



**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
January 13, 2021 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, January 13, 2021, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting. *This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic.*

This meeting can be viewed live through Zoom. Please click on this link

<https://zoom.us/j/98724452362?pwd=NUhiaEl4L2VhcExmOUY0aE9TbkFDUT09> or dial 1-301-715-8592 US or 1-253-215-8782 to join the meeting. You can also view the meeting on our [live stream channel](#).

AGENDA

1. CALL TO ORDER

2. DETERMINATION LETTER:

I, Julie Fullmer, Chair of Vineyard Redevelopment Agency Board, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Vineyard Redevelopment Agency Board pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard Redevelopment Agency Board shall be conducted by virtual means without an anchor location.

3. CONSENT AGENDA (*Items do not require discussion or public comment and can be approved by a single motion.*)

3.1. Approval of the December 9, 2020 RDA Meeting Minutes

4. DISCUSSION

4.1. 2016 and 2017 Bond Refinance

A representative from Lewis Young Robertson and Burningham will present timing, terms, and next steps for a possible bond refinance. This is a discussion only; no motion will be made.

5. BUSINESS ITEMS

5.1 DISCUSSION AND ACTION – Lake Bottom Canal

City Manager Jacob McHargue will present a funding request for the installation of an automatic screen on the Lake Bottom Canal. The RDA Board will take appropriate action.

5.2 DISCUSSION AND ACTION – Train Station Panel Design

Community Development Director Morgan Brim will present the designs for the Train station panels. The RDA Board will take appropriate action.

6. ADJOURNMENT

RDA meetings are scheduled as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City offices, the Vineyard City website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: January 12, 2021

CERTIFIED (NOTICED) BY: /s/Pamela Spencer
PAMELA SPENCER, CITY RECORDER



**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING**

This meeting was held electronically through
Zoom with an anchor location at
125 South Main Street, Vineyard, Utah
in the City Council Chambers
December 9, 2020 – 7:29 PM

Present

Chair Julie Fullmer
Boardmember John Earnest
Boardmember Tyce Flake
Boardmember Chris Judd

Absent

Boardmember Cristy Welsh

Staff Present: City Manager Jacob McHargue, Assistant Public Works Director Chris Wilson, City Attorney Jayme Blakesley, Community Development Director Morgan Brim, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commissioner Bryce Brady

Other Speaking: Pete Evans and Nate Hutchinson with Flagship Homes and Geneva Equity Partners

1. CALL TO ORDER

Chair Fullmer opened the RDA meeting at 7:29 pm.

2. CONSENT AGENDA

2.1. Approval of the June 24, 2020 RDA Meeting Minutes

Chair Fullmer called for a motion.

Motion: BOARDMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEM. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. BOARDMEMBER WELSH WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

There was a discussion about the Development Review Committee (DRC) meeting to be held on Thursday, December 10 at 10:30 AM and who would be attending it.

3. REPORTS

3.1. November 1st Report

Chair Fullmer turned the time over to City Manager Jacob McHargue.

Mr. McHargue reviewed excerpts from the report. He said that the RDA was doing well and that they did not need to request an extension this year. The RDA had been able to meet its debt

covenants, it was able to make all of the payments on time, and the debt coverage ratio was consistent with what was required for bonding. The revenue came in higher than anticipated and the expenses stayed below anticipated amounts. He said that there had been a lot of progress with the RDA in the last year. The Containment Area Management Unit (CAMU) was completed and they were getting ready for the next phase of development.

Boardmember Judd asked if COV-19 would affect the triggering of Phase 4 in 2021. Mr. McHargue explained how the phase triggering worked. He felt that the city had enough development to trigger another phase, which would give the RDA more bonding capacity. He mentioned that they were working with Lewis Young Robertson & Burningham to get the bonds rated, which could decrease the cost of issuing debt. He anticipated that there would not be any complication in triggering Phase 4.

Boardmember Earnest asked how losing the Golf Club would affect the RDA budget. Mr. McHargue replied that he was not certain what was happening to the Golf Club. He said that the city had issued a letter requesting more information on their plans. If the contract was terminated, then the money allocated could be used elsewhere. He added that the developer would have to give back the money that had already been allocated. There was further discussion about the contract.

Chair Fullmer called for further questions on the report. Hearing none, she closed the discussion.

3.2. Downtown Vineyard Geneva Equity Partners Report

Chair Fullmer turned the time over to Pete Evans with Geneva Equity Partners.

Mr. Evans gave a brief update on their RDA projects.

Waters Edge: Mr. Evans said that they were mostly built out in Waters Edge and that sales were ahead of their forecast. He mentioned that they would not close as many homes this year as they could have because they had scaled back production in March, April, and part of May. He said that they had reserved or sold every house in the Waters Edge development, other than in the James Bay subdivision, which were the bigger lots and homes. He felt that Waters Edge would close out in about 18 months.

