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Walking Box Ranch Custodianship Quarterly Progress Report: Period ending January 10, 2009

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QUARTERLY PROGRESS REPORT

**University of Nevada, Las Vegas
Period Covering September 12, 2008 – January 10, 2009**

Financial Assistance Agreement #FAA080093

Custodianship of the Walking Box Ranch Property

Executive Summary

- UNLV provides stewardship of Walking Box Ranch (WBR) by providing a caretaker who oversees the property, by facilitating use of the property by researchers and educators, developing a use and research policy for the property, and coordinating these activities with BLM and in accordance with TNC restrictions.
- UNLV currently addresses security issues for the property through the presence of the caretaker and two Metro Officers who stay on the property in rotation.
- With SNPLMA funding in place, UNLV is currently assessing security needs for the forthcoming five-year period during planning and construction of the future, field research and training center, and museum.
- During the current quarter, UNLV participated in effective and collaborative partnerships through participation by eight UNLV employees in the December 1-4, 2008 Kickoff meeting that initiated work on this project.
- UNLV has begun to develop a Premises-use Process.
- UNLV has begun to develop a Monitoring Process.

Summary of Attachments

- Copper Wire Theft Report
- Break-in Notification
- Green Security Assessment
- Kickoff Meeting Agenda

Project Management Plan Items:

- 1. *Provide stewardship of the 40-acre Headquarters Parcel of the Walking Box Ranch.***
 - a. Maintained and used in accordance with the Conservation Easements and Section 106 of the National Historic Preservation Act and***
 - b. Make available to researchers, educators, students, federal land management personnel, the citizens of the State of Nevada, and the general public during the time that the Walking Box Ranch Field Research and Training Center and Museum are being designed and constructed.***
 - UNLV provides a caretaker who lives on the premises, who oversees the use of the property, and who is in daily communication with UNLV regarding activities on the property.
 - UNLV is finalizing a WBR Use Request Form to be submitted by all prospective ranch visitors. This form will be finalized during the first quarter of 2009.
 - UNLV is in the process of formulating a WBR Use Policy describing appropriate uses of the ranch facilities during the five-year period. During this period, the existing buildings will be repaired and renovated. The new museum and research center buildings will also be constructed. This policy will be finalized during the first six months of 2009.
 - Visitors who have stayed at the bunkhouse during this quarter include board members for the Friends of Nevada Wilderness, who used the ranch as the site of their annual board meeting.
 - The site was also visited by members of the architectural and engineering team, led by EDAW, during the kickoff meeting for the SNPLMA-funded projects to build a museum, and a field research and training center on the site.
- 2. *Be responsible for coordination and facilitation of site security; protection from vandalism; minor/routine repair; day-to-day upkeep of facilities and property; and protection of the 40-acre “Headquarters Parcel” of the Walking Box Ranch and Museum. The UNLV shall be responsible to ensure that the 40-acre “Headquarters Parcel” of the Walking Box Ranch property is managed in a manner consistent with the Conservation Easements on the ranch property; the BLM’s management goals objectives, priorities and directives for the property; and within available funding.***
 - UNLV provides a caretaker who lives on the premises, and who is a key component in maintaining security on the property.
 - UNLV has an informal agreement with Metro officers who currently park two recreational vehicles on the property in which they live part of the week. UNLV provides hookups for the RVs. The officers provide increased security through their part-time presence and the presence of official police vehicles

parked on the premises. UNLV is in the process of formalizing this agreement with the officers.

- Now that SNPLMA funding is available, we are working with UNLV Police Officer Jeff Green, to assess security needs at the ranch for the five-year duration of this project (attached), to formulate and implement a security plan. Officer Green visited the ranch during the December kickoff meeting, and submitted a preliminary assessment. We are waiting to learn from Officer Green on how UNLV Security will proceed with the assessment and who will be assigned to carry this forward.

