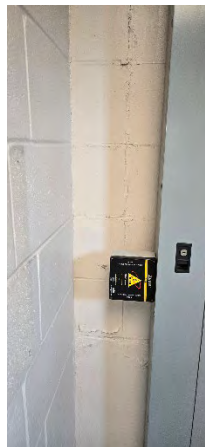


Figure 102 Andes Ave/LkUndehill/436 Ramp Off

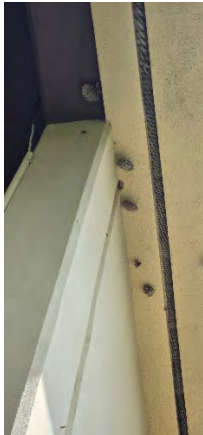


Figure 103 Semoran Ramp Off



Figure 104 Semoran Ramp Off



Figure 105 Semoran Ramp Off



Figure 106 Semoran Ramp Off



Figure 107 Semoran Ramp Off



Figure 108 Semoran Ramp Off



Figure 109 Semoran Ramp Off

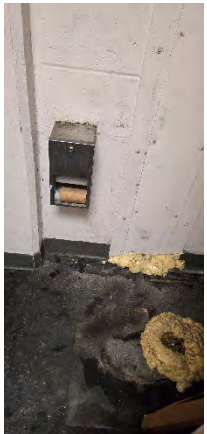


Figure 111 Semoran Ramp Off



Figure 113 Semoran Ramp Off



Figure 110 Semoran Ramp Off

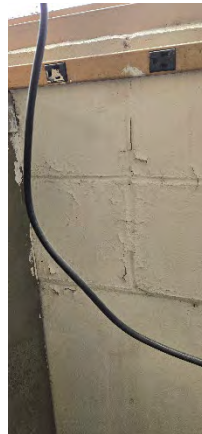


Figure 112 Semoran Ramp Off



Figure 114 Semoran Ramp Off



Figure 115 Semoran Ramp Off

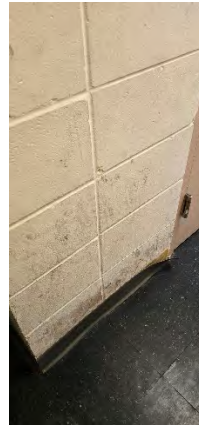


Figure 116 Semoran Ramp Off



Figure 117 Semoran Ramp Off

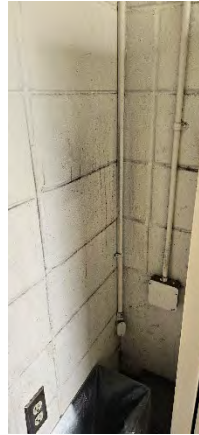


Figure 118 Semoran Ramp Off



Figure 119 Semoran Ramp Off



Figure 120 Semoran Ramp Off



Figure 121 Semoran Ramp Off



Figure 122 Yucatan Ramp On



Figure 123 Yucatan Ramp On



Figure 124 Yucatan Ramp On

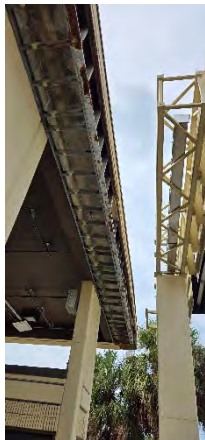


Figure 125 Yucatan Ramp On



Figure 126 Yucatan Ramp On



Figure 127 Yucatan Ramp On



Figure 128 Yucatan Ramp On



Figure 129 Yucatan Ramp On



Figure 129 Yucatan Ramp On

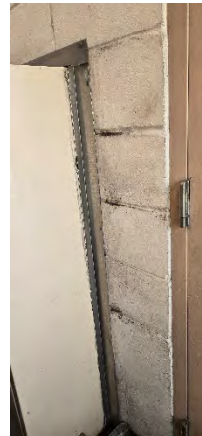


Figure 128 Yucatan Ramp On

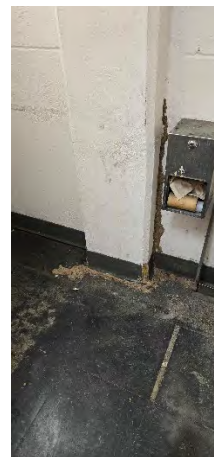


Figure 130 Yucatan Ramp On

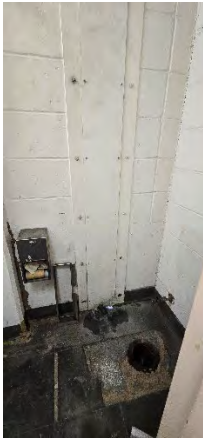


Figure 131 Yucatan Ramp On



Figure 132 Yucatan Ramp On

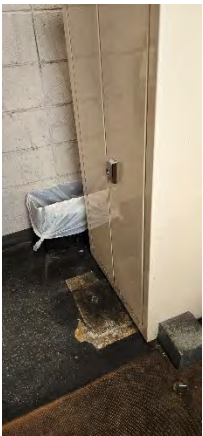


Figure 133 Yucatan Ramp On



Figure 134 Yucatan Ramp On



Figure 135 Yucatan Ramp On



2024 Annual Facilities Inspection Report



Dean Main Plaza

August, 2024

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

2024 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: 08/09/24

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: 08/09/24
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:

Exterior Observations:

- Multiple cracks around exterior of building, including underside of canopy. *(Figure 1, 2, 3, 4, and 5)*
- HVAC system runoff pooling around back of facility. Piping not properly protected at join. *(Figure 6, 7, 8, and 9)*
- Downspout damaged. *(Figure 10 and 11)*
- Sign fading, Florida symbol missing. *(Figure 12)*
- Condensation on glass panels at entrance and windows. Some windows show algae. Signs of damaged sealant. *(Figure 13, 14, 15, and 16)*
- Hole patched on shed. *(Figure 17)*

Interior Observations:

- Water damage near base board in mech room. Signs of paint bubbling and cracking in mechanical room. *(Figure 18)*
- Pipe cracked. *(Figure 19)*
- ACT throughout the facility shows signs of leaking and water damage. Multiple ACT missing or damaged. *(Figure 20, 21, 22, 23, and 24)*
- Wall, floors epoxy, and baseboards throughout facility damaged and dirty. *(Figure 25, 26, 27, 28, 29, 30, 31, and 32)*
- Film on window peeling off and taped up. Joint between window frame and wall damaged. *(Figure 33, 34, 35, and 36)*
- Water fountain not working. *(Figure 37)*
- Cover plate unscrewed. *(Figure 38)*
- Backsplash in kitchen separating from wall, signs of water damage. *(Figure 39 and 42)*
- Cracks through multiple walls and finishes in the facility. *(Figure 40 and 41)*

Tunnel Observations:

- Water pooling at multiple points of the tunnel. *(Figure 43, 44, 45, and 46)*
- Expansion joints deteriorating. *(Figure 47, 48, and 49)*

- Water leaking along the walls, from ceiling, and surrounding majority of doors. (*Figure 50, 51, 52, and 53*)
- Part of equipment cover unscrewing. (*Figure 54*)
- Cracked light. (*Figure 55*)
- Rusted equipment. (*Figure 56 and 57*)

62 – Dean Road Ramp – On Observations:

- Cracking along corner of canopy. (*Figure 58*)
- Water pooling from poor drainage. (*Figure 59*)
- Floor tiles broken, stained, scratched, or missing. (*Figure 60, 61, 62, 63, 64, 65, and 66*)
- Walls cracked or stained. Paint peeling. Signs of mold in the room. (*Figure 67, 68, 69, and 70*)
- Cracks on ceiling. (*Figure 71*)

63 – Dean Road Ramp – Off Observations:

- Cracks showing along the canopy. Signs of damage and paint peeling on the façade. Odd seal at base of façade. (*Figure 72, 73, 74, 75, and 76*)
- Floor tiles broken, stained, scratched, or missing. (*Figure 77, 78, 79, 80, and 81*)
- Dented equipment. (*Figure 82*)
- 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 83, 84, 85, 86, 87, 88, 89, and 90*)

65 – Rouse Road Ramp – Off Observations:

- The above referenced ramp is in good condition overall. (*Figure 91, 92, and 93*)
- Boxes with supplies in bathroom. (*Figure 94 and 95*)
- Light panel not fully inserted into ceiling grid. (*Figure 96*)
- Minor stains and scratches on floor, threshold missing. (*Figure 97 and 98*)
- Data room in overall good condition. (*Figure 99 and 100*)

66 – Rouse Road Ramp – On Observations:

- Overall good exterior conditions. Soffit shows signs of damage. (*Figure 101 and 102*)
- Water pooling on exterior. Poor draining system. (*Figure 103*)
- Rusted keypad holder. (*Figure 104*)
- Paint bubbling and peeling on walls. Some cracks on walls as well. (*Figure 105, 106, 107, 108, and 109*)
- ACT in poor condition in restroom of main booth. (*Figure 110*)
- Equipment dented. (*Figure 111*)
- Floor tile broken and missing. (*Figure 112*)

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.



