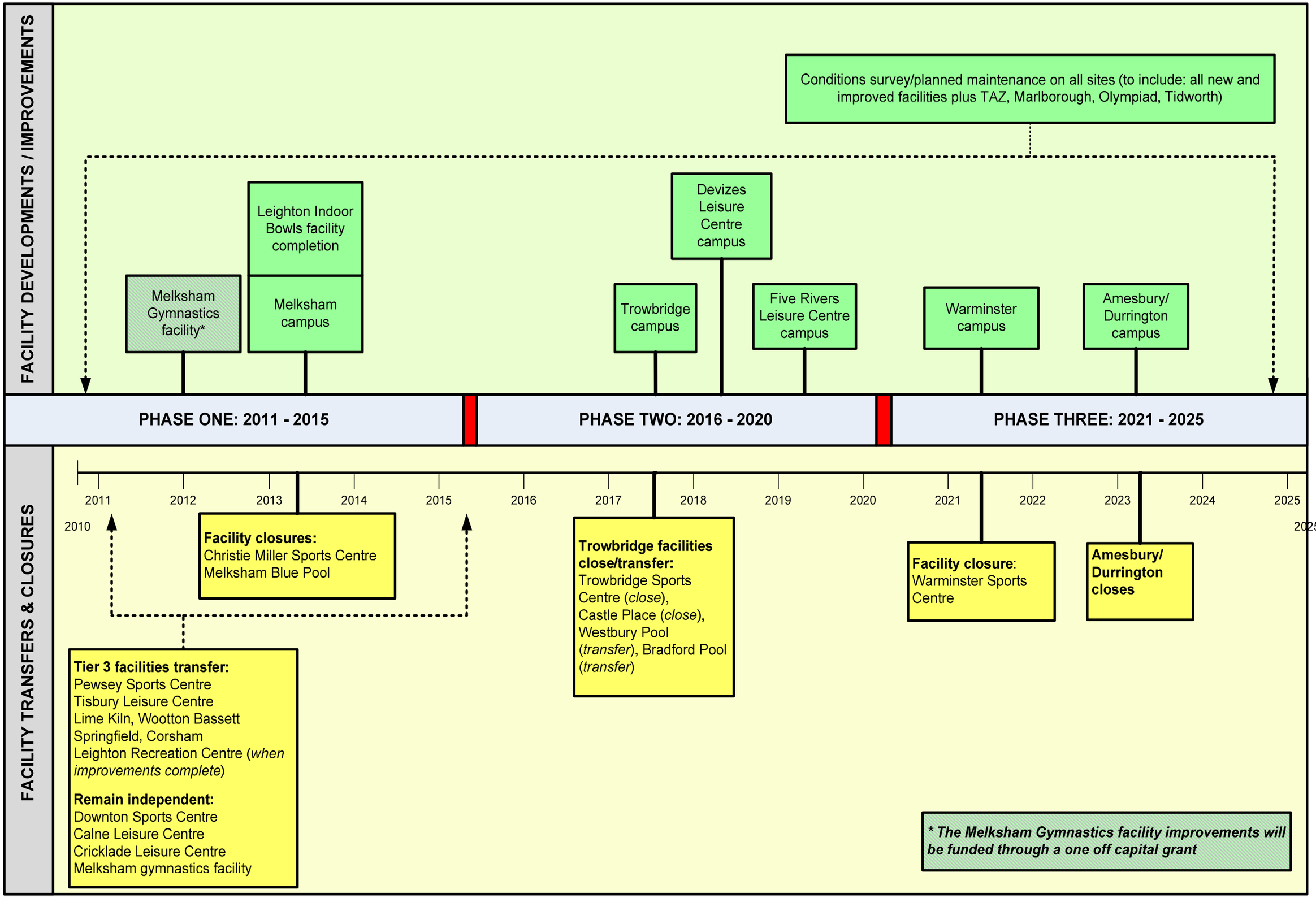REPLACEMENT REFURBISHMENT AND DEVOLVEMENT PROPOSALS