3. *Report any issues of safety or concern to the BLM within a reasonable time period.*

- On November 5, 2008, copper wire was stolen from a substation located near the WBR Headquarters parcel. A police report (attached) was filed and Robert Taylor, BLM, was notified of the theft.
- On November 11, 2008, a break-in at the barn (notification attached) was discovered by the ranch caretaker and was reported to UNLV and Robert Taylor, BLM. The doors on the barn were left open, but nothing was damaged or taken. A police report has been filed.
- On December 11, 2008, UNLV informed Robert Taylor, BLM that regional and local BLM safety inspectors arrived unannounced at ranch to inspect all buildings including the pumphouse. The inspectors completed a walk through of the property checking fire extinguishers and smoke alarms where applicable.

4. *The UNLV shall be responsible for all reasonable minor repairs to stabilize the ranch buildings and maintain a record of all repairs and costs. The UNLV threshold for single minor repairs shall not exceed \$2,500 per work-order and shall not require prior BLM approval.*

- The flood light on the pole between the tennis court and Ranch House had new bulbs installed and a photo eye replaced, to increase light at night on the premises.
- Windows in the Bunkhouse were repaired to prevent them from falling open on their own.
- Brackets were installed by the welding shop behind the main barn double door facing east, to hold a large bar to prevent opening the doors from the outside by intruders.
- A large piece of plywood was placed in the caretaker residence to prevent mice from entering a hole in the wall.
- Internet service was upgraded to Verizon wireless, saving \$160/month
- An initial evaluation done by UNLV on the HVAC system to determine if the blowers would work to run the fan only to air out the Ranch House; however, the capacitor is bad and needs to be replaced. Work to resolve this is in progress.

5. *Participate in effective and collaborative partnerships with the BLM.*

- UNLV participated in a four-day kickoff meeting (agenda attached) from Dec. 1-4, 2008, with BLM and the architectural and engineering team headed by EDAW. This meeting kicked off the project to design renovation of current ranch buildings and new facilities to support the future Walking Box Ranch museum, and field research and training center. The first half-day of the meeting was held at the ranch and the subsequent three days of meetings were held on the UNLV campus. During the meeting, UNLV contributed to numerous discussion items including future research and education uses of historic buildings, future research and education uses of newly constructed building, overall site planning, potential locations for new building construction, overall project theme, anticipated research needs, business plan components, anticipated visitorship, and future employee needs.

6. *Participate in relevant and required community and governmental meetings, scholarly conferences and educational activities that forward the purposes of this agreement.*

- No such meetings were held during quarterly period.

7. *Assist BLM with public outreach functions regarding activities at or in relationship to Walking Box Ranch, and the need to restore and protect this historic property.*

- No public outreach activities occurred during this quarterly period.

8. *Facilitate the efforts of the BLM to carry out tasks associated with any project to be performed on the Walking Box Ranch so as to in no way cause unreasonable delays or inhibit access to the BLM as required to carry out such projects.*

- No such projects, other than the SNPLMA kickoff meeting described above, were conducted during this time period.

9. *Premises-use Monitoring: Create and implement process to coordinate and process requests from universities, other educational institutions, and public and private entities or agencies to conduct research projects on the 40-acre "Headquarters Parcel" of the Walking Box Ranch property or utilize the facilities thereon. Research requests shall be forwarded to the BLM and The Nature Conservancy for approval. Research projects outside of the 40-acre "Headquarters Parcel" of the Walking Box Ranch property are not authorized under this Agreement. The created process will be documented in a report and will include requests forms.*

- UNLV will develop a policy that will coordinate receipt of research requests and transmittal of these requests to BLM and TNC. UNLV is finalizing a WBR Use Request Form; responses to this form will indicate if applicants wish to conduct research on the Headquarters Parcel. A second form, currently in preparation, will be triggered requesting detailed information on proposed research to be conducted on the Headquarters Parcel. This process will be formalized and described in a written report to BLM that will include a Research Request form. The report will be delivered to BLM during the first six months of 2009.

10. Inspections: Create and implement process to conduct visual inspections of on-site facilities and contents and document their current/ongoing condition and prepare written recommendations for the BLM regarding repair, replacement, or upgrade. The created process will be documented in a report and will include inspection forms and recommendation forms.

- UNLV currently has an informal arrangement with the caretaker on conducting daily inspections of the property and keeping a log of these inspections. This process will be formalized and described in a written report to BLM that will include inspection and recommendation forms. The report will be delivered to BLM during the first six months of 2009.

