

10-10-2009

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

Margaret N. Rees

University of Nevada, Las Vegas, peg.rees@unlv.edu

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Rees, M. N. (2009). Walking Box Ranch Custodianship Quarterly Progress Report: Period ending October 10, 2009. 1-14.

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QUARTERLY PROGRESS REPORT

**University of Nevada, Las Vegas
Period Covering July 11, 2009 – October 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, 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 three Metro Officers who reside on the property in two recreational vehicles, in rotation.
- UNLV is developing a Premises-use Process, which will define how UNLV receives and submits requests to conduct work on the 40-acre headquarters site to BLM. This procedure will be completed during 2009.
- UNLV has completed testing, and therefore finalized, a draft inspection document that guides daily inspection of the ranch by the caretaker.
- UNLV is finalizing an agreement with Metro Officers permitting the officers to stay on the ranch property, increasing security for the ranch.
- UNLV is working with EDAW and BLM to identify location of old well near ranch house. UNLV will determine the best method to analyze water available for the ranch for coliforms, nitrates and other constituents, and to report those results.

Summary of Attachments

- Bird, mammal, and reptile species list, from Jim Boone, temporary caretaker
- Photographs of recent wind damage

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, oversees the use of the property, and is in daily communication with UNLV regarding activities on the property. Our previous caretaker, Ron Vernholm, has gone to Alaska for the winter and will return in spring for another 6-month stint. We are currently using several short-term caretakers and our full-time winter caretaker will arrive November 1, 2009.
 - Jim Boone, the current part-time caretaker, has been compiling a list of birds, reptiles and mammals he has observed during his time at the ranch. This list is included in the attachments.
 - Visitation during the summer was low; visitors included new UNLV President Neal Smatresk, VP for Research Ron Smith, and retired Canadian Senator and former Viceroy Gold Company Executive, Ross Fitzpatrick and his wife.
 - Maintenance during this quarter has included the following items:
 - UNLV grounds crew cleaned the grounds on 8/28/09 and 8/31/09.
 - UNLV custodians conducted a major cleaning of the ranch house on 8/28/09.
 - UNLV facilities checked the stove in the caretaker's trailer for a possible leak 8/27/09.
 - UNLV cleaned out the rodent feces from the pump house, removed all unneeded contaminated items, sealed all holes with an appropriate sealant on 10/29/09.
 - UNLV inspected the bee situation on the porch, where a small number of bees did get aggressive when approached. We will wait until cooler weather to address the situation further.
- 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. (See the first item under Project Management Plan Items: 1, above, for more detail.)
 - 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.
- 3. *Report any issues of safety or concern to the BLM within a reasonable time period.***
- There were no issues of safety or concern during this reporting period.
- 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.***
- During this report period the following repairs were made:
 - UNLV Facilities repaired a ball valve on a toilet in the caretaker's trailer 8/27/09.
 - UNLV Facilities installed a RO system in the bunk house 9/10/09.
 - UNLV installed new filters in the bunk house and trailer in September
 - Wind damage the weekend of 10/3/09 resulted in a broken end cap on the tile roof in the courtyard, one cracked window to the left of the kitchen door, one board dislodged from the barn (see attached photographs). UNLV Facilities is scheduled to visit the ranch and repair these items on 10/16/09.
- 5. *Participate in effective and collaborative partnerships with the BLM.***
- UNLV continues to communicate with BLM regarding all aspects related to custodianship of the property, to take all possible precautions to protect the property, and to use the property in ways that advance BLM's mission.
- 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 this quarterly reporting 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 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 is now developing a policy that will coordinate research requests and transmit these requests to BLM and TNC. UNLV has finalized 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 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 has completed a draft document of standard operating procedures that include: daily visual inspection of buildings, daily visual inspection of property, water tank inspections, maintenance/repairs records, and daily visitation and outside maintenance log. We have implemented these procedures and have invited BLM to review the document and provide comments.

SUMMARY OF PROJECT PLAN
Walking Box Ranch – Custodianship

Year One Deliverables	Percent Complete as July 10, 2009	Plan for Completion
1. Provide stewardship of the 40 acre Headquarters Parcel of the WBR	20%	Continue to provide caretaker; finalize WBR Use Request Form during the first quarter of 2009; Formulate WBR Use Policy during 2009.
2. Be responsible for coordination and facilitation of site security	20%	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.	20%	Continue to report issues of concern to BLM.
4. Be responsible for reasonable minor repairs.	20%	Make necessary repairs as the need arises.
5. Participate in effective and collaborative partnerships with the BLM.	20%	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.	20%	Participate in meetings whenever they occur.
7. Assist BLM with public outreach functions.	20%	Assist whenever these projects occur.
8. Facilitate BLM efforts with WBR associated projects.	20%	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.	20%	Develop a policy and provide policy and relevant documents to BLM. This report will be delivered to BLM during 2009.

10. Inspections: create and implement process to conduct inspections of facilities and contents and provide recommendations for BLM.	70%	Formalize the ranch inspection process and deliver report summarizing process and relevant documents. This report will be delivered to BLM during 2009.
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Submitted by:

10/16/09

Margaret N. Rees,

Date

Principal Investigator

ATTACHMENTS

	Name	Date
Bird	White Pelican	
Bird	Double-crested Cormorant	
Bird	Great Blue Heron	
Bird	Cattle Egret	
Bird	Great Egret	
Bird	Snowy Egret	
Bird	Black-crowned Night-Heron	
Bird	White-faced Ibis	
Bird	Canada Goose	
Bird	American Wigeon	
Bird	Bufflehead	
Bird	Gadwall	
Bird	Mallard	
Bird	Northern Pintail	
Bird	Northern Shoveler	
Bird	Redhead	
Bird	Ring-necked Duck	
Bird	Ruddy Duck	
Bird	Wood Duck	
Bird	Lesser Scaup	
Bird	Common Merganser	
Bird	Blue-winged Teal	
Bird	Green-winged Teal	
Bird	Cinnamon Teal	
Bird	Muscovy Duck	
Bird	Turkey Vulture	8/30/2009
Bird	Osprey	
Bird	White-tailed Kite	
Bird	Bald Eagle	
Bird	Golden Eagle	
Bird	Northern Harrier	
Bird	Common Black-Hawk	
Bird	Ferruginous Hawk	
Bird	Harris' Hawk	
Bird	Red-shouldered Hawk	
Bird	Red-tailed Hawk	
Bird	Swainson's Hawk	
Bird	Zone-tailed Hawk	
Bird	Cooper's Hawk	
Bird	Sharp-shinned Hawk	
Bird	American Kestrel	8/29/2009
Bird	Peregrine Falcon	
Bird	Prairie Falcon	
Bird	Gambel's Quail	8/26/2009
Bird	Killdeer	
Bird	Band-tailed Pigeon	
Bird	Common Ground-Dove	

Bird	Common Nighthawk	8/27/2009
Bird	Common Poorwill	
Bird	Lesser Nighthawk	
Bird	Vaux's Swift	8/28/2009
Bird	White-throated Swift	
Bird	Anna's Hummingbird	
Bird	Black-chinned Hummingbird	8/30/2009
Bird	Rufous Hummingbird	8/26/2009
Bird	Broad-tailed Hummingbird	
Bird	Costa's Hummingbird	8/27/2009
Bird	Belted Kingfisher	
Bird	Arizona Woodpecker	
Bird	Downy Woodpecker	
Bird	Gila Woodpecker	
Bird	Golden-fronted Woodpecker	
Bird	Hairy Woodpecker	
Bird	Ladder-backed Woodpecker	8/27/2009
Bird	Lewis' Woodpecker	
Bird	Northern Flicker	8/26/2009
Bird	Gilded Flicker	8/26/2009
Bird	Red-naped Sapsucker	
Bird	Williamson's Sapsucker	
Bird	Western Wood-Pewee	
Bird	Olive-sided Flycatcher	
Bird	Cordilleran Flycatcher	
Bird	Dusky Flycatcher	
Bird	Gray Flycatcher	
Bird	Hammond's Flycatcher	
Bird	Willow Flycatcher	
Bird	Black Phoebe	
Bird	Say's Phoebe	8/26/2009
Bird	Ash-throated Flycatcher	
Bird	Brown-crested Flycatcher	
Bird	Dusky-capped Flycatcher	
Bird	Great Crested Flycatcher	
Bird	Vermilion Flycatcher	
Bird	Cassin's Kingbird	
Bird	Couch's Kingbird	
Bird	Western Kingbird	8/26/2009
Bird	Horned Lark	9/5/2009
Bird	Bank Swallow	
Bird	Barn Swallow	
Bird	Cave Swallow	
Bird	Cliff Swallow	
Bird	Northern Rough-winged Swallow	
Bird	Tree Swallow	
Bird	Violet-green Swallow	
Bird	Pinyon Jay	

