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Walking Box Ranch Planning and Design Quarterly Progress Report: Period ending April 10, 2009

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QUARTERLY PROGRESS REPORT

**University of Nevada, Las Vegas
Period Covering January 11, 2009 – April 10, 2009**

Financial Assistance Agreement #FAA080094

Planning and Design of the Walking Box Ranch Property

Executive Summary

- UNLV faculty and PLI scientists and interpreters participated in the 50% Design Concept Plan meeting, March 25-27 at UNLV-PLI and Walking Box Ranch (WBR), and provided comments toward proposed concepts for the museum and field, research, and training center at Walking Box Ranch.
- UNLV is continuing to work with the Architectural Resources Group (ARG) under our SAT grant, to complete Master and Preservation Plans that will guide the SNPLMA-funded museum and field station projects now underway.
- The National Historic Register nomination process, initiated under the SAT grant, was approved and WBR was placed on the NPS National Register of Historic Places on 1/31/2009.
- Jean Cline participated in an Internal Planning Workshop with EDAW and their team, in Fort Collins, CO, 2/5-6/2009.
- UNLV contributed to the Environmental Assessment process by attending a stakeholder meeting at the LVFO, and by responding to questions from project stakeholders.

Summary of Attachments

- Internal EDAW Workshop Agenda (2/5-6/09)
- J. Cline Internal Workshop Notes
- 50% Design Concept Plan Meeting Agenda (3/25-27/09)

Planning and Design, and Construction Phase Items:

1. ***Provide BLM with consultation and advise to assist the BLM in defining the scope of work for the design of this project. The UNLV shall coordinate with the University departments and schools and act as the academic focal point for information relative to the design of the Science and Training Center for arid land studies.***
 - J. Cline circulated a questionnaire designed by ARG regarding research area needs to UNLV stakeholders, coordinated responses, and passed responses to ARG for incorporation into their building design.
 - J. Cline and M. Rees participated in a conference call with BLM and TNC and other project participants to bring TNC up to date on project plans. The discussion was focused on assuring TNC that the project continues to move forward as previously agreed upon and can be accomplished in concert with TNC easements on WBR parcels. TNC indicated they favorably supported the project and the call closed with plans for TNC and BLM to have a further conversation outlining their agreement with project direction.
 - On January 31, 2009, NPS listed Walking Box Ranch on the National Register of Historic Places, in response to the nomination put forward to NPS as required by the NPS Save America's Treasures grant to UNLV.
 - UNLV and BLM met and discussed how to move forward in obtaining a business plan that builds on the preliminary business plan produced as part of the SAT grant. It was decided that UNLV will take the lead on contracting Dornbusch to produce a plan, which will include and identify both UNLV and BLM project components.

2. ***Participate in all phases of scoping and planning meetings and meetings with the BLM's planners, architects, and contractors for the design and development of the Walking Box Ranch as a Science, Research, and Training Center and Museum for the study of arid lands and development of the Headquarters as a Museum and interpretive center. The UNLV's participation is to provide input to the BLM relevant to the specific educational and research goals of the project.***
 - UNLV continues to work with ARG to complete the comprehensive Preservation and Master Plans, funded by a Saving America's Treasures grant to UNLV. These documents, now under review by NPS and NV SHPO, form the basis for the architecture and engineering components of the project now underway.
 - J. Cline and M. Rees have participated in several meetings with Drs. Oliver Hemmers and Craig Palmer (UNLV Harry Reid Center) to discuss potential applications of alternative energy at WBR, and methods to attract funding for such facilities and related research. Hemmers and Palmer are now drafting a white paper describing how WBR could be used to develop, implement, and demonstrate alternative energy uses in rural settings; the white paper will be distributed to potential funding agencies.

