

**University of Alabama System
Board Rule 415 (2/2005)
Board Submittal Checklist Criteria**

*** Board Submittal Checklist No. 4
Capital Project – Revised Scope and Budget, Revised Stage III,
and Stage IV Submittals
(Construction Contract Award and Scope and Architectural Design) /1**

Campus: The University of Alabama
Project Name: University Boulevard Improvements
Meeting Date: February 4 – 5, 2016

- * ☒ 1. Completed Board Submittal Checklist No. 4
- ☒ 2. Transmittal Letter to Chancellor from Campus President requesting the project be placed on the agendas for the forthcoming Physical Properties Committee and Board of Trustees (or Executive Committee) meetings
- ☒ 3. Resolution requesting approval of Construction Contract Award, Construction Budget, and Project Budget
- ☒ 4. Campus correspondence/photographs providing supplemental project information
- ☒ 5. Executive Summary of Proposed Capital Project with final Contract Construction Budget and Project Budget (include all proposed project funding for movable equipment and furnishings) /2
- ☒ 6. Project Summary
- ☒ 7. Project Planning Report /2
- ☐* 8. Tabulation of competitive bids – certified by Project Architect/Construction Manager
- ☐* 9. Recommendations for Contract Award by Architect/Construction Manager
- ☒ 10. Campus map(s) showing location of project site
- ☐ 11. Final Business Plan (if applicable) /3

Additional documents for Stage III:

- ☒ 12. Proposed Resolution requesting approval of the Project Design by the Board of Trustees (Architectural Design and authority to proceed with final construction documents)
- ☒ 13. Architectural rendering of project (Final design prior to the initiation of construction documents on the project)

*Project is a Contract Award Approval Not to Exceed

Prepared by:

Approved by:

/1 Reference Tab 3I - Board Rule 415 Instructional Guide
/2 Reference Tab 3E - Board Rule 415 Instructional Guide
/3 Reference Tab 3V - Board Rule 415 Instructional Guide

* Basic documents required for this Board Submittal Package. Include other supporting materials, correspondence, etc., as may be required to fully describe or illustrate project being submitted for approval to Physical Properties Committee and Board of Trustees.

January 7, 2016

Chancellor Robert Witt
The University of Alabama System
500 University Boulevard East
Tuscaloosa, Alabama 35401

Dear Chancellor Witt:

I am pleased to send to you for consideration by the Board of Trustees at its February 5, 2016 meeting the following resolution:

- Board Item – Action: Revised Scope and Budget, Revised Stage III, and Stage IV, Not to Exceed Contract Award Submittals:
University Boulevard Improvements

Please contact us if you have questions or need additional information.

Sincerely,



Stuart R. Bell
President

SRB/dj

Enclosure



RESOLUTION

UNIVERSITY BOULEVARD IMPROVEMENTS

WHEREAS, the University Boulevard Improvements project (“Project”) was approved for a 2008 Transportation Enhancement Grant through the Alabama Department of Transportation (ALDOT) under Provision No. 1, Facilities for Pedestrian and Bicycles, and Provision No. 5, Landscaping and Other Scenic Beautification, at The University of Alabama (“University”) campus and State Highway 215; and

WHEREAS, on November 5, 2009, The Board of Trustees of The University of Alabama (“Board”) approved the Stage I submittal for the Project at a projected cost of \$1,583,684; and

WHEREAS, on February 5, 2010, based on prior design services on adjacent projects and their extensive knowledge of the Project, the University received authorization to proceed with engineering services utilizing McGiffert and Associates, LLC of Tuscaloosa, Alabama for this Project accepting a fixed fee not to exceed \$96,510 for the Project; and

WHEREAS, on February 5, 2010, the Board of Trustees approved the architectural renderings for this Project; and

WHEREAS, on February 4, 2011, the Board approved the revised architectural renderings for the Project; and

WHEREAS, on February 4, 2011, the Board approved a revised scope and budget from \$1,583,684 to \$962,249 based on the removal of landscaped islands from the Project; and

WHEREAS, on April 12, 2013, the University received approval from the Board to award all construction contracts for this Project to the lowest responsible bidders so long as the bids for the construction contracts for the Project did not cause the total Project budget to exceed \$962,249; and

WHEREAS, on February 7, 2013, pursuant to Title 39, State Bid Law of Alabama Code, competitive bids were received for the Project and REV Construction, Inc., of Tuscaloosa Alabama, was declared the lowest responsible bidder with a base bid in the amount of \$772,562.95; and

WHEREAS, in accordance with ALDOT's grant requirement, on April 12, 2013, the Board authorized the University to award the full amount of the base bid; and

WHEREAS, the University has determined it necessary to divide the remaining construction of this Project into two phases consisting of Phase I: Construction – West Roadway, Landscaping, and Irrigation; and Phase II: Construction – East Roadway, Landscaping, and Irrigation; and

WHEREAS, Phase I: Construction – West Roadway, Landscaping, and Irrigation will consist of the re-construction of the roadway from Sixth Avenue to Second Avenue with two automobile travel lanes, bike lanes, and either a center turn lane or a landscaped median that would occur between Devotie Drive and Second Avenue; and

WHEREAS, Phase II: Construction – East Roadway, Landscaping, and Irrigation will entail the re-construction of the roadway from Second Avenue to Bryant Drive and from the west end of the Alberta City bridge to just east of the highway interchange with four automobile travel lanes in addition to the center turn lane or landscaped medians and new or expanded sidewalks; and

WHEREAS, the University is requesting a scope revision to reflect the division of the construction for this Project into the additional two phases and to include the scope revision for this Project; and

WHEREAS, the University is requesting a budget revision from \$926,522 to \$11,360,553 to incorporate the revised scope and reflect the division of construction into the additional phases; and

WHEREAS, responsible officials at the University have received revised renderings for the Stage III submittal and are recommending approval of said design; and

WHEREAS, the Project location and program have been reviewed and are consistent with the Campus Master Plan, the University Design Standards, and the principles contained therein; and

WHEREAS, the Project will be funded from an ALDOT Transportation Enhancement Grant in the amount of \$8,617,288 of which \$617,288 was previously funded and University funds in the amount of \$2,743,265 of which \$309,234 was previously funded; and

WHEREAS, in order to minimize the disruption to campus and to realize the improved traffic control and safety benefits of the Project, the University is requesting approval to award all construction contracts for this Project to the lowest responsible bidders as long as the bids do not cause the total Project budget to exceed \$11,360,553 as set out below; and

WHEREAS, the revised budget for the Project is as stipulated below:

BUDGET:	REVISED
Construction	\$ 772,563
Phase I: Construction – West Roadway, Landscaping, and Irrigation	\$ 3,250,000
Phase II: Construction – East Roadway, Landscaping, and Irrigation	\$ 5,407,500
Contingency* (5%)	\$ 471,503
Architect/Engineer Fee** (6%)	\$ 607,560
UA Project Management Fee*** (3%)	\$ 297,047
Other Expenses (survey, testing)	\$ 529,380
Other Fees (advertising and postage)	\$ 25,000
TOTAL PROJECT COST	\$ 11,360,553

*Contingency is based on 5% of all construction costs.

**Architect/Engineer Fee is based on 6% of the cost of Phases I and II (less the cost of landscaping and irrigation in the amount of \$730,000) plus not to exceed \$35,400 for additional services and reimbursable expenses plus \$96,510 for previous phase design services.