SUMMARY OF PROJECT PLAN
Walking Box Ranch – Custodianship

Year One Deliverables	Percent Complete as January 10, 2009	Plan for Completion
1. Provide stewardship of the 40 acre Headquarters Parcel of the WBR	5%	Continue to provide caretaker; finalize WBR Use Request Form during the first quarter of 2009; Formulate WBR Use Policy during first half of 2009.
2. Be responsible for coordination and facilitation of site security	5%	Continue to provide caretaker; complete agreement with Metro officers staying at ranch; assess ranch security, formulate security plan, and implement security plan.
3. Report safety or concern issues to BLM.	5%	Continue to report issues of concern to BLM
4. Be responsible for reasonable minor repairs.	5%	Make necessary repairs as the need arises
5. Participate in effective and collaborative partnerships with the BLM.	5%	Continue to work collaboratively with BLM to move project forward
6. Participate in relevant and required community and governmental meetings, scholarly conferences and educational activities.	0%	Participate in meetings whenever they occur.
7. Assist BLM with public outreach functions.	0%	Assist whenever these projects occur.
8. Facilitate BLM efforts with WBR associated projects.	0%	Facilitate whenever the projects occur
9. Premises – use monitoring: create and implement process to coordinate request to conduct research on the 40-acre Headquarters parcel.	0%	Develop a policy and provide policy and relevant documents to BLM. This report will be delivered to BLM during the first half of 2009.

10. Inspections: create and implement process to conduct inspections of facilities and contents and provide recommendations for BLM.	5%	Formalize the ranch inspection process and deliver report summarizing process and relevant documents. This report will be delivered to BLM during the first half of 2009.
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Submitted by:

 **Margaret N. Rees,
Principal Investigator**

January 10, 2009
Date

ATTACHMENTS

ATTACHMENT 1: COPPER WIRE THEFT REPORT

Page 1 of 2 LAS VEGAS METROPOLITAN POLICE DEPARTMENT INCIDENT REPORT Event # 031105-0722

Specific Crime(s) GRAND LARCENY

Location of Incident (Number & Street) WALKING BOX RANCH Bldg # Apt # City State Zip Code NV 89046

Occurred Month Day Year Day/Wk Time Report Taken 11 05 03 0610

On / Btwn. City Adv'd Follow-Up Connecting Reports

If Arrest was made, name Arrestee(s) on appropriate page and place # of Arrestee in box

Was there a witness? Victim Other Can suspect vehicle be identified? Can suspect be named? Can suspect be located? Can suspect be described? Can suspect be identified?

Reporting Officer C. OLSON P# 3960

Reporting Officer M. CARLIN P# 4024

Supervisor Approving Report

I.D. Specialist

ALWAYS LIST VICTIM (S) FIRST

V W PIR Mising/Rawley Contact Veh. # Statement Y Can I.D. Y Name (Last / First / Middle) OR Business Name

WALKING BOX RANCH

Date of Birth Social Security # Race Sex Ht. Wt. Hair Eyes Work Sched. (Hrs / Days OR) Business / School

Residence Address (Number & Street) Bldg./Apt.# City State Zip Code Res. Phone

Bus. (Local) Address (Number & Street) Bldg./Apt.# City State Zip Code Bus. Phone 536 7417 Occupation Tourist Depart Date

V W PIR Mising/Rawley Contact Veh. # Statement Y Can I.D. Y Name (Last / First / Middle) OR Business Name

PO BOX 250 SEARCLIGHT NV 89046

Date of Birth Social Security # Race Sex Ht. Wt. Hair Eyes Work Sched. (Hrs / Days OR) Business / School

Residence Address (Number & Street) Bldg./Apt.# City State Zip Code Res. Phone

Bus. (Local) Address (Number & Street) Bldg./Apt.# City State Zip Code Occupation Tourist Depart Date

Suspect Victim Year Make Model Value DESCRIPTION

1 2-door 3 Bicycle 4 Convertible 5 Dirt Bike 6 Golf Cart 7 Hatchback 8 Mini Van/Comper 9 Mini Van/Utility 10 Motor 11 Motorcycle 12 Off-Road 13 Pickup 14 Pop w/Carrier 15 RV 16 Snowmobile 17 Station Wagon 18 Trailer 19 Utility Truck 20 Van/Mini Van 21 Other (describe):

VIN #

COLOR 1 (top) COLOR 2 (bottom) COLOR 3 (middle) 25 Yellow

1 Unknown 2 Beige 3 Black 4 Lt. Blue 5 Blue 6 Dk. Blue 7 Bronze 8 Brown 9 Copper 10 Cream 11 Gold 12 Gray 13 Lt. Green 14 Green 15 Dk. Green 16 Maroon 17 Orange 18 Pink 19 Purple 20 Red 21 Silver 22 Tan 23 Turquoise 24 White 25 Primer/Paint 26 Primer/Gray 27 Chrome 28 Lavender 29 Multi 30 Other

FEATURES 20 4-Whip Drive 21 Sunroof 22 Special Tires 23 Special Rims 24 Roll Over 25 Spare 26 Vinyl Top 27 Hubs 28 4-Door 29 Laminated Windows 30 Extra Antenna 31 Primer 32 Rust 33 Painted Paint 34 Painted Inization 35 Sticker on Body 36 Sticker on Window 37 Door Panels Gone 38 Broken Windows 39 Loud Muffler 40 Trailer Hitch/Towbar 41 Damage to Front 42 Damage to Rear 43 Damage to Side

Loss/Stolen Plates Only # of Plates Missing Where is Other Plate? WVS P# / Date / Time

Remarks

Registered Owner's Name (Last, First, Middle) or Firm Name Date of Birth Social Security #

Address (Number & Street) Bldg./Apt.# City State Zip Code Res. Phone Bus. Phone

S = Stolen D = Damaged L = Lost E = Stolen, but Retained by Security Property Listing Complete? Y N U

Part #	SDLE Status	UCR Code	Make or Brand / Model	COM(X)	Color	Size	Barrel Length	Serial # Or DAM M-Tag	Serial Number / OAM	Qty.	Description (Include other Marks or I.D.)	Value
1	S	K									COPPER WIRE	UNK

UNLAWFUL DISSEMINATION OF THIS INFORMATION IS PROHIBITED

Violator will subject the offender to Criminal and Civil Penalties

Date: 11/5/03

By: [Signature]

Las Vegas Metropolitan Police Department

UCR CODE CATEGORIES: A Cash/Notes/Coin(s) B Jewelry & Precious Metals C Clothing & Fur D Drive Equip. (Inc. Computers) E Firearms (NOT Arms or Scope) F Fur/Skins/Cameras/CDs/Phones G Appliances (NOT Arms or Scope) H Household Goods/Approvals I Collectible Goods (incl. Drugs) J Livestock (NOT Domestic) K Miscellaneous (Bicycles/Kids Parts, Sawsaws, etc.)

LMPD 602 - A (REV. 8/02)

ATTACHMENT 2: 11/10/08 BREAK-IN NOTIFICATION

Cathy Willey/UNLV

11/10/08 03:33 PM

To Jean Cline, Robert_Taylor@nv.blm.gov

cc peg.rees@unlv.edu, rochelle.boyd@unlv.edu

Subj Break-in at Walking Box Ranch, this weekend
ect

All,

I am writing to inform you the barn at Walking Box Ranch was broken into again this weekend. Nothing was damaged or taken and only the large double doors were left opened.

The officers were not on the property at the time and a report has been filed.

This week Facilities will have a crew on property to reinforce doors and locks on the barn and to replace bulbs on security lights.

Cathy

Cathy Willey, Public Land Permits and
Walking Box Ranch, Program Officer
Office of Research @ Public Lands Institute
University of Nevada, Las Vegas
(702) 895-5165
Fax (702) 895-5166

ATTACHMENT 3: GREEN SECURITY ASSESSMENT

Jeff Green/UNLV

12/15/2008 11:22 AM

To Cathy Willey/UNLV@UNLV

cc

Subj Re: Police needs Assessment for Walking Box
ect Ranch <Notes://882571AE005EA8EE/38D46BF5E8F08834852564B500129B2C/8DE7AC649D781494882575200065B40E>

Cathy. More than likely I will be developing this plan however I will have to check with my supervisor, Deputy chief Murray to be sure.

Lt Jeff Green at UNLVDPD

----- Original Message -----

From: Cathy Willey
Sent: 12/15/2008 10:32 AM PST
To: Jeff Green
Subject: Re: Police needs Assessment for Walking Box Ranch

Thank you Jeff. So will you be developing the plan stated under 'Objective'?

Cathy

Cathy Willey, Public Land Permits and
Walking Box Ranch, Program Officer
Office of Research @ Public Lands Institute
University of Nevada, Las Vegas
(702) 895-5165
Fax (702) 895-5166

Jeff Green/UNLV

12/14/2008 12:28 PM

To Cathy Willey/UNLV@UNLV, Jean Cline/UNLV@UNLV

cc Michael Murray/UNLV@UNLV

Subj Police needs Assessment for Walking Box Ranch
ect

Police needs Assessment of Walking Box Ranch

Problem

Walking Box Ranch (WBR) is a rural western style development located approximately 8 miles from the small rural community called Searchlight, Nevada. Searchlight does not have a local Police Department and relies on all of its law enforcement needs from either the Las Vegas Metropolitan Police Dept (LVMPD) or the Nevada Highway Patrol. Presently, on the WBR property there's an agreement between the LVMPD Laughlin Patrol and the university allowing police officers to live on the property. The hope was that a Police presence would deter and reduce crime on WBR. As of today there still have been minor crimes in and on some of the facilities on WBR. With future construction of university facilities on WBR, it's anticipated that crime might increase if appropriate measures aren't put in place. On property medical needs should also be considered with the increase number personnel projected to be on property in the future.

Objective

Design and have a complete plan on the police needs for WBR. This plan should include the incorporation of posting no trespassing signs, cameras, internal and external alarms systems, which will act as an deterrent as well as alerting caretakers and the LVMPD who are on property. Have in place specific procedures in the case of an medical emergency.

Recommendation

1. The posting of very visible **No Trespassing** signs along with active alarm systems in place at all entries on to WBR.
2. Installation of internal alarm systems to include internal motion detectors on current and proposed structures on property. All systems will have audio and flashing lights alarms activated when non approved entry is made. Lights will also flash in both the caretakers and the LVMPD residences when non approved entry is made.
2. Installation of external cameras on property with either a microwave connection or the installation of a T1 telephone line to the UNLV main campus for monitoring.
3. Medical support procedures along with listings and emergency contact numbers in the event of medical emergency needs.

Jeffrey J. Green, Lieutenant, Patrol Division
University Police Services, UNLV

ATTACHMENT 4: 12/1-4/08 KICKOFF MEETING AGENDA



EDAW INC
240 EAST MOUNTAIN AVE
FORT COLLINS COLORADO
80524

TEL 970 484 6073
FAX 970 484 8518
www.edaw.com

TO BLM and Workshop Participants
FROM Phil Hendricks, Jr. ASLA
DATE November 25, 2008
CC EDAW Team
Project File – 04030051.09
P:\2004\04030051_09_Walking Box Ranch_Design\PROJ_MANAGEMENT\Meetings\Agenda\BLM WBR_Final kickoff mtg agenda_01.doc
SUBJECT Walking Box Ranch Development Concept Plan
Project Kickoff, Sustainability + Interpretive Workshop Agenda
December 1 – December 5, 2008

The following agenda is for the project kick-off workshops for the development of a final Development Concept Plan and an Environmental Assessment (EA) for Walking Box Ranch. This work will build upon the completed Walking Box Ranch Master Plan and Preservation Plan, which defines Alternative Plan 4A as the preferred plan and program.

Scheduled Attendees:

Representing	Representative
BLM - Denver	Tom Busch
BLM - Las Vegas	Bob Taylor Nancy Christ
UNLV	Jean Cline Jennifer Johnson Cathy Willey Peg Rees
EDAW	Phil Hendricks, Jr. ASLA Molly Cobbs-Lozon – NEPA Coordinator Mitch Peters P.E.
Architectural Resources Group (ARG)	Cathleen Malmstrom, AIA Sara Lardinois
Condit Exhibits	Sandy Treece Harnois
SDG, Inc.	Gene Schaefer
RMH Group	Fred Denton Ron Graves
Rocky Mountain Institute (RMI)	Elaine Adams Kathleen Luttrell
CTL Thompson	Frank Holliday

Agenda

Task	Location	Time	Discussion Topics
Monday December 1			
1	Introduction and Site Visit Walking Box Ranch (WBR)	1: 00 PM – 5:00 PM	<ol style="list-style-type: none"> 1. Introductions and roles 2. Project scope, schedule, and products. 3. Review of the Master Plan and Preservation Plan, including: <ol style="list-style-type: none"> a. Master plan + alternatives b. Development program c. Review comments 4. Interpretive framework concept plan review. 5. NEPA process review. 6. Ranch tour to familiarize attendees with the project site.

Task	Location	Time	Discussion Topics	
Tuesday December 2				
2	Development Program Workshop	UNLV Public Lands Institute (PLI) conference room (RAJ Building)	8:00 AM – Noon	<ol style="list-style-type: none"> 1. Present and review the master plan development program 2. Expand and further develop the program for each of the existing and proposed buildings and the site overall
3	Lunch	TBD	Noon – 1:00 PM	
4	Sustainability Goals and Approach Workshop	UNLV PLI Conference Room	1:00 PM – 5:00 PM	<p>A workshop to develop the project's sustainable design vision, goals and opportunities. Including:</p> <ol style="list-style-type: none"> 1. Identify other client projects and associated performance to learn strategies that have worked or not worked (short presentation will be given by BLM). 2. Identify high performance goals and understand how these goals impact the design approach and project costs. 3. Identify sustainable strategies appropriate for the project. 4. Identify issues and questions that may affect implementation of these goals and strategies. 5. Establish next steps and a process for moving forward.
5	Site Visit		All Day (as required)	Flexible site visit for those requiring additional time at the project site (structural, geotechnical, civil, etc.)
Wednesday December 3				
6	Interpretive Planning Workshop	UNLV PLI Conference Room	8:00 AM – 5:00 PM (with lunch break)	Interpretive Planning Workshop. A two-day work session to further refine the interpretive plan including: audience; goals and objectives; and themes and sub-themes.
Thursday December 4				
7	Interpretive Planning Workshop (continued)	UNLV PLI Conference Room	8:00 AM – 4:00 PM (with lunch break)	Continued from above

Directions and Enclosures:

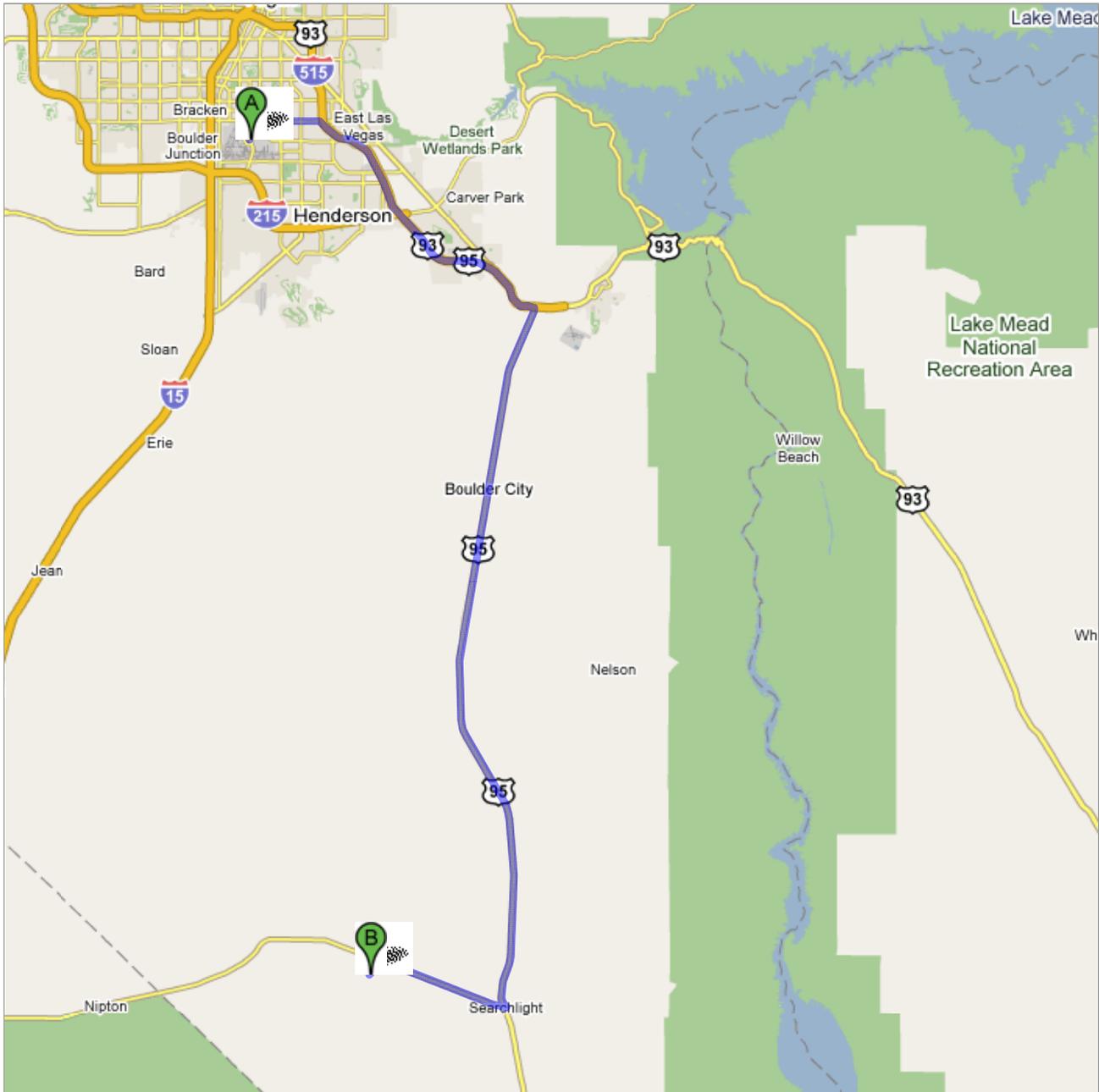
1. Walking Box Ranch driving map/directions attached.
2. UNLV driving parking map/directions. Campus map is available at: <http://maps.unlv.edu/map-main.html> . The UNLV PLI conference room is in building RAJ (James E Rogers Center for Administration and Justice). Campus parking for visitors is in metered visitor parking lots. Parking map is available at: <http://maps.unlv.edu/map-parking.html>



Directions to Walking Box Ranch Rd

63.2 mi – about 1 hour 11 mins

Save trees. Go green!
Download Google Maps on your phone at google.com/gmm



McCarran Airport

-
- | | | |
|---|---|-----------------------------|
| 1. | Head north on Wayne Newton Blvd
About 1 min | go 0.6 mi
total 0.6 mi |
| 2. | Continue straight onto Swenson St | go 0.4 mi
total 1.0 mi |
|  | 3. Turn right at NV-593/E Tropicana Ave
About 7 mins | go 3.5 mi
total 4.5 mi |
|  | 4. Take the ramp onto I-515 S
About 12 mins | go 12.3 mi
total 16.8 mi |
|  | 5. Continue on US-93 S/US-95 S
About 3 mins | go 2.5 mi
total 19.2 mi |
| 6. | Take the exit toward Searchlight
About 1 min | go 0.5 mi
total 19.7 mi |
|  | 7. Merge onto US-95
About 34 mins | go 35.7 mi
total 55.4 mi |
|  | 8. Turn right at Nipton Rd/NV-164
About 9 mins | go 7.0 mi
total 62.4 mi |
|  | 9. Turn left at Walking Box Ranch Rd
Destination will be on the right
About 4 mins | go 0.9 mi
total 63.2 mi |

Walking Box Ranch Rd

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2008 Sanborn, Tele Atlas