- J. Cline participated in an Internal Workshop held February 5-6, 2009 in Fort Collins at EDAW's office. The goal of this meeting was for EDAW and subcontractors to meet and discuss initial concepts in order to coordinate overall planning. Discussions, for example, permitted architects to coordinate with engineers who will select appropriate heating/cooling units, and also promoted discussions between architects and engineers with LEED consultants, to facilitate efficient energy design. The meeting agenda and Cline's meeting notes are included as attachments.
- UNLV provided comments to a draft interpretation plan provided by Condit.
- UNLV participated in a three-day 50% Design Concept Plan meeting (agenda attached) March 25-27, 2009 with BLM and the architectural and engineering team headed by EDAW. During this meeting EDAW and subcontractors presented 50% design concepts, which were then discussed by all participants. The first two days of the meeting were held at UNLV in the PLI conference room and the final day was held at Walking Box Ranch, to ground truth proposed building locations, evaluate building locations with respect to current drainage patterns, and examine proposed locations for trails, pathways, and meeting areas. During the meeting the group discussed all proposed project elements and generally agreed with proposed concepts. At the end of Thursday's session a small group of stakeholders (Shannon Raborn, Senator Reid's office; Jef Jaeger, Scott Abella, and Daphne Sewing, UNLV-PLI) joined the meeting for a summary presentation of the 50% design concept plan, and provided feedback, particularly related to the research station. The meeting agenda is attached. Minutes from this meeting have not yet been distributed and will be included in the next report.

3. *Assist BLM in developing the environmental assessment by providing technical input and review of the draft environmental assessment.*

- J. Cline and M. Rees participated in an Environmental Assessment meeting at the LVFO, 1/20/09, and responded to questions from stakeholders representing the US Geological Survey, Red Rock Canyon Interpretive Association, and TNC.

4. *Provide technical and academic advice to BLM in the development of the museum facilities, by conducting research into the historic records of the ranch and providing recommendations about the appropriate interpretive and environmental education programs that may be presented at the ranch.*

- See activity described under item 1 above.
- UNLV is continuing to work with ARG in completing the WBR Master and Preservation Plan, which guides the design phase now in progress for the property.

5. *Contribute technical and educational-based assistance to the BLM for the BLM's consideration during construction development for the Science and*

Training Center and Museum as it relates to the future operations of these facilities as education centers.

- The project is not under construction at this time.

6. *Provide input and feedback to the BLM during the construction of the Field Research and Training Center and the Museum.*

- The project is not under construction at this time.

Phase 1 Deliverables:

1. *Provide a Facility and Future Needs Alignment Report that will identify the types of future research and training programs that will be conducted at Walking Box Ranch Field Research and Training Center and Museum. The report will also include a matrix that aligns predicted future activities with facility, construction, furnishing, and equipment needs.*

- This report will be prepared during 2009 in conjunction with a contracted business plan that will contribute to identifying future activities and equipment needs.

2. *Assist the BLM in developing a Preservation Plan for Existing Structures on the Headquarters Parcel of the Walking Box Ranch.*

- UNLV is currently working with project architects and engineers to determine how best to preserve the historic buildings.

3. *Provide a Business Plan detailing anticipated future research, training, and other use goals and a financial plan for reaching those goals. The Business Plan should also describe income and operations and maintenance costs.*

- BLM and UNLV have agreed that UNLV will take the lead in contracting with Dornbusch to provide a business plan that will be developed during 2009.

Phase 2 Deliverables:

1. *Prepare a Project Development Plan that reflects UNLV's Business Plan. The Project Development Plan should refine the anticipated research, residential training activities, and Museum use; identify recommended new facilities and renovations; outline construction; and plan center management (print and PDF).*

- The project development plan will be completed following receipt of the business plan, which is anticipated in 2009.

2. Assist the BLM in creating a detailed Work Plans for each aspect of project development such as, but not limited to, existing building use, new construction, interpretive programs, and center management, based upon the Comprehensive Master Plan and Preservation Plan.

- Work plans will be created when the Comprehensive Master Plan and Preservation Plan are completed by ARG.