***UA Project Management Fee is based on 3% of all construction costs, and contingency.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of The University of Alabama that:

- 1) The revised scope and budget for the Project is approved as stipulated above.
- 2) The revised Stage III submittal for the Project is hereby approved.

BE IT FURTHER RESOLVED that all construction contracts to be competitively bid on the Project as aforementioned may be awarded by the University pursuant to Alabama bid law, and the hereinafter listed campus officials of The University of Alabama are thereafter authorized to act for and in the name of The Board of Trustees of The University of Alabama in

executing all construction contracts with such low bidders for the Project subject to compliance with all of the following provisions:

1. The University is granted approval to award construction contracts for all construction contracts to the lowest responsible bidders pursuant to Alabama bid law so long as the awards of such construction contracts for the Project do not cause the Project to exceed the total Project budget.
2. If the award of the construction contracts for the Project will cause an increase in the total Project budget, the University shall bring the matter before the Board of Trustees of the Executive Committee of the Board of Trustees for approval of the construction contracts and revised budget for the Project.
3. The University will provide an ongoing report about the awards of all construction contracts for the Project to the Office of the Chancellor.
4. Stuart R. Bell, President, Lynda Gilbert, Vice President for Financial Affairs and Treasurer, or those officers named in the most recent Board Resolution granting signature authority for The University of Alabama be, and each hereby are, authorized to act for an in the name of the Board of Trustees in executing the aforementioned construction contracts for the Project upon satisfaction of the conditions set out above.



Division of
Financial Affairs

MEMO

January 5, 2016

To: Stuart R. Bell

From: Lynda Gilbert

Subject: Board Item – Action: Revised Scope and Budget, Revised Stage III, and Stage IV, Not to Exceed Contract Award Submittals:
University Boulevard Improvements

In accordance with Board Rule 415, The University of Alabama (“University”) has received revised renderings for the University Boulevard Improvements project (“Project”) and is requesting The Board of Trustees of The University of Alabama (“Board”) to consider approval of the revised Stage III submittal based on the renderings presented for review and approval.

The revised renderings represent the addition of the landscaped islands back to the Project and extended Project limits based on additional Alabama Department of Transportation (ALDOT) funding. Thus, the University additionally requests approval for a scope and budget revision based on the expanded scope of the Project.

Furthermore, the University has determined it necessary to divide remaining construction of this Project into two phases consisting of Phase I: Construction – West Roadway, Landscaping, and Irrigation; and Phase II: Construction – East Roadway, Landscaping, and Irrigation.

Phase I: Construction – West Roadway, Landscaping, and Irrigation will consist of the re-construction of the roadway from Sixth Avenue to Second Avenue with similar features that currently exist on University Boulevard adjacent to the Quad with two automobile travel lanes, bike lanes, and either a center turn lane or a landscaped median. The landscaped medians would occur between Devotie Drive and Second Avenue.

Phase II: Construction – East Roadway, Landscaping, and Irrigation will entail the re-construction of the roadway from Second Avenue to Bryant Drive and from the west end of the Alberta City bridge to just east of the highway interchange with four automobile travel lanes in addition to the center turn lane or landscaped medians as appropriate for traffic circulation, bike lanes on both north and south sides of the street, and new or expanded sidewalks on both sides of the street.

Therefore, the University is requesting approval from the Board for a budget revision from \$926,522 to \$11,360,553 to incorporate the revised scope and reflect the division of construction into phases.

Lastly, in order to minimize the disruption to campus by executing work at off peak times and to realize the improved traffic control and safety benefits of the Project, the University is requesting approval to award all construction contracts for this Project to the lowest responsible bidders as long as the bids do not cause the Project to exceed the total Project budget. If the lowest responsible bids cause the Project to exceed the total Project budget, the University will bring the construction contracts for the Project before the Board of Trustees or The Executive Committee of The Board of Trustees for approval of the construction contracts for this Project and the revised budget. The University will also provide an ongoing report about the construction contracts for this Project to the Office of the Chancellor.

This Project will be funded from an ALDOT grant in the amount of \$8,617,288 and University funds in the amount of \$2,743,265 of which \$926,522 was previously funded. Of the \$926,522, \$617,288 was funded by ALDOT, and \$309,234 was funded by the University.

This Project location and program have been reviewed and are consistent with the Campus Master Plan, University Design Standards, and the principles contained therein. I have attached an Executive Summary, Project Summary, Project Planning Report, Location Map, Renderings, and Resolution for your review. Subject to your approval, I recommend this item be forwarded to the Chancellor for inclusion as an Action Item on the agenda of the Physical Properties Committee at the Board of Trustees meeting scheduled for February 4 – 5, 2016.

LG/CCb

Attachments

pc w/atchmnts: Michael Rodgers
 Michael Lanier
 Tim Leopard
 Ben Henson
 Richard Powell

**EXECUTIVE SUMMARY
PROPOSED CAPITAL PROJECT**

BOARD OF TRUSTEES SUBMITTAL

Meeting Date: February 4 – 5, 2016

CAMPUS: The University of Alabama, Tuscaloosa, Alabama

PROJECT NAME: University Boulevard Improvements

PROJECT LOCATION: University Boulevard between 6th Avenue and West terminus of Alberta City bridge

ARCHITECT: McGiffert and Associates, LLC., Tuscaloosa, Alabama

THIS SUBMITTAL:	PREVIOUS APPROVALS:
<input type="checkbox"/> Stage I	<u>November 4 - 5, 2009</u>
<input type="checkbox"/> Stage II - Waiver	<u>February 4 - 5, 2010</u>
<input type="checkbox"/> Stage III	<u>February 4 - 5, 2010</u>
<input type="checkbox"/> Revised Stage III	<u>February 3 - 4, 2011</u>
<input type="checkbox"/> Scope and Budget Revision	<u>February 3 - 4, 2011</u>
<input type="checkbox"/> Stage IV and Budget Reallocation	<u>April 11 – 12, 2013</u>
<input checked="" type="checkbox"/> Revised Stage III	
<input checked="" type="checkbox"/> Scope and Budget Revision	
<input checked="" type="checkbox"/> Stage IV, Not to Exceed Contract Award	

PROJECT TYPE	SPACE CATEGORIES	PERCENTAGE	GSF
<input type="checkbox"/> Building Renovations	Instructional		
<input type="checkbox"/> Building Addition	Auxiliaries		
<input type="checkbox"/> New Construction	Fraternity House		
<input checked="" type="checkbox"/> Campus Infrastructure	Other	<u>N/A</u>	<u>N/A</u>
	TOTAL	N/A	N/A

BUDGET	PERCENTAGE	CURRENT	PERCENTAGE	REVISED
Construction		\$ 791,417		\$ 772,563
Construction Related		\$ 2,083		\$ -
Telecommunication/Data		\$ 648		
Phase I: Construction – West Roadway, Landscaping and Irrigation		\$ -		\$ 3,250,000
Phase II: Construction – East Roadway, Landscaping, and Irrigation		\$ -		\$ 5,407,500
Contingency*	5%	\$ -	5%	\$ 471,503
Architect/Engineer Fee**	7.5%	\$ 110,941	6%	\$ 607,560
UA Project Management Fee***	1.5%	\$ 11,903	3%	\$ 297,047
Other Expenses (surveying, testing)		\$ 13		\$ 529,380
Other Fees (advertising and postage)		\$ 9,517		\$ 25,000
TOTAL PROJECT BUDGET		\$ 926,522		\$ 11,360,553

*Contingency is based on 5% of all construction costs.