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

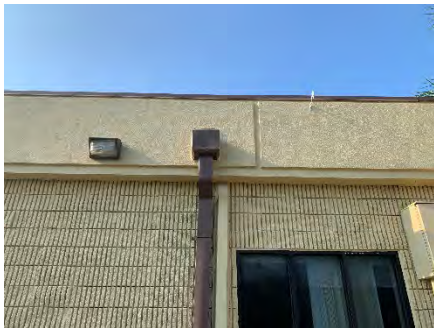


Figure 11 Dean Mainline



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 19 Dean Mainline



Figure 20 Dean Mainline



Figure 21 Dean Mainline



Figure 22 Dean Mainline



Figure 23 Dean Mainline

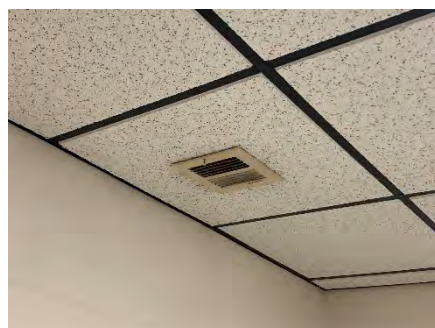


Figure 24 Dean Mainline



Figure 25 Dean Mainline



Figure 26 Dean Mainline

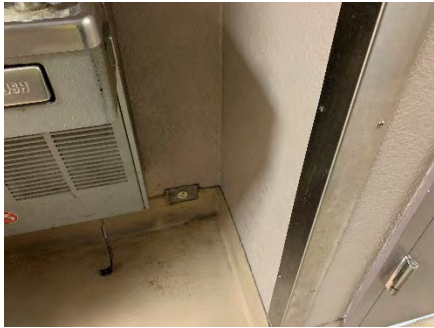


Figure 27 Dean Mainline

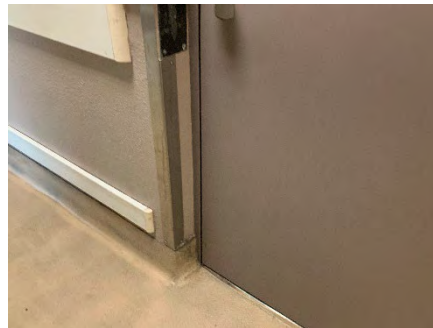


Figure 28 Dean Mainline

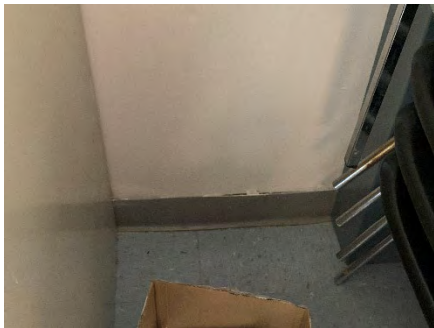


Figure 29 Dean Mainline

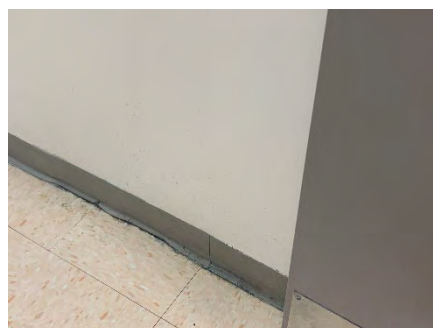


Figure 30 Dean Mainline



Figure 31 Dean Mainline



Figure 32 Dean Mainline



Figure 33 Dean Mainline

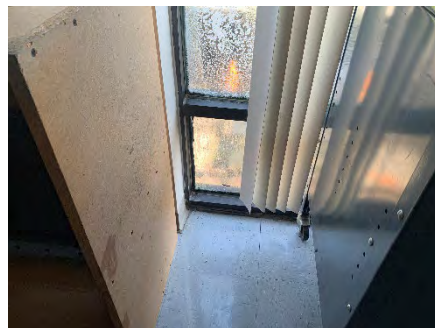


Figure 34 Dean Mainline

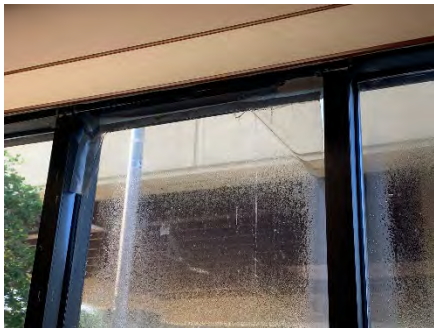


Figure 35 Dean Mainline



Figure 36 Dean Mainline



Figure 37 Dean Mainline



Figure 38 Dean Mainline



Figure 39 Dean Mainline

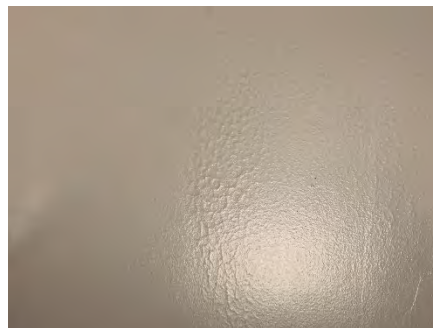


Figure 40 Dean Mainline

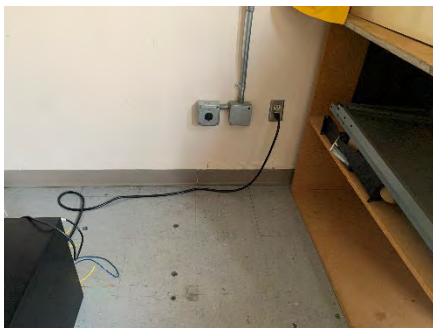


Figure 41 Dean Mainline

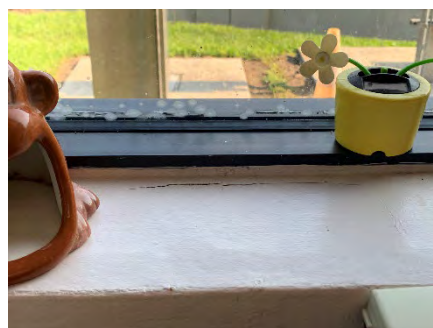


Figure 42 Dean Mainline



Figure 43 Dean Mainline



Figure 44 Dean Mainline



Figure 45 Dean Mainline

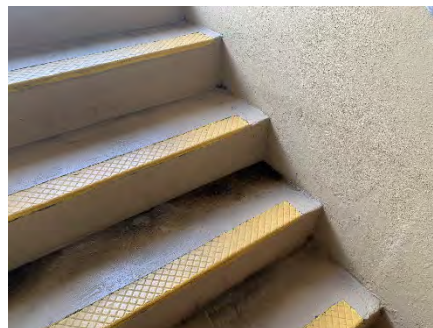


Figure 46 Dean Mainline



Figure 47 Dean Mainline

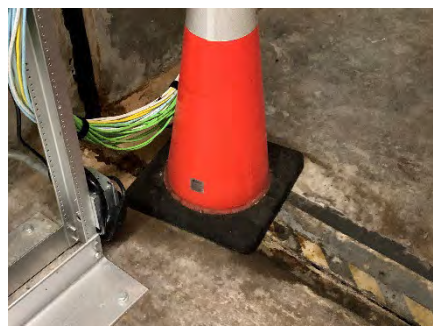


Figure 48 Dean Mainline



Figure 49 Dean Mainline



Figure 50 Dean Mainline



Figure 51 Dean Mainline

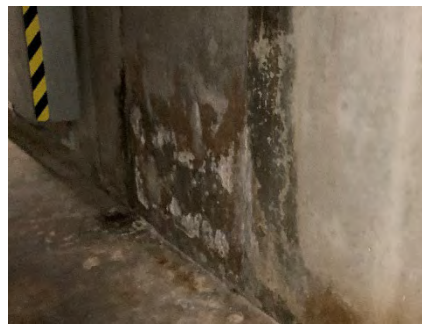


Figure 52 Dean Mainline



Figure 53 Dean Mainline



Figure 54 Dean Mainline



Figure 55 Dean Mainline

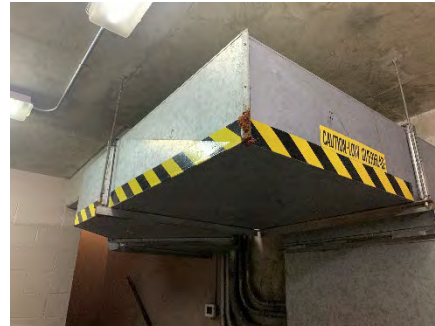


Figure 56 Dean Mainline



Figure 57 Dean Mainline



Figure 58 Dean Road Ramp On

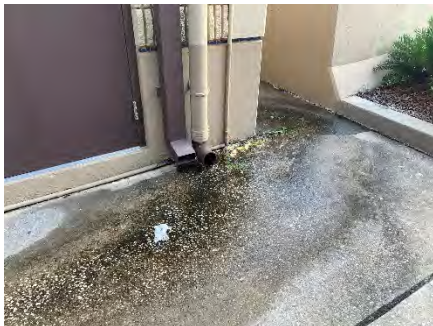


Figure 59 Dean Road Ramp On



Figure 60 Dean Road Ramp On



Figure 61 Dean Road Ramp On



Figure 62 Dean Road Ramp On

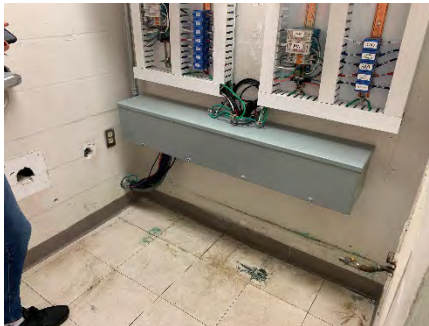


Figure 63 Dean Road Ramp On



Figure 64 Dean Road Ramp On



Figure 65 Dean Road Ramp On

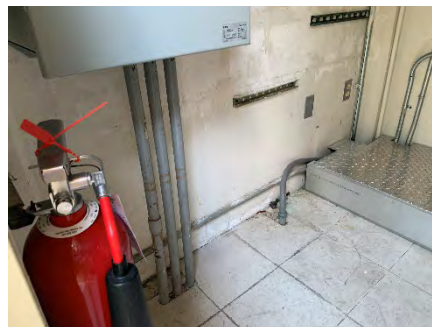


Figure 66 Dean Road Ramp On

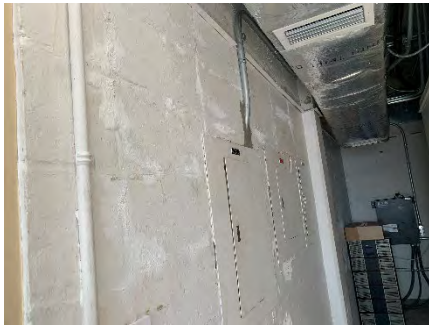


Figure 67 Dean Road Ramp On



Figure 68 Dean Road Ramp On



Figure 69 Dean Road Ramp On



Figure 70 Dean Road Ramp On

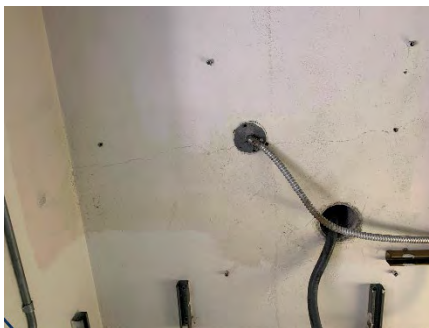


Figure 71 Dean Road Ramp On



Figure 72 Dean Road Ramp Off



Figure 73 Dean Road Ramp Off



Figure 74 Dean Road Ramp Off



Figure 75 Dean Road Ramp Off



Figure 76 Dean Road Ramp Off



Figure 77 Dean Road Ramp Off



Figure 78 Dean Road Ramp Off

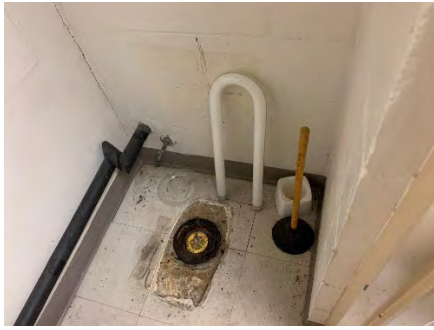


Figure 79 Dean Road Ramp Off



Figure 80 Dean Road Ramp Off



Figure 81 Dean Road Ramp Off

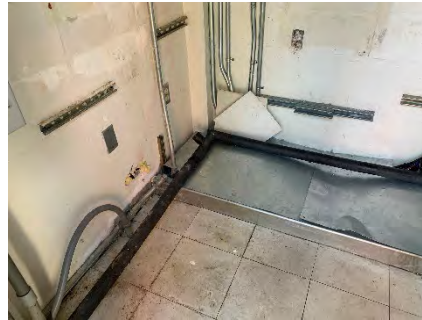


Figure 82 Dean Road Ramp Off

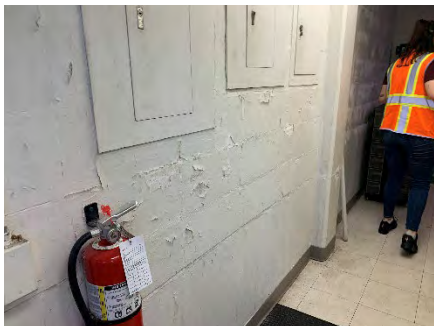


Figure 83 Dean Road Ramp Off

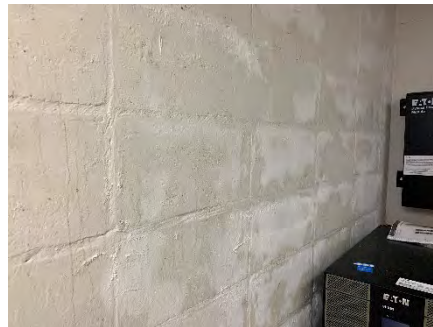


Figure 84 Dean Road Ramp Off



Figure 85 Dean Road Ramp Off

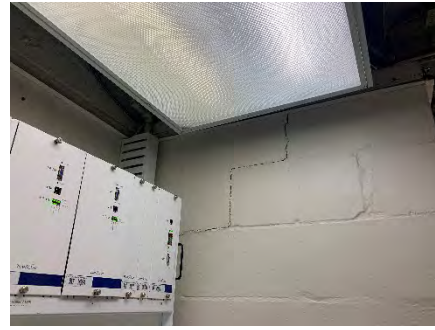


Figure 86 Dean Road Ramp Off



Figure 87 Dean Road Ramp Off

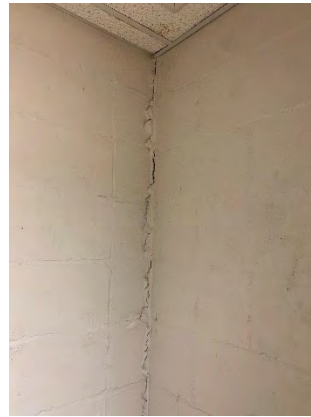


Figure 88 Dean Road Ramp Off



Figure 89 Dean Road Ramp Off



Figure 90 Dean Road Ramp Off



Figure 91 Rouse Road Ramp Off



Figure 92 Rouse Road Ramp Off



Figure 93 Rouse Road Ramp Off

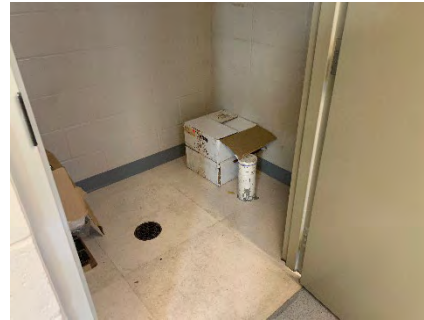


Figure 94 Rouse Road Ramp Off

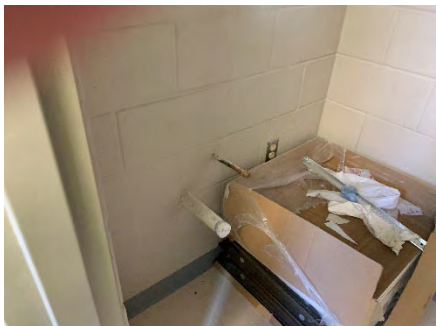


Figure 95 Rouse Road Ramp Off

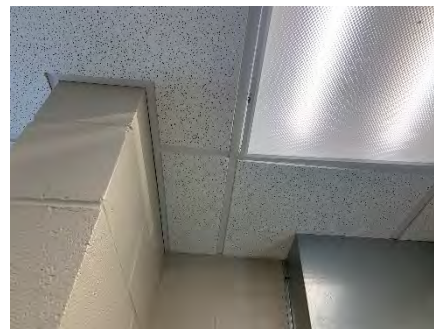


Figure 96 Rouse Road Ramp Off



Figure 97 Rouse Road Ramp Off

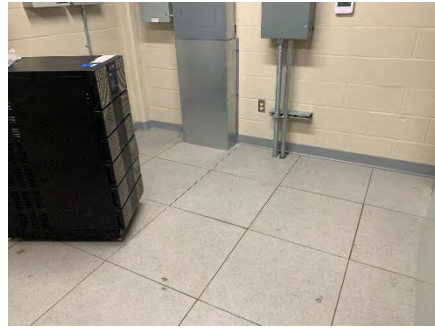


Figure 98 Rouse Road Ramp Off

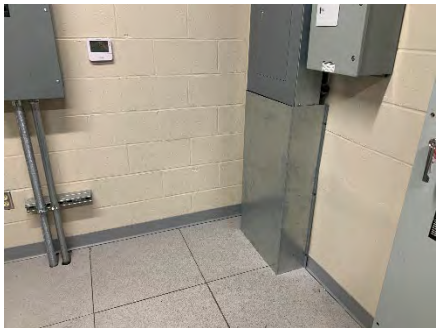


Figure 99 Rouse Road Ramp Off

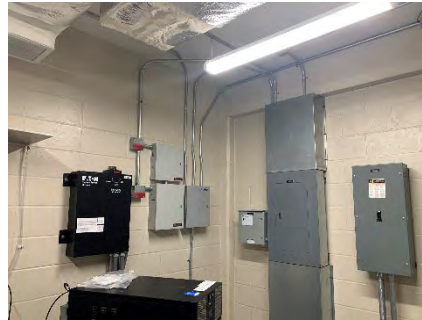


Figure 100 Rouse Road Ramp Off



Figure 101 Rouse Road Ramp On



Figure 102 Rouse Road Ramp On



Figure 103 Rouse Road Ramp On



Figure 104 Rouse Road Ramp On



Figure 105 Rouse Road Ramp On



Figure 106 Rouse Road Ramp On



Figure 107 Rouse Road Ramp On

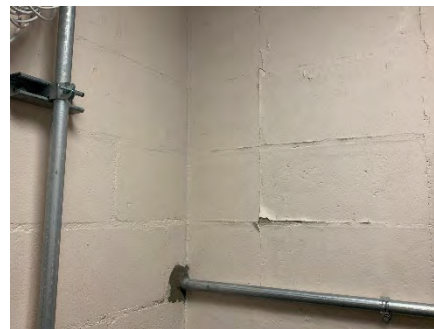


Figure 108 Rouse Road Ramp On



Figure 109 Rouse Road Ramp On



Figure 110 Rouse Road Ramp On

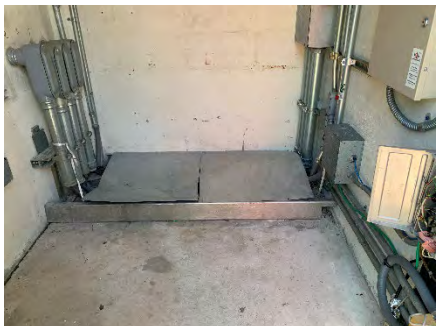


Figure 111 Rouse Road Ramp On

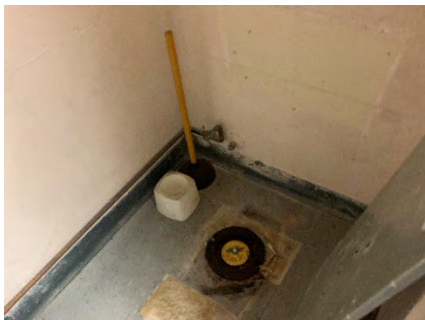


Figure 112 Rouse Road Ramp On



2024 Annual Facilities Inspection Report



Coral Hills Main Plaza

August, 2024

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
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2024 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: 08/21/2024

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: 08/21/24
Arrived: 09:00AM

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:

Exterior Observations:

- Cracks and peeling paint along columns of main plaza and canopy. Cracks around facility, signs of water damage along bottom of soffits. Wasp nests and insects surround exterior of facility. *(Figure 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13)*
- Damage on exterior doors. *(Figure 14 and 15)*
- Signs of leaking water below window exterior. *(Figure 16)*
- Damage to barrier. *(Figure 17)*
- Film peeling from windows. *(Figure 18 and 19)*

Interior Observations:

- Multiple ACT throughout North and South facility show signs of leaking. ACT damaged and disheveled. *(Figure 20, 21, 22, 23, and 24)*
- Paint peeling/missing on walls - some areas show signs of leakage or cracks. Plaster work on kitchen windows not sufficient - need to repair water damaged at windowsill. *(Figure 25, 26, 27, 28, 29, and 30)*
- Window cracked in supervisor room. Reported in previous years. *(Figure 31)*
- Backsplash behind sink in kitchen starting to separate from wall. *(Figure 32)*
- Toilet seats stained and in poor condition. *(Figure 33 and 34)*
- Floor in men's restroom separating from foundation in center of room. *(Figure 35)*
- Some doors throughout the facility show signs of damage and scratches. *(Figure 36 and 37)*
- One of the extinguishers is out of date. *(Figure 38)*

Overpass Observations:

- Overall, overpass bridge is in good condition. Exterior and some parts within the interior needs to be cleaned. One crack showing on wall as you enter the overpass. *(Figure 39, 40, and 41)*

68 – Keene Road Ramp – Off Observations:

- Small cracks along underside of canopy, signs of water damage along edge. Wasp nests and insects surround exterior of facility. *(Figure 42, 43, and 44)*
- Back of signage still needs to be cleaned, mold and dirt build up. *(Figure 45)*
- Door scratched and stained. *(Figure 46)*
- ACT shows signs of leaking in main booth. *(Figure 47)*
- Floor tiles scratched and stained. *(Figure 48)*
- Boxes of equipment in data room. Maintenance present on site. *(Figure 49 and 50)*

69 – Keene Road Ramp – On Observations:

- Small debris buildup on site. *(Figure 51 and 52)*
- Corner of canopy shows signs of wear, small cracks along underside. Wasp nests and insects along underside of canopy. *(Figure 51, 52, 53, and 54)*
- Signs of leakage along façade under window. *(Figure 55)*
- Back of signage still needs to be cleaned, mold and dirt build up. *(Figure 56)*
- Dented downspout. *(Figure 57)*
- Some floor tiles stained and scratched. *(Figure 58 and 59)*

70 – Hiawassee Ramp – Off Observations:

- Small cracks at corners of canopies, signs of water damage along edge. *(Figure 60, 61, 62, 63, 64, and 65)*
- Signage structure needs to be cleaned, mold and dirt build up. *(Figure 66)*
- Signs of leakage along façade. *(Figure 67)*
- Some floor tiles broken. *(Figure 68)*
- Crack along corner of wall. *(Figure 69)*
- Scratches and damage on door. *(Figure 70)*

71 – Hiawassee Ramp – On Observations:

- Wasp nests and insects along underside of canopy. *(Figure 71, 72, and 73)*
- Dirt buildup and cracks on barrier. *(Figure 74)*
- Signage structure needs to be cleaned, mold and dirt build up. *(Figure 75)*
- Light panel and ACT disheveled. *(Figure 76 and 77)*
- Some floor tiles are stained. *(Figure 78)*

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.



Figure 1 Coral Hills Mainline

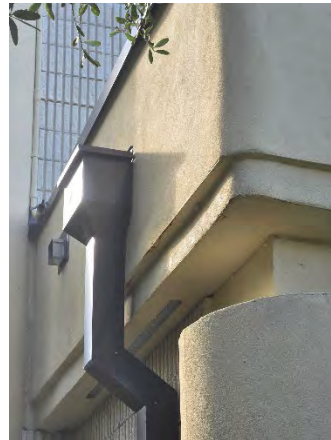


Figure 2 Coral Hills Mainline



Figure 3 Coral Hills Mainline



Figure 4 Coral Hills Mainline



Figure 5 Coral Hills Mainline



Figure 6 Coral Hills Mainline



Figure 7 Coral Hills Mainline

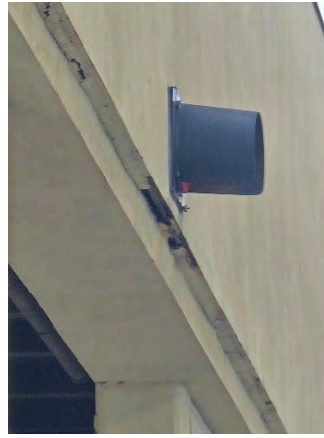


Figure 8 Coral Hills Mainline



Figure 9 Coral Hills Mainline



Figure 10 Coral Hills Mainline



Figure 11 Coral Hills Mainline



Figure 12 Coral Hills Mainline



Figure 13 Coral Hills Mainline

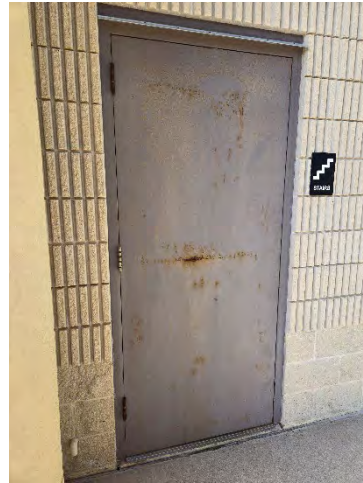


Figure 14 Coral Hills Mainline



Figure 15 Coral Hills Mainline



Figure 16 Coral Hills Mainline



Figure 17 Coral Hills Mainline

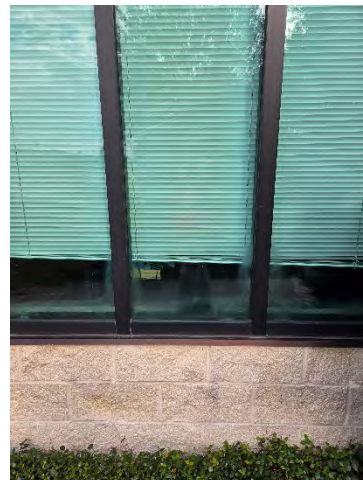


Figure 18 Coral Hills Mainline



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

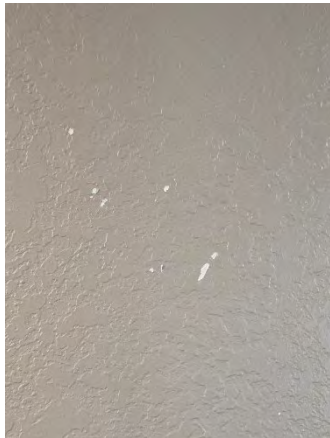


Figure 25 Coral Hills Mainline



Figure 26 Coral Hills Mainline



Figure 27 Coral Hills Mainline



Figure 28 Coral Hills Mainline



Figure 29 Coral Hills Mainline

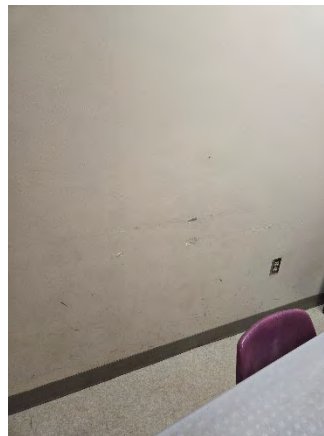


Figure 30 Coral Hills Mainline



Figure 31 Coral Hills Mainline

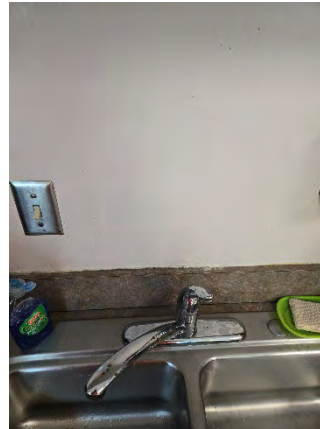


Figure 32 Coral Hills Mainline



Figure 33 Coral Hills Mainline



Figure 34 Coral Hills Mainline



Figure 35 Coral Hills Mainline



Figure 36 Coral Hills Mainline

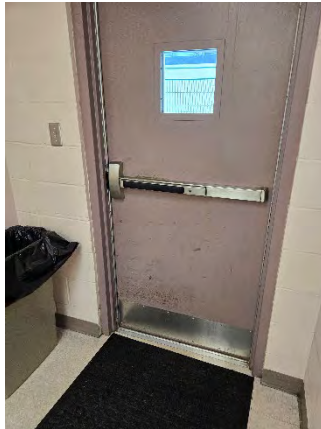


Figure 37 Coral Hills Mainline

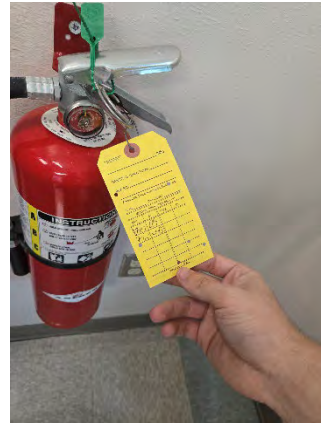


Figure 38 Coral Hills Mainline



Figure 39 Coral Hills Mainline



Figure 40 Coral Hills Mainline



Figure 41 Coral Hills Mainline



Figure 42 Keene Road Ramp Off



Figure 43 Keene Road Ramp Off



Figure 44 Keene Road Ramp Off



Figure 45 Keene Road Ramp Off



Figure 46 Keene Road Ramp Off



Figure 47 Keene Road Ramp Off



Figure 48 Keene Road Ramp Off



Figure 49 Keene Road Ramp Off



Figure 50 Keene Road Ramp Off



Figure 51 Keene Road Ramp On



Figure 52 Keene Road Ramp On



Figure 53 Keene Road Ramp On



Figure 54 Keene Road Ramp On



Figure 55 Keene Road Ramp On



Figure 56 Keene Road Ramp On



Figure 57 Keene Road Ramp On



Figure 58 Keene Road Ramp On



Figure 59 Keene Road Ramp On



Figure 60 Hiawasse Ramp Off



Figure 61 Hiawassee Ramp Off



Figure 62 Hiawassee Ramp Off

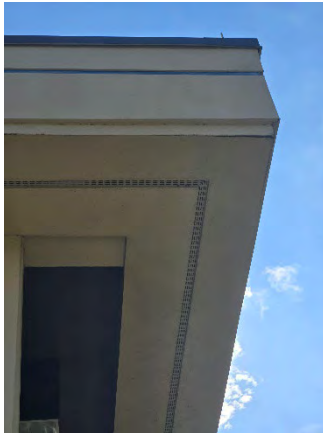


Figure 63 Hiawassee Ramp Off



Figure 64 Hiawassee Ramp Off

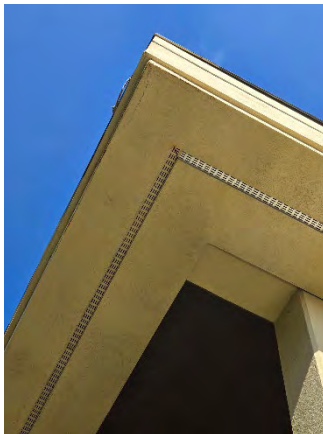


Figure 65 Hiawassee Ramp Off



Figure 66 Hiawassee Ramp Off



Figure 67 Hiawassee Ramp Off



Figure 68 Hiawassee Ramp Off



Figure 69 Hiawassee Ramp Off

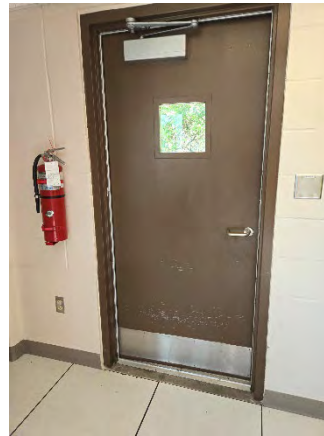


Figure 70 Hiawassee Ramp Off



Figure 71 Hiawassee Ramp On

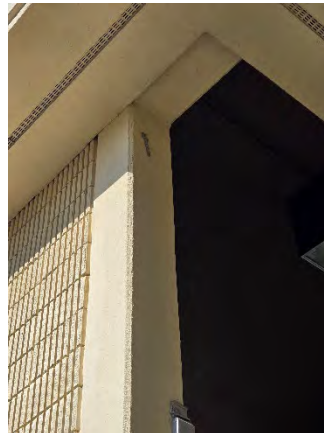


Figure 72 Hiawassee Ramp On



Figure 73 Keene Road Ramp On



Figure 74 Keene Road Ramp On



Figure 75 Hiawassee Ramp On



Figure 76 Hiawassee Ramp On



Figure 77 Hiawassee Ramp On

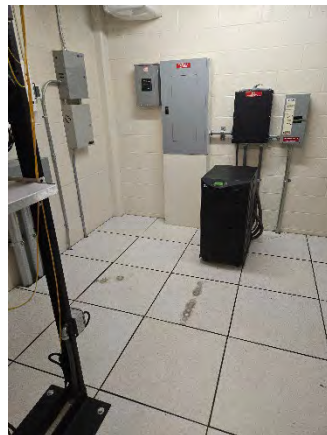


Figure 78 Hiawassee Ramp On



2024 Annual Facilities Inspection Report



John Young Main Plaza

September, 2024

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

2024 Annual Facilities Inspection Report

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

Prepared for:

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

Date on Site: 09/25/24

Prepared by:

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

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

Inspection Date: 09/25/24
Arrived: 10:00am

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:

- Exit door missing kick-plate. *(Figure 1)*
- Wall in Technicians rooms show signs of water damage along base. *(Figure 2)*
- ACT throughout facility slightly disheveled and dated. ACT stain in data room could indicate leaking. Vents in both men's and women's restroom displaced with sagging ACT. *(Figure 3, 4, and 5)*
- Window in locker room shows signs of water damage -wallpaper peeling from wall above window. *(Figure 6 and 7)*

Tunnel Observations:

- Tunnel in overall good condition. Expansion joints show signs of wear. *(Figure 10)*

Exterior Observations:

- Panel above tunnel stair entrance door remains rusted. *(Figure 11)*
- Small cracks and rust along underside of soffit. *(Figure 12 and 13)*
- Water stains remain along façade. *(Figure 14)*
- Possible crack at underside corner of canopy. *(Figure 15)*

2 - John Young Parkway Ramp – Off Observations:

- Exterior in overall good condition – needs to be cleaned of debris and staining. *(Figure 16)*
- ACT throughout interior stained and disheveled. *(Figure 17)*
- Interior of main booth and data room very unclean, with floor panels in poor condition. Walls stained with signs of leaking around piping. *(Figure 18 - 21)*

3 - John Young Parkway Ramp – On Observations:

- Cracks and paint missing along exterior – large crack in column. *(Figure 22 - 25)*
- Main booth door in poor condition. *(Figure 26)*
- Floor tiles disheveled and damaged. *(Figure 27)*
- Data room in overall good condition. *(Figure 28)*

4 – US 441 Ramp – Off Observations:

- Cracks remain along canopy, both in façade and underneath *(Figure 29 and 30)*
- Signs of leaking above ACT in main booth. *(Figure 31)*
- Door hardware jammed to data room. *(Figure 32)*
- Signs of leaking above ACT and along walls in data room *(Figure 33 and 34)*

5 – US 441 Ramp – On Observations:

- Cracks remain along canopy façade and foundation. *(Figure 35, 36, and 37)*
- Vent cover in poor condition. Ceiling and floor tiles remain stained, disheveled, damaged. *(Figure 38 and 39)*
- Possible leak along pipe in data room. *(Figure 40)*
- ACT disheveled and stained in data room. *(Figure 41)*

6 – Landstar Ramp – On Observations:

- Cracks remain along canopy façade, and around corners of canopy and columns. *(Figure 42, 43, and 44)*
- Construction on site near generator. *(Figure 45)*
- Rusting remains around window frame exterior. *(Figure 46 and 47)*
- ACT showing signs of possible leaking in both main booth and data room. Ceiling and floor tiles damaged and displaced. *(Figure 48, 49, and 50)*

7 – Landstar Ramp – Off Observations:

- Cracking remains along columns, with debris along exterior. Extensive damage from reported accident along canopy. *(Figure 51 - 57)*
- ACT disheveled and damaged in main booth. *(Figure 58)*
- Signs of leaking and rust along window. *(Figure 59)*
- Signs of leaking above ACT and along piping in data room. *(Figure 60)*

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



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

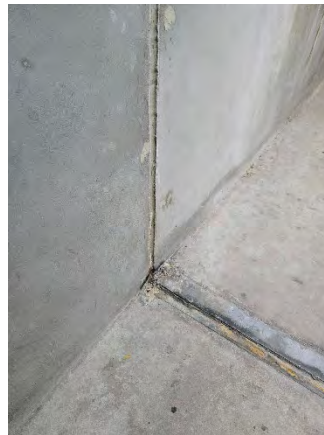


Figure 8 John Young Pkwy Mainline

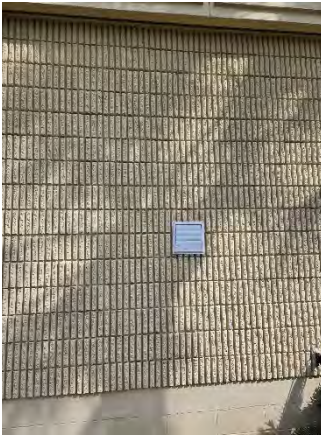


Figure 9 John Young Pkwy Mainline



Figure 10 John Young Pkwy Mainline



Figure 11 John Young Pkwy Mainline



Figure 12 John Young Pkwy Mainline

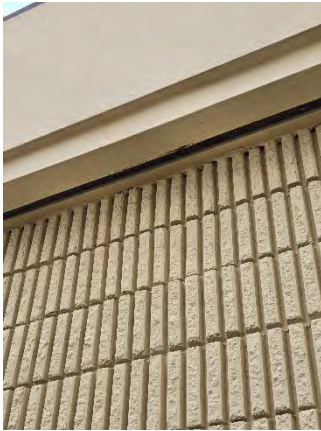


Figure 13 John Young Pkwy Mainline



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-On

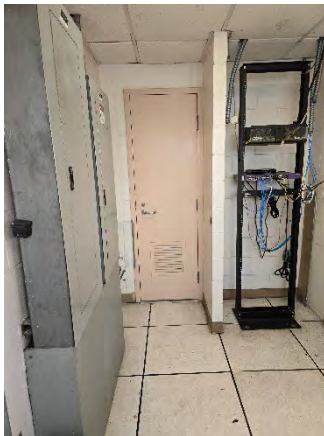


Figure 27 John Young Pkwy Ramp-On



Figure 28 John Young Pkwy Ramp-On

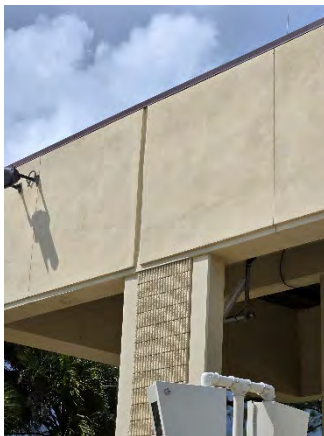


Figure 29 US-441 Ramp-Off

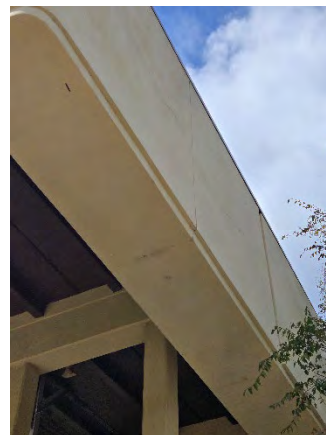


Figure 30 US-441 Ramp-Off



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

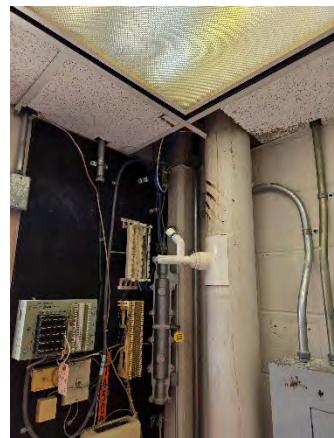


Figure 40 US-441 Ramp-On



Figure 41 US-441 Ramp-On



Figure 42 Landstar Ramp-On



Figure 43 Landstar Ramp-On

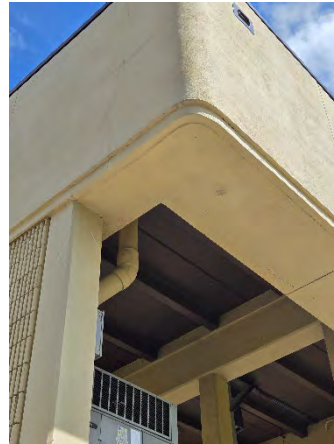


Figure 44 Landstar Ramp-On



Figure 45 Landstar Ramp-On



Figure 46 Landstar Ramp-On



Figure 47 Landstar Ramp-On



Figure 48 Landstar Ramp-On



Figure 49 Landstar Ramp-On



Figure 50 Landstar Ramp-On



Figure 51 Landstar Ramp-Off



Figure 52 Landstar Ramp-Off



Figure 53 Landstar Ramp-Off



Figure 54 Landstar Ramp-Off



Figure 55 Landstar Ramp-Off



Figure 56 Landstar Ramp-Off



Figure 57 Landstar Ramp-Off



Figure 58 Landstar Ramp-Off



Figure 59 Landstar Ramp-Off



Figure 60 Landstar Ramp-Off



2024 Annual Facilities Inspection Report



Boggy Creek Main Plaza

July, 2024

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

2024 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: 07/31/24

Prepared by:

Dewberry Engineers Inc.
800 N Magnolia Avenue, Suite 1000
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Attn: Gregg Hutton
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Central Florida Expressway Authority
4974 ORL Tower Road
Orlando, FL 32807

Inspection Date: 07/31/24
Arrived: 09:30 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:

Exterior Observations:

- Cracks and damage along soffit of main building, soffit separating from exterior at corners and South façade (*Figure 1, 2, and 3*)
- Wall of shed deteriorating along bottom. (*Figure 4*)
- Poor drainage from HVAC unit as well as refrigerant structure behind building. (*Figure 5*)
- Exterior mount has a dent. (*Figure 6*)
- Exterior window joint sealant is in poor condition. (*Figure 7*)
- Change in elevation at entrance carpet. (*Figure 8*)

Interior Observations:

- Kickplate damaged. (*Figure 9*)
- Multiple ACT Tiles disheveled, damaged or with potential leaks, and vent is missing cover. (*Figure 10, 11, 12, 13, 14, 15, and 16*)
- Multiple vent covers are rusted. (*Figure 17 and 18*)
- Potential leaks at urinals. (*Figure 19*)
- Fridge in the break room is rusted. (*Figure 20*)
- Baseboards in bad conditions. (*Figure 21 and 22*)
- Small part of hall wall missing finish. (*Figure 23*)

Tunnel Observations:

- Seal appears to be failing on expansion joint. (*Figure 24 and 25*)
- Cracks along tunnel floor. (*Figure 26*)

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 27, 28, and 29)*
- Sun visor damaged, causing room to be above recommended temperature for equipment. *(Figure 30)*
- Floor panels damaged and disheveled in data room as well as missing vent. *(Figure 31)*

10 – Boggy Creek Ramp – On Observations:

- Exterior canopy and building facade have identified cracks surrounding entire structure. *(Figure 32 and 33)*
- Rusty control panel to open door. *(Figure 34)*
- Multiple signs of leaking above ACT. Discolored, disheveled, misplaced, and missing ACT throughout booth and data room. *(Figure 35, 36, 37, 38, 39, and 40)*

11 – South Access Ramp – Off Observations:

- Exterior canopy has visible cracks in front of the façade and corners – as does the building envelope. *(Figure 41 and 42)*
- Doors need to be repainted. *(Figure 43 and 44)*
- ACT shows potential leaks and damage. Floor and ceiling tiles are discolored and disheveled throughout booth and data room. *(Figure 45, 46, 47, 48, and 49)*
- Door closer rusty. *(Figure 50 and 51)*
- Walls are cracked and paint is peeling. *(Figure 52)*

12 – Lake Nona Ramp – Off Observations:

- Doors need to be repainted. *(Figure 53)*
- Barrier shows cracks. *(Figure 54)*
- Floor tiles stained and disheveled. *(Figure 55)*
- Small crack between window and wall. *(Figure 56)*
- Interior walls have paint shredding, potential leaks. *(Figure 57 and 58)*

13 – Lake Nona Ramp – On Observations:

- Exterior façade, bottom of the soffit and the barriers have identified cracks. *(Figure 59, 60, and 61)*
- Door and windows need to be painted. Door frame needs to be cleaned. *(Figure 62 and 63)*
- Interior walls show evidence of mold cultivating inside booth. *(Figure 64)*
- Floor tiles stained and damaged. *(Figure 65)*
- Walls are mildly damaged, and components are missing. *(Figure 66 and 67)*

14 – Narcoossee Ramp – Off Observations:

- Exterior façade, bottom of the canopy and corner have visible cracks *(Figure 68 and 69)*
- ACT shows potential leaks and damage. Floor and ceiling tiles are discolored and disheveled throughout booth and data room – evidence of mold. *(Figure 70, 71, 72, 73, 74, and 75)*

15 – Narcoossee Ramp – On Observations:

- Exterior façade, bottom of the canopy and corner have visible cracks. *(Figure 76, 77, 78, and 79)*
- Window seal in poor condition - needs to be painted; exterior needs to be pressure washed. *(Figure 80 and 81)*

- 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 82, 83, 84, 85, and 86)*

16 – Moss Park Ramp – Off Observations:

- Exterior façade and bottom of the canopy have visible cracks and water damage. Some general maintenance to pressure wash plaza overhead sign structure is recommended. *(Figure 87, 88, 89, and 90)*
- Possible leaks in several ACT. *(Figure 91 and 92)*
- Floor tiles stained, disheveled and dirty. *(Figure 93, 94, and 95)*
- HVAC Punctured *(Figure 96)*
- Temperature not suitable for equipment – supervisor reported on day of inspection.

17 – Moss Park Ramp – On Observations:

- Exterior façade and canopy have visible cracks. Some general maintenance to pressure wash plaza. *(Figure 97, 98, 99, and 100)*
- Moisture on windows and signs of mold. *(Figure 101 and 102)*
- Possible leak in ACT, and debris left in data room. *(103, 104, 105, and 106)*
- Stains and damage on walls. *(Figure 107, 108, and 109)*
- Temperature not suitable for equipment – supervisor reported.

18 – Innovation Way Ramp – Off Observations:

- The above referenced ramp is in good condition overall. Façade has some slight cracks and doors need to be painted. Some general maintenance to pressure wash plaza overhead sign structure. *(Figure 110, 111, and 112)*
- Mold present on door inside booth. *(Figure 113 and 114)*
- ACT show signs of leaking, mold, and mildew. *(Figure 103, 104, and 105)*

19 – Innovation Way Ramp – On Observations:

- The above referenced ramp is in good condition overall. Canopy shows some slight cracks. Some general maintenance to pressure wash plaza overhead sign structure. *(Figure 106)*
- Windows sealant in bad condition. *(Figure 107, 108, 109, and 110)*
- Both ACT and floor tiles show signs of leakage, staining, and overall dirtiness. *(Figure 111, 112, 113, 114, and 115)*

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.



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

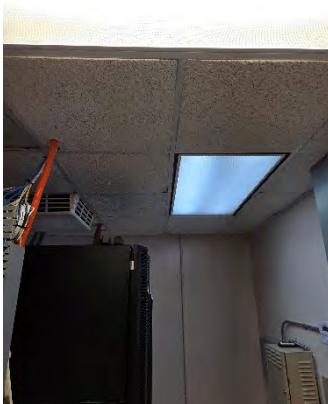


Figure 11 Boggy Creek Mainline



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 Mainline



Figure 18 Boggy Creek Mainline



Figure 19 Boggy Creek Mainline



Figure 20 Boggy Creek Mainline



Figure 21 Boggy Creek Mainline



Figure 22 Boggy Creek Mainline



Figure 23 Boggy Creek Mainline



Figure 24 Boggy Creek Mainline



Figure 25 Boggy Creek Mainline



Figure 26 Boggy Creek Mainline



Figure 27 Boggy Creek Ramp Off



Figure 28 Boggy Creek Ramp Off

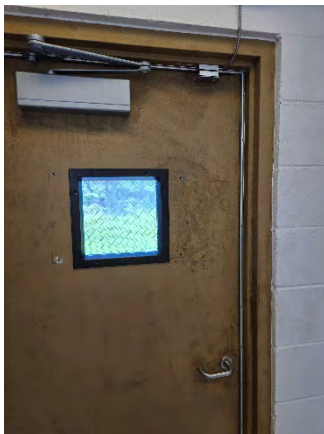


Figure 29 Boggy Creek Ramp Off



Figure 30 Boggy Creek Ramp Off



Figure 31 Boggy Creek Ramp Off



Figure 32 Boggy Creek Ramp On



Figure 33 Boggy Creek Ramp On

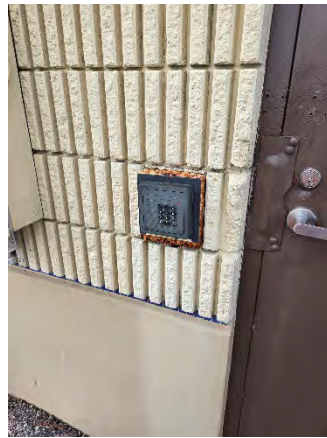


Figure 34 Boggy Creek Ramp On



Figure 35 Boggy Creek Ramp On



Figure 36 Boggy Creek Ramp On



Figure 37 Boggy Creek Ramp On



Figure 38 Boggy Creek Ramp On



Figure 39 Boggy Creek Ramp On

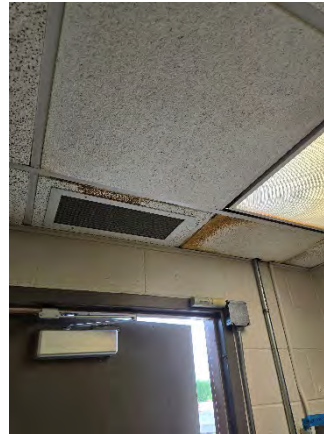


Figure 40 Boggy Creek Ramp On

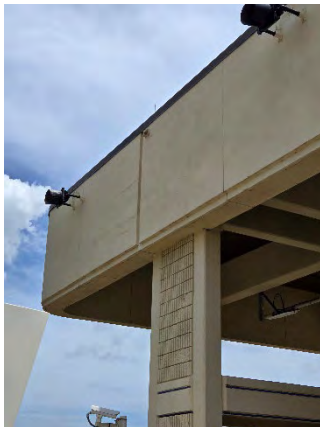


Figure 41 South Access Ramp Off



Figure 42 South Access Ramp Off



Figure 43 South Access Ramp Off



Figure 44 South Access Ramp Off



Figure 45 South Access Ramp Off



Figure 46 South Access Ramp Off

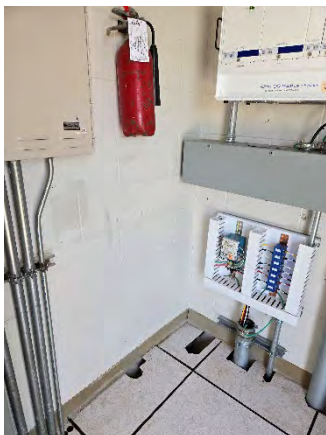


Figure 47 South Access Ramp Off



Figure 48 South Access Ramp Off



Figure 49 South Access Ramp Off



Figure 50 South Access Ramp Off



Figure 51 South Access Ramp Off



Figure 52 South Access Ramp Off

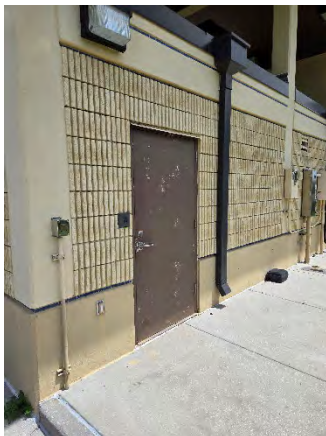


Figure 53 Lake Nona Ramp Off



Figure 54 Lake Nona Ramp Off



Figure 55 Lake Nona Ramp Off



Figure 56 Lake Nona Ramp Off



Figure 57 Lake Nona Ramp Off



Figure 58 Lake Nona Ramp Off



Figure 59 Lake Nona Ramp On



Figure 60 Lake Nona Ramp On



Figure 61 Lake Nona Ramp On



Figure 62 Lake Nona Ramp On



Figure 63 Lake Nona Ramp On



Figure 64 Lake Nona Ramp On



Figure 65 Lake Nona Ramp On



Figure 66 Lake Nona Ramp On



Figure 67 Lake Nona Ramp On



Figure 68 Narcoossee Ramp Off



Figure 69 Narcoossee Ramp Off

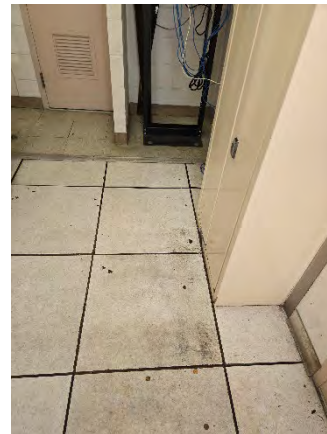


Figure 70 Narcoossee Ramp Off



Figure 71 Narcoossee Ramp Off



Figure 72 Narcoossee Ramp Off



Figure 73 Narcoossee Ramp Off

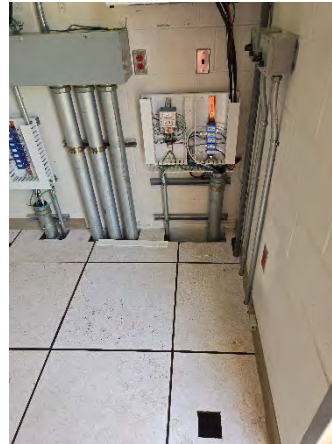


Figure 74 Narcoossee Ramp Off



Figure 75 Narcoossee Ramp Off

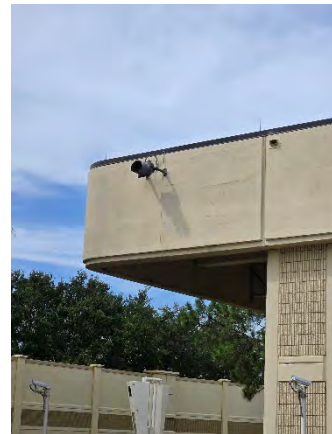


Figure 76 Narcoossee Ramp On



Figure 77 Narcoossee Ramp On



Figure 78 Narcoossee Ramp On



Figure 79 Narcoossee Ramp On



Figure 80 Narcoossee Ramp On



Figure 81 Narcoossee Ramp On



Figure 82 Narcoossee Ramp On



Figure 83 Narcoossee Ramp On



Figure 84 Narcoossee Ramp On



Figure 85 Narcoossee Ramp On



Figure 86 Narcoossee Ramp On



Figure 87 Moss Park Ramp Off



Figure 88 Moss Park Ramp Off



Figure 89 Moss Park Ramp Off



Figure 90 Moss Park Ramp Off



Figure 91 Moss Park Ramp Off



Figure 92 Moss Park Ramp Off



Figure 93 Moss Park Ramp Off



Figure 94 Moss Park Ramp Off



Figure 95 Moss Park Ramp Off



Figure 96 Moss Park Ramp Off



Figure 97 Moss Park Ramp On



Figure 98 Moss Park Ramp On



Figure 99 Moss Park Ramp On



Figure 100 Moss Park Ramp On



Figure 101 Moss Park Ramp On



Figure 102 Moss Park Ramp On



Figure 103 Moss Park Ramp On



Figure Moss Park Ramp On



Figure 105 Moss Park Ramp On



Figure 106 Moss Park Ramp On



Figure 107 Moss Park Ramp On



Figure 108 Moss Park Ramp On



Figure 109 Moss Park Ramp On

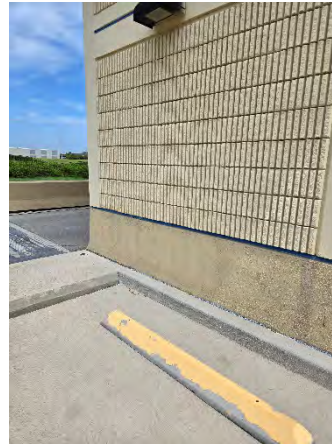


Figure 110 Innovation Way Ramp Off



Figure 111 Innovation Way Ramp Off



Figure 112 Innovation Way Ramp Off



Figure 113 Innovation Way Ramp Off



Figure 114 Innovation Way Ramp Off



Figure 103 Innovation Way Ramp Off



Figure 104 Innovation Way Ramp Off



Figure 105 Innovation Way Ramp Off



Figure 106 Innovation Way Ramp On



Figure 107 Innovation Way Ramp On



Figure 108 Innovation Way Ramp On



Figure 109 Innovation Way Ramp On



Figure 110 Innovation Way Ramp On



Figure 111 Innovation Way Ramp On



Figure 112 Innovation Way Ramp On



Figure 113 Innovation Way Ramp On

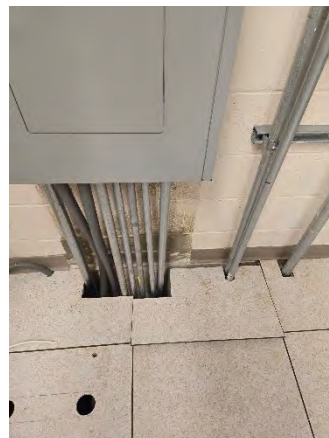


Figure 114 Innovation Way Ramp On



2024 Annual Facilities Inspection Report



Curry Ford Main Plaza

July, 2024

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

2024 Annual Facilities Inspection Report

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

Prepared for:

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

Date on Site: 07/24/24

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: 07/24/24
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:

- Access ramp stained. *(Figure 1)*
- Condensation pooling along back of the main building. *(Figure 2)*
- Downspout damaged at bottom. *(Figure 3)*
- Windowsill not joined, seals in poor condition. *(Figure 4 and 5)*
- Rusted door lock. *(Figure 6)*
- Cracks along base of several columns supporting canopies and under soffit, with signs of water damage. Overall, painting recommended around building, with areas such as columns and doors in need for further painting. *(Figure 7 and 8)*

Interior Observations:

- Exit door not properly sealed. *(Figure 9)*
- Floor tiles and wall trim in poor condition. *(Figure 10 and 11)*
- Cracks showing behind HVAC system. *(Figure 12)*
- Window sealant on poor condition – signs of water damage surrounding windows. *(Figure 13, 14, and 15)*
- Ceiling tiles discolored and disheveled throughout plaza, possible leak in locker room. *(Figure 16, 17, and 18)*
- Backsplash behind kitchen sink separating from all. *(Figure 19)*
- Leak at kitchen sink cabinet. *(Figure 20)*
- Kitchen cabinet doors above fridge are crooked. *(Figure 21)*
- Door stopper in restroom in poor condition. *(Figure 22)*

Tunnel Observations:

- Expansion joint in poor condition. *(Figure 23)*
- Severe leaks throughout tunnel. Leak appears to be behind panel, as well ceiling joint falling apart. *(Figure 24, 25, and 26)*
- Water pooling at different areas. Poor drainage. *(Figure 27, 28, 29, and 30)*
- Equipment on ceiling not secured as well as stains on door frame. *(Figure 31 and 32)*

20 – Lee Vista Ramp – On Observations:

- Back cover of canopy has been removed/damaged, with multiple cracks along corner of canopy. *(Figure 33 and 34)*
- Cracks along floor. Tripping hazard. *(Figure 35 and 36)*
- Breaker tripped. *(Figure 37)*
- Signs of leakage along façade. *(Figure 38)*
- Door damaged. *(Figure 39)*
- Walls stained and cracks showing above frame of window. *(Figure 40 and 41)*
- Misplaced items through the room. *(Figure 42, 43, and 44)*
- Stained floor tiles. *(Figure 45)*

21 – Lee Vista Ramp – Off Observations:

- Cracking and missing components of façade around canopy. Stains on façade. *(46, 47, 48, and 49)*
- Door to main booth damaged. *(Figure 50 and 51)*
- Breaker tripped. *(Figure 52)*
- Crack on floor. Tripping hazard. *(Figure 53)*
- Damaged barrier. Misplaced keys on it. *(Figure 54 and 55)*
- Misplaced items throughout booths. *(Figure 56, 57, and 58)*
- ACT caving out and showing slight signs of leakage. *(Figure 59 and 60)*
- Pipe connection fixed with a kind of tape. Paint peeling from pipes. *(Figure 61 and 62)*
- Cracks along the walls. *(Figure 63, 64 and 65)*
- HVAC vent cover missing. *(Figure 66)*

23 – Curry Ford Ramp – Off Observations:

- Cracking and damage along soffits of entire canopy perimeter. Facade shows cracks and some stains. *(Figure 67, 68, 69, and 70)*
- Sign unscrewed. *(Figure 71)*
- Electrical equipment unit dented. *(Figure 72)*
- Door and door frame show signs of leaks and damage. *(Figure 73 and 74)*
- Window frame in poor condition. *(Figure 75)*
- ACT in very poor condition. *(Figure 76 and 77)*
- Cracks, stains, leaks, and mold along the walls. *(Figure 78, 79, 80, 81, 82, and 83)*

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 84, 85, 86, 87, and 88)*
- Walls stained, cracked and damaged with signs of mold. *(Figure 89, 90, 91, 92, and 93)*
- ACT shows severe signs of leaking in restroom. Ceiling in poor condition *(Figure 94 and 95)*
- Window frame rusted and in poor condition. *(Figure 96)*
- Floor tiles in poor condition. Cables output hole damaged. *(Figure 97, 98, and 99)*

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.