Geneva Development: Mr. Evans said that the Containment Area Management Unit (CAMU) had been completed and was well built, making the east side of the property a totally different development prospect. He mentioned that they were working with US Steel on how they would be handling residual contaminated materials.

Mr. Evans said that they were removing excess materials and leveling the land on the east side of the railroad tracks just east of the CAMU along 1600 North to make the property more marketable. Farther to the south they were working on cleaning up additional impacted materials. They had been working with Utah Department of Environmental Quality (UDEQ) to submit all the site management plans at once. He anticipated receiving approval within the next few months.

Mr. Evans mentioned that they would be meeting with city staff tomorrow in the DRC meeting on Phase 1 of the Vineyard Downtown area. He felt that this would be a unique project and asked the city to think outside the box on the development. He anticipated that they would be doing the infrastructure during the winter and paving roads this spring. He said that after that they would follow up Phase 1 plans with slopes and grading, and then start Phase 2, with access points, so they could start building.

Mr. McHargue explained that there would be applications for the concrete crushing coming in the next few months. He said that they had been talking about available funds that could be shifted to the west side projects to help with the upfront costs. He said that there had also been talks about restructuring the RDA's long-term debt. He anticipated 2021 being a busy year for the RDA.

Boardmember Judd asked Mr. Evans what he had seen, demand-wise, for a mixed development. Mr. Evans replied that the only thing that stayed strong, in 2020, was residential. He said that he had spent a lot of time with commercial brokers, consultants, and analysts in Utah. Their take on Utah County specifically was that there had been a lot of office space dumped on the market all at once. He said that a lot of the tech companies were not utilizing all of their office space, so there was extra office space that needed to be absorbed. He said that the other general consensus was that the group felt that the death of the office market had been overstated. People were finding that office space was more productive than working from home. Utah was still experiencing good company relocation and job formation. Mr. Evans said that he was still optimistic about the office market in Utah and felt that being next to the FrontRunner station would give them a competitive advantage. He said that they had planned to build a small office building on speculation. He said that he was more pessimistic about retail but, experts that they had met with said that they were seeing a big resurgence in retail development. These experts in retail were looking for mixed-use environments that had built-in consumers. He felt that the retail model was changing but was not sure what that would look like.

Chair Fullmer said that a lot of the reports that she had read showed that the mixed-use, transit-oriented developments with a destination aspect created a different market. Mr. Evans said that development in Lehi was pushing hard to put multi-family units in Thanksgiving Point. He felt that planning this mixed-use development upfront would be a huge advantage. He said that commercial and retail companies were now preferring a mixed-use environment. Chair Fullmer felt that this development would bring in more students and talent. She added that it would also have close access to an airport.

4. BUSINESS ITEMS

4.1. DISCUSSION AND ACTION – Moon Shadow Etchers Inc. Bid Approval

Community Development Director Morgan Brim will present the cost for the glass panels on the train station. The RDA Board will take appropriate action.

Chair Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that Moon Shadow Etchers was the lowest bid they had received. He mentioned that the city had already approved a foundation for future art installation and historic panels. He said that the art design was taken care of and this approval tonight was for costs to have the graphics etched into the panels and shipped to the city.

Chair Fullmer called for a motion.

Motion: BOARDMEMBER JUDD MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN A CONTRACT WITH MOON SHADOW ETCHERS INC. BOARDMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, BOARDMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. BOARDMEMBER WELSH WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

5. ADJOURNMENT

Chair Fullmer called for a motion to adjourn the meeting.

Motion: BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:07 PM. BOARDMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, BOARDMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. BOARDMEMBER WELSH WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

RDA meetings are scheduled as necessary.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER



VINEYARD RDA STAFF REPORT

Meeting Date: 01-17-2021

Agenda Item: 5.1 Lake Bottom Canal

Presenter: Jacob McHargue

Background/Discussion: as part of the waters edge development the RDA was required to pipe a section of the lake bottom canal where it runs down 400 north. In October of 2013 the RDA board approved an MOU with the lake bottom canal company to pay the cost to install an automatic screen at the entrance of the pipe. Eldon Packer who is the president of the Canal company met with staff late 2020 to request that the screen be installed. We have reviewed the plans and the budget for the proposed improvements.

This project will need to be funded by RDA fund balance, as it has never been an approved project in any of the RDA bonds. There is sufficient fund balance to cover the costs of this project.

I am proposing that this cost is approved as a not to exceed amount and done through a reimbursement agreement with the Lake Bottom Canal Company.

Fiscal Impact: The cost for the proposed improvements is \$92,296

Recommendation: We recommend that the board approve the RDA application and allow the chair to sign a reimbursement agreement with lake bottom irrigation company.

Sample Motion: I make a motion that we approve the RDA application with a not to exceed amount of 92,296 and allow the chair to sign a reimbursement agreement.