**Architect/Engineer Fee is based on 6% of the cost of Phases I and II (less the cost of landscaping and irrigation in the amount of \$730,000) plus not to exceed \$35,400 for additional services and reimbursable expenses plus \$96,510 for previous phase design services.

***UA Project Management Fee is based on 3% of all construction costs and contingency.

ESTIMATED ANNUAL OPERATING AND MAINTENANCE (O&M) COSTS:

(Utilities, Housekeeping, Maintenance, Insurance, Other)

GSF:

TOTAL ESTIMATED ANNUAL O&M COSTS: \$ 15,450**FUNDING SOURCE:**

Capital Outlay:

ALDOT Transportation Enhancement grant \$ 8,617,288*

University funds \$ 2,743,265*

O&M Costs:

University funds \$ 15,450

*\$926,522 previously funded: ALDOT - \$617,288; UA - \$309,234

NEW EQUIPMENT REQUIRED:

N/A

RELATIONSHIP & ENHANCEMENT OF CAMPUS PROGRAMS:

The proposed Project will improve the traffic flow on University Boulevard and enhance the aesthetics of the area by planting shade and ornamental trees along both sides of the road. In addition, safety for pedestrians will be heightened by providing additional lighting to the existing sidewalk on the south side of University Boulevard and installing crosswalks and pedestrian signals at the intersection of Fifth Avenue and University Boulevard. Safety will be further enhanced with the extension of the mixed-use bicycle and pedestrian trail and the addition of landscaped medians in certain areas. Consistent directional signage will also be installed to provide improved wayfinding to students, visitors, faculty, and staff.

Project Summary

UNIVERSITY BOULEVARD IMPROVEMENTS

Previously, the University Boulevard Improvements project (“Project”) included:

- Adding pedestrian lighting along the existing sidewalk along the south side of University Boulevard;
- Planting shade and ornamental trees along both sides of this section of State Highway;
- Providing site furniture along the north side of the highway for bikers and pedestrians;
- Extending the current 10 foot wide mixed-use bicycle and pedestrian trail, located on the north side of University Boulevard, approximately 800 feet to the east and installing crosswalks and pedestrian signals at the intersection of Fifth Avenue and University Boulevard where none currently exists.

During the course of the Project, the scope was amended to remove the median islands due to Alabama Department of Transportation (ALDOT) design standards. Through negotiation and partnering with ALDOT, The University of Alabama (“University”) has been able to secure the funds to holistically address the Project.

- The first component of the Project was located along (now former) State Route 215 from the intersection of University Boulevard and Bryant Drive on the east and the intersection of Hackberry Lane and University Boulevard on the west.

The Project improvements include:

- adding pedestrian lighting beside the existing sidewalk along the south side of University Boulevard;
- planting shade and ornamental trees along both sides of this section of the State Highway;
- providing site furniture along the north side of the highway for bikers and pedestrians;
- extending the current 10 feet wide mixed-use bicycle and pedestrian trail, located on the north side of University Boulevard, approximately 800 feet to the east and installing crosswalks and pedestrian signals at the intersection of Fifth Avenue and University Boulevard where none currently exists.

Additionally, the next phases of this Project will provide enhancements to the University Boulevard roadway from the corner of University Boulevard and Sixth Avenue to the

Alberta City bridge less the State Highway 82 interchange. There are three distinct segments of this portion of the project where the improvements to University Boulevard result in moderately different road profiles. The scopes of each segment are described below. This work will take place in two phases as shown on the Project site plan. Phase I is intended to be constructed during the summer of 2016. Phase II will start construction in the winter of 2016 and run through summer of 2017.

Phase I: Construction – West Roadway, Landscaping, and Irrigation (From Sixth Avenue to Second Avenue)

This portion of the Project will create a roadway with similar features that currently exist on University Boulevard adjacent to the Quad with two automobile travel lanes, bike lanes, and either a center turn lane or a landscaped median. The landscaped medians would occur between Devotie Drive and Second Avenue. The detail of the scope includes:

- Removal and replacement of the existing concrete paving with asphalt paving, including replacing existing curb with new integral concrete curb and gutter.
- Installation of new irrigated and landscaped medians from Devotie Drive to Second Avenue.
- Installation of new acorn lights between Devotie Drive and Second Avenue on existing sidewalks.
- Rebuilding/replacement of storm inlet structures as needed to accommodate roadway improvements.

Phase II: Construction – East Roadway, Landscaping, and Irrigation (From Second Avenue to Bryant Drive and from the west end of the Alberta City bridge to just east of the highway interchange)

This portion of the roadway will be re-constructed with four automobile travel lanes in addition to a center turn lane or landscaped median as appropriate for traffic circulation, bike lanes on both north and south sides of the street, and new or expanded sidewalks on both sides of the street. The details of the scope of work entail:

- Removal and replacement of the existing concrete paving with asphalt paving, including replacing existing curb with new integral concrete curb and gutter.
- Installation of new irrigated and landscaped medians from Second Avenue to Fifth Avenue.
- Installation of new street and sidewalk lighting from Anna Drive to Fifth Avenue (and on to the Alberta City bridge in Section C)
- Burial of overhead AT&T, Alabama Power, and Comcast lines near Anna Avenue and the Pi Kappa Phi fraternity house.
- Widening of the existing sidewalks from Second Avenue to Anna Avenue from 6 feet to 8 feet on the south side of the street.

- Installation of new acorn lights between Second Avenue and Anna Avenue.
- Removal and replacement of existing traffic signal at Fifth Avenue with new decorative traffic signal.

Phase II, B – From just east of Highway 82 interchange to the west end of the Alberta City Bridge

Note: This project does not include the area that is already asphalt paved from east of the Capstone College of Nursing across McFarland. Enhancements to this area will be completed by ALDOT under a separate effort.

This portion of the roadway will be re-constructed with four automobile travel lanes plus a center turn lane or landscape median as appropriate for traffic circulation. Sidewalks and site lighting will also be provided on both sides of the street. The details of the scope are:

- Removal and replacement of the existing concrete paving with asphalt paving, including replacing existing curb with new integral concrete curb and gutter.
- Installation of new irrigated and landscaped medians from Fifth Avenue to the Alberta City bridge.
- New 10' sidewalk on the north side of University Boulevard.

THE UNIVERSITY OF ALABAMA SYSTEM
PROJECT PLANNING REPORT
DATE: February 4 - 5, 2016

☐ INITIAL REPORT
☐ INTERIM REPORT
☒ FINAL REPORT
☐ 4 REPORT NO.