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 Curry Ford Mainline



Figure 16 Curry Ford Mainline



Figure 17 Curry Ford Mainline



Figure 18 Curry Ford Mainline



Figure 19 Curry Ford Mainline



Figure 20 Curry Ford Mainline



Figure 21 Curry Ford Mainline



Figure 22 Curry Ford Mainline



Figure 23 Curry Ford Mainline



Figure 24 Curry Ford Mainline

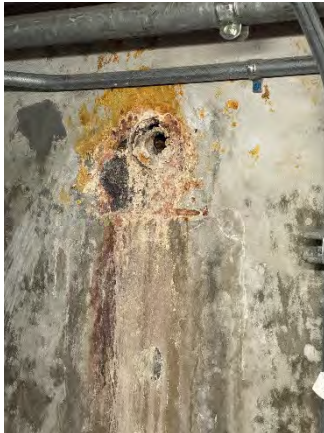


Figure 25 Curry Ford Mainline

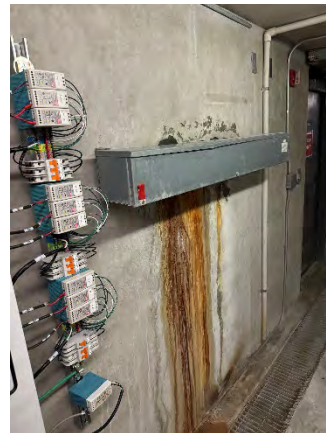


Figure 26 Curry Ford Mainline



Figure 27 Curry Ford Mainline

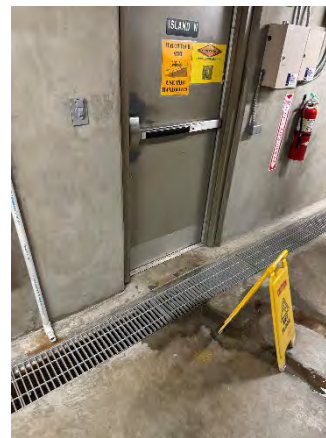


Figure 28 Curry Ford Mainline



Figure 29 Curry Ford Mainline



Figure 30 Curry Ford Mainline



Figure 31 Curry Ford Mainline



Figure 32 Curry Ford Mainline



Figure 33 Lee Vista Ramp On



Figure 34 Lee Vista Ramp On



Figure 35 Lee Vista Ramp On



Figure 36 Lee Vista Ramp On



Figure 37 Lee Vista Ramp On



Figure 38 Lee Vista Ramp On



Figure 39 Lee Vista Ramp On



Figure 40 Lee Vista Ramp On



Figure 41 Lee Vista Ramp On

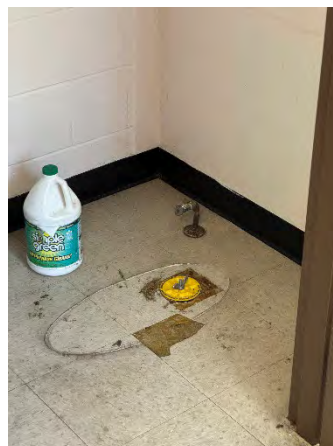


Figure 42 Lee Vista Ramp On



Figure 43 Lee Vista Ramp On



Figure 44 Lee Vista Ramp On



Figure 45 Lee Vista Ramp On



Figure 46 Lee Vista Ramp Off



Figure 47 Lee Vista Ramp Off

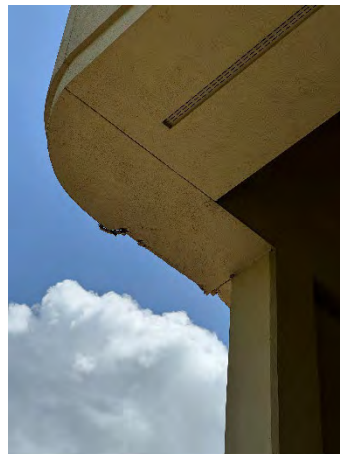


Figure 48 Lee Vista Ramp Off



Figure 49 Lee Vista Ramp Off



Figure 50 Lee Vista Ramp Off



Figure 51 Lee Vista Ramp Off



Figure 52 Lee Vista Ramp Off



Figure 53 Lee Vista Ramp Off



Figure 54 Lee Vista Ramp Off



Figure 55 Lee Vista Ramp Off



Figure 56 Lee Vista Ramp Off

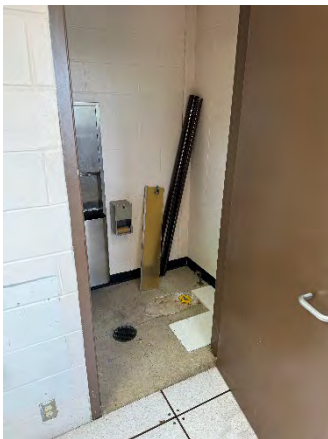


Figure 57 Lee Vista Ramp Off



Figure 58 Lee Vista Ramp Off



Figure 59 Lee Vista Ramp Off



Figure 60 Lee Vista Ramp Off



Figure 61 Lee Vista Ramp Off



Figure 62 Lee Vista Ramp Off



Figure 63 Lee Vista Ramp Off

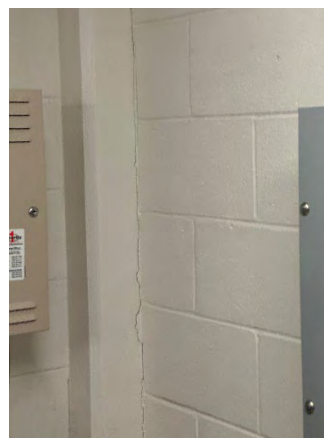


Figure 64 Lee Vista Ramp Off



Figure 65 Lee Vista Ramp Off



Figure 66 Lee Vista Ramp Off



Figure 67 Curry Ford Ramp Off



Figure 69 Curry Ford Ramp Off



Figure 71 Curry Ford Ramp Off



Figure 68 Curry Ford Ramp Off



Figure 70 Curry Ford Ramp Off



Figure 72 Curry Ford Ramp Off



Figure 73 Curry Ford Ramp Off



Figure 74 Curry Ford Ramp Off



Figure 75 Curry Ford Ramp Off



Figure 76 Curry Ford Ramp Off



Figure 77 Curry Ford Ramp Off



Figure 78 Curry Ford Ramp Off



Figure 79 Curry Ford Ramp Off

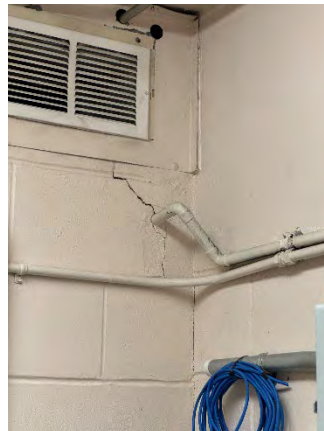


Figure 80 Curry Ford Ramp Off



Figure 81 Curry Ford Ramp Off

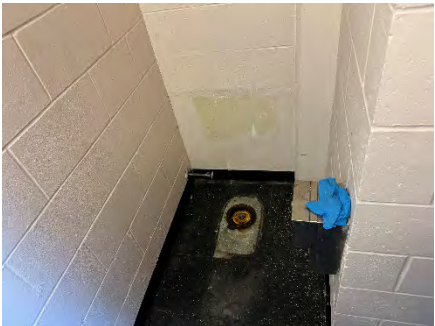


Figure 83 Curry Ford Ramp Off



Figure 82 Curry Ford Ramp Off

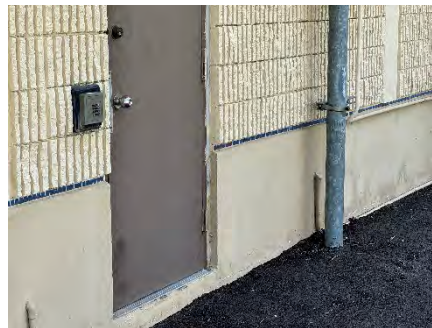


Figure 84 Curry Ford Ramp On



Figure 85 Curry Ford Ramp On



Figure 86 Curry Ford Ramp On



Figure 87 Curry Ford Ramp On



Figure 88 Curry Ford Ramp On

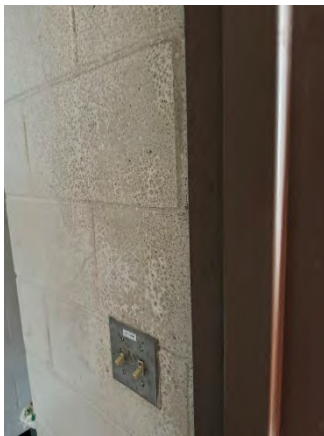


Figure 89 Curry Ford Ramp On



Figure 90 Curry Ford Ramp On

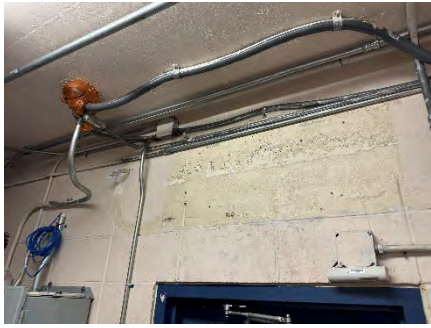


Figure 91 Curry Ford Ramp On



Figure 93 Curry Ford Ramp On



Figure 95 Curry Ford Ramp On



Figure 92 Curry Ford Ramp On



Figure 94 Curry Ford Ramp On



Figure 96 Curry Ford Ramp On



Figure 97 Curry Ford Ramp On



Figure 98 Curry Ford Ramp On



Figure 99 Curry Ford Ramp On



2024 Annual Facilities Inspection Report



University Mainline Plaza

July, 2024

SUBMITTED BY:

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

SUBMITTED TO:

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



Dewberry Engineers Inc.
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Orlando, FL 32803

407.843.5120
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www.dewberry.com

2024 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: 07/31/24

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: 07/31/2024
Arrived: 2:00 PM

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:

Exterior Observations:

- Exterior façade needs to be cleaned, signs of water damage and rust along perimeter, and cracks running along seam of soffit. *(Figure 1, 2, 3, and 4)*
- Window and door sealant in poor condition. *(Figure 5 and 6)*

Interior Observations:

- Exposed equipment. *(Figure 7)*
- Discolored and damaged ACT throughout facility, ACT shows signs of possible leak in Men's Restroom *(Figure 8, 9, 10, 11, and 12)*
- Paint and finishes peeling off at multiple areas. *(Figure 13, 14, 15, 16, 17, and 18)*
- Windowsill of breakroom shows signs of leaking, water damage along wall of sink. *(Figure 19 and 20)*
- Window sealant peeling off. *(Figure 21)*

Tunnel Observations:

- Tunnel shows multiple signs of leaking. Active leak on equipment at back end of tunnel. *(Figure 22, 23, and 24)*
- Some vents are dented. *(Figure 25 and 26)*
- Equipment covered in black tarp. *(Figure 27)*

25 – Colonial Ramp – On Observations:

- Overall good exterior condition with the presence of some small cracks and wasp nests. *(Figure 28 and 29)*
- Multiple cracks and damages on walls and floor tiles. *(Figure 30, 31, 32, 33, 34, 35, and 36)*
- Door is missing seal. *(Figure 37)*
- ACT shows signs of leaking in restroom. *(Figure 38)*

26 – Colonial Ramp – Off Observations:

- Overall good exterior condition. Pressure washing is recommended to clean some of the exterior. *(Figure 39)*
- New alarm system, old system still installed. *(Figure 40 and 41)*
- Hole that creates exposure to exterior. *(Figure 42)*
- ACT damaged, ceiling shows multiple signs of leaking throughout booth and data room. *(Figure 43, and 44)*
- Multiple cracks throughout booth and data room, most prominent in restroom and ceiling of data room. *(Figure 45, 46, and 47)*
- Misplaced equipment. *(Figure 48 and 49)*

28 – University Ramp – Off Observations:

- Exterior needs to be cleaned. Signs of mildew/mold. Cracks and gaps along canopy edge and soffit. *(Figure 50, 51, 52, 53, and 54)*
- ACT cracked and damaged with slight signs of leakage. Misplaced ACT. *(Figure 55, 56, 57, and 58)*
- Stains on walls and equipment. *(Figure 59, 60, and 61)*

29 – University Ramp – On Observations:

- Cracks and gaps along façade as well as canopy edge and soffit. Downspout missing. Barrier paint is peeling. *(Figure 62, 63, 64, 65, and 66)*
- Stains on walls and floors, and signs of damage above window. *(Figure 67, 68, 69, 70, and 71)*
- Missing and damaged ACT throughout booth and data room. Wire exposed through missing ACT. *(Figure 72)*

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.



Figure 1 University Mainline

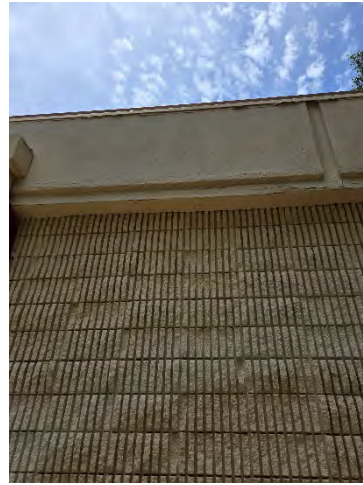


Figure 2 University Mainline



Figure 3 University Mainline



Figure 4 University Mainline



Figure 5 University Mainline



Figure 6 University Mainline

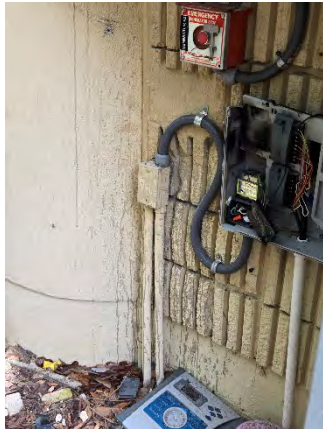


Figure 7 University Mainline

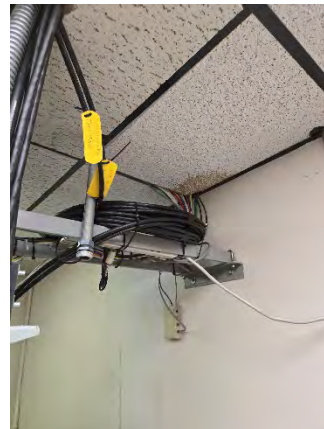


Figure 8 University Mainline



Figure 9 University Mainline



Figure 10 University Mainline



Figure 11 University Mainline

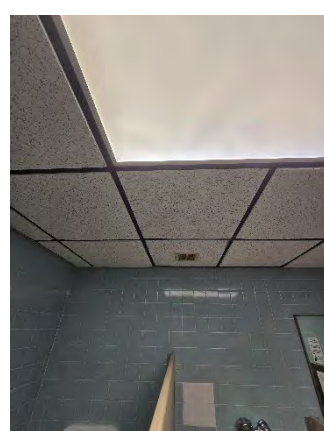


Figure 12 University Mainline



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

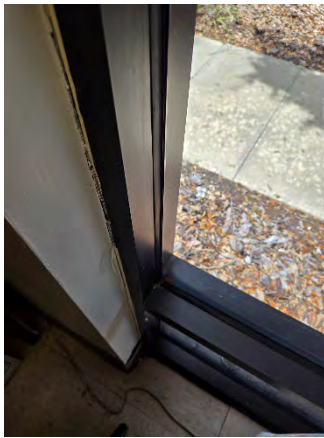


Figure 21 University Mainline



Figure 22 University Mainline

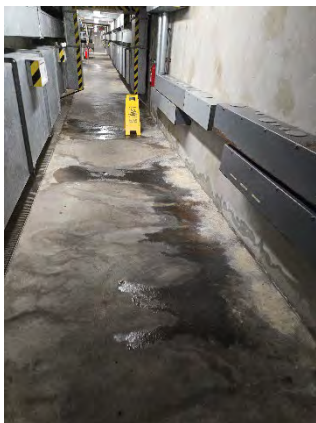


Figure 23 University Mainline

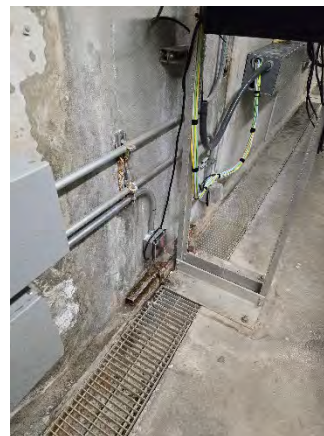


Figure 24 University Mainline



Figure 25 University Mainline

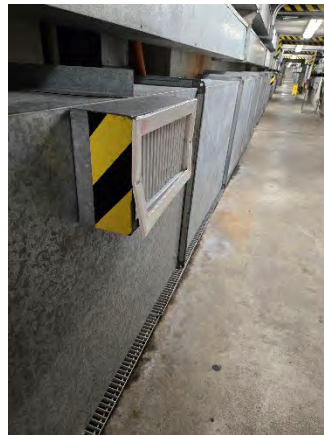


Figure 26 University Mainline



Figure 27 University Mainline



Figure 28 Colonial Ramp On



Figure 29 Colonial Ramp On



Figure 30 Colonial Ramp On

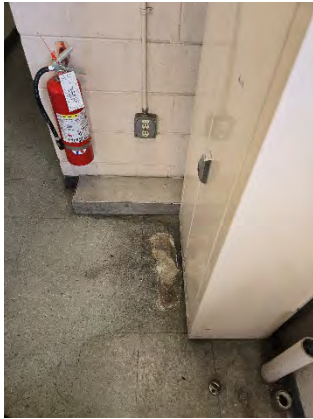


Figure 31 Colonial Ramp On

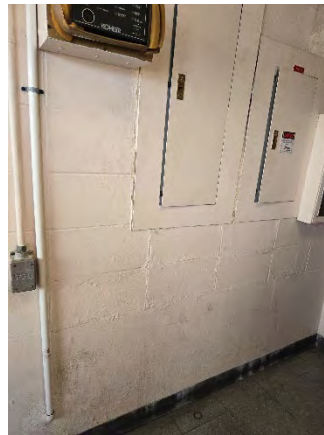


Figure 32 Colonial Ramp On



Figure 33 Colonial Ramp On

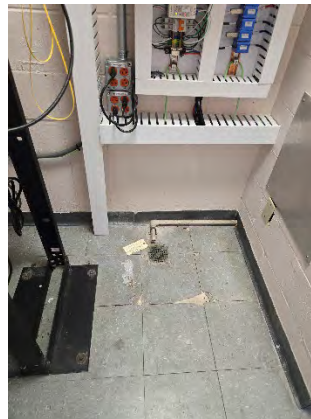


Figure 34 Colonial Ramp On



Figure 35 Colonial Ramp On



Figure 36 Colonial Ramp On

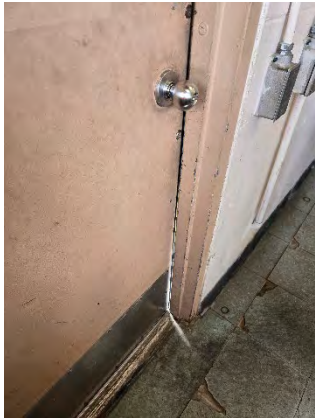


Figure 37 Colonial Ramp On



Figure 38 Colonial Ramp On



Figure 39 Colonial Ramp Off



Figure 40 Colonial Ramp Off



Figure 41 Colonial Ramp Off

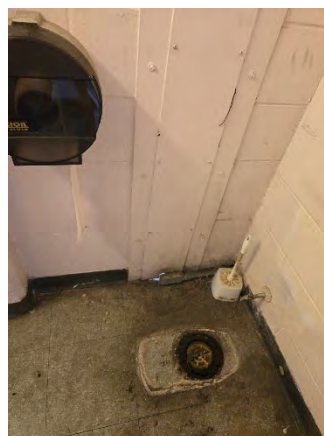


Figure 42 Colonial Ramp Off

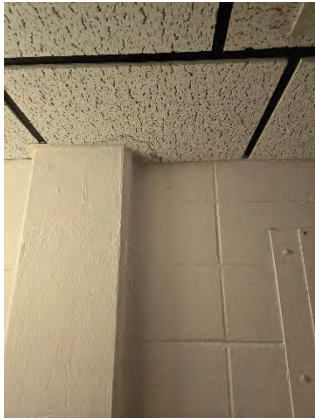


Figure 43 Colonial Ramp Off



Figure 44 Colonial Ramp Off



Figure 45 Colonial Ramp Off

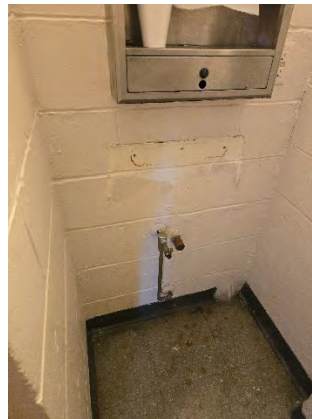


Figure 46 Colonial Ramp Off

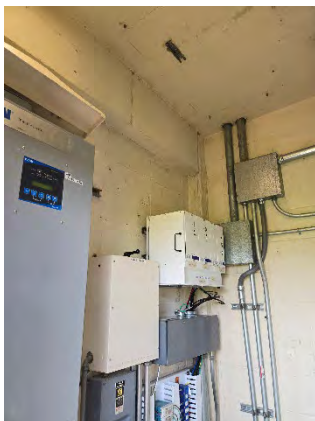


Figure 47 Colonial Ramp Off



Figure 48 Colonial Ramp Off



Figure 49 Colonial Ramp Off



Figure 50 University Ramp Off



Figure 51 University Ramp Off



Figure 52 University Ramp Off



Figure 53 University Ramp Off



Figure 54 University Ramp Off



Figure 55 University Ramp Off



Figure 56 University Ramp Off

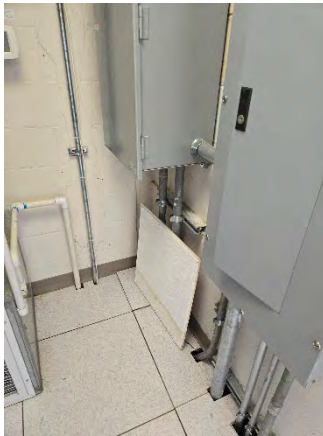


Figure 57 University Ramp Off



Figure 58 University Ramp Off



Figure 59 University Ramp Off



Figure 60 University Ramp Off



Figure 61 University Ramp Off



Figure 62 University Ramp On



Figure 63 University Ramp On



Figure 64 University Ramp On



Figure 65 University Ramp On



Figure 66 University Ramp On



Figure 67 University Ramp On



Figure 68 University Ramp On



Figure 69 University Ramp On

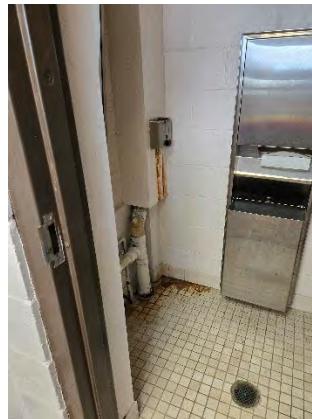


Figure 70 University Ramp On



Figure 71 University Ramp On



Figure 72 University Ramp On



2024 Annual Facilities Inspection Report



Independence Main Plaza

July, 2024

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



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www.dewberry.com

2024 Annual Facilities Inspection Report

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

Prepared for:

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

Date on Site: 07/30/24

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: 07/30/24
Arrived: 9:30 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:

Exterior Observations:

- Cracking and peeling paint on building façade and columns. *(Figure 1, 2, 3, and 4)*
- Plaza canopy shows signs of leaking. Façade cracked. *(Figure 5, 6, 7, and 8)*
- Rusting around stair railing connection to pavement. *(Figure 9 and 10)*
- Loose items/tripping hazards. *(Figure 11 and 12)*
- Water damage/intrusion at base of column and wall joint. *(Figure 13)*
- Hornets' nest at soffit. *(Figure 14)*
- Station sign has faded. *(Figure 15)*
- Counter finish missing at transaction desk. *(Figure 16)*
- Poorly sealed door. *(Figure 17 and 18)*
- Louver to be painted. *(Figure 19)*

Interior Observations:

- Facility has damaged ceiling tiles with signs of leakage throughout facility. *(Figure 20, 21, 22, 23, 24, 25, and 26)*
- Air vents rusted and disheveled. *(Figure 27, 28, 29, and 30)*
- Floor tiles throughout facility are stained and dirty. *(Figure 31, 32, 33, 34, 35, 36, and 37)*
- Ceiling laminate missing. *(Figure 38)*
- Door and corner of walls show signs of damage. *(Figure 39 and 40)*
- Access panel found open. *(Figure 41)*
- Fridge in breakroom has a rusted door. *(Figure 42)*
- Seals of window are coming off. *(Figure 43 and 44)*
- The attendant booth has stains on walls, water damage, mold and cracks. *(45, 46, 47, 48, and 49)*
- Leaks on walls and cracks on ceiling in stairwell. *(Figure 50, 51, and 52)*
- Note that there was a strong smell coming from both the men's and women's restroom. *(Not photographed)*

72 – Schofield Ramp – On Observations:

- Water and dirt stains on façade and signage structure. *(Figure 53, 54, and 55)*
- Possible leak on interior, ACT discolored and missing. *(Figure 56)*

73 – Schofield Ramp – Off Observations:

- Water and dirt stains on façade and signage structure. Presence of multiple wasp nests. *(Figure 57, 58, 59, and 60)*
- Crack/peeling on wall. *(Figure 61)*

74 – New Independence Ramp – On Observations:

- The above referenced ramp is in good exterior condition overall. The barrier is deteriorating *(Figure 62)*
- Disheveled ceiling tiles. *(Figure 63 and 64)*
- Damaged kickplate. *(Figure 65)*
- Paint peeling along walls. *(Figure 66, 67, and 68)*

75 – New Independence Ramp – Off Observations:

- The above referenced ramp is in good exterior condition overall. Crack at outside corner. *(Figure 69)*
- Barrier in poor condition. *(Figure 70)*
- Missing door hardware *(Figure 71)*
- Misplaced ACT. *(Figure 72)*
- Cracks on walls. *(Figure 73 and 74)*

77 – CR-535 Ramp – Off Observations:

- Cracks in building façade with signs of water damage. *(Figure 75 and 76)*
- Signs of mold/mildew along interior walls. *(Figure 77 and 78)*
- Cracking along connected walls on both rooms of interior. Large crack along data room wall. *(Figure 79, 79, 80, and 81)*
- Damaged door seal. *(Figure 82 and 83)*
- Water damage on wall. *(Figure 84)*

78 – CR-535 Ramp – On Observations:

- Cracking along façade of canopy. *(Figure 85)*
- No signage on canopy. *(Figure 86)*
- Doors and window frames need to be repainted. Both main door and window covered in mold/mildew. *(Figure 87, 88, and 89)*
- Signs of water damage around door and window with cracks on the window frame and wall. *(Figure 90 and 91)*
- Cracks and water damage on walls. *(Figure 92, 93, 94, and 95)*
- Dirt and water damage on floor tiles. Floorboards coming off *(Figure 96)*

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.