Attachments:

Lake Bottom Funding Request
MOU

LAKE BOTTOM IRRIGATION COMPANY
P.O. Box 1471
Orem, Utah 84059-1471

December 11, 2020

Jacob McHargue
Vineyard City
125 South Main Street
Vineyard, UT 84059

RE: Revised Request for Project Funding Approval
Automatic Canal Screen

Dear Mr. McHargue:

In accordance with the Memorandum of Agreement dated October 29, 2013, we are making this revised request for funding approval for the construction of an automatic screen system on the Lake Bottom Canal upstream of the project piped by Vineyard City through the Anderson-Geneva Property. The costs for which Lake Bottom Irrigation Company is requesting approval are as follows:

Item	Provider or Contractor	Unit Cost	Total Cost
Traveling Screen	International Water Screens	\$ 55,500.00	\$ 66,000.00
Spray Hood		3,800.00	
Wingwalls		2,700.00	
Shipping		4,000.00	
Crane Service	G&S Crane Service (6 hours)	\$ 1,000.00	\$ 1,000.00
Electrical Conduit and Connection	Cache Valley Electric Final Connection (Est.)	\$ 21,636.00 1,000.00	\$ 21,636.00 1,000.00
Inspection Permit	Orem City	\$ 100.00	\$ 100.00
Screen Installation/ Coordination	RB&G Engineering, Inc. (16 hours @ \$160/hr)	\$ 2,560.00	\$ 2,560.00
Total Requested Disbursement			\$ 92,296.00

We are attaching the price quotations from the suppliers and contractors and a signed copy of the Memorandum of Agreement for your reference. Please let us know if there are any questions or if additional information is needed.

Sincerely,

LAKE BOTTOM IRRIGATION COMPANY

Eldon Packer
President

IWS

Lake Bottom Irrigation

Attn; Eldon Packer
Subject: Traveling Screen quote

Dear Spencer

We are pleased to offer our quote for manufacturing and supervising installation of an IWS Traveling Screen for your upcoming screen project. Your screen specifications are as follows;

Traveling Screens

Your IWS Traveling Screen will be 5'10" wide, and 18' long. This screen will be made of 12" channel iron, with 6" box channel, and 2 1/2" angle iron as cross member supports. All wear surfaces are 2 1/2" angle iron covered with U. H. M. W. (ultra-high-molecular-weight polyethylene). The frame will be made out of Mild steel coated with a 2 part epoxy.

Screening Media

The screening media on your IWS Traveling Screen will be 24-20-14, 24 openings per foot vertical 20 openings per foot horizontal, made out of 14 gauge stainless steel 304 wire. The screening media rides on 5/16" rods on 6" centers which are driven by a C2060 chain. All chains, rods and belting are stainless steel 304.

Bearings

The underwater bearings are made of extremely high quality, Stoody brand, stellite bearings. These are a non-lubricated sleeve and bushing bearing which can be expected to last for as long as 10-15 years with no maintenance required.

Spray wash

We will provide a centrifugal pump for the spray wash for this project. The conditions of service for this pump will be 34 GPM @ 60 psi. The pump will be controlled by the control panel, to operate while the screen is scheduled to operate and to be off when the screen is off.

Control Panel

We will provide a control panel for this project. Each item i.e.; screen and pump will be powered by this control panel. The panel is equipped with an adjustable timer which can be set to have the machine(s) come on after a pre-set time and to shut off at a pre-set time.

November 23, 2020

Page 2

Scope of Supply

Our scope of supply per screen will be:

- 1- Traveling Screen
- 1- Control panel per location
- 1-Pump
- 1- Filter per screen
- Installation supervision

Customer will be responsible for providing power to the screens, an electrician and installation including a crane or other appropriately sized lift.

Price

The price for the above referenced scope; \$55,500.00

OPTIONAL

Hood; \$3,800.00

Wing Walls SS 304; \$2,700.00

Shipping; \$4,000.0 (estimated)

On site installation supervision; Included

Taxes; \$0.00

Price does not include shipping or applicable taxes.

Price is valid for 60 days. We can build this screen now at this price and hold it in our yard until you're ready for installation to guarantee this price.

We appreciate the opportunity to offer this request; we look forward to receiving your order.

Sincerely

Chris Gargan

G & S Crane Service, LLC

P. O. Box 1154

Pleasant Grove, UT 84062

Estimate

Date	Estimate #
8/4/17	55

Name / Address
RB&G Engineering

			Project
Description	Qty	Cost	Total
G & S Crane Service will provide (1) 75 ton crane, (1) operator and any rigging necessary to set a 5,000 lb screen for Lake Bottom Irrigation Co. The hourly rate is \$165.00 and there is a minimum charge of (2) hours. This would cover (1) hour of travel time and (1) hours of jobsite time. All rigging of the material will need to be done by the customer. If you have any questions please call Steve Loveless at 801-226-3300		165.00	165.00
		Total	\$165.00

Phone #	Fax #
(801) 226-3300	(801) 796-6128



Signal & Utility Division
1414 S. Gustin Rd.
Salt Lake City UT 84104
(801) 908-6666

Proposal / Contract

Date: March 31, 2020

To: RB&G

Attn: **Carl Cook**

Project: Lake Bottom Screen Irrigation Screen Orem Utah

Job Specifications and Price (if unit prices are quoted, units will be measured on completion and invoiced at these rates).