Phase 3 Deliverables:

1. Assist in the development of Facilities Design Drawings according to the recommendations of the Comprehensive Master Plan generated by the SAT project, in conformance with existing significant architectural features and historical attributes of the property, in a fashion responsive to LEED goals to the extent funding permits, and to meet all property easements.

- Although the master and preservation plans are not yet complete, we are assisting in the development of design drawings. See activity described under the *Planning, Design and Construction Phase*, items 1 and 2.

2. Assist in the development of Facilities Design Drawings for the preservation of facilities according to the recommendations of the Comprehensive Master Plan and Preservation Plan in conformance with historical and architectural attributes of the buildings and property, and to meet all property easements.

- Although the master and preservation plans are not yet complete, we are assisting in the development of design drawings for preservation of facilities. See activity described under the *Planning, Design and Construction Phase*, items 1 and 2.

Phase 4 Deliverables (During Construction):

1. Provide the BLM consultation and advice during construction to help the BLM ensure the construction meets the goals of the project.

- The project is not under construction at this time.

2. Provide the BLM consultation and advice as needed during renovation of preserved facilities, to help the BLM ensure that the renovation meets goals of projects and is in accordance with historical restoration requirements and according to approved designs.

- The project is not under construction at this time.

Phase 5 Deliverables:

1. Assess and identify furnishings and equipment based upon facility needs; provide the BLM information related to furnishings and equipment for new and preserved facilities so that the BLM can procure these items, within project funding under this Cooperative Assistance Agreement. The UNLV may provide additional furnishings and equipment outside of this Agreement at the UNLV's sole discretion.

- While we are not acquiring furnishings at this time, we have had and continue to have discussions with Rex Bell Jr. about his desire to see original ranch furnishings in his possession returned to the ranch.

SUMMARY OF PROJECT PLAN
Walking Box Ranch – Planning and Design

Year One Deliverables	Percent Complete as January 10, 2009	Plan for Completion
Planning and Design:		
1. Provide BLM with consultation and advice in defining the scope of the design of the Science and Training Center.	10%	Continue to consult and advise BLM in the scope of design of the training center
2. Participate in all phases of scoping and planning team meetings for the design and development of WBR as a Science, Research, and Training Center and Museum.	10%	Continue to participate in scoping and planning of the Museum and the training center.
3. Assist BLM in developing the environmental assessment process with technical input and review of drafts.	50%	Continue to work with EDAW and BLM on the Environmental Assessment process, scheduled to be complete later summer/early fall 2009.
4. Provide technical and academic advice to BLM in development of the museum facilities with recommendations of interpretive and environmental programs for presentation at the Ranch.	10%	Continue to provide technical and academic advice for interpretive and environmental programs.
5. Contribute technical and educational-based assistance to the BLM for the BLM's consideration during construction development for the Science and Training Center and Museum as it relates to the future operations of these facilities as education centers.	10%	Continue to contribute technical and educational-based assistance to the BLM for the Science and Training Center and Museum.
6. Provide input and feedback to BLM during the construction of Field Research and Training Center and the Museum.	0%	Project is not under construction.
Phase 1 Deliverables:		
1. Provide a Facility and Future Needs Alignment Report that will identify the types of future research and training programs that will be	0%	Work with faculty at UNLV to identify future research and training programs and incorporate in report. This will be completed