Figure 1 Independence Mainline



Figure 2 Independence Mainline



Figure 3 Independence Mainline

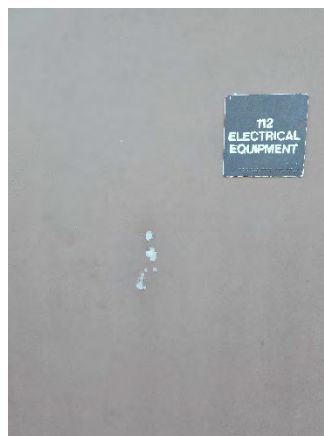


Figure 4 Independence Mainline



Figure 5 Independence Mainline

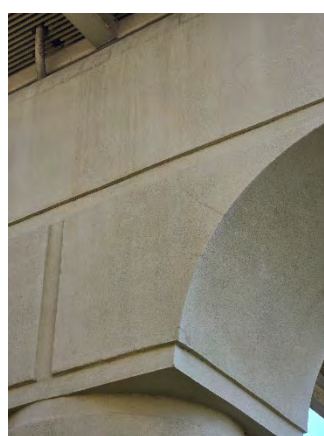


Figure 6 Independence Mainline

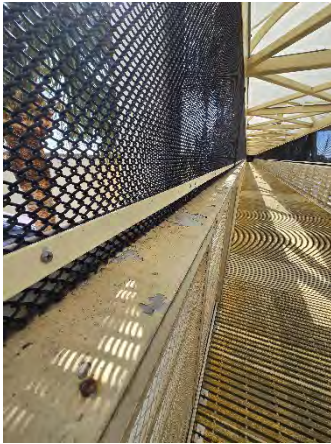


Figure 7 Independence Mainline



Figure 8 Independence Mainline

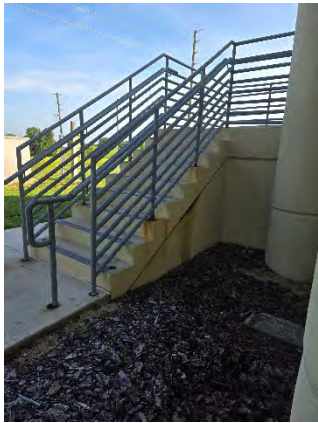


Figure 9 Independence Mainline

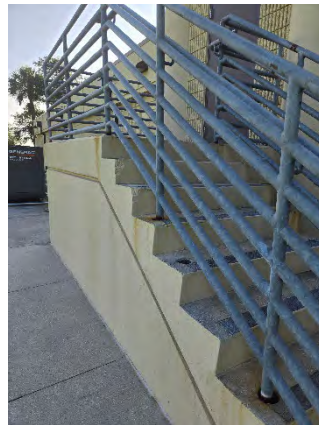


Figure 10 Independence Mainline



Figure 11 Independence Mainline



Figure 12 Independence Mainline



Figure 23 Independence Mainline



Figure 14 Independence Mainline



Figure 15 Independence Mainline

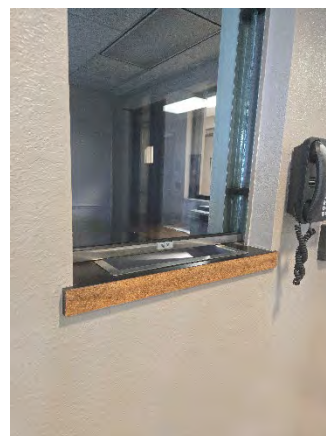


Figure 16 Independence Mainline



Figure 17 Independence Mainline

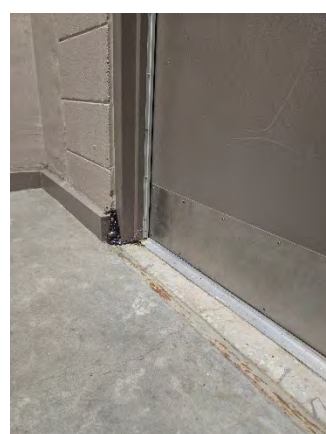


Figure 18 Independence Mainline



Figure 19 Independence Mainline



Figure 20 Independence Mainline



Figure 21 Independence Mainline

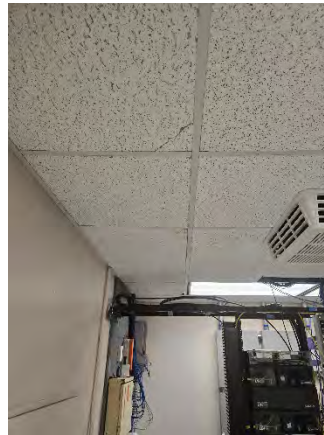


Figure 22 Independence Mainline



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

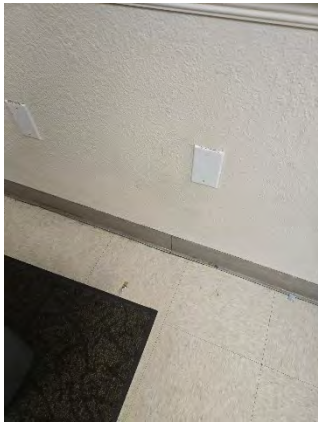


Figure 33 Independence Mainline



Figure 34 Independence Mainline



Figure 35 Independence Mainline



Figure 36 Independence Mainline



Figure 37 Independence Mainline



Figure 38 Independence Mainline



Figure 39 Independence Mainline



Figure 40 Independence Mainline



Figure 41 Independence Mainline



Figure 42 Independence Mainline



Figure 43 Independence Mainline



Figure 44 Independence Mainline



Figure 45 Independence Mainline



Figure 46 Independence Mainline



Figure 47 Independence Mainline



Figure 48 Independence Mainline



Figure 49 Independence Mainline

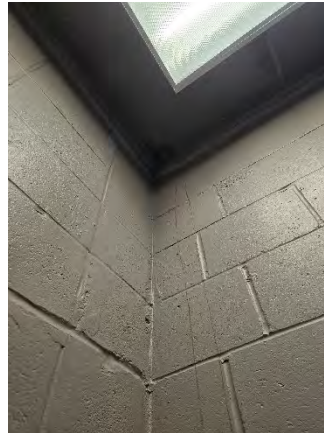


Figure 50 Independence Mainline



Figure 51 Independence Mainline



Figure 52 Independence Mainline



Figure 53 Schofield Ramp On



Figure 54 Schofield Ramp Off



Figure 55 Schofield Ramp On



Figure 56 Schofield Ramp On



Figure 57 Schofield Ramp Off

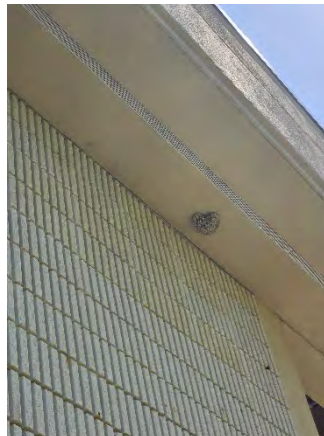


Figure 58 Schofield Ramp Off



Figure 59 Schofield Ramp Off



Figure 60 Schofield Ramp Off



Figure 61 Schofield Ramp Off



Figure 62 New Independence Ramp On



Figure 63 New Independence Ramp On



Figure 64 New Independence Ramp On



Figure 65 New Independence Ramp On

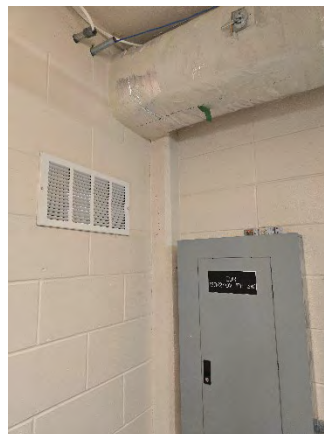


Figure 66 New Independence Ramp On



Figure 67 New Independence Ramp On



Figure 68 New Independence Ramp On



Figure 69 New Independence Ramp Off



Figure 70 New Independence Ramp Off

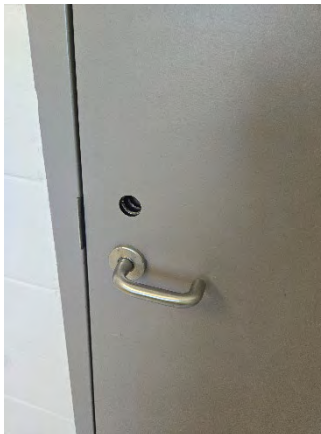


Figure 71 New Independence Ramp Off

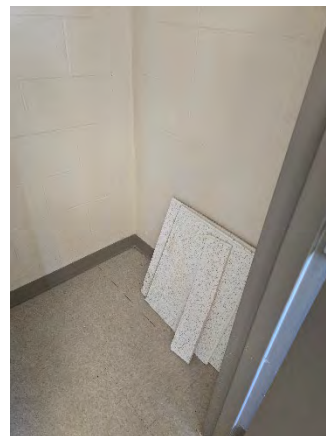


Figure 72 New Independence Ramp Off

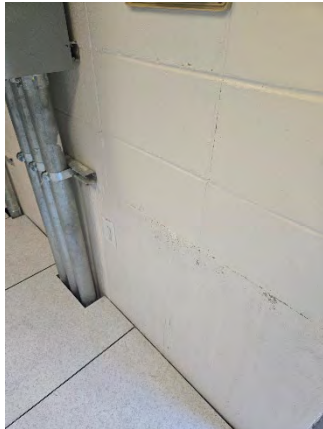


Figure 73 New Independence Ramp Off

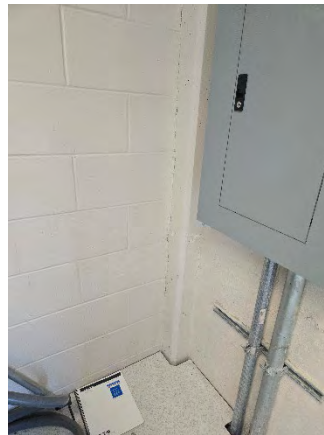


Figure 74 New Independence Ramp Off



Figure 75 CR-535 Ramp Off



Figure 76 CR-535 Ramp Off



Figure 77 CR-535 Ramp Off



Figure 78 CR-535 Ramp Off



Figure 79 CR-535 Ramp Off



Figure 80 CR-535 Ramp Off



Figure 81 CR-535 Ramp Off



Figure 82 CR-535 Ramp Off



Figure 83 CR-535 Ramp Off

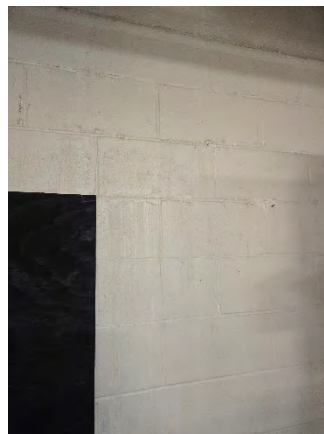


Figure 84 CR-535 Ramp Off

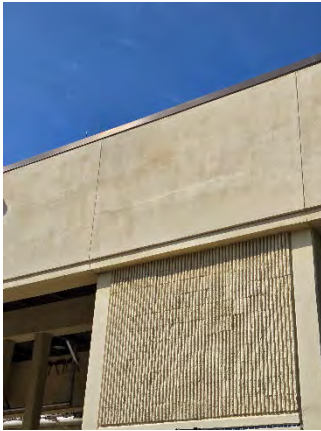


Figure 85 CR-535 Ramp Off



Figure 86 CR-535 Ramp Off



Figure 87 CR-535 Ramp Off



Figure 88 CR-535 Ramp Off



Figure 89 CR-535 Ramp Off



Figure 90 CR-535 Ramp On



Figure 91 CR-535 Ramp Off



Figure 92 CR-535 Ramp Off



Figure 93 CR-535 Ramp Off



Figure 94 CR-535 Ramp Off

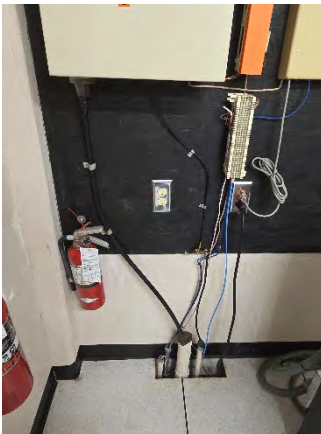


Figure 95 CR-535 Ramp Off



Figure 96 CR-535 Ramp On



2024 Annual Facilities Inspection Report



Forest Lake Main Plaza

July, 2024

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

2024 Annual Facilities Inspection Report

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

Prepared for:

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

Date on Site: 07/18/24

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: 07/18/24
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 remain of leaking above ACT in data room and recording room – stains larger than last year's inspection (*Figure 1, 2*)
- Water damage remains surrounding windows in breakroom and manager office (*Figure 3 - 5*)
- Sealant along sinks in break room and men's restroom failing – signs of water damage along backsplash (*Figure 6, 7*)
- Room name/sign missing (*Figure 8*)
- Crash guards disconnected from wall and missing end caps (*Figure 9*)
- Counting Room door still in poor condition (*Figure 10*)

Overpass Observations:

- Small cracks remain surrounding bridge support, paint peeling off overpass columns with multiple cracks (*Figure 11, 12*)
- Walkway of overpass is still unsteady, and multiple clips between grates remain loose or completely dislodged - no handrails or guards on sides (*Figure 13, 14*)
- Debris along underside of canvas cover and within light boxes (*Figure 15, 16*)

Exterior Observations:

- Stairs at loading dock and back exit show signs of wear and rust staining around rail (*Figure 17, 18*)
- Columns still show signs of damage, paint peeling from exterior with small cracks present (*Figure 19, 20*)
- Debris and wasp nests along exterior (*Figure 21, 22*)
- Exterior carpet lifting from floor (*Figure 23*)
- Canopy façade still cracking and peeling, with signs of water damage underneath. (*Figure 24 - 27*)
- Multiple cracks and signs of wear along exterior of East facility – dent in exterior above booth entry (*Figure 28 - 30*)

79 – SR-438 Ramp – On Observations:

- Façade and below canopy still need to be cleaned. Signs of water damage/rusting along underside and edge of canopy (*Figure 31 - 35*)
- Mildew present on exterior of windows (*Figure 36, 37*)
- Debris in restroom (*Figure 38*)
- Possible leak above ACT in main booth (*Figure 39*)
- Flooring in data room disheveled, otherwise room in overall good condition (*Figure 40*)

80 – SR-438 Ramp – Off Observations:

- Unable to access SR-438 Ramp due to demolition construction (*Not Photographed*)

81 – West Road Ramp – On Observations:

- Ramp is overall in good condition – would recommend cleaning exterior. (*Figure 41*)
- Pipe dislodged (*Figure 42*)
- Door to main booth will not open – supervisor notified on day on inspection (*Figure 43*)
- Data room in overall good condition (*Figure 44*)

82 – West Road Ramp – Off Observations:

- Exterior in overall good condition, external power source feeding into data room at time of inspection (*Figure 45*)
- Possible leak above ACT in main booth (*Figure 46*)
- Mildew present on exterior of windows (*Figure 47*)
- Insect infestation remains around exterior of ramp with signs of insect intrusion into rooms (*Figure 48*)

84 – CR 437 Ramp – Off Observations:

- Exterior in overall good condition (*Figure 49*)
- Downspout still damaged (*Figure 50*)
- Door hardware rusted (*Figure 51*)
- Mildew present on exterior of windows (*Figure 52*)

85 – CR 437 Ramp – On Observations:

- Exterior in overall good condition, signs of debris along underside of canopy (*Figure 53, 54*)
- Poor drainage from downspout – pooling on roof of structure. (*Figure 55*)
- Baseboard still peeling in data room – worse condition than reported last year (*Figure 56*)

86 – Ponkan Gantry – Observations:

- Minor cracks along the façade. Overgrown grass along some edges of the building. (*Figure 57, 58, 59, and 60*)
- Misplaced fire extinguisher. (*Figure 61*)
- Bucket of dirt and what appears to be poison in the corner of the room. (*Figure 62*)
- Protective layer on door frame peeling off. (*Figure 63*)

88 – Mt. Plymouth Gantry – Observations:

- Gantry overall in good condition. Some scraps on the facade. *(Figure 64 and 65)*
- Leaks on gutter and poor overall drainage. *(Figure 66, 67, and 68)*
- Cracks on façade along signage wall. *(Figure 69 and 70)*
- Insects at corners of interior – would recommend cleaning/reviewing seals. *(Figure 71 and 72)*

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.



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

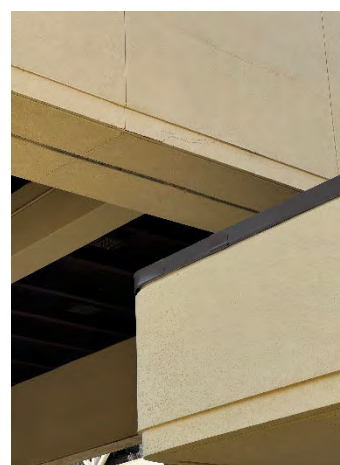


Figure 24 Forest Lake Mainline



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

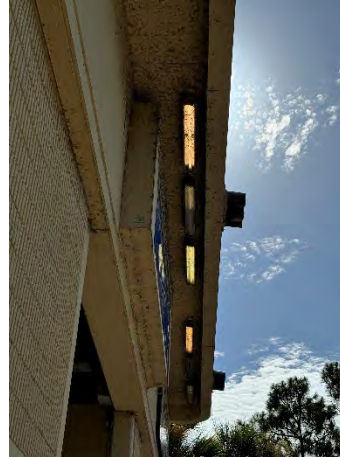


Figure 34 SR-438 Ramp On



Figure 35 SR-438 Ramp On



Figure 36 SR-438 Ramp On



Figure 37 SR-438 Ramp On

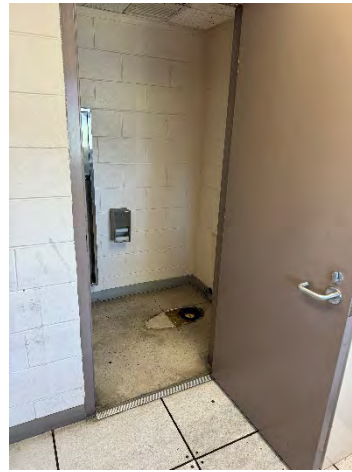


Figure 38 SR-438 Ramp On



Figure 39 SR-438 Ramp On



Figure 40 SR-438 Ramp On



Figure 41 West Road Ramp On



Figure 42 West Road Ramp On



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. Ponkan Gantry



Figure 62 Mt. Ponkan Gantry



Figure 63 Mt. Ponkan Gantry



Figure 64 Mt. Plymouth Gantry



Figure 65 Mt. Plymouth Gantry



Figure 66 Mt. Plymouth Gantry



Figure 67 Mt. Plymouth Gantry



Figure 68 Mt. Plymouth Gantry



Figure 69 Mt. Plymouth Gantry



Figure 70 Mt. Plymouth Gantry



Figure 71 Mt. Plymouth Gantry



Figure 72 Mt. Plymouth Gantry



2024 Annual Facilities Inspection Report



Coronado Gantry

August, 2024

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

2024 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: 08/21/2024

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: 08/21/2024
Arrived: 11:20 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:

- Equipment fastener unscrewed on one end. (*Figure 1*)
- Signs of drainage issue with stained floors. (*Figure 2*)
- Exterior needs to be cleaned, crack/damage still on columns. Overgrown landscaping to be addressed. (*Figure 3, 4, and 5*)
- Non-specified date of the month for fire extinguisher. (*Figure 6*)
- Sand buildup at the edges inside the building. (*Figure 7, 8, and 9*)

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.



Figure 1 Coronado Gantry



Figure 2 Coronado Gantry



Figure 3 Coronado Gantry



Figure 4 Coronado Gantry



Figure 5 Coronado Gantry



Figure 6 Coronado Gantry

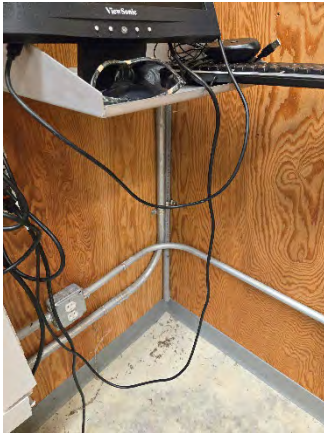


Figure 7 Coronado Gantry



Figure 8 Coronado Gantry

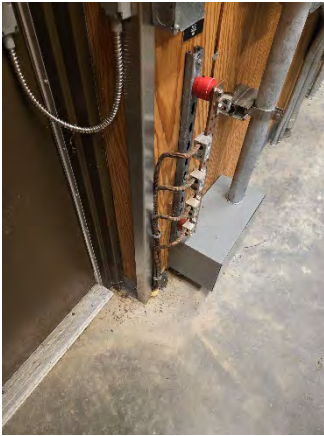


Figure 9 Coronado Gantry



2024 Annual Facilities Inspection Report



Beachline Main Plaza

July, 2024

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
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Orlando, Florida 32807
407.690.5000



Dewberry Engineers Inc.
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2024 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: 07/16/24

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: 07/16/24
Arrived: 10:00 AM

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

35 – Beachline Main Plaza

Summary of Noted Observations:

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

Exterior Observations:

- Sign has crooked letters; “i” and “e” not aligned (*Figure 1*)
- Railing at loading dock bent (*Figure 2*)
- Cracking along columns and exterior wall (*Figure 3, 4*)
- Water pooling from HVAC drainage (*Figure 5*)
- Rust and cracking along soffit, rust staining along exterior at weephole (*Figure 6 - 8*)
- Carpet missing at exterior door (*Figure 9*)
- Debris collected under canopy (*Figure 10*)

Interior Observations:

- Seal on exit doors deteriorated (*Figure 11*)
- Transaction window peeling (*Figure 12*)
- Floor tile damaged throughout facility; concentrated in mechanical room (*Figure 13, 14*)
- Water damage around window in breakroom (*Figure 15*)
- Possible leak above ACT (*Figure 16*)
- Several doors damaged; counting room door missing paint, restroom door easily jammed and difficult to open (*Figure 17, 18*)
- Sinks in restrooms and breakroom show signs of water damage (*Figure 19, 20*)
- Doorstop impacted in front of vault, damage to wall (*Figure 21*)
- Stain/moisture along wall of supervisor office (*Figure 22*)

Tunnel Observations:

- Signs of leaking/water damage in tunnel – present in same locations as reported in previous years (*Figure 23 - 25*)
- Expansion joints showing signs of water damage, cover midway through tunnel lifting from ground (*Figure 26, 27*)
- Insulation/barrier surrounding HVAC torn (*Figure 28*)
- Small crack along underside of canopy (*Figure 29*)
- Paint peeling/bubbling along interior of tunnel stairway and exterior of islands (*Figure 30*)

30 – McCoy Ramp – Off Observations:

- Water marks and staining along exterior facade (*Figure 31, 32*)
- Doors recommended to be repainted, booth door hard to open with scuff marks along frame and door (*Figure 33, 34*)
- Flooring in booth stained (*Figure 35*)
- Data room in overall good condition (*Figure 36*)

31 – Jetport Ramp – On Observations:

- Small cracks remain along corners of canopies, mild staining along exterior (*Figure 37, 38*)
- Doors recommended to be repainted, rust on hinges – algae present below downspout (*Figure 39*)
- ACT missing/disheveled throughout booth, possibly effecting HVAC system – room very warm and supervisor noted day of inspection (*Figure 40 - 42*)

32 – Conway Ramp – Off Observations:

- Mild water marks, debris, and hornet's nests present along exterior (*Figure 43, 44*)
- Doors recommended to be repainted, door to booth and data room easily stuck and difficult to open (*Figure 45*)
- Barriers scratched and damaged, shows signs in impact (*Figure 46*)
- Water stain at corner of window exterior – no damage noted at window interior (*Figure 47*)
- Interior in overall good condition - coin machine making loud noise, supervisor noted on day of inspection (*Figure 48*)

33 – Tradeport Ramp – On Observations:

- Small cracks remain along corners of canopies, debris along exterior (*Figure 49, 50*)
- Water stain/algae still present below downspout. (*Figure 51*)
- Signs of water damage/leaking above ACT in booth (*Figure 52, 53*)
- Doors need to be repainted; scuff marks along frame and door (*Figure 54*)
- HVAC System in data room making noise – supervisor notified on day of inspection (*Not Photographed*)

36 – Innovation Way Ramp – On Observations:

- Mild water marks and debris along exterior façade and signage. Vegetation growing along foundation. (*Figure 55 - 58*)
- Debris throughout interior of main booth (*Figure 59*)
- Door to main booth remains easily stuck – issue when locking/unlocking hardware (*Figure 60*)

37 – Innovation Way Ramp – Off Observations:

- Mild water marks and debris along exterior façade and signage – minor cracks remain along foundation (*Figure 61 - 64*)
- Interior in overall good condition (*Not Photographed*)

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.



Figure 1 Beachline Mainline



Figure 2 Beachline Mainline

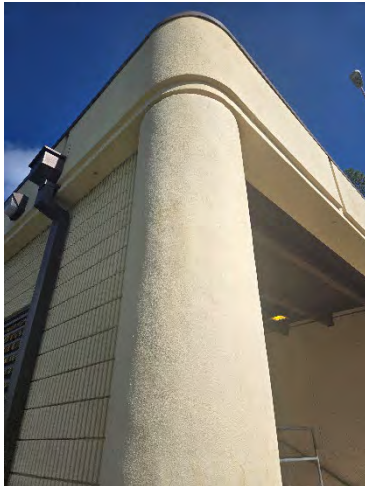


Figure 3 Beachline Mainline



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

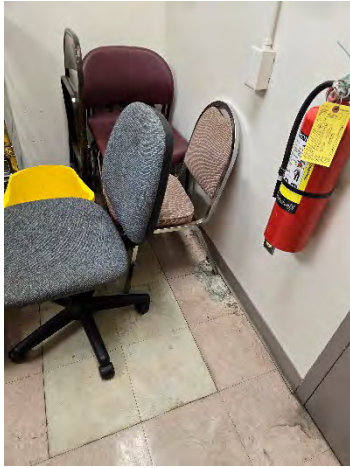


Figure 13 Beachline Mainline

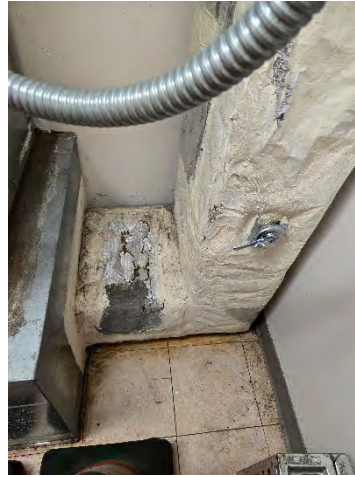


Figure 14 Beachline Mainline



Figure 15 Beachline Mainline

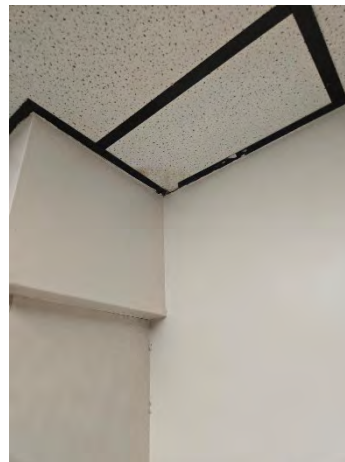


Figure 16 Beachline Mainline



Figure 17 Beachline Mainline

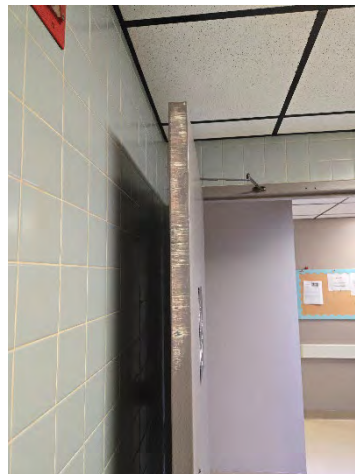


Figure 18 Beachline Mainline

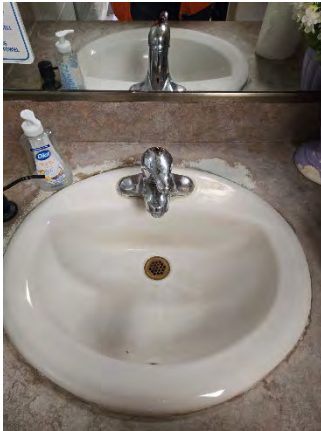


Figure 19 Beachline Mainline



Figure 20 Beachline Mainline



Figure 21 Beachline Mainline



Figure 22 Beachline Mainline



Figure 23 Beachline Mainline



Figure 24 Beachline Mainline



Figure 25 Beachline Mainline

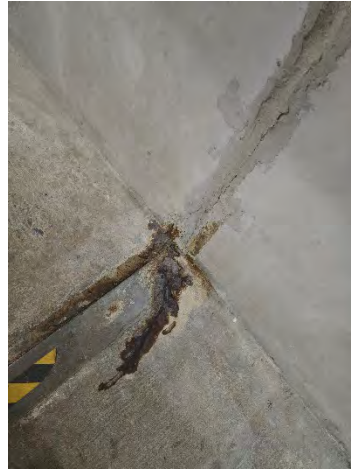


Figure 26 Beachline Mainline



Figure 27 Beachline Mainline



Figure 28 Beachline Mainline



Figure 29 Beachline Mainline

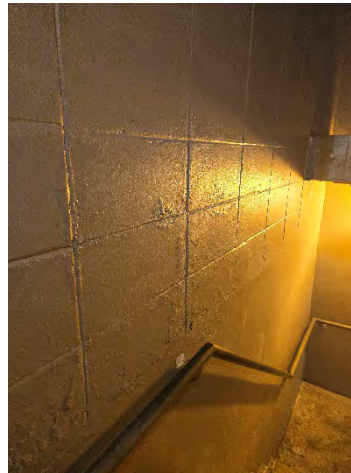


Figure 30 Beachline Mainline



Figure 31 McCoy Ramp Off



Figure 32 McCoy Ramp Off



Figure 33 McCoy Ramp Off

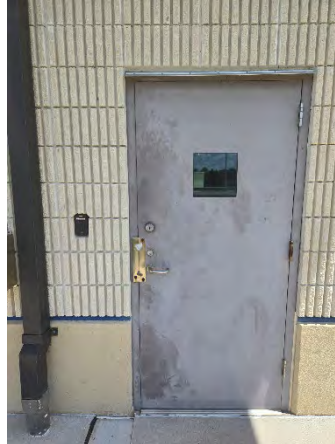


Figure 34 McCoy Ramp Off



Figure 35 McCoy Ramp Off



Figure 36 McCoy Ramp Off



Figure 37 Jetport Ramp On



Figure 38 Jetport Ramp On



Figure 39 Jetport Ramp On

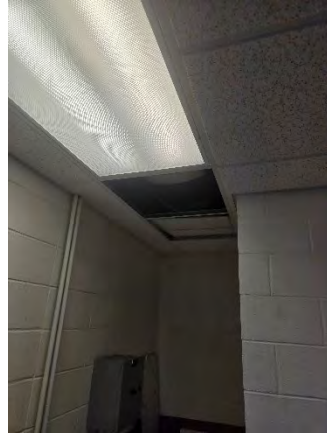


Figure 40 Jetport Ramp On



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 Innovation Way Ramp On



Figure 56 Innovation Way Ramp On



Figure 57 Innovation Way Ramp On



Figure 58 Innovation Way Ramp On



Figure 59 Innovation Way Ramp On



Figure 60 Innovation Way Ramp On



Figure 61 Innovation Way Ramp Off



Figure 62 Innovation Way Ramp Off



Figure 63 Innovation Way Ramp Off



Figure 64 Innovation Way Ramp Off



2024 Annual Facilities Inspection Report



Dallas Main Plaza

July, 2024

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

2024 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: 07/16/24

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: 07/16/24
Arrived: 10:30 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:

- ACT disheveled, shows signs of leaking above storage room, recording room, and corridor (*Figure 1-4*)
- Signs of water damage at corner of windows in break room and office (*Figure 5, 6*)
- Water contaminated; supervisor aware (*Figure 7-10*)
- Backsplash and counter show signs of water damage in break room (*Figure 11*)
- Door to counting room dented and scratched (*Figure 12*)
- Panel in recording room shows signs of leaking/damage at bottom corners (*Figure 13*)
- Crash barrier patched in corridor (*Figure 14*)

Overpass Observations:

- Stair sign missing at bridge level of main facility building (*Figure 15*)
- Bridge in overall good condition, paint missing and debris present (*Figure 16, 17, 18*)
- Signs of intrusion, debris in recording room of adjacent facility building (*Figure 19*)
- Rust along floor of restroom in attendant booth (*Figure 20*)
- Paint peeling/bubbling in both stairwells (*Figure 21, 22*)
- Cracks along overhead canopies and columns supporting bridge and stair tower, water damage/staining along canopy façade (*Figure 23-32*)

Exterior Observations:

- Paint peeling/missing along loading dock and dumpsters enclosure (*Figure 33, 34*)
- Cracks in columns surrounding main plaza (*Figure 35, 36*)
- Small cracks along soffit (*Figure 37, 38*)
- Cracking and paint missing along back exterior stairs, rust staining stairs from railing (*Figure 39, 40*)
- Debris collected along underside of canopies and roof structures (*Figure 41, 42*)

39 – Dallas Ramp – On Observations:

- Exterior in overall good conditions, debris and staining along exterior and gantry (*Figure 43, 44*)
- Mold/milder present along doors and windows of attendant booth (*Figure 45 - 47*)
- External power source fed into Data room (*Figure 48*)

40 – Dallas Ramp – Off Observations:

- Small cracks along façades/ Canopy needs to be cleaned (*Figure 49, 50*)
- Debris is attendant booth, intrusion of bugs/critters (*Figure 51*)
- Attendant booth 83 degrees, possible issue with HVAC system (*Figure 52*)
- Door paint missing around handle (*Figure 53*)
- Data room in overall good condition (*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.



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

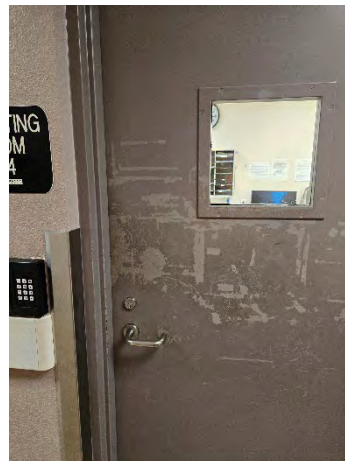


Figure 12 Dallas Mainline

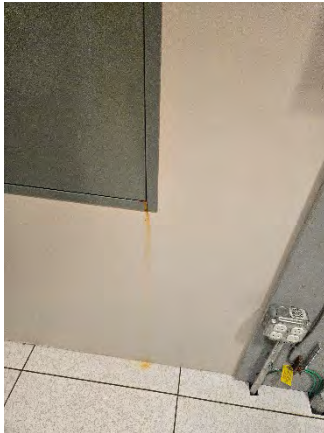


Figure 13 Dallas Mainline



Figure 14 Dallas Mainline



Figure 15 Dallas Mainline



Figure 16 Dallas Mainline

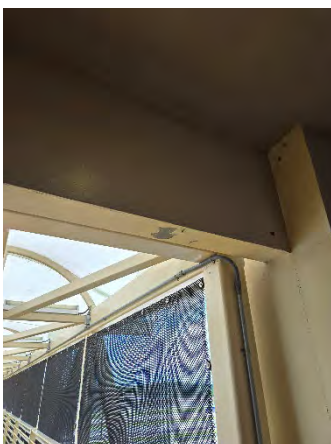


Figure 17 Dallas Mainline



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

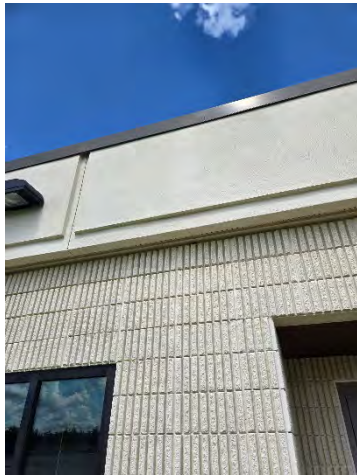


Figure 37 Dallas Mainline



Figure 38 Dallas Mainline

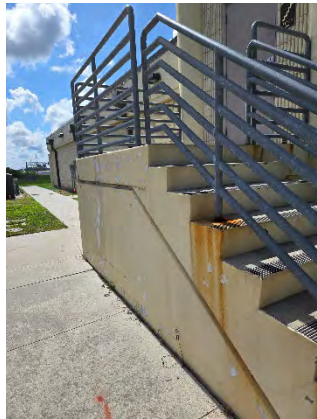


Figure 39 Dallas Mainline



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

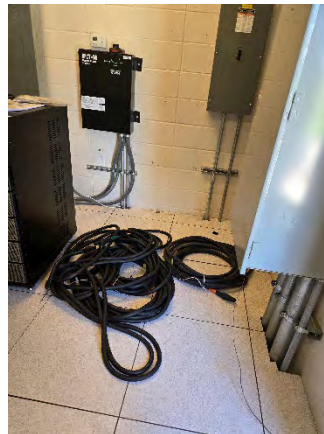


Figure 48 Dallas Ramp On



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

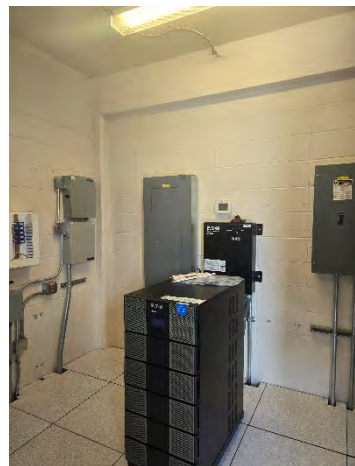


Figure 54 Dallas Ramp Off



2024 Annual Facilities Inspection Report



Poinciana Parkway

September, 2024

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

2024 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: 09/25/24

Prepared by:

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

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

Inspection Date: 09/25/24
Arrived: 01:00 PM

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

538 – Poinciana Parkway

Summary of Noted Observations:

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

89 – Marigold AET Toll Plaza – Observations:

- The above referenced plaza is in good condition overall. Some general maintenance to caulk/seal cracks to building exterior is recommended. (*Figure 1 and 2*)
- Door stained along exterior. (*Figure 3*)
- Insects and weeds present along exterior. (*Figure 4, 5, and 6*)
- Interior still shows cracks on corners and edge of the ceiling. (*Figure 7 and 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*)
- Door and exterior walls stained. (*Figure 10 and 11*)
- Interior still shows cracks on corners and edge of the ceiling. (*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.



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

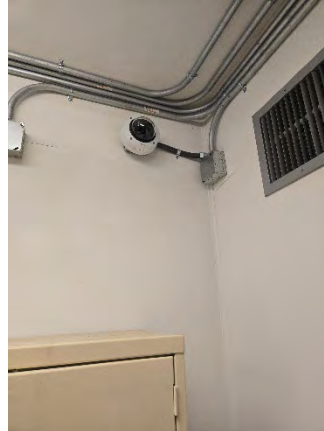


Figure 12 KOA AET Toll Plaza



2024 Annual Facilities Inspection Report



Goldenrod Main Plaza

July 24, 2024

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
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Orlando, Florida 32807
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Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

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2024 Annual Facilities Inspection Report

Location Name: Goldenrod 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: 07/24/24

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: 07/24/24
Arrived: 10:00 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Goldenrod Mainline Plaza.

34 – Goldenrod 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:

- Barriers, columns and canopy show signs of cracking and damage. (*Figure 1, 2, 3, 4, and 5*)
- Water draining and pooling in front of booth door in two separate places. One staining the base of the façade. Other one has the downspout dented (*Figure 6 and 7*)

Interior Observations:

- Wall cracking inside booth between window frame joint. Several window frame corners in bad condition (*Figure 8, 9, 10, and 11*)
- Outdated printed sign. (*Figure 12*)
- Bathroom areas need some slight cleaning done to the toilets. (*Figure 13 and 14*)
- Floor tiles disheveled and coming out of place. (*Figure 15 and 16*)
- HVAC vents show some discoloring. Needs some cleaning done. (*Figure 17 and 18*)

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.



Figure 1 Goldenrod Main Plaza



Figure 2 Goldenrod Main Plaza



Figure 3 Goldenrod Main Plaza



Figure 4 Goldenrod Main Plaza



Figure 5 Goldenrod Main Plaza



Figure 6 Goldenrod Main Plaza



Figure 7 Goldenrod Main Plaza



Figure 8 Goldenrod Main Plaza



Figure 9 Goldenrod Main Plaza



Figure 10 Goldenrod Main Plaza



Figure 11 Goldenrod Main Plaza

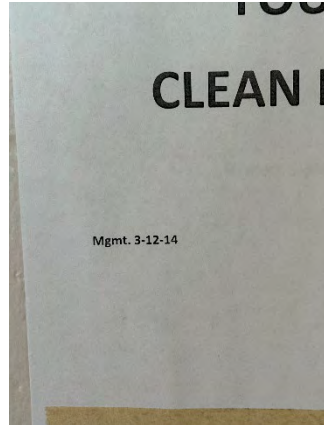


Figure 12 Goldenrod Main Plaza

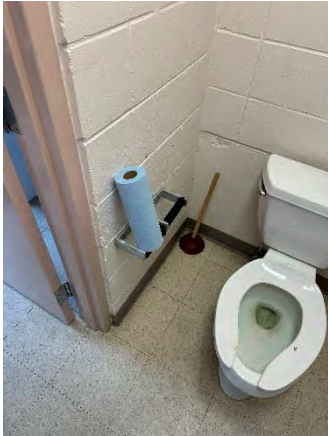


Figure 23 Goldenrod Main Plaza



Figure 14 Goldenrod Main Plaza



Figure 15 Goldenrod Main Plaza



Figure 16 Goldenrod Main Plaza

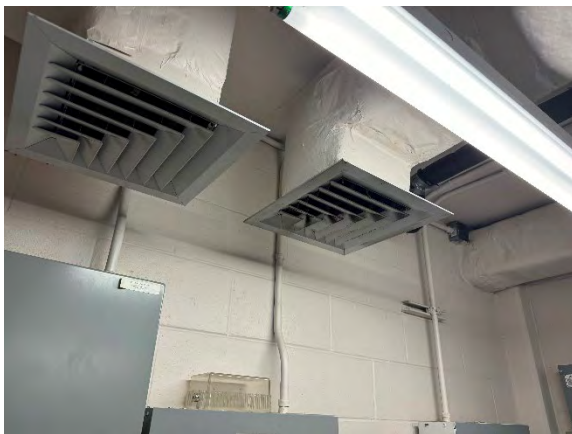


Figure 17 Goldenrod Main Plaza



Figure 18 Goldenrod Main Plaza



2024 Annual Facilities Inspection Report



Building Headquarters

August, 2024

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

2024 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: 08/27/2024

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: 08/27/2024
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. Signs of water intrusion in several areas of stucco façade. *(Figure 1 – Figure 16)*
- Column at northwest stairwell missing paint. *(Figure 17)*
- Signs of water intrusion throughout exterior of employee breakroom. Multiple leaks and examples still present of paint bubbling/peeling from surface. *(Figure 19 and 20)*
- Signs of pooling water and leaking along underside of pavilion of employee breakroom. *(Figure 21 and 22)*

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:

- Corridor 109 with water damage to wall, base boards peeling from moisture. *(Figure 23 and 24)*
- Room 107 with wallpaper and baseboard peeling from wall. *(Figure 25)*
- Room 112 with signs of leaking at corner of window. *(Figure 26)*
- Room 116 with signs of leaking along window. *(Figure 27)*
- Room 126 with damage to corner of door. *(Figure 28)*
- Room 127 with missing/damaged ACT and light displaced. *(Figure 29 and 30)*
- Room 127 with damage to walls. *(Figure 31)*
- Room 129 with damage to walls and floor in poor condition. *(Figure 32 and 33)*
- Room 132 with corner of wall, and wall of garage door dented/damaged. Door at corner has weak seal, and multiple gaps along seal of garage door. *(Figure 34 - 39)*
- Room 134 with insects present in room. *(Figure 40)*
- Room 135 with signs of leaking above ACT surrounding curtain wall. *(Figure 41 - 46)*
- Room 136 with damage to walls and ceiling. ACT and soffit not aligned with wires exposed. *(Figure 47, 48, and 49)*

- Room 137 with signs of leaking at ACT by column. *(Figure 50)*
- Room 139 with light out. *(Figure 51)*
- Room 141 with laminate peeling from millwork. *(Figure 52)*
- 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. Several pieces of ACT damaged. *(Figure 53 - 62)*
- Room 145 with damaged/missing ACT – negative environment for equipment in room. *(Figure 63 and 64)*
- Room 147 with ACT missing. *(Figure 65)*
- Room 148 with ACT displaced along soffit. *(Figure 66)*
- Stair 151 with signs of water damage along floor of windows. *(Figure 67 and 68)*
- Corridor 152 with stone veneer separating from wall, and outlet plate displaced. *(Figure 69 and 70)*
- Room 153 with damage to door. *(Figure 71)*
- Room 156 with wallpaper peeling from several locations around boardroom. Curtain wall shows signs of multiple leaks. *(Figure 72 - 77)*
- Stair 157 with chairs obstructing egress/refugee space, and threshold missing. *(Figure 78 and 79)*
- Stair 157 with signs of leaking along walls and around door/window system. Cover plate unscrewed. *(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 seal peeling from windowpane. *(Figure 85 and 86)*
- Room 161 with entry door scratched and sign in poor condition. *(Figure 87 and 88)*
- Corridor 165 with wallpaper scratched, and corner guard peeling. *(Figure 89 and 90)*
- Lobby 117 with scratches on several columns. Multiple holes remain along ceiling from possible previous equipment. *(Figure 91 - 96)*
- Women's restroom 100 with damage to entry door frame. *(Figure 97)*
- Women's restroom 100 with damage to corner of wall/tiles at base and peeling wallpaper. Sinks are missing plumbing shield. *(Figure 98, 99, and 100)*
- Men's restroom 101 with missing plumbing shield and torn wallpaper. *(Figure 101 and 102)*

Second Floor – Observations:

- Room 203 with stones missing from wall cover and all seating available still stained. *(Figure 103 and 104)*
- Room 206 with sealant missing. Room warm. *(Figure 105 and 106)*
- Room 208 with damage to walls. *(Figure 107 and 108)*
- Room 211 with signs of leaking above ACT. *(Figure 109 and 110)*
- Room 212 with signs of water damage around window. *(Figure 111 and 112)*
- Room 213 with signs of water damage around window. *(Figure 113 and 114)*
- Room 215 with signs of leaking above ACT. *(Figure 115)*
- Room 218 with signs of leaking above ACT. *(Figure 116)*
- Room 219 with signs of leaking above ACT. *(Figure 117)*
- Room 222A with signs of leaking above ACT. *(Figure 118 and 119)*
- Room 228 with damage to door frame and ACT disheveled. *(Figure 120 and 121)*
- Room 231 with signs of water damage above ACT, surrounding windows, and around columns. Grout missing at kitchenette. *(Figure 122 - 125)*
- Room 233 with signs of water damage above ACT. *(Figure 126)*
- Stair 234 with signs of water damage around windows. *(Figure 127)*

- Room 235 with signs of water damage around windows, and above ACT surrounding column. *(Figure 128 and 129)*
- Room 239 with damage to East entry door and adjacent wall. *(Figure 130 and 131)*
- Room 239 with damage to ACT. Open Office space has multiple signs of water damage above ACT and above windows – pieces of ACT still do not match. *(Figure 132 - 135)*
- Room 242 with damage to door frame. *(Figure 136)*
- Room 243 with signs of leaking above ACT. *(Figure 137 and 138)*
- Stair 248 with signs of water damage around window, and large scratch along West wall. *(Figure 139, 140, and 141)*
- Room 251 with signs of leaking above ACT. *(Figure 142)*
- Room 252 with signs of leaking above ACT. *(Figure 143)*
- Corridor 253 with baseboard separating from wall at corner of East corridor window. *(Figure 144)*
- Women's Restroom 200 with damage to entry door and one stall out of commission. *(Figure 145, 146, and 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.