Proposal: Provide underground electrical raceway, electrical wiring, new H Frame with an Electrical Meter Base Panel Combo, provide 2ea. 20-amp single phase circuits to the screen, provide H Frame at screen location, install screen control panel (provided by screen manufacture).

TOTAL: \$21,636.00

Clarifications:

- Pricing includes directional bore 2-inch Raceway from electrical meter location to screen location.
- Pricing includes new electrical 100 A single phase service equipment, 2ea. H frames for equipment not to exceed 5ft wide X 6ft tall.
- Pricing includes Electrical wiring (2ea. 20 A 120/240 single phase circuits from the panel to the screen.
- Electrical Wiring from Screen control panel to screen and pumps are not included (we assume this wiring to be provided by screen manufacturer and installer)
- Traffic control, flagging, permits, bond, Utility fees, Plan check fees and survey are excluded.
- Sweeping, dust control, re seeding and site dewatering are excluded
- Concrete testing, dirt compaction testing and etc. are excluded.
- Asphalt, Concrete cutting Patching and replacement are excluded
- We assume that native soils will be acceptable for backfilling
- Rock hammering, Blasting or other specialty equipment required for trenching is excluded from our installation costs.
- Defects or Manufacture repaired items by CVE, to be completed at the expense of others.

Please call if there are questions.

Pricing is good for 30 days. We hereby propose to furnish labor and materials - complete in accordance with the specifications. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above this estimate.

THIS PROPOSAL IS EXCLUSIVE OF ANY PREMIUM TIME (OVERTIME) LABOR COSTS; e.g., SATURDAY, SUNDAY OR NIGHT WORK.

Cache Valley Electric	The undersigned hereby accepts this proposal including all terms and conditions thereof:
By: Pete Olson	Accepted by:
Date: March 31, 2020	Company Name:
If this bid is accepted, please sign and return.	Title:
	Date:

MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING ("MOU") is entered into by and between **LAKE BOTTOM IRRIGATION COMPANY**, a Utah nonprofit mutual water company ("**Company**") and **VINEYARD TOWN**, a Utah municipal corporation ("**Vineyard**"). Company and Vineyard may also be referred to individually as a "Party" or collectively as the "Parties."

Vineyard has begun work on an infrastructure improvement project ("**Project**") which includes piping a portion of the Company's existing irrigation canal.

Vineyard began working on the Company's canal without first entering into a license agreement or a canal piping agreement with the Company and without obtaining Company's permission to modify its existing canal.

The work Vineyard has performed on the Company's canal does not conform to the Company's piping standards and Company has demanded that Vineyard cease all work on the canal until such time that the Parties enter into a canal piping agreement. Specifically, Vineyard has installed a 42 inch pipe to replace the Company existing canal rather than the 48 inch pipe required by the Company to convey water to its shareholders.

To facilitate Vineyard's Project and avoid excessive delays to the Project, the Parties have agreed to enter into this MOU and allow work to continue on the Project. The Parties anticipate that Vineyard will seek a license agreement from Company and/or a canal piping agreement with the Company.

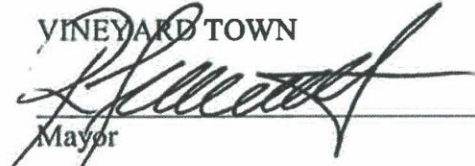
Company will allow Vineyard to complete the piping of the canal with the 42 inch pipe rather than the required 48 inch pipe subject to the following conditions:

- (1) Vineyard will be responsible for all of the costs associated with installing an automatic screen system on the Company's canal upstream from the portion of the canal being piped by Vineyard. This will include, but is not limited, engineering costs, equipment costs and construction costs.
- (2) Vineyard will reimburse the Company for the costs incurred by the Company for inspecting the canal piping project as the Company deems necessary. This includes the cost for inspections by an engineer engaged by the Company for such purpose, by Company employees and by the Company's officers or directors. (See attached document)
- (3) Vineyard will pay all of the legal costs incurred by the Company associated with the drafting of this MOU and with a piping agreement. (See attached document)
- (4) Vineyard will submit to the Company an application for a piping agreement and will pay all of the costs and fees associated with obtaining a canal piping agreement.
- (5) Vineyard agrees to provide Company notice of all future development occurring within Vineyard that occurs within 100 feet of the Company's canal or facilities or

otherwise impacts the Company's canal, whether performed by Vineyard or by any developer and that all final plats that impact the Company's canal or facilities will include a description of the Company's easement and a signature block for the Company indicating that the Company has received notification and has entered into a license agreement with the developer.