conducted at Walking Box.		in 2009 in conjunction with a business plan.
2. Assist the BLM in developing a Preservation Plan for Existing Structures on the Headquarters Parcel of the Walking Box Ranch.	5%	Work with BLM and ARG architects to develop preservation for existing structures.
3. Provide a Business Plan detailing anticipated future research, training, and other use goals and a financial plan for reaching those goals.	20%	Obtain a detailed business plan that builds on the preliminary building plan prepared by Dornbusch and Associates in 2008. This will be accomplished in 2009.
Phase 2 Deliverables:		
1. Prepare a Project Development Plan that reflects UNLV's Business Plan. The Project Development Plan should refine the anticipated research, residential training activities, and Museum use.	0%	This will begin after a business plan is developed.
2. Assist the BLM in creating a detailed Work Plans for each aspect of project development based upon the comprehensive master plan and preservation plan.	0%	This will begin after the Master and Preservation Plans are completed and approved by NPS and NV SHPO.
Phase 3 Deliverables:		
1. Assist in the development of Facilities Design Drawings according to recommendations of the comprehensive master plan generated by the SAT projects.	10%	We will continue to work with BLM, EDAAW and EDAAW subcontractors to assist with design of the facilities
2. Assist in the development of facilities design drawings for the preservation of facilities according to the recommendations of the Comprehensive Master Plan and Preservation Plan.	10%	We will continue to work with BLM, EDAAW and EDAAW subcontractors to assist with design of the facilities
Phase 4 Deliverables (During Construction):		
1. Provide the BLM consultation and advice during construction to help the BLM ensure the construction meets the goals of the project.	0%	The project is not yet in construction.

2. Provide the BLM consultation and advice as needed during renovation of preserved facilities, to meet goals of the project.	0%	The project is not in construction.
Phase 5 Deliverables:		
1. Assess and identify furnishings and equipment based upon facility needs; provide the BLM information related to furnishings and equipment for new and preserved facilities so that the BLM can procure these items, within project funding under this Cooperative Assistance Agreement.	0%	This task will not be undertaken until project construction is near completion.

Submitted by:

**Margaret N. Rees,
Principal Investigator**

April 10, 2009
Date

ATTACHMENTS

2/5/09, Internal Workshop, EDAW Office, Ft Collins, CO

Phil Hendricks, Kathleen Luttrell, Rocky Mtn Inst., Adria Oswald (ARG), Cathleen Malmstrom; Fred Denton, RMI Mech Eng; Greg Oakes, Mitch Peters, Eng. EDAW; Jean Cline, UNLV; Tom Busch, USGS; Gene Schaefer, SDG

HO: Draft table of contents for report; will use ARG MPP format

Next meeting (50% draft development concept plan workshop) week of 3/24, 2 days, meet at the ranch. Will walk around to confirm where things placed

Phil: Estimator for construction costs will be involved in project. Tom and Cathleen need to know what is left after UNLV and BLM charges. Tom will track this down. Jean will provide agreements and nos. to UNLV.

Kathleen: how best to collaborate – annotated drawings?

Cathleen: good question, iterative

Phil wants Rocky Mtn to manage LEED project through construction to implementation (hopes that can be done since there is funding) – how best to coordinate?

Cathleen – how to handle, separate budgets, two sets construction documents, need to resolve, will affect estimates, Phil – need to talk about

Jean: w/ UNLV there has been flexibility in how \$ are packaged – Unlv has custodianship and planning contracts; there seems to be flexibility

Phil, wants RMtn to manage LEED project

Kathleen: will mean having discussions, coordinating drawings

Cathleen: simultaneously, siting issues, orientation for solar, wind, cooling, outdoor classrooms, need input; underground building has her office support; what systems appropriate for what size buildings – need your input; will give you copies of plans and our questions and talk next week

Phil's group will do all landscape design and all infrastructure,

Kathleen – working on Corn Creek, LV, ideas about rain water, capture and create food forest, appropriate vegetation – can this be done?

TB: Bell's brought in some ornamentals, if we can learn what those were we could justify those

Kathleen – beneficial to put in plants non-native but appropriate

TB: will investigate what has been done at RRx

Phil: plants in back of MPP

Cathleen: LEED silver – but we should try to get highest level we can; feels we should do all we can to get highest rating, using what is reasonable for rural, light on the land, passive, take further than the minimum;

Phil: need to allow for flexibility, space for future research

Mitch: looked at wind pattern maps and wind is not very good

(Jean: let Cathleen know about future H research)

Agreement – we should go for Pt, though may cost too much; may separate into two projects, not sure how that works

Adria, can separate into two projects, one Pt, one something else

Cathleen: BH and research bldg around courtyard with roofs draining to cistern below grade, one way to handle downpour rain