Bird	Bewick's Wren	
Bird	Cactus Wren	8/26/2009
Bird	Canyon Wren	
Bird	House Wren	
Bird	Rock Wren	
Bird	Golden-crowned Kinglet	
Bird	Ruby-crowned Kinglet	
Bird	Black-capped Gnatcatcher	
Bird	Black-tailed Gnatcatcher	8/26/2009
Bird	Blue-gray Gnatcatcher	
Bird	Mountain Bluebird	
Bird	Western Bluebird	
Bird	Townsend's Solitaire	
Bird	Hermit Thrush	
Bird	Swainson's Thrush	
Bird	American Robin	
Bird	Northern Mockingbird	8/29/2009
Bird	Bendire's Thrasher	
Bird	Brown Thrasher	
Bird	Crissal Thrasher	8/30/2009
Bird	Curve-billed Thrasher	
Bird	Le Conte's Thrasher	
Bird	Long-billed Thrasher	
Bird	Sage Thrasher	
Bird	American Pipit	
Bird	Cedar Waxwing	
Bird	Phainopepla	
Bird	Loggerhead Shrike	8/26/2009
Bird	European Starling	
Bird	Bell's Vireo	
Bird	Hutton's Vireo	
Bird	Plumbeous Vireo	
Bird	Warbling Vireo	9/7/2009
Bird	Black-and-white Warbler	
Bird	Black-throated Gray Warbler	
Bird	Grace's Warbler	
Bird	Lucy's Warbler	
Bird	MacGillivray's Warbler	8/26/2009
Bird	Orange-crowned Warbler	
Bird	Virginia's Warbler	
Bird	Yellow Warbler	8/27/2009
Bird	Yellow-rumped Warbler	
Bird	Common Yellowthroat	
Bird	Yellow-breasted Chat	
Bird	Summer Tanager	
Bird	Western Tanager	8/26/2009
Bird	Black-headed Grosbeak	8/29/2009
Bird	Lazuli Bunting	8/29/2009

Bird	Sage Sparrow	
Bird	Savannah Sparrow	
Bird	Song Sparrow	
Bird	Vesper Sparrow	
Bird	White-crowned Sparrow	
Bird	Dark-eyed Junco	
Bird	Brewer's Blackbird	
Bird	Red-winged Blackbird	
Bird	Yellow-headed Blackbird	
Bird	Great-tailed Grackle	
Bird	Brown-headed Cowbird	8/25/2009
Bird	Western Meadowlark	
Bird	Bullock's Oriole	8/29/2009
Bird	Hooded Oriole	
Bird	Orchard Oriole	
Bird	Scott's Oriole	
Bird	House Finch	8/25/2009
Bird	Pine Siskin	
Bird	American Goldfinch	
Bird	Lesser Goldfinch	8/27/2009
Bird	House Sparrow	9/7/2009
	count	39
Reptile	Desert Spiny Lizard	8/24/2009
Reptile	Side-blotched Lizard	8/25/2009
Reptile	Western Whiptail	8/27/2009
Reptile	Night Lizard	8/24/2009
Reptile	Ground Snake (Sonora semian)	8/30/2009
Reptile	Zebra-tailed lizard	9/3/2009
Reptile		
Reptile		
Reptile		
	count	6
Mammal	Black-tailed Jackrabbit	8/24/2009
Mammal	Desert Cottontail	8/24/2009
Mammal	Valley Pocket Gopher	8/24/2009
Mammal	Cactus Mouse	8/26/2009
Mammal	Merriam's Kangaroo Rat	8/26/2009
Mammal	White-tailed Antelope Squirrel	8/24/2009
Mammal	Coyote	9/5/2009
Mammal		
Mammal		
Mammal		
	count	7