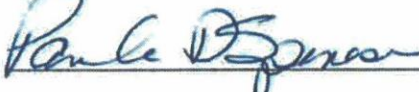
Dated this 29 day of October, 2013

VINEYARD TOWN



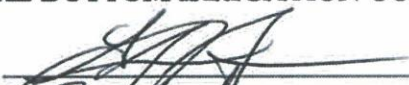
Mayor

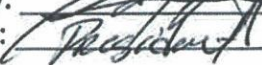
Attest



Dated this 29 day of October, 2013

LAKE BOTTOM IRRIGATION COMPANY

By: 

Its: 



Community Development

Date: January 13, 2021
From: Briam Amaya Perez, Planner II
To: Redevelopment Agency
Item: 5.2 Vineyard FrontRunner Station Glass Panels Design
Applicant: City Initiated

OVERVIEW:

CRSA Architecture & Planning has been working closely with the Community Development Department to put together a graphical design for the glass panels that will be installed underneath the canopies at the soon to be constructed Vineyard FrontRunner Station. In collaboration with the Vineyard Heritage Committee, four distinct heritage themes were identified which will be highlighted as part of the project. The four themes include Agriculture Heritage, Native American Heritage, Utah Lake, and Geneva Steel. Each theme will be displayed individually in the four separate canopies at the station—one theme per canopy. Each canopy will contain three 59" x 65" panels and four 65" x 15.5" end pieces (please see attachments). The images will be printed to scale and bonded between two sheets of clear, laminated, tempered glass.

All images included in the project were meticulously selected from hundreds of images in various databases to reflect historical accuracy and cultural awareness. The final images were purchased from the BYU Special Collections Library, Photographic Solutions Inc. (a local company), and the Denver Public Library. In addition, various organizations were consulted to aid in the selection of the images including the Utah State Historical Society, the US Department of the Interior, the Ute Tribe, the Ute Museum (Denver, CO), and more.

Over several months, CRSA has provided "mock-ups" of the final product as each image has been delivered. This has been a reiterative process that has required much collaboration. Some of the original, historical images contained substantial graphical impurities as one can expect with images over one hundred years of age. CRSA has touched them up to perfection and employed special software to magnify these images to suit the unique needs of the glass panels and end pieces. CRSA has delivered a final product that City Staff and Vineyard residents can be proud of. The glass panels will display beautifully resounding images that truly resonate the essence of what it means to be a Vineyard resident. The images capture the values of community, industry, inclusion, and a love of the land. Moving forward, CRSA and the Community Development Department will work with Moon Shadow Glass, Inc., the manufacturers of the glass panels, to print and finalize the project. Upon completion, the panels will be installed by the Utah Transit Authority at the appropriate time during construction of the Vineyard FrontRunner Station.