Phil: have to plan vegetation for drought years and years with more rain; also fire storage issue, prob need another storage tank, my be able to use one for vegetation; occasionally have to drain these tanks, also have swimming pool

Issues about harvesting versus returning to Lake Mead? May be flexibility b/c well water, reasonable to harvest off roofs in rural areas; issues about using gray water? Here is Co, there are research projects where monitoring quality, maybe able to do this; preferable to using well water

Kathleen: can make lush area/food forest w/ minimal effort, earth moving, seeding and mulching and ?; done in Jordan; not collect water, just slow down and use

Cathleen: need to incorporate maintenance in project

TB: read report and realize need to include marketing component to bring in money; housekeeping side – linens – do onsite or in Searchlight?

Cathleen: really need larger business plan than we have

TB: what seems logical, fees to visit property should stay on BLM side for site, corp retreat stays on UNLV; make some assumption in these documents;

Jean: best to have Dornbush to do more detailed plan, independent prof group to say what is best

Cathleen: We design, see how much to operate...

Phil: the more diversified the better the economics; friend manages campus CSU runs 30 miles away, now many functions, elder hostel, family weekend, diversity important **(check this out)**.

TB: call Dornbush and see what they think about timing

Phil will call today

TB: Red Rocks: mentioned So NV interpretive society, want to run shop in Elko, could run here; half goes to their operation; fund things near there; provide some interpretation; 70% of people at desk from interp assn; they have infrastructure....

Jean: some concerns about \$ leaving ranch – maybe go with Searchlight group; but can explore

TB: BLM is comfortable with this group

Phil: Will Call David Dornbush to talk about when to get him involved

Kathleen: looking forward to feedback on report – I don't have report and most have not read/seen

Cathleen; poss LEED Pt for research but LEED Ag for historic bldgs, for example

Kathleen: will investigate this and get back soon – two or one projects

Phil: need to figure out soon which way to go

Phil: single electric and water systems for site, but not mechanical

TB: imp point leed for historic versus new; doesn't address historic – only existing so need to figure out how to address

Mitch: how to deal with ac now in house, not historic

Cathleen did not send back questions – answers said yes do fix this; we need to address this

Mitch, most fixtures not historic, standard 1930's home depot; investigate trade-Off historic value vs LEED gain

Gene: barn roof prob replace

Cathleen: plan on non-conditioned space, uses less energy; put in fans, not much we can do with existing buildings to obtain high LEED rating; her view to separate out new buildings and go for Pt leed on these;

TB: existing BH – see what we can do here;

Kathleen: Elaine might have some great ideas on what to do with old buildings so will talk to her

Fred: Can still do strategies for old buildings to make them work better

Phil: RH – heating cooling and lighting – 3 items – see what we can do here

Kathleen: Table: Metrics: Water go for 50%

TB: can we get enough gray water to reveg tennis court?

Mitch: if use well water, doesn't contribute to LEED, but can use for toilets; use tank water for nonpotable fixtures in bldg like clothes washing; have potable and nonpotable water lines and get LEED credits; makes sense from storage, but duplicate water lines; figure out water lines, how water get to storage tank? May need another storage tank.

TB: fire dept probably require enough water for one building at a time, not storage all water for all buildings

Phil: will be looking into all of this

Mitch: fire marshall decision

Kathleen: what is thought of composting toilets?