TO: OFFICE OF THE CHANCELLOR
BOARD OF TRUSTEES OF THE UNIVERSITY OF ALABAMA

FROM: OFFICE OF THE PRESIDENT
THE UNIVERSITY OF ALABAMA

1. PROJECT: University Boulevard Improvements

2. LOCATION: University Boulevard between 6th Avenue and West terminus of Alberta City bridge

3. ARCHITECT/ENGINEER: McGiffert and Associates, LLC, Tuscaloosa, Alabama

4. PROJECT STATUS:

A. SCHEMATIC DESIGN	DATE INITIATED	Dec-15
	% COMPLETE	50%
	* DATE COMPLETED	Dec-15
B. PRELIMINARY DESIGN:	DATE INITIATED	Jan-16
	% COMPLETE	10%
	* DATE COMPLETED	Feb-16
C. CONSTRUCTION DOCUMENTS:	DATE INITIATED	Feb-16
	% COMPLETE	0%
	* DATE COMPLETED	Mar-16
D. SCHEDULED BID DATE:		April 21, 2016

5. CURRENT PROJECT BUDGET:	CURRENT	REVISED
A. CONSTRUCTION	\$ 791,417	\$ 772,563
B. CONSTRUCTION RELATED	\$ 2,083	\$ -
C. TELECOMMUNICATION/DATA	\$ 648	\$ -
D. PHASE I: CONSTRUCTION	\$ -	\$ 3,250,000
WEST ROADWAY, LANDSCAPING, AND IRRIGATION		
E. PHASE II: CONSTRUCTION	\$ -	\$ 5,407,500
EAST ROADWAY, LANDSCAPING, AND IRRIGATION		
F. CONTINGENCY** (5%)	\$ -	\$ 471,503
G. ARCHITECT/ENGINEER FEE*** (7.5% / 6%)	\$ 110,941	\$ 607,560
H. UA PROJECT MANAGEMENT FEE**** (1.5% / 3%)	\$ 11,903	\$ 297,047
I. OTHER EXPENSES (SURVEYING, TESTING)	\$ 13	\$ 529,380
J. OTHER FEES (ADVERTISING AND POSTAGE)	\$ 9,517	\$ 25,000
K. TOTAL PROJECT BUDGET	\$ 926,522	\$ 11,360,553

*Contingency is based on 5% of all construction costs.

**Architect/Engineer Fee is based on 6% of the cost of Phases I and II (less the cost of landscaping and irrigation in the amount of \$730,000) plus not to exceed \$35,400 for additional services and reimbursable expenses plus \$96,510 for previous phase design services.

***UA Project Management Fee is based on 3% of all construction costs and contingency.

6. FUNDING/RESOURCES: ALDOT Transportation Enhancement Grant - \$8,617,288 (\$617,288 previously funded)
University funds - \$2,743,265 (\$309,234 previously funded)

7. REMARKS

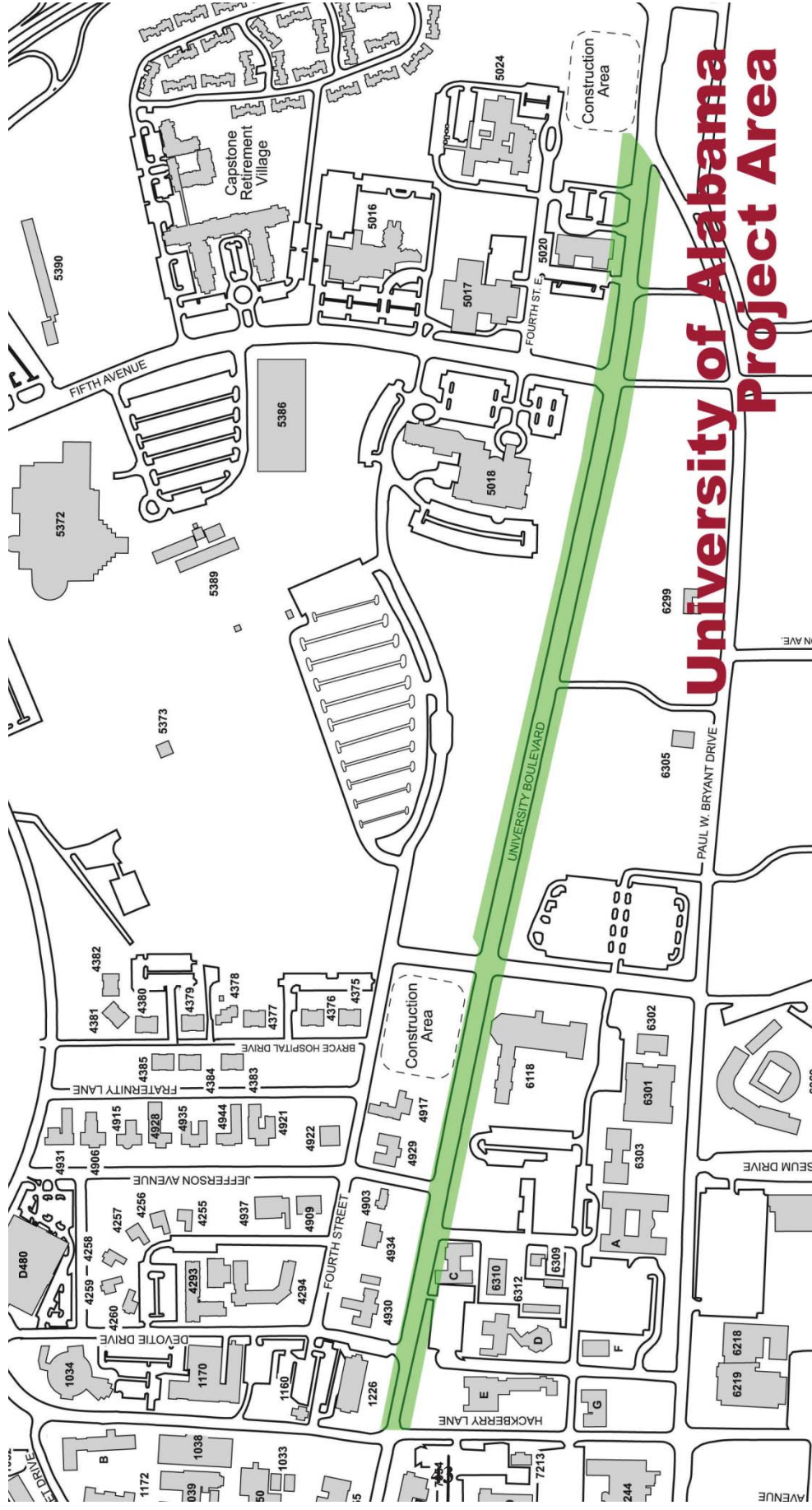
* FINAL AGENCY APPROVAL

SUBMITTED BY:

Tin Leopand

SITE PLAN

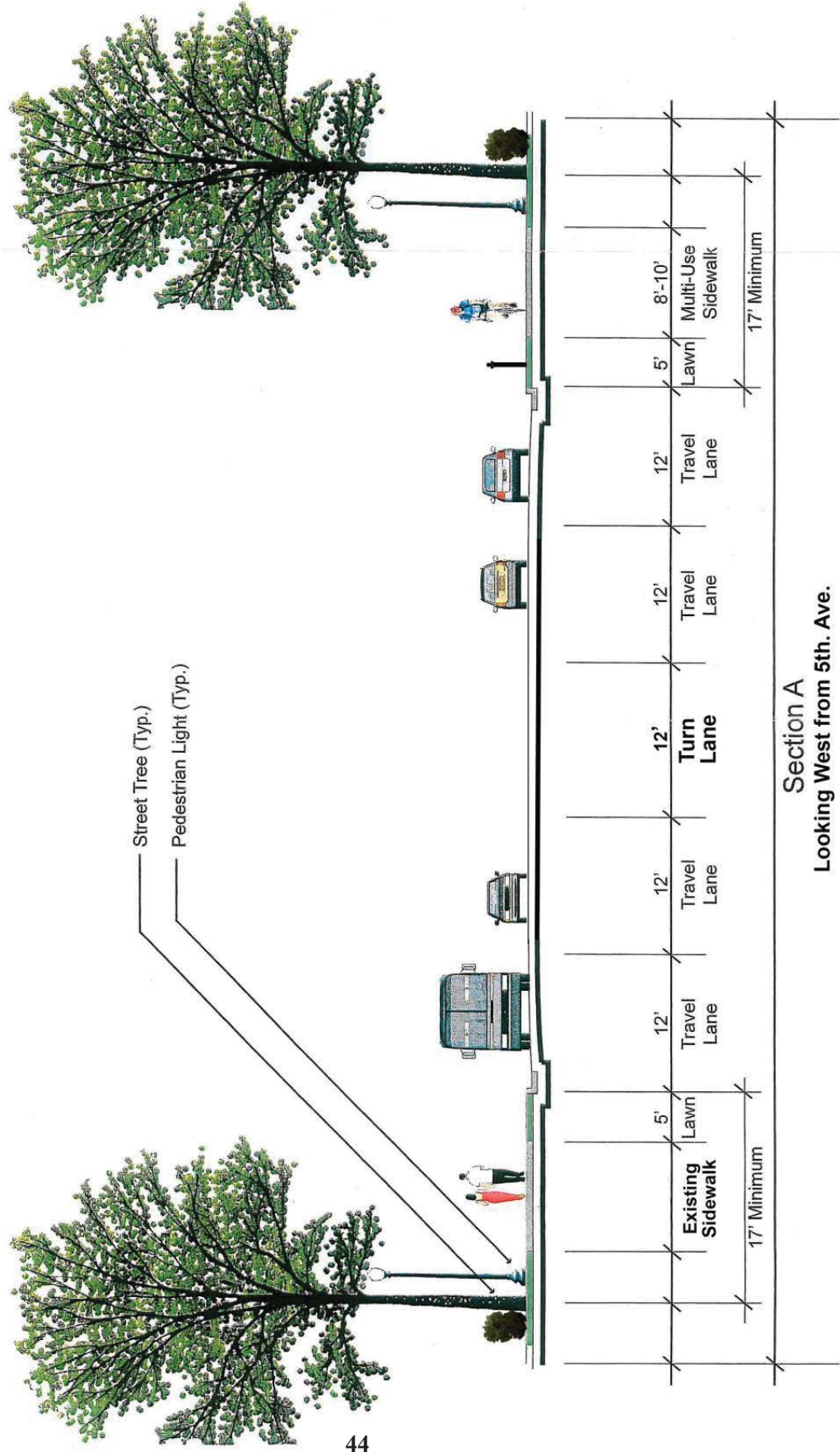
Approved February 4, 2011



UNIVERSITY BOULEVARD IMPROVEMENTS

Rendering

Approved February 4, 2011



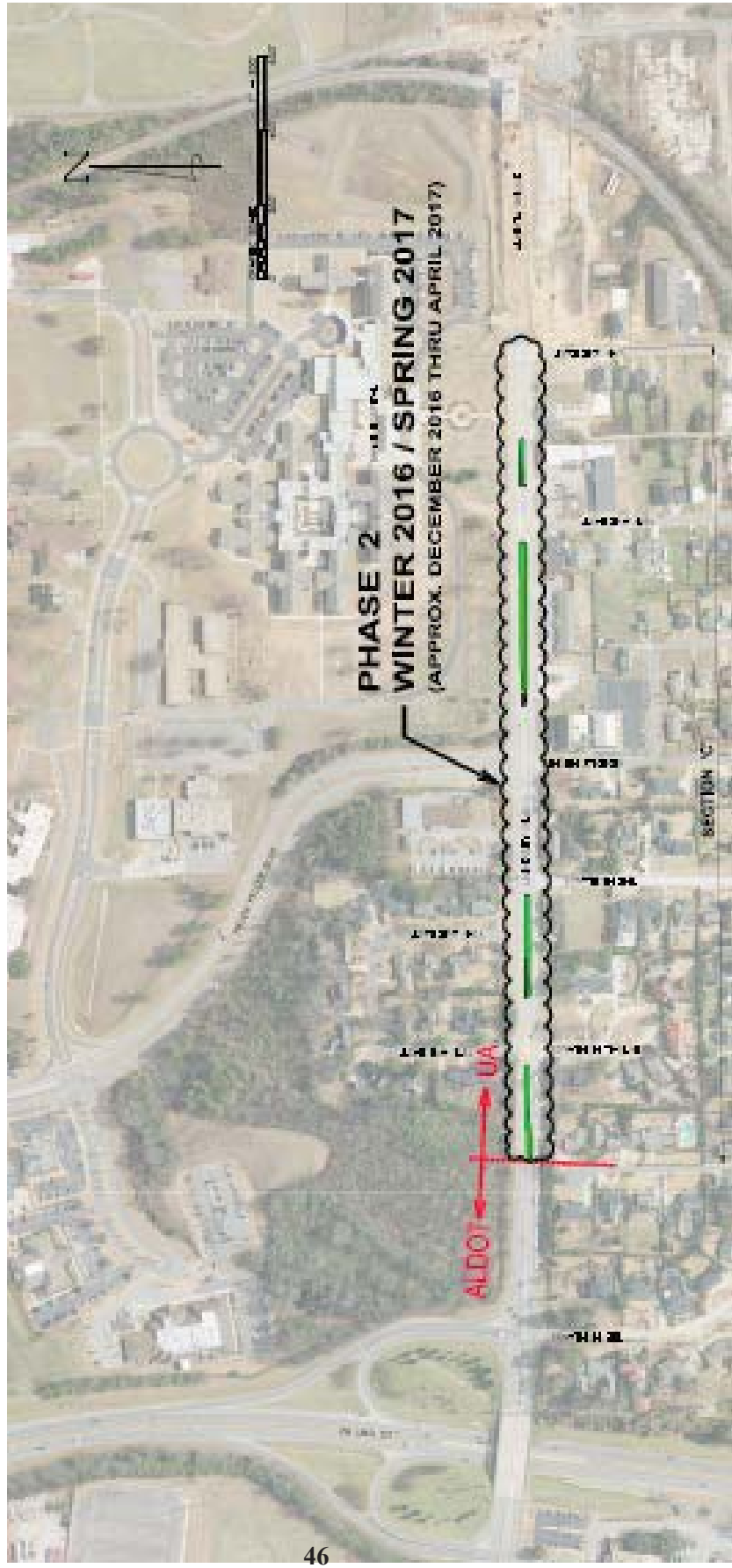
UNIVERSITY BOULEVARD IMPROVEMENTS

Revised Site Plan – West of McFarland