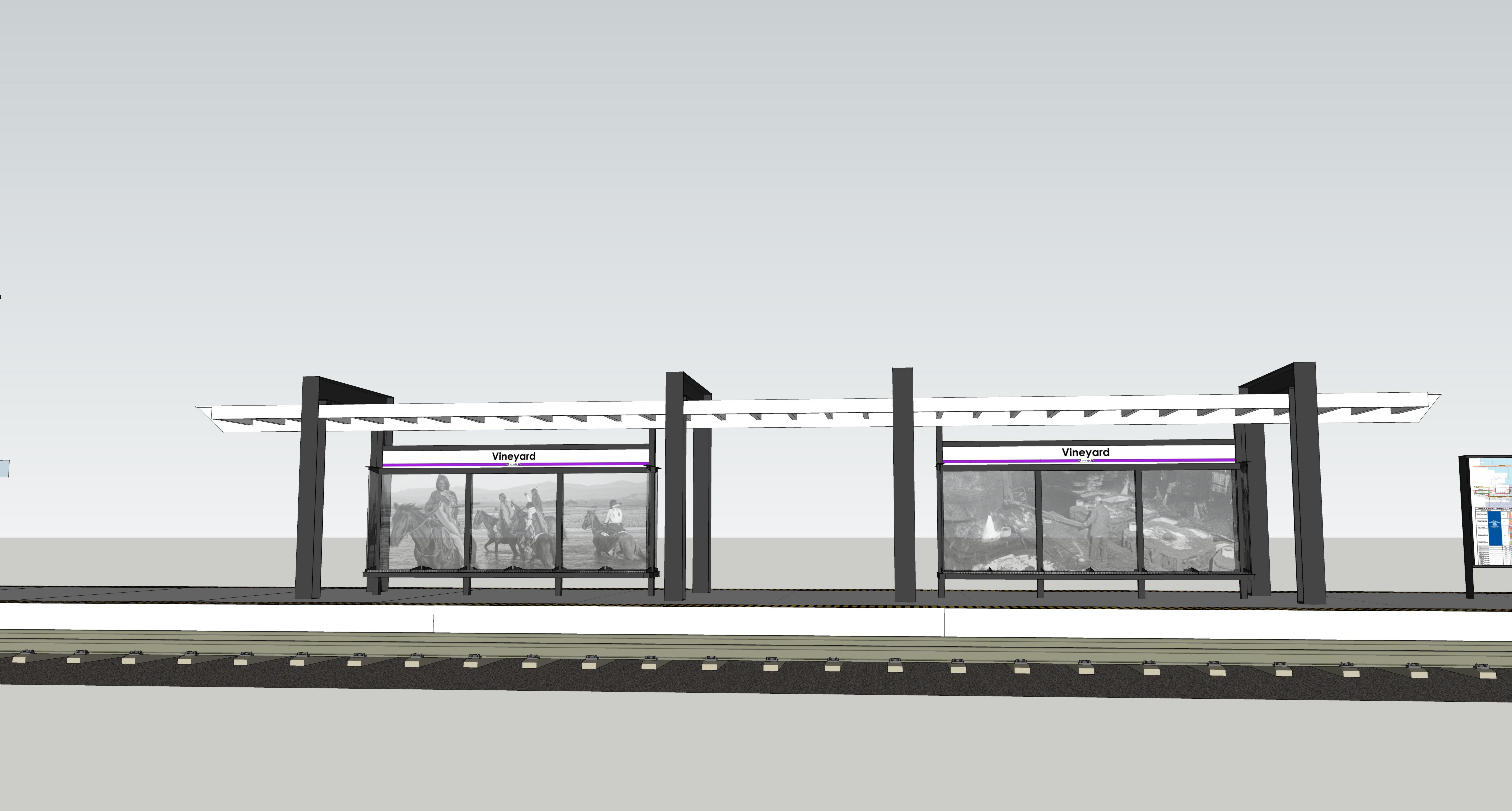
ATTACHMENTS:

Vineyard Canopy Glass Dimensions
Canopy Images with Artwork
Vineyard Platform Mock-Up Final