Cathleen: campground toilets – stand alone fixture

Mitch: need someone to do composting things regularly; composting toilets are high maintenance item

Kathleen: do need someone specially to do this

Phil: need constant use

Kathleen: LEED Pt project w/ these that is closed all winter

Phil: problem is if used a few days, then not used, then used a few days – there is a problem

Kathleen will check

Phil: so campground prob will be only composting toilet

Fred: probably septic, but do have one composting as part of research

Cathleen: if not composting do solar for showers, sinks and other passive features and still have campground bath as green as possible

Phil: energy? Wind – be cognizant about visual effect, TNC;

Cathleen: put on new part of campus, not huge; make appropriate, prob not more than one, not too high; want to know if we use photovoltaics, how much room needed? How do we calculate; don't want to see solar field on ground

Kathleen: need to reduce loads, XX kv?; need to keep this low

Mitch: air into unit, half goes across swamp cooler, half across heat exchanger, sort of cools like swamp cooler but w/o water; keep recycling the cool air so it becomes cooler (half air exhausted, but other air gets cooler); company is Coolerado; website with demobox

Fred: balance electricity vs water use; above uses very little electricity and very little water

Cathleen: needs space requirements for facilities; cool different spaces differently

Kathleen: different things: energy for lights at night, also for energy needs, sometimes hot and sometimes cold; so maximize long eaves – passive; see if we can mostly go passive, (orientation, solar, etc) and electricity loads just for lighting and cooling/heating, refrigerators

Cathleen; figure out which passive methods work, what best courtyard size, how orient to capture air movement – need to know directions;

Mitch: evap cooling towers pull cool air into buildings

Cathleen: gabian walls, screens, skylights above, rammed earth (Cathleen's favorite bldg)

Kathleen: building sci: go for Pt;

Cathleen, should be able to meet goals of local materials; 500 miles

Phil: recycling program local?

TB: required for LEED construction; counter if have to haul but will have to do Nocturnal cooling options with pool?

Kathleen: may be able to do; run water over something at night, cool during day

Cathleen: pool, not safe full or empty; best to use somehow; cover with something; water will evap; fill with blue sea glass;

Phil: put bladder in and use water for fire storage; is there something from heating/cooling we could do?

Kathleen; slowness of water to heat and cool (Phil 6 hrs) so use to heat and cool?

Mitch, prob not enough water to really do something; poss see in conjunction w/ something else

Phil: we should have conversation with UNLV maintenance people to coordinate what is put in w/ what maintenance people can handle.

Also coordinate with Tom Piechota to put in what will be useful for teaching/research

Kathleen Luttrell leaves

Cathleen; is there old wood, siding, rail road ties to use – get LEED credits for recycling and great old look.

Phil: photos of Springs Preserve, colored layered concrete walls that look like rammed earth; also gabian walls separate maintenance areas; **arrange tour during March meeting**

Lunch: conversation about using RH as museum or not – major impact on heating/etc

Sandy and Rich from Condit join us

Afternoon: go through buildings/program

Cathleen: new matrix for each building, not a lot of changes in front area;

New bunkhouse: nominally 25 people, ADA compliant units will be 1; looking at U shaped bldg around courtyard, base U one story common unit, wings 2 story, modest size; rest rooms, poss some with private baths? 3 rms/6 people for one bath w/ sink area and 2 showers

Fred: can't have recirculated air between living areas, need separate ventilation for each room; all exterior circulation/open to outside; need to consider orientation; have winter and summer living areas in different places

Cathleen, now designed for 24, need one more sleeping space for program of 25; kitchen has one sink but two stoves and two fridges and lots of storage/pantry; other project somewhere else, this kitchen serves this many people; also space in corner for people to

gather and sit and escape the kitchen; **Do we want this space to be useful for gathering? Lectures?**

Discussion of how to cool; if straw bale ac load drops way down and coolerado should work

Cathleen: do we need to have floor 18 inches above grade b/c of flood? In research bldg if we go below grade, issue of berming and is this appropriate?