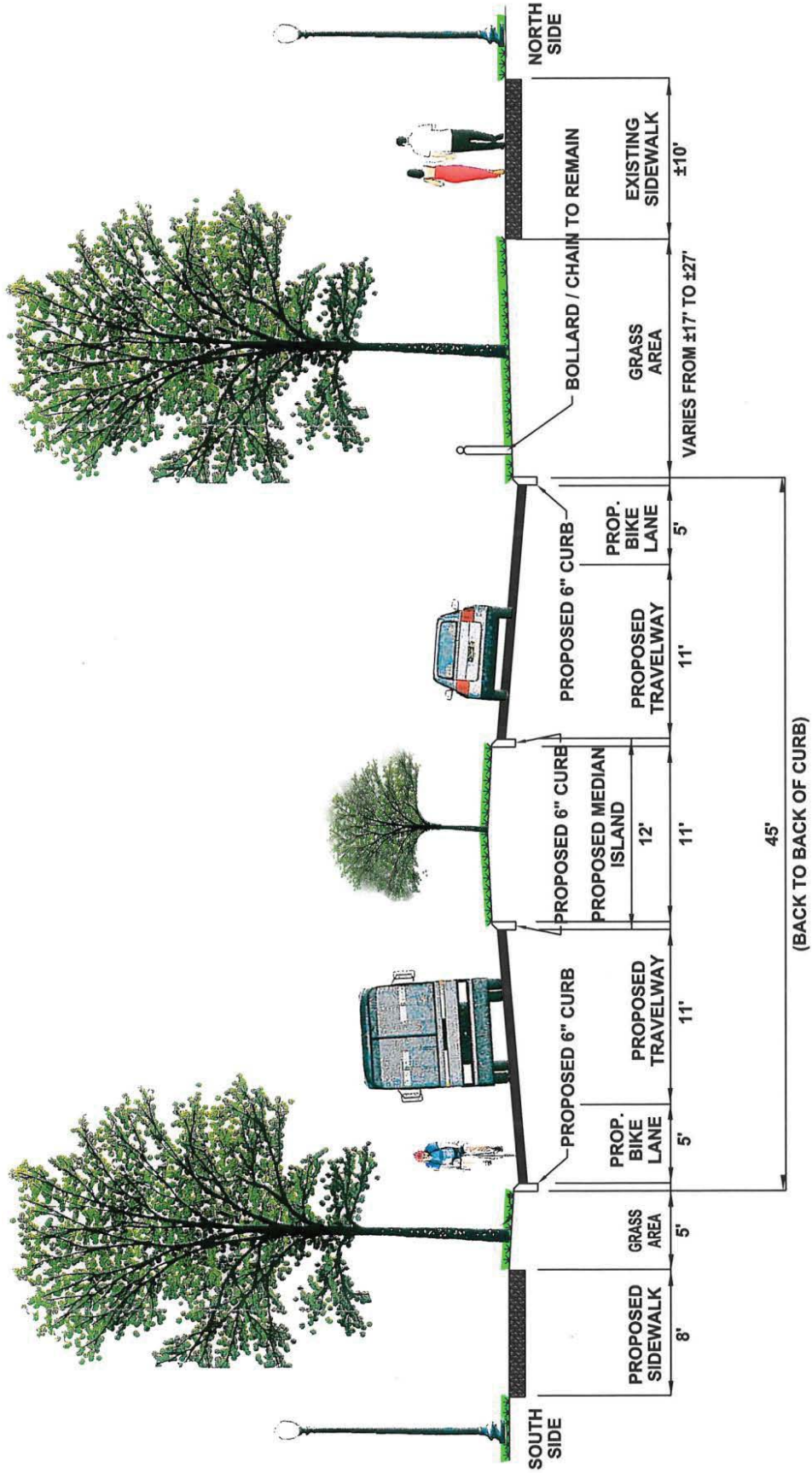
UNIVERSITY BOULEVARD IMPROVEMENTS

Revised Site Plan – East of McFarland



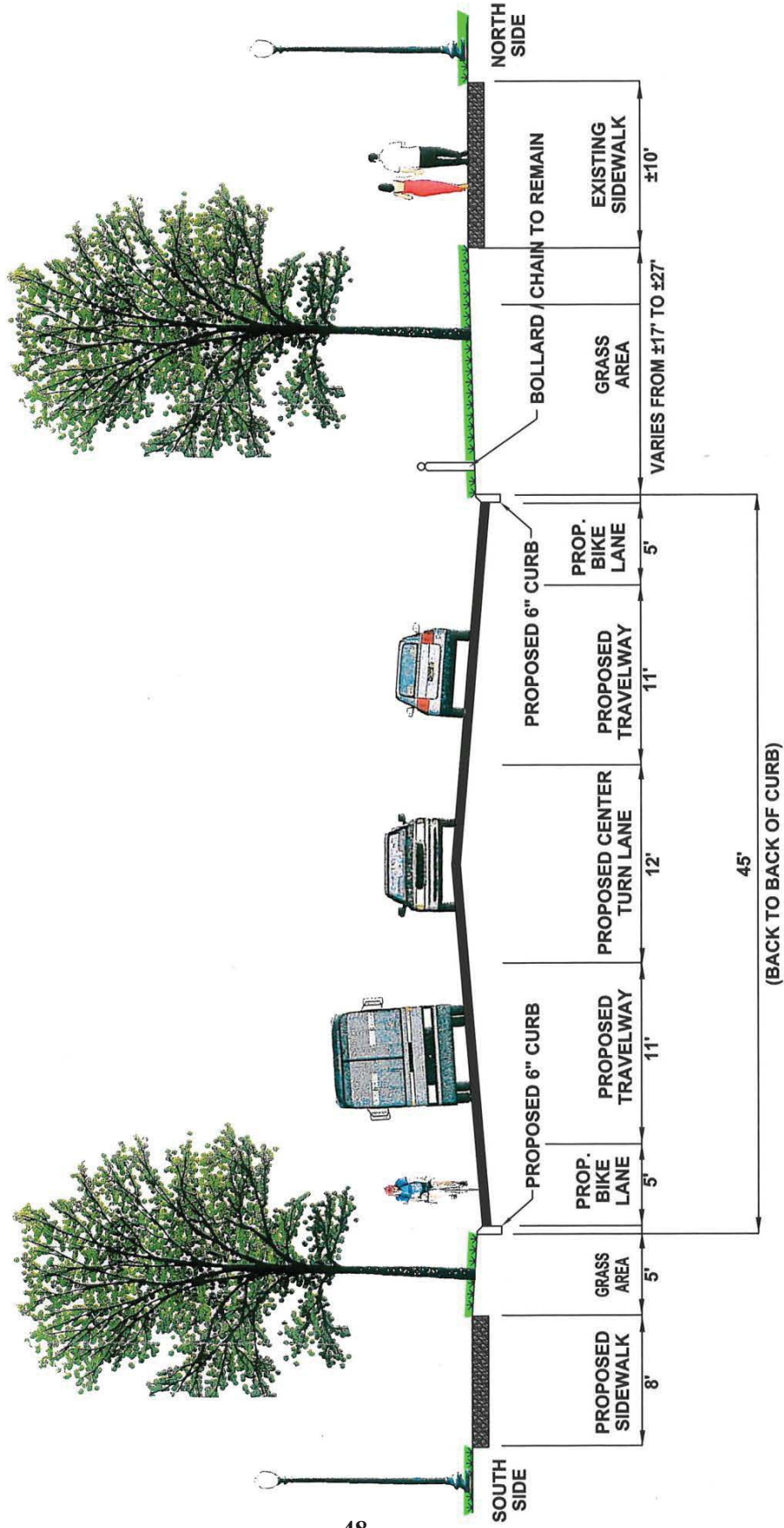
UNIVERSITY BOULEVARD IMPROVEMENTS

Revised Rendering
Section 'A' (with median landscaped island)



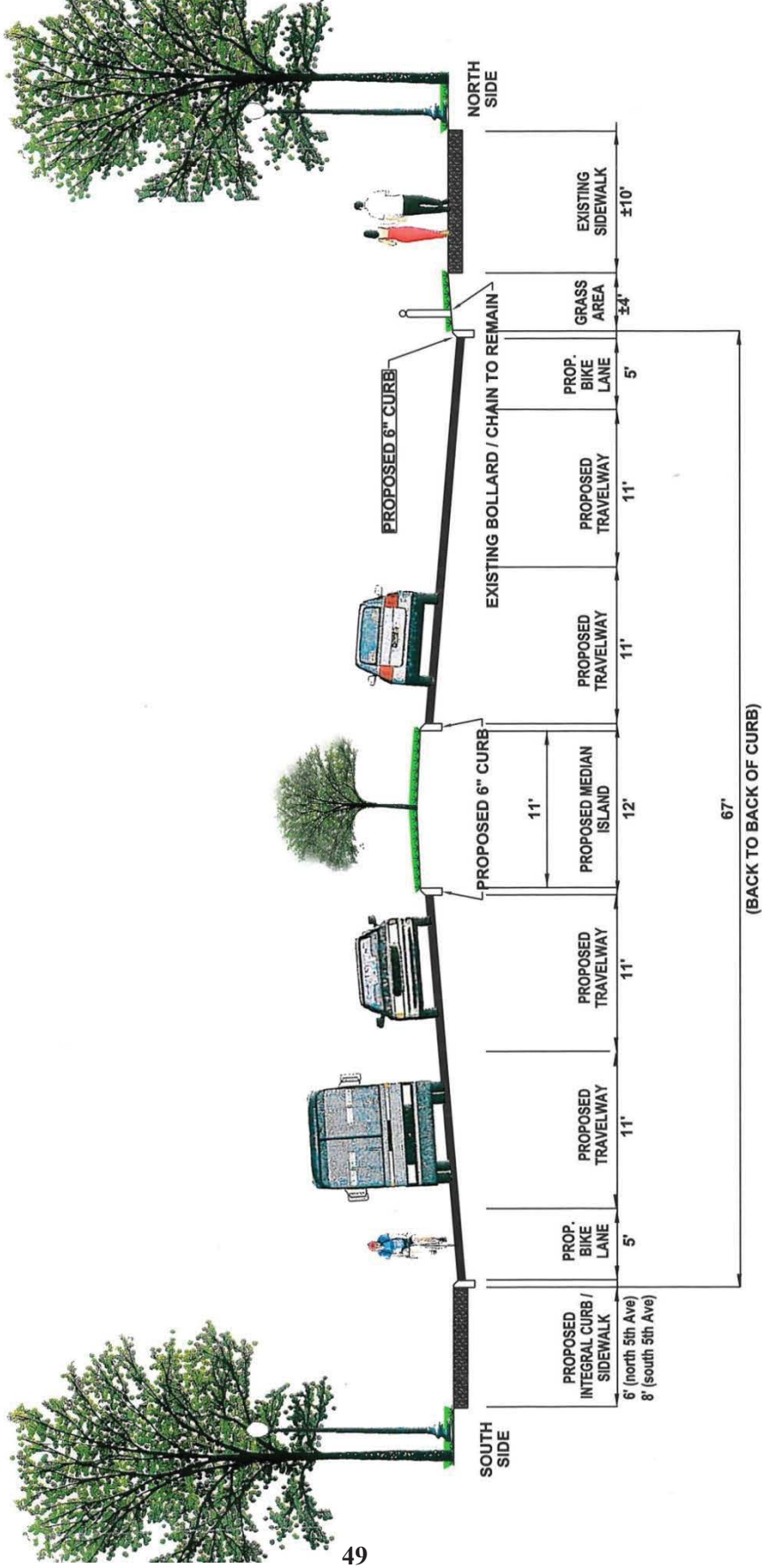
UNIVERSITY BOULEVARD IMPROVEMENTS

Revised Rendering
Section 'A' (with center turn lane)



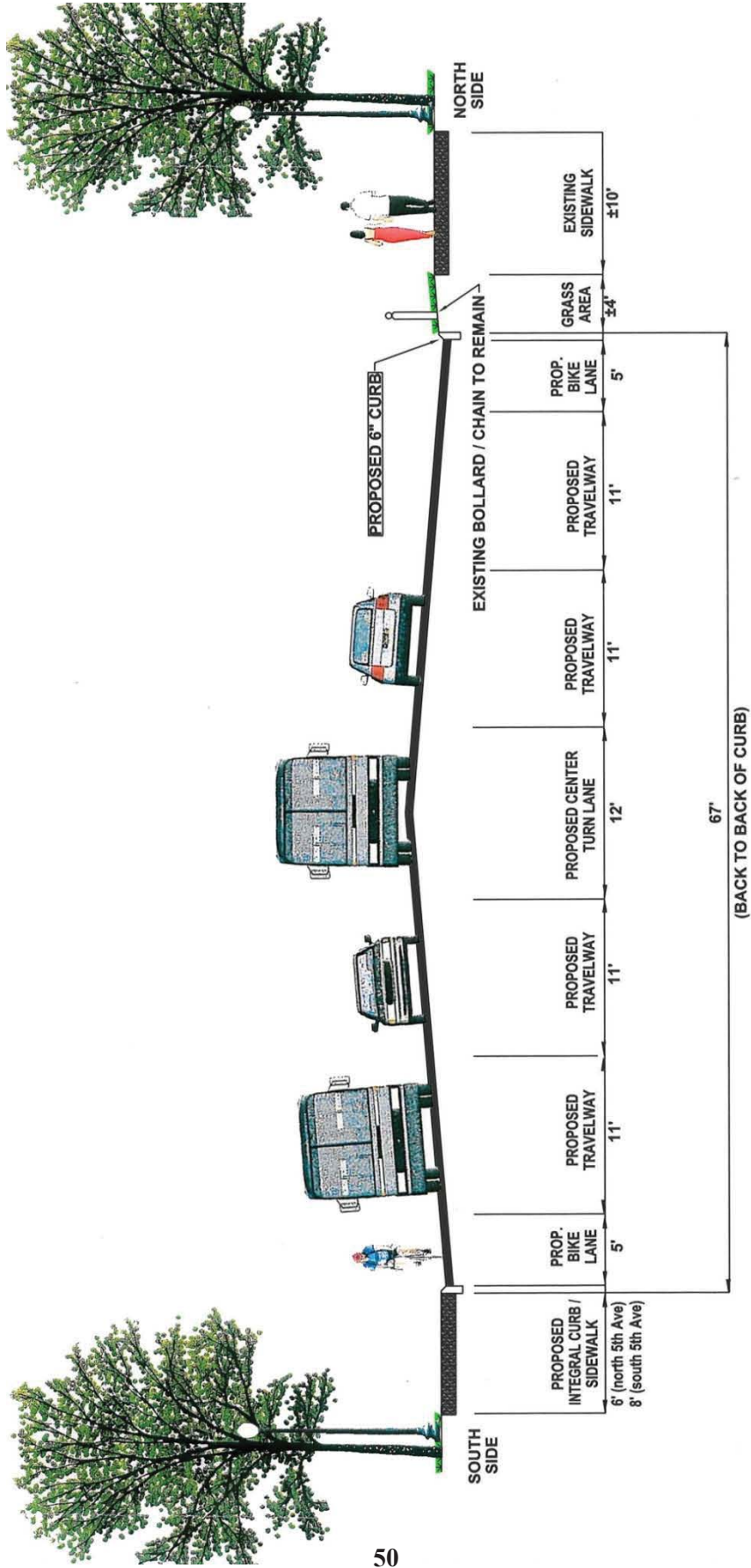
UNIVERSITY BOULEVARD IMPROVEMENTS

Revised Rendering Section 'B' (with median landscaped island)



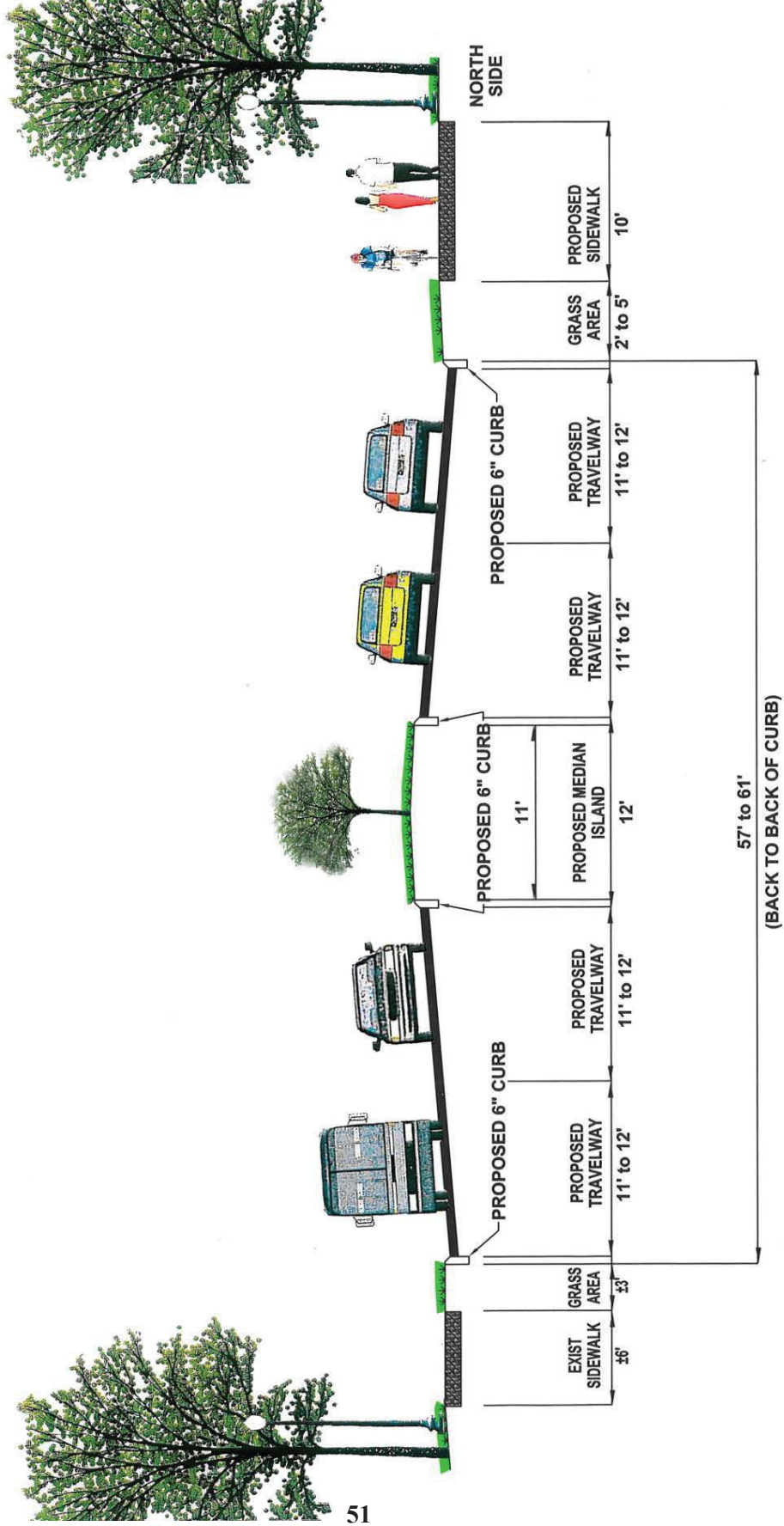
UNIVERSITY BOULEVARD IMPROVEMENTS

Revised Rendering Section 'B' (with center turn lane)



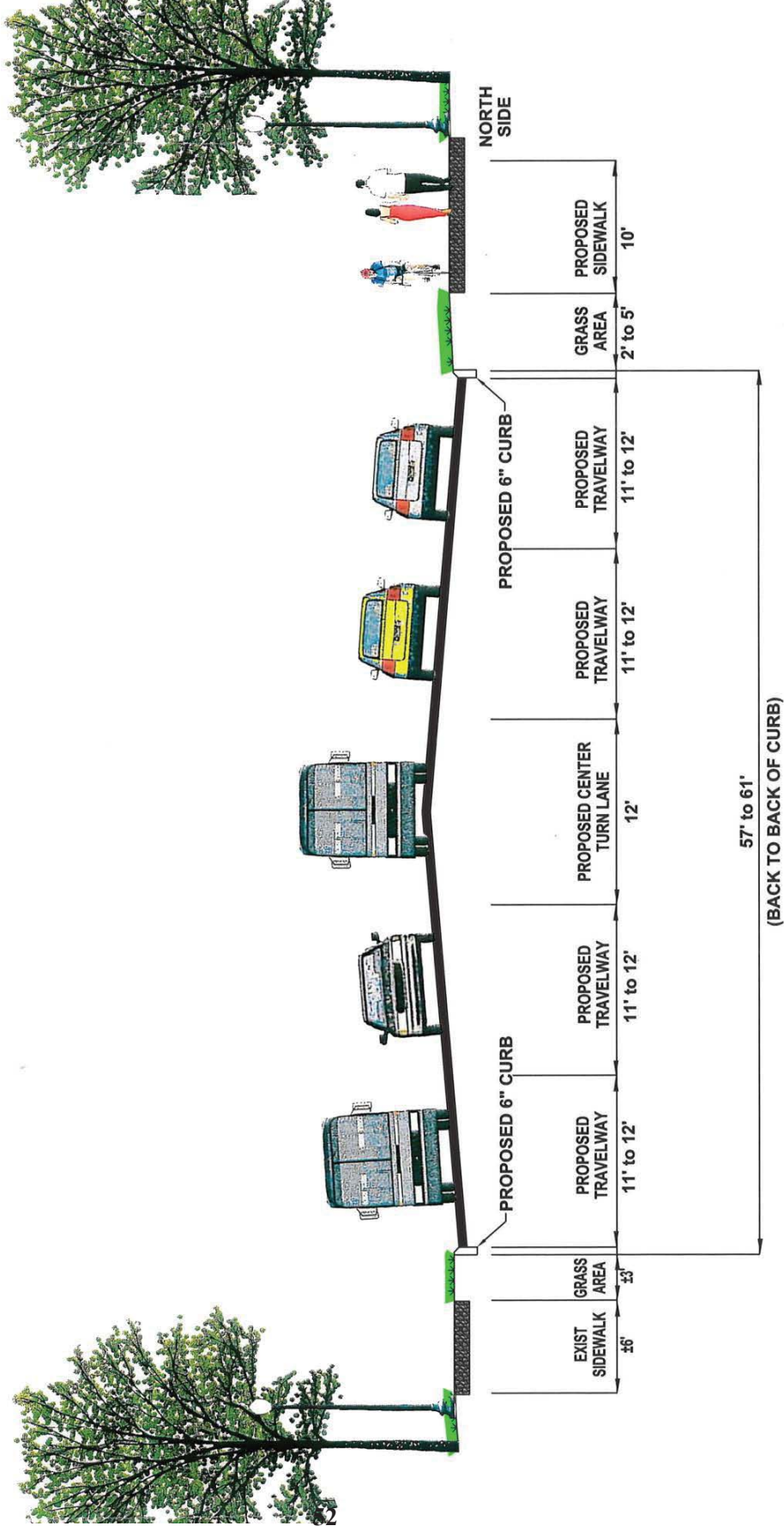
UNIVERSITY BOULEVARD IMPROVEMENTS

Revised Rendering
Section 'C' (with median landscaped island)



UNIVERSITY BOULEVARD IMPROVEMENTS

Revised Rendering
Section 'C' (with center turn lane)



LOCATION MAP