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

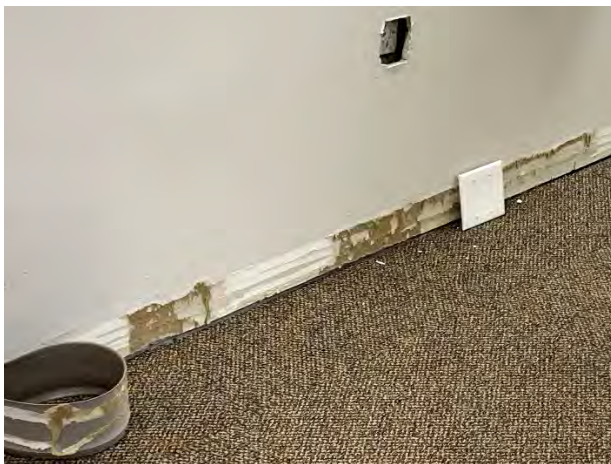


Figure 23 Building Headquarters First Floor (Corr. 109)



Figure 24 Building Headquarters First Floor (Corr. 109)



Figure 25 Building Headquarters First Floor (Room 107)



Figure 26 Building Headquarters First Floor (Room 112)



Figure 27 Building Headquarters First Floor (Room 116)



Figure 28 Building Headquarters First Floor (Room 126)

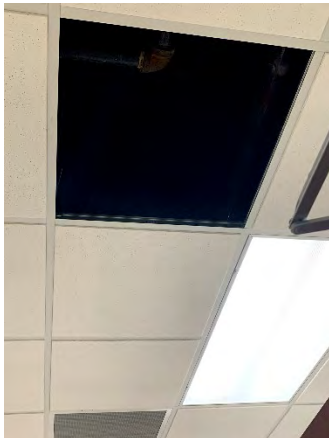


Figure 29 Building Headquarters First Floor (Room 127)



Figure 30 Building Headquarters First Floor (Room 127)



Figure 31 Building Headquarters First Floor (Room 127)

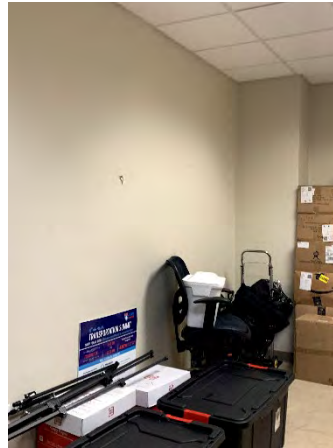


Figure 32 Building Headquarters First Floor (Room 129)



Figure 33 Building Headquarters First Floor (Room 129)



Figure 34 Building Headquarters First Floor (Room 132)



Figure 35 Building Headquarters First Floor (Room 132)



Figure 36 Building Headquarters First Floor (Room 132)



Figure 37 Building Headquarters First Floor (Room 132)



Figure 38 Building Headquarters First Floor (Room 132)



Figure 39 Building Headquarters First Floor (Room 132)



Figure 40 Building Headquarters First Floor (Room 134)



Figure 41 Building Headquarters First Floor (Room 135)

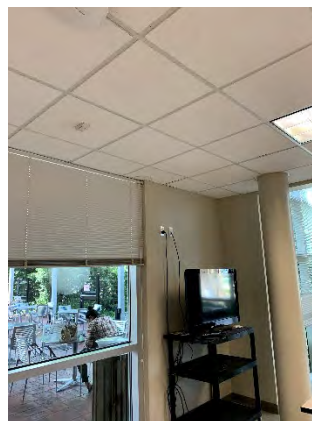


Figure 42 Building Headquarters First Floor (Room 135)

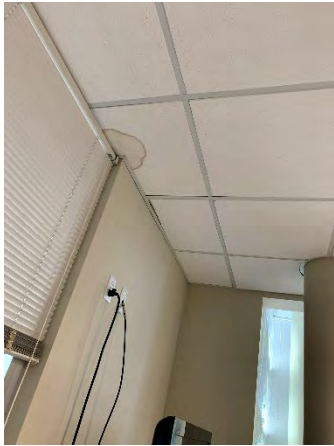


Figure 43 Building Headquarters First Floor (Room 135)

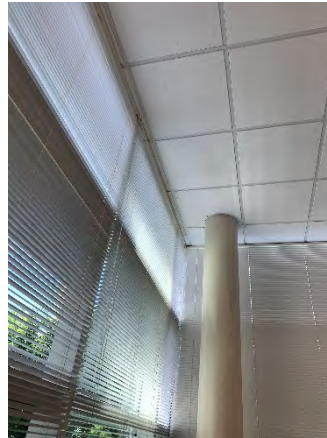


Figure 44 Building Headquarters First Floor (Room 135)

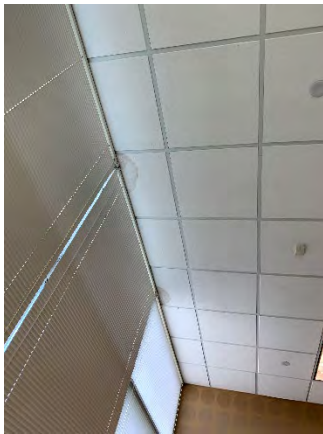


Figure 45 Building Headquarters First Floor (Room 135)



Figure 46 Building Headquarters First Floor (Room 135)



Figure 47 Building Headquarters First Floor (Room 136)



Figure 48 Building Headquarters First Floor (Room 136)



Figure 49 Building Headquarters First Floor (Room 136)



Figure 50 Building Headquarters First Floor (Room 137)



Figure 51 Building Headquarters First Floor (Room 139)



Figure 52 Building Headquarters First Floor (Room 141)



Figure 53 Building Headquarters First Floor (Room 142)



Figure 54 Building Headquarters First Floor (Room 142)

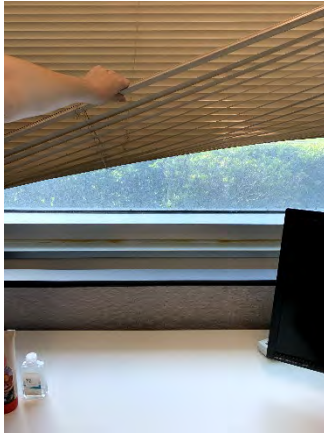


Figure 55 Building Headquarters First Floor (Room 142)

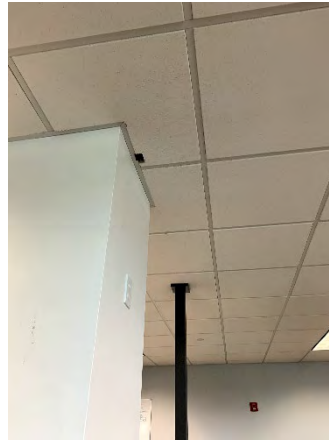


Figure 56 Building Headquarters First Floor (Room 142)



Figure 57 Building Headquarters First Floor (Room 142)



Figure 58 Building Headquarters First Floor (Room 142)

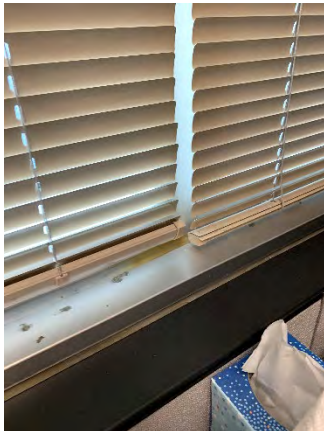


Figure 59 Building Headquarters First Floor (Room 142)

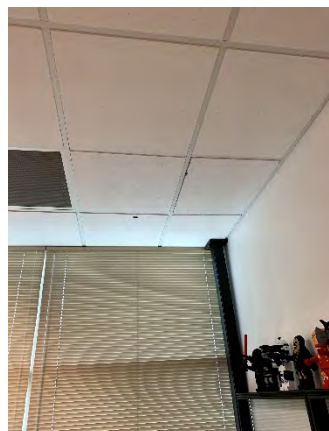


Figure 60 Building Headquarters First Floor (Room 142)



Figure 62 Building Headquarters First Floor (Room 142)

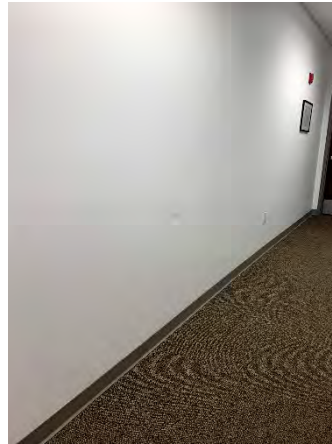


Figure 62 Building Headquarters First Floor (Room 142)



Figure 63 Building Headquarters First Floor (Room 145)



Figure 64 Building Headquarters First Floor (Room 145)



Figure 65 Building Headquarters First Floor (Room 147)

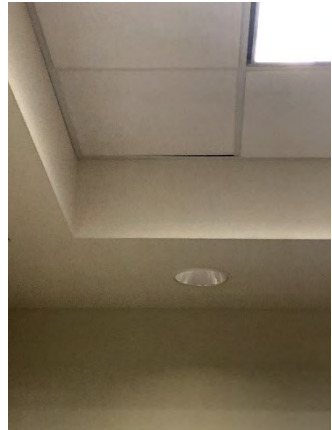


Figure 66 Building Headquarters First Floor (Room 148)



Figure 67 Building Headquarters First Floor (Stair 151)



Figure 68 Building Headquarters First Floor (Stair 151)



Figure 69 Building Headquarters First Floor (Corr. 152)

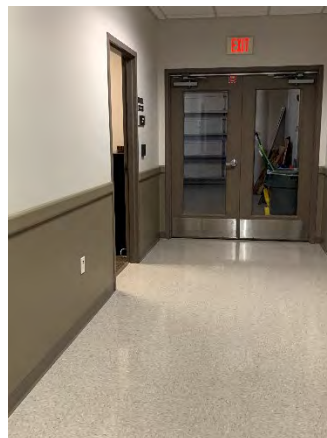


Figure 70 Building Headquarters First Floor (Corr. 152)



Figure 71 Building Headquarters First Floor (Room 153)



Figure 72 Building Headquarters First Floor (Room 156)

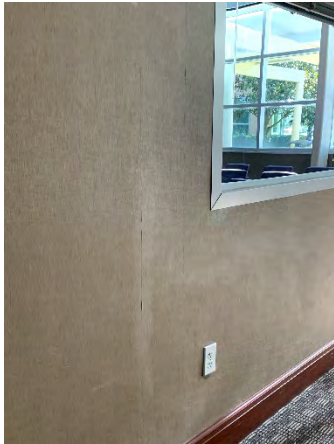


Figure 73 Building Headquarters First Floor (Room 156)



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)

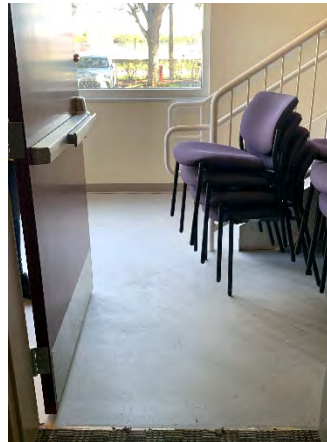


Figure 78 Building Headquarters First Floor (Stair 157)



Figure 79 Building Headquarters First Floor (Stair 157)



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)

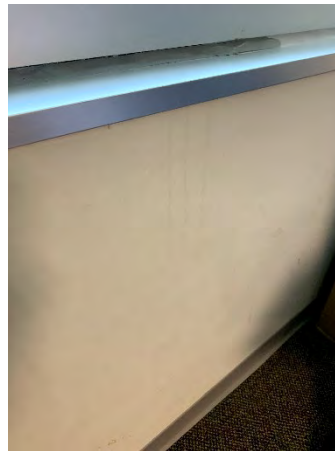


Figure 84 Building Headquarters First Floor (Room 160)



Figure 85 Building Headquarters First Floor (Room 161)



Figure 86 Building Headquarters First Floor (Room 161)



Figure 87 Building Headquarters First Floor (Room 161)



Figure 88 Building Headquarters First Floor (Room 161)

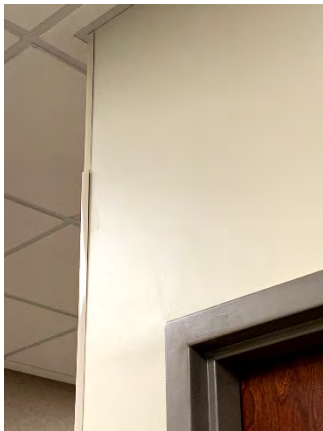


Figure 89 Building Headquarters First Floor (Corr. 165)



Figure 90 Building Headquarters First Floor (Corr. 165)



Figure 91 Building Headquarters First Floor (Lobby 117)



Figure 92 Building Headquarters First Floor (Lobby 117)



Figure 93 Building Headquarters First Floor (Lobby 117)



Figure 94 Building Headquarters First Floor (Lobby 117)



Figure 95 Building Headquarters First Floor (Lobby 117)



Figure 96 Building Headquarters First Floor (Lobby 117)



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

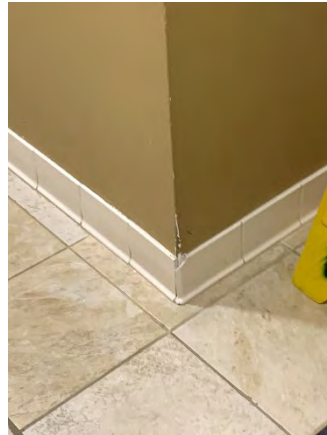


Figure 98 Building Headquarters First Floor (R.R. 100)



Figure 99 Building Headquarters First Floor (R.R. 100)



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



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

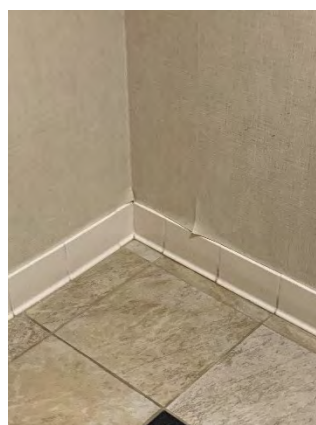


Figure 102 Building Headquarters First Floor (R.R. 101)



Figure 103 Building Headquarters Second Floor (Room 203)



Figure 104 Building Headquarters Second Floor (Room 203)



Figure 105 Building Headquarters Second Floor (Room 206)



Figure 106 Building Headquarters Second Floor (Room 206)

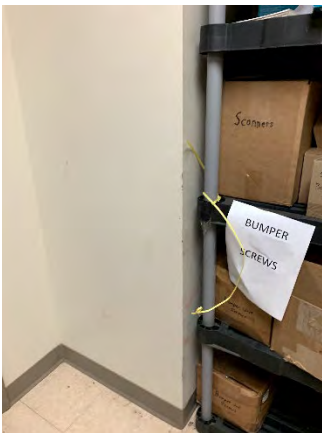


Figure 107 Building Headquarters Second Floor (Room 208)



Figure 108 Building Headquarters Second Floor (Room 208)



Figure 109 Building Headquarters Second Floor (Room 211)



Figure 110 Building Headquarters Second Floor (Room 211)



Figure 111 Building Headquarters Second Floor (Room 212)

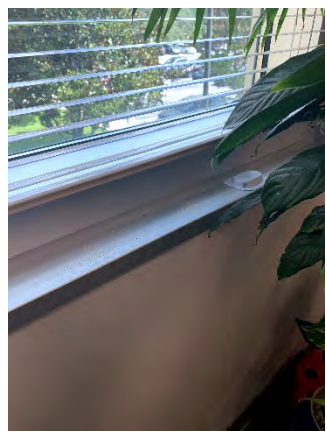


Figure 112 Building Headquarters Second Floor (Room 212)



Figure 113 Building Headquarters Second Floor (Room 213)



Figure 114 Building Headquarters Second Floor (Room 213)

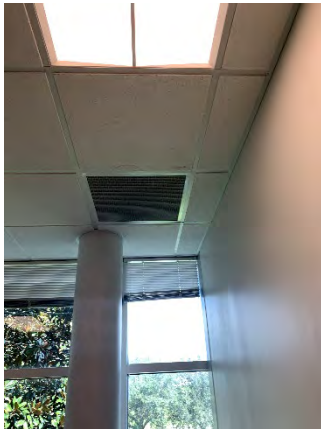


Figure 115 Building Headquarters Second Floor (Room 215)

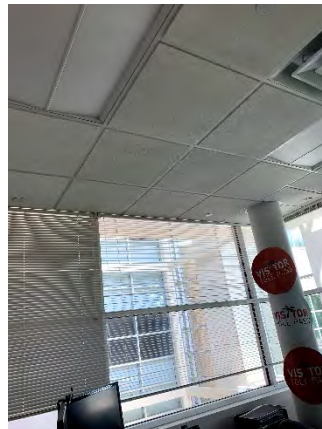


Figure 116 Building Headquarters Second Floor (Room 218)

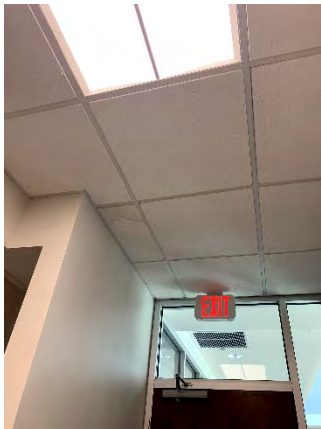


Figure 117 Building Headquarters Second Floor (Room 219)



Figure 118 Building Headquarters Second Floor (Room 222A)

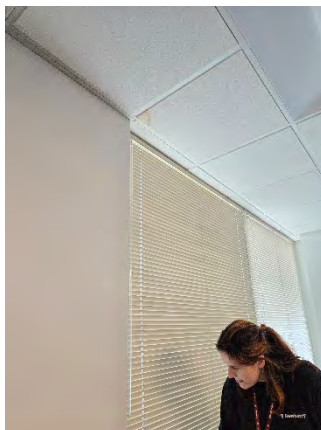


Figure 119 Building Headquarters Second Floor (Room 222A)



Figure 120 Building Headquarters Second Floor (Room 228)



Figure 121 Building Headquarters Second Floor (Room 228)

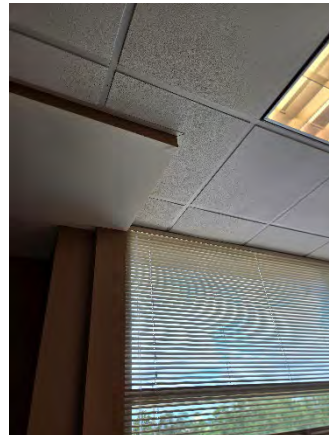


Figure 122 Building Headquarters Second Floor (Room 231)



Figure 123 Building Headquarters Second Floor (Stair 231)



Figure 124 Building Headquarters Second Floor (Stair 231)

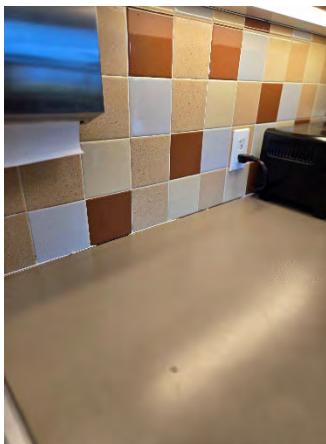


Figure 125 Building Headquarters Second Floor (Room 231)



Figure 126 Building Headquarters Second Floor (Room 233)



Figure 127 Building Headquarters Second Floor (Stair 234)



Figure 128 Building Headquarters Second Floor (Room 235)



Figure 129 Building Headquarters Second Floor (Room 235)



Figure 130 Building Headquarters Second Floor (Room 239)



Figure 131 Building Headquarters Second Floor (Room 239)

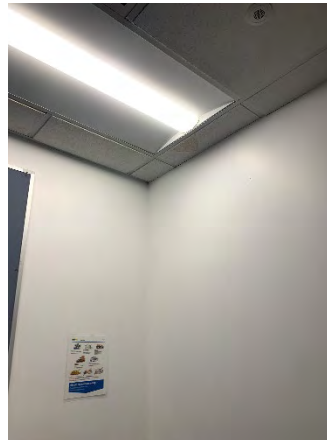


Figure 132 Building Headquarters Second Floor (Room 239)

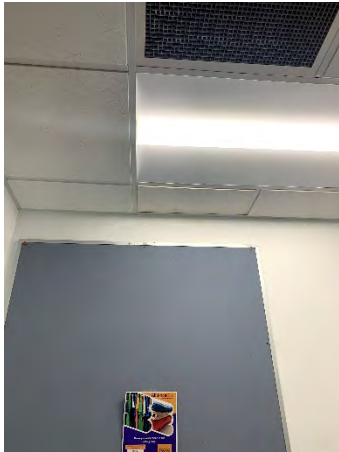


Figure 133 Building Headquarters Second Floor (Room 239)



Figure 134 Building Headquarters Second Floor (Room 239)



Figure 135 Building Headquarters Second Floor (Room 239)



Figure 136 Building Headquarters Second Floor (Room 242)



Figure 137 Building Headquarters Second Floor (Room 243)

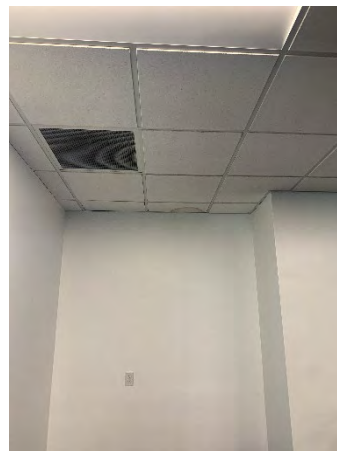


Figure 138 Building Headquarters Second Floor (Room 243)

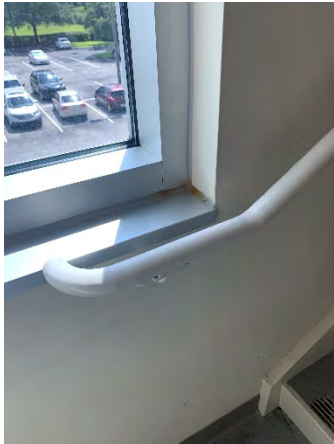


Figure 139 Building Headquarters Second Floor (Stair 248)



Figure 140 Building Headquarters Second Floor (Stair 248)

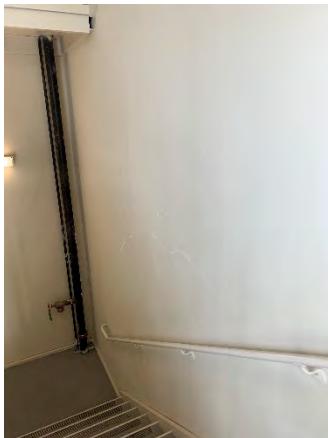


Figure 141 Building Headquarters Second Floor (Stair 248)



Figure 142 Building Headquarters Second Floor (Room 251)

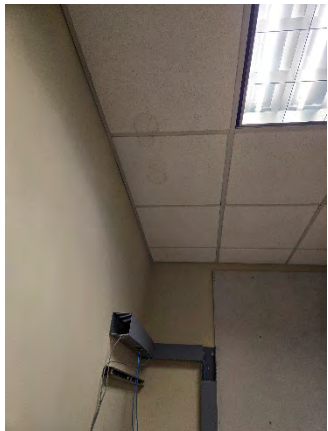


Figure 143 Building Headquarters Second Floor (Room 252)



Figure 144 Building Headquarters Second Floor (Corr. 253)



Figure 145 Building Headquarters Second Floor (R.R. 200)



Figure 146 Building Headquarters Second Floor (R.R. 200)



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 305)



Figure 150 Building Headquarters Third Floor (Room 308)



Figure 151 Building Headquarters Third Floor (Room 310)

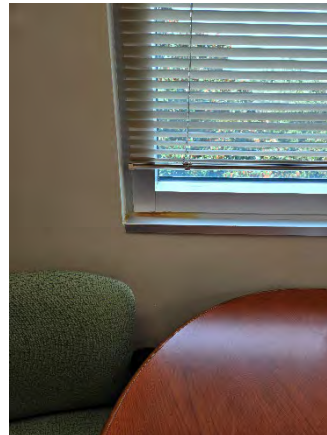


Figure 152 Building Headquarters Third Floor (Room 311)



Figure 153 Building Headquarters Third Floor (Room 311)



Figure 154 Building Headquarters Third Floor (Room 311)

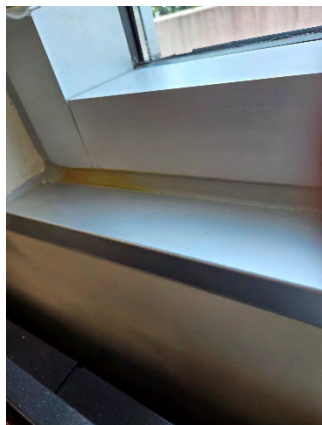


Figure 155 Building Headquarters Third Floor (Room 311)



Figure 156 Building Headquarters Third Floor (Room 312)



Figure 157 Building Headquarters Third Floor (Room 312)

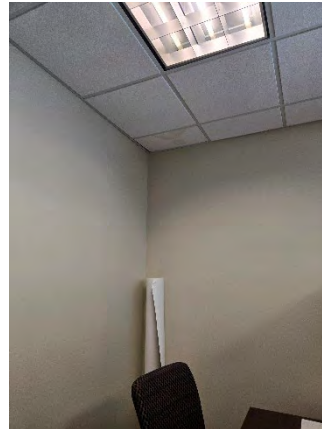


Figure 158 Building Headquarters Third Floor (Room 312)



Figure 159 Building Headquarters Third Floor (Room 322)



Figure 160 Building Headquarters Third Floor (Room 322)



Figure 161 Building Headquarters Third Floor (Room 323)



Figure 162 Building Headquarters Third Floor (Room 323)

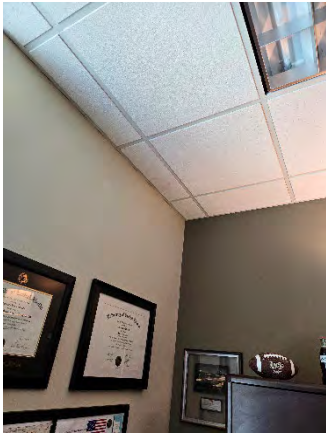


Figure 163 Building Headquarters Third Floor (Room 331)



Figure 164 Building Headquarters Third Floor (Room 333)



Figure 165 Building Headquarters Third Floor (Room 336)

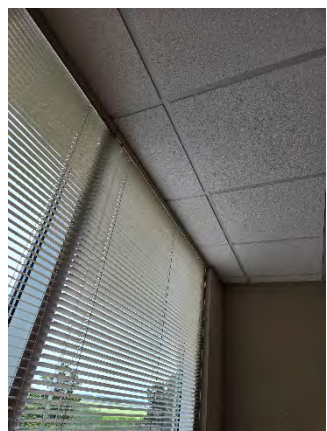


Figure 166 Building Headquarters Third Floor (Room 336)



Figure 167 Building Headquarters Third Floor (Room 337)



Figure 168 Building Headquarters Third Floor (Room 337)



Figure 169 Building Headquarters Third Floor (Room 339)



Figure 170 Building Headquarters Third Floor (Room 339)

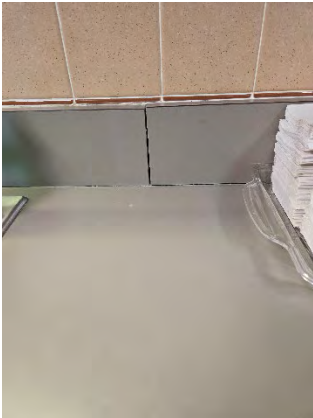


Figure 171 Building Headquarters Third Floor (Room 339)



Figure 172 Building Headquarters Third Floor (Room 339)



Figure 173 Building Headquarters Third Floor (Room 340)



Figure 174 Building Headquarters Third Floor (Room 340)

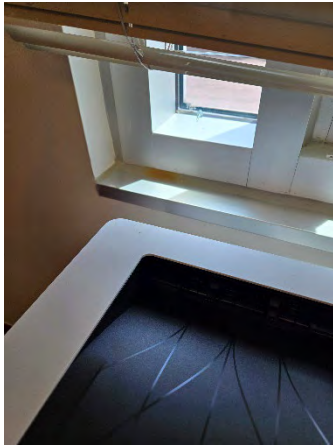


Figure 175 Building Headquarters Third Floor (Room 344)



Figure 176 Building Headquarters Third Floor (Room 345)



Figure 177 Building Headquarters Third Floor (Room 345)

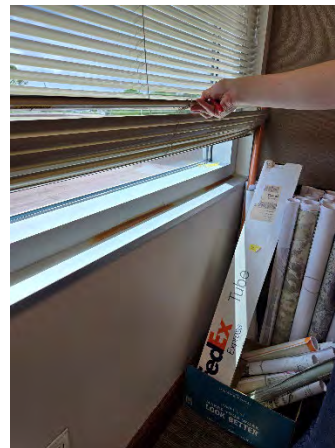


Figure 178 Building Headquarters Third Floor (Room 345)



Figure 179 Building Headquarters Third Floor (Room 346)



Figure 180 Building Headquarters Third Floor (Room 346)



Figure 181 Building Headquarters Third Floor (Room 346)



Figure 182 Building Headquarters Third Floor (Room 346)



Figure 183 Building Headquarters Third Floor (Room 347)



Figure 184 Building Headquarters Third Floor (Room 347)



Figure 185 Building Headquarters Third Floor (Room 349)



Figure 186 Building Headquarters Third Floor (Room 352B)



Figure 187 Building Headquarters Third Floor (Room 352B)



Figure 188 Building Headquarters Third Floor (Room 353)

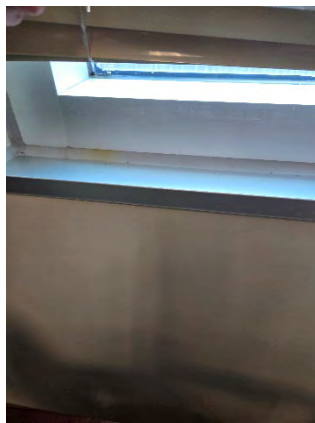


Figure 189 Building Headquarters Third Floor (Room 354)

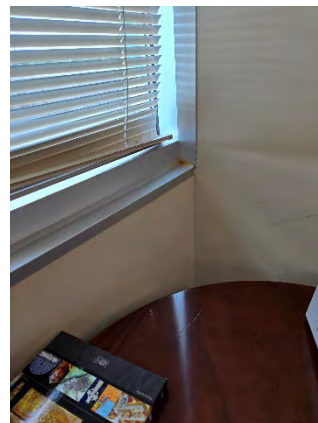


Figure 190 Building Headquarters Third Floor (Room 354)

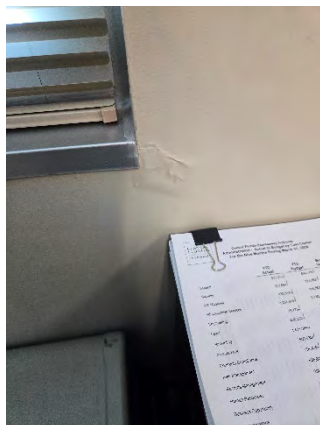


Figure 191 Building Headquarters Third Floor (Room 354)



Figure 192 Building Headquarters Third Floor (Room 355)

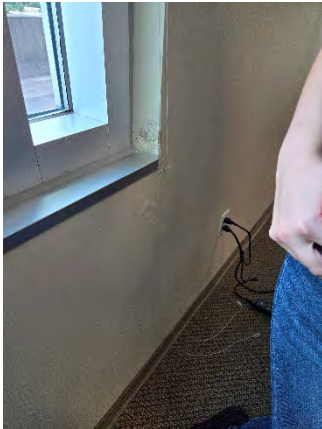


Figure 193 Building Headquarters Third Floor (Room 356)



Figure 194 Building Headquarters Third Floor (Room 356)



Figure 195 Building Headquarters Third Floor (Room 356)

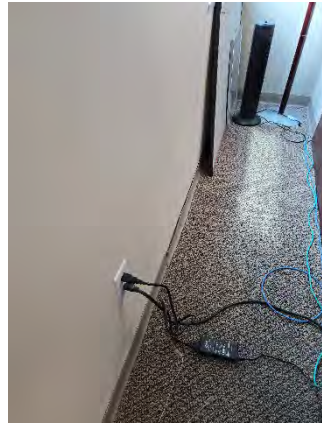


Figure 196 Building Headquarters Third Floor (Room 356)

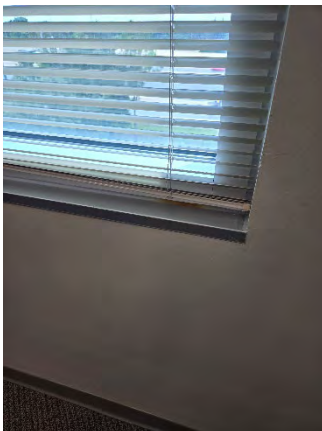


Figure 197 Building Headquarters Third Floor (Room 357)

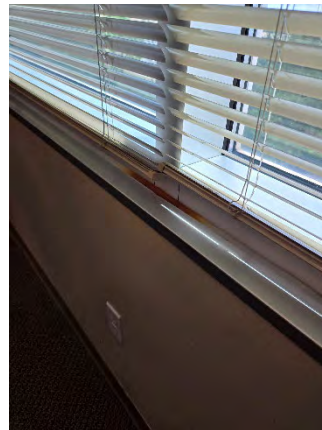


Figure 198 Building Headquarters Third Floor (Room 357)



Figure 199 Building Headquarters Third Floor (Room 357)



Figure 200 Building Headquarters Third Floor (Room 357)



Figure 201 Building Headquarters Third Floor (Stair 358)

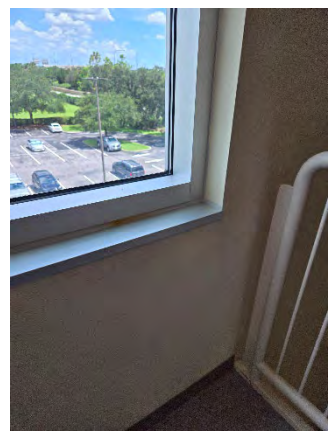


Figure 202 Building Headquarters Third Floor (Stair 358)



Figure 203 Building Headquarters Third Floor (Room 363)



Figure 204 Building Headquarters Third Floor (Room 300)



Figure 205 Building Headquarters Third Floor (Room 300)

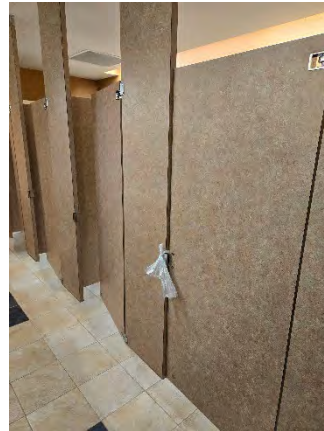


Figure 206 Building Headquarters Third Floor (Room 300)



Figure 207 Building Headquarters Third Floor (Room 300)



Figure 208 Building Headquarters Third Floor (Room 301)



Figure 209 Building Headquarters Third Floor (Room 302)



Figure 210 Building Headquarters Third Floor (Stair 302)



2024 Annual Facilities Inspection Report



E-Pass Service Center

September, 2024

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

2024 Annual Facilities Inspection Report

Location Name: E-Pass Service Center
Site Address: 525 S Magnolia Ave,
Orlando, FL 32801

Prepared for:

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

Date on Site: 09/11/2024

Prepared by:

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

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

Inspection Date: 09/11/2024
Arrived: 09:00 AM

Dewberry Engineers Inc. (Dewberry) was called to perform the annual building inspection of the Central Florida Expressway Authority E-Pass Service Center.

E-Pass Service Center

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 and exterior of building. Signs of water intrusion in several areas of stucco façade and above windows. *(Figure 1 – Figure 4)*
- East facade shows multiple signs of water damage and stucco façade peeling. Damage concentrated around windows and southeast corner of building. *(Figure 5 – Figure 8)*
- South façade shows signs of water damage concentrated above windows – brick veneer separating from wall. *(Figure 9 – Figure 14)*
- Door at West façade shows signs of water intrusion from exterior – cracks along foundation and damage to door glass. *(Figure 15 – Figure 18)*
- North façade shows signs of water damage above windows and at side entrance – door shows signs of water intrusion. *(Figure 19 - Figure 22)*

Interior Observations:

- Building interior is in good condition overall with no identified deficiencies. West portion of building under construction with limited access.
- Room 100 in overall good condition – minor scuffs and damage to walls. *(Figure 23 – Figure 26)*
- Room 101 in overall good condition, minor scuffs and damage to walls behind furniture. *(Figure 27 and 28)*
- Room 102 in overall good condition – scuffs and damage to corners of columns by transaction windows. *(Figure 29 – Figure 32)*
- Room 104 with multiple signs of leaking above ACT, most present at Southeast corner of building. Carpet tile stained by millwork. *(Figure 33 – Figure 38)*
- Corridor 110 with several scratches along walls, most damage prominent on corners. *(Figure 39 – Figure 40)*
- Corridor 110 missing electrical plate cover. *(Figure 43)*
- Corridor 110 with outdated fire extinguisher. *(Figure 44)*
- Corridor 111 with several scratches along walls. *(Figure 45)*
- Room 115 with several scratched along walls. *(Figure 46, 47, and 48)*

- Corridor 127 with possible water damage to entrance door. *(Figure 49 and 50)*
- Corridor 133 with water intrusion at both exit door and break area door. Water pooling under mats and damaging floor below – maintenance notified on day of inspection. *(Figure 51 and 52)*
- Room 135 with displaced ACT. *(Figure 153)*
- Room 136 with displaced ACT, and damaged millwork. *(Figure 54 and 55)*
- Room 137 with mop sink missing caulking. *(Figure 56)*
- Room 138 with signs of leaking above ACT at entrance, and minor water damage to backsplash behind sink. *(Figure 57 and 58)*
- Room 139 with damage to floor – scratched around table and lifting by window. *(Figure 59 and 60)*
- Room 139 with scratch to wall. *(Figure 61)*
- Room 139 with outdated fire extinguisher. *(Figure 62)*
- Room 100 WEST with slight damage to floor – possible water intrusion at door. *(Figure 63)*
- Room 100 WEST with scratches to wall. *(Figure 64 and 65)*
- Room 100 WEST with displaced ACT. *(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.



Figure 1 E-Pass Service Center



Figure 2 E-Pass Service Center



Figure 3 E-Pass Service Center



Figure 4 E-Pass Service Center



Figure 5 E-Pass Service Center



Figure 6 E-Pass Service Center



Figure 7 E-Pass Service Center



Figure 8 E-Pass Service Center



Figure 9 E-Pass Service Center



Figure 10 E-Pass Service Center

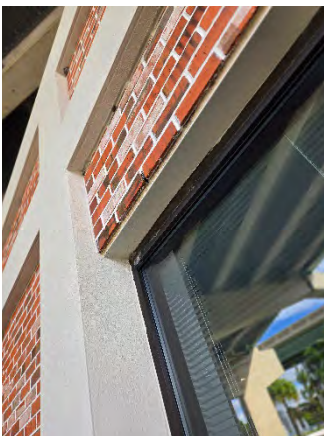


Figure 11 E-Pass Service Center



Figure 12 E-Pass Service Center



Figure 13 E-Pass Service Center



Figure 14 E-Pass Service Center



Figure 15 E-Pass Service Center



Figure 16 E-Pass Service Center



Figure 17 E-Pass Service Center



Figure 18 E-Pass Service Center



Figure 19 E-Pass Service Center



Figure 20 E-Pass Service Center



Figure 21 E-Pass Service Center

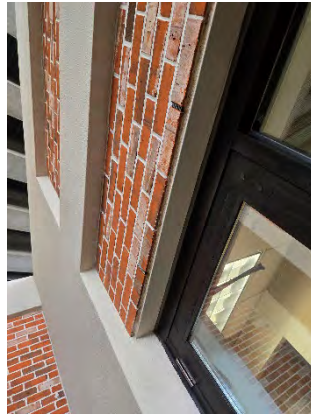


Figure 22 E-Pass Service Center

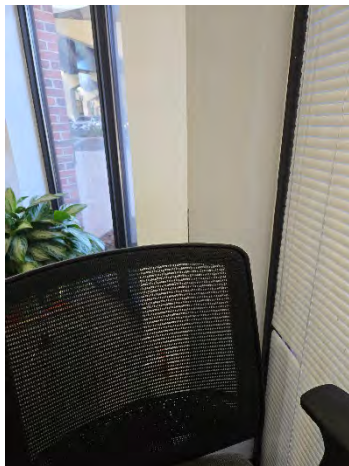


Figure 23 E-Pass Service Center (Room 100)



Figure 24 E-Pass Service Center (Room 100)



Figure 25 E-Pass Service Center (Room 100)

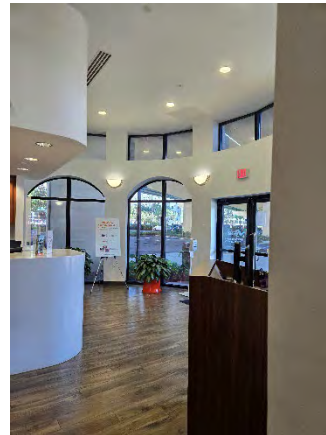


Figure 26 E-Pass Service Center (Room 100)



Figure 27 E-Pass Service Center (Room 101)



Figure 28 E-Pass Service Center (Room 101)

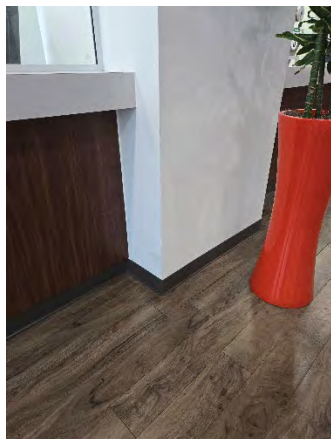


Figure 29 E-Pass Service Center (Room 102)

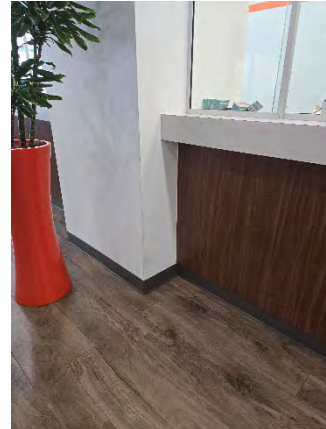


Figure 30 E-Pass Service Center (Room 102)

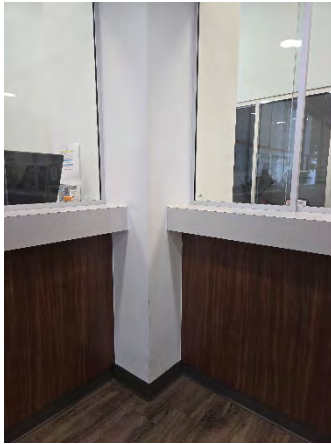


Figure 31 E-Pass Service Center (Room 102)

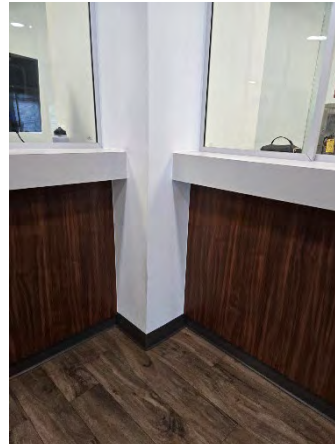


Figure 32 E-Pass Service Center (Room 102)

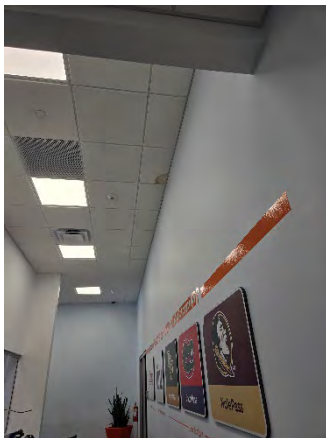


Figure 33 E-Pass Service Center (Room 104)



Figure 34 E-Pass Service Center (Room 104)

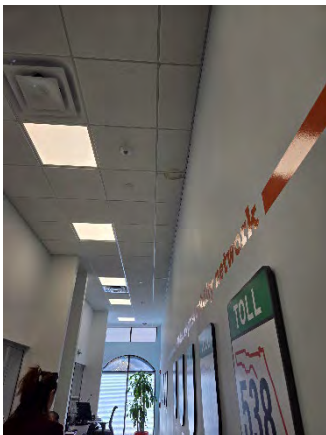


Figure 35 E-Pass Service Center (Room 104)

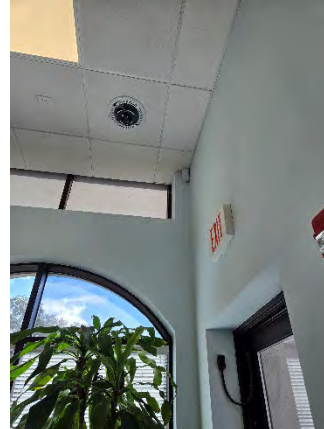


Figure 36 E-Pass Service Center (Room 104)



Figure 37 E-Pass Service Center (Room 104)

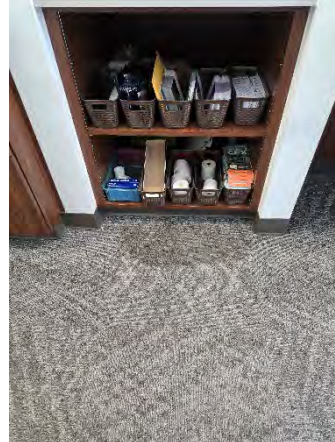


Figure 38 E-Pass Service Center (Room 104)



Figure 39 E-Pass Service Center (Corr. 110)



Figure 40 E-Pass Service Center (Corr. 110)



Figure 41 E-Pass Service Center (Corr. 110)



Figure 42 E-Pass Service Center (Corr. 110)



Figure 43 E-Pass Service Center (Corr. 110)



Figure 44 E-Pass Service Center (Corr. 110)



Figure 45 E-Pass Service Center (Corr. 111)



Figure 46 E-Pass Service Center (Corr. 115)



Figure 47 E-Pass Service Center (Corr. 115)



Figure 48 E-Pass Service Center (Corr. 115)

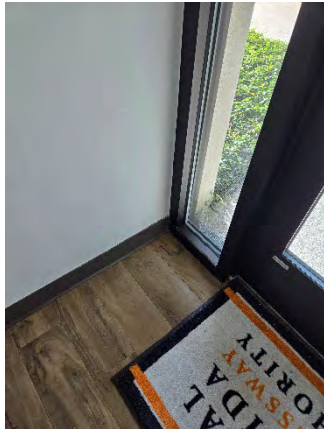


Figure 49 E-Pass Service Center (Corr. 127)

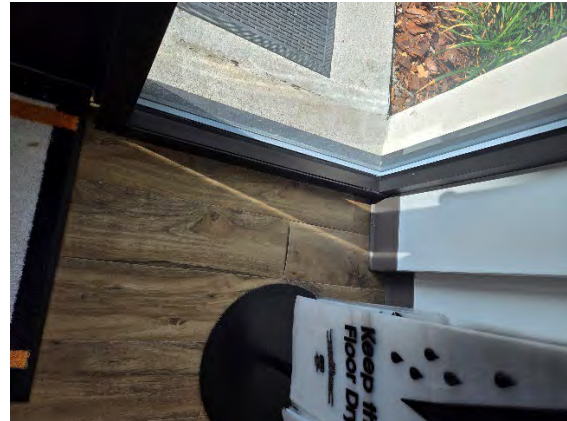


Figure 50 E-Pass Service Center (Corr. 127)



Figure 51 E-Pass Service Center (Corr. 133)



Figure 52 E-Pass Service Center (Corr. 133)



Figure 53 E-Pass Service Center (Room 135)



Figure 54 E-Pass Service Center (Room 136)

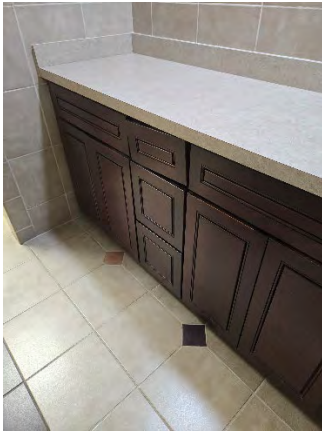


Figure 55 E-Pass Service Center (Room 136)



Figure 56 E-Pass Service Center (Room 137)

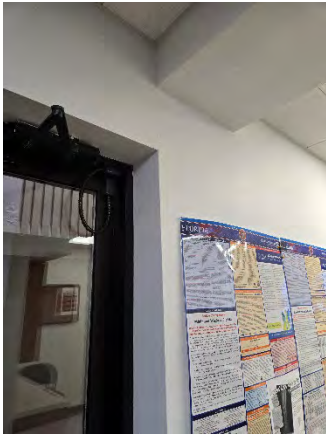


Figure 57 E-Pass Service Center (Room 138)



Figure 58 E-Pass Service Center (Room 138)



Figure 59 E-Pass Service Center (Room 139)

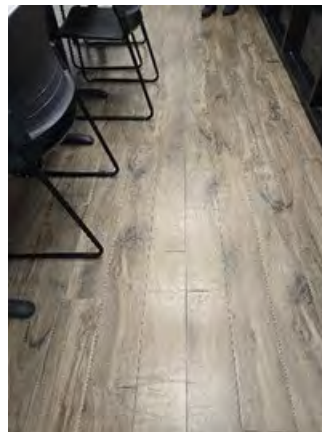


Figure 60 E-Pass Service Center (Room 139)

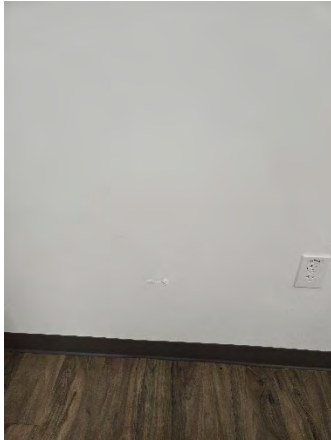


Figure 62 E-Pass Service Center (Room 139)



Figure 62 E-Pass Service Center (Room 139)



Figure 63 E-Pass Service Center (Room 100 WEST)



Figure 64 E-Pass Service Center (Room 100 WEST)

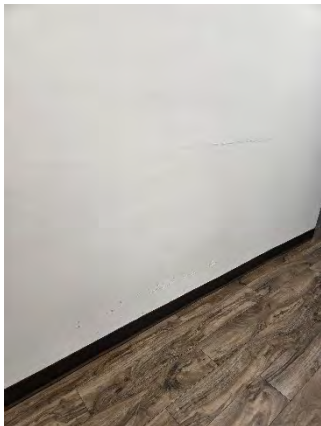


Figure 65 E-Pass Service Center (Room 100 WEST)



Figure 66 E-Pass Service Center (Room 100 WEST)