Phil: berms are subtle

Mitch: if no change to flood plain guideline is 18" above flow line for safety; make sure we build above water line; hard to define because water movement not always contained in same place. Run some drainage to N and some to S

Cathleen: does this affect 120 acres? 2 alternatives; keep things as they are; explore going down with buildings, will change drainage pattern

Phil: really have to think about any changes to drainage; if 100 yr storm over place where hole is

Cathleen: have v big cistern there

Fred: would need pump and then would need generator also

Phil: have to design for worst case scenario – 100 yr storm

Mitch: have roof above to run water off; build impoundment and put bldg there? Everything would drain into bldg; can't impact desert to have all water going out; hard to design to get water out

Cathleen: pair w/ research bldg; NW end is rsch bldg, and uphill, built into ground, and SE end is bunkhouse at grade; courtyard in between; then have positive drainage

Gene: don't want to saturate ground w/in courtyard

Adria: programming side of BH; now small scale coin-operated laundry; generally people bring sleeping bags; high end retreat add in cost of linen service

Major discussion about kitchen: how big does it need to be? How does kitchen work? Do individuals bring their own food or not? Is there a cook? How do we accommodate lots of people making their own meals? Will there be lots of individuals wanting to cook or just large groups? If lot of individuals, will they be told they need to form cooking groups? Probably need to design for many small groups/individuals. Design as cooking school with central work area and people can gather around. Have storage space for each room to keep food.

Research bldg; looks good generally; keep dirty labs in maintenance bldg close to clean labs in research bldg so people can carry samples between
Want recycling area in kitchen for people

Trash area – does it need to be “inside”? probably not – no problem now with dumpster
We want to do some composting; must come up with plan that meets requirements; trash area accessible from the outside of the area

Cathleen: must-see documentary “Manufactured landscape” much in China; people breaking up computers to get metals out and getting poisoned – don’t ship computers to China!; beached ships in Pakistan, people w/ blow torches take ship apart

Guest cottages as duplex; one is ADD accessible; about 960 sq ft for both

Caretaker house/manager house: 960 sq ft each; these are each two bedroom

TB: from construction perspective make houses mirror images

Jean: IT and security?

Fred: Ron with RMI will do IT

Cathleen: Need more detailed UNLV input for video input; visioning wild life; need some hardwiring; remote cameras

Fred: they also do infrastructure for security – conduits, junction boxes

Cathleen: 2 or 3 hookups for police plus additional 2 so at least 4 trailer/RV hookups

Phil: think about where vehicles are parked; their ammunition and arms are left in vehicles; will this be full service? Thinks it should be with sewer and cable; pipe over to central septic system; also campground septic system; there are 3 septic systems in now; so should probably do sewer to research hook-ups also

Cooking? Propane or electricity at camp kitchen? Propane grill; some shelf area/small pantry w/ refrigerator; roll-up door for security/sliding barn door

Cathleen: barn: walk-through space, not conditioned; space for sales; if person there, how to keep comfortable in summer; storage space/slab and secure; interpretive space – tack room for example; use some space for blacksmith space; leanto?? Maybe have BM stuff there; need storage for retail; no rest rooms here – they are in bunk house; separating conditioned and nonconditioned space

Phil: do we want rest room for person who stops when nothing open? Maybe closer to road; want at edge of property; do we need to have this?

Sandy: gate open – people come onto site but no access to buildings; also gate closed and people have access to exterior trails;

Phil: people may come expecting bathroom – maybe need to provide this

TB: open from 10-5 and unlock rest rooms and maybe is not manned; after this time close off parking lot, change sign by highway and lock rest rooms

Cathleen: if gate open need bath room available; if not open don't provide this service

TB: bathrooms open when parking lot is open

Cathleen; sometimes enter through barn and sometimes go around if barn not open; will need something brought in over existing dirt; may have to take bldg apart and rebuild; has to be safe; put in perimeter foundation may be needed

Gene: if put in perimeter foundation still have lots of openings, it's not plumb, do you take apart or work with as is? Beefy where rail road ties are; roof is overstressed; how important to see what's there now vs rebuilding?

TB: nice location for initial visitor contact; nice for interpretation; no one saying we'll put new building there; so committed to keeping this, but must make it safe

Gene – will require much restructuring – do we stain to make look old?

Cathleen, don't need to make look old; doesn't have to look weathered

Gene: roofing is 6 1" by 6" nailed together! Not strong!!!

Cathleen: new sheet