LAKI

U





Vineyard



Vineyard





Vineyard

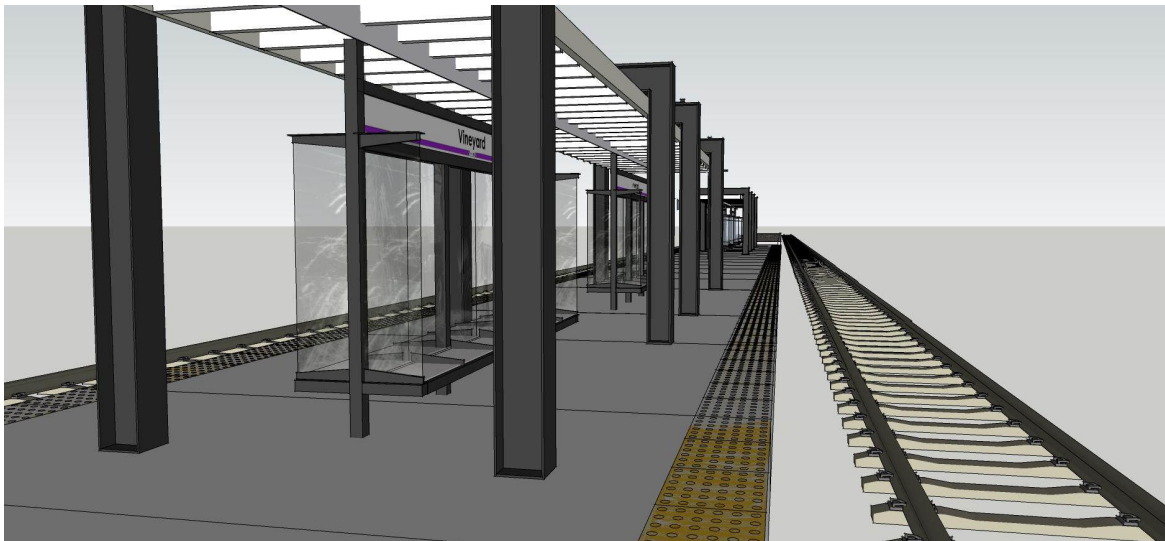
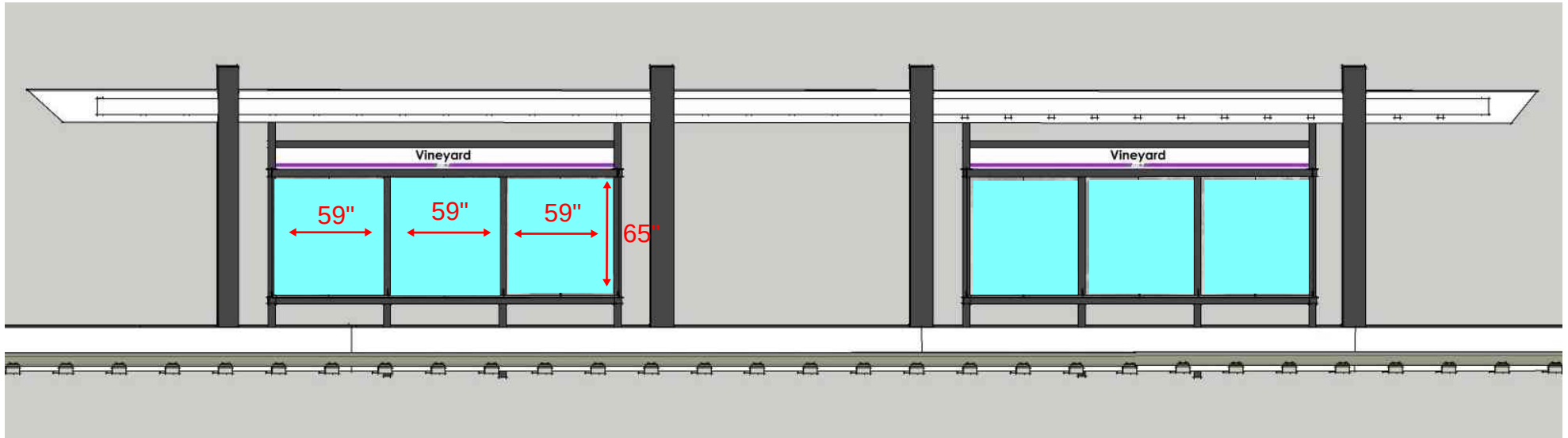
UTA SALT LAKE



Vineyard

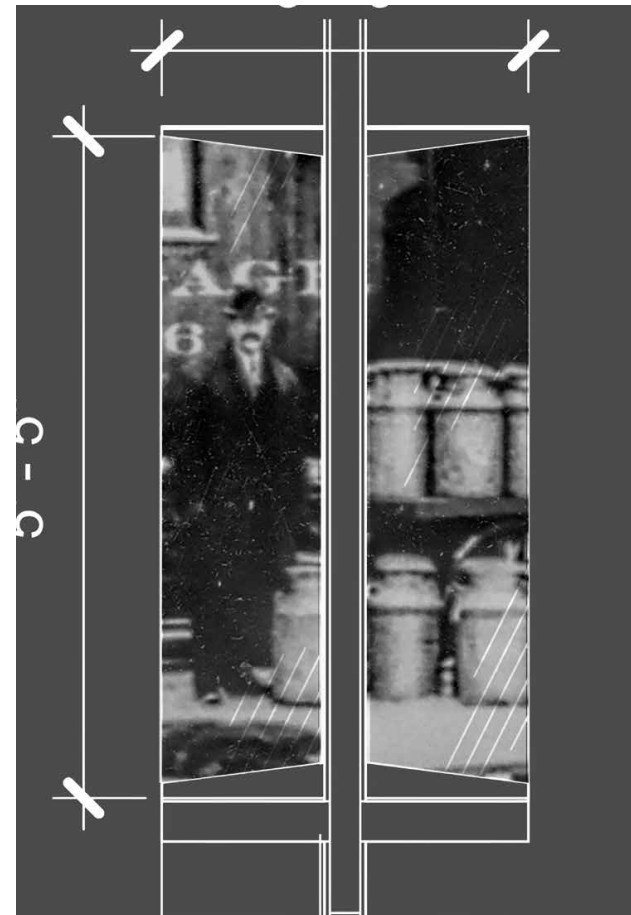
Vineyard

VINEYARD CANOPY - GLASS WITH IMAGERY - DIMENSIONS

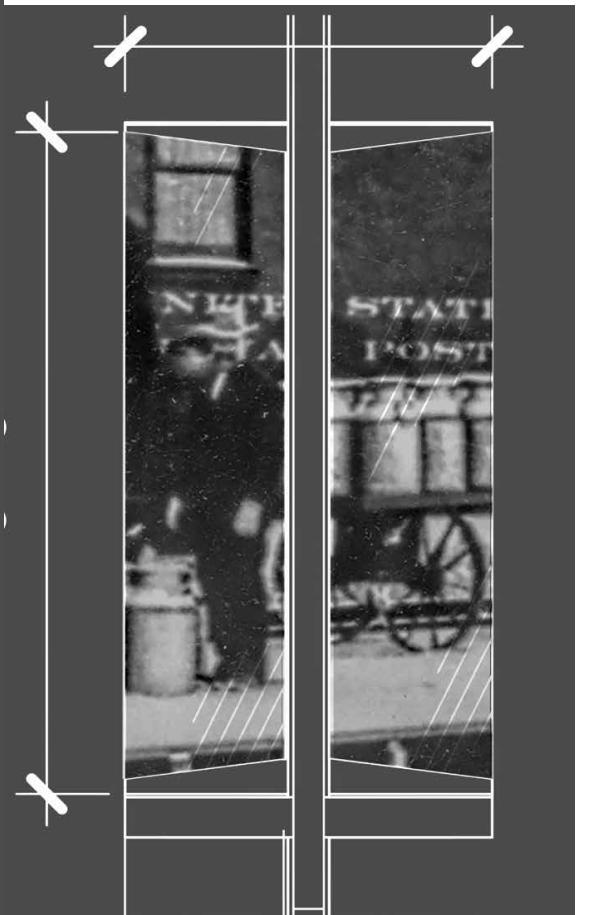
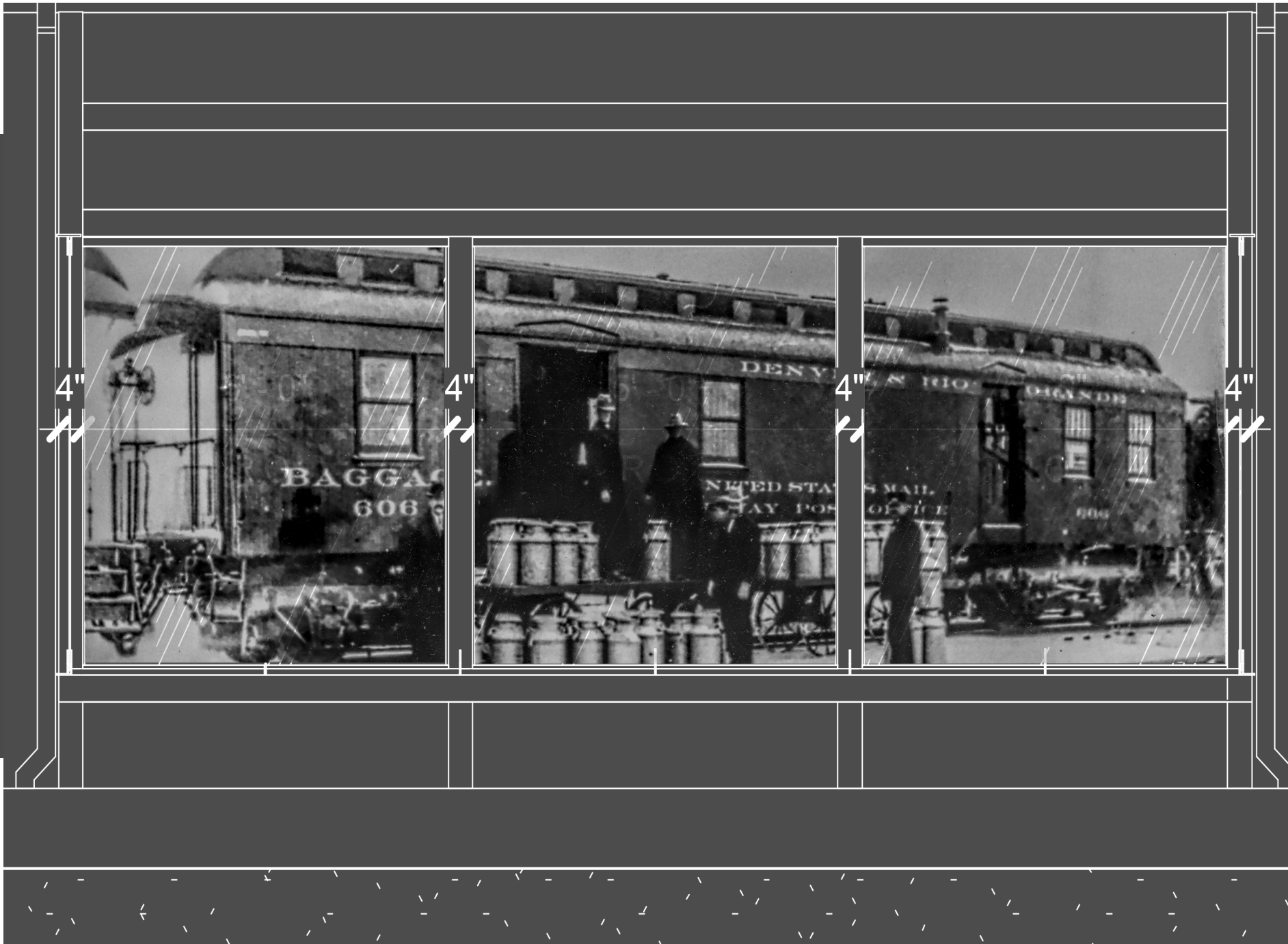


ART PANELS
(12) 65 x 59"
no drilled holes needed

END PIECES
(16) 65" x 15.5"
*each of the end pieces will need 4 drilled
holes for mounting (1 at each corner)*



C - C





1' - 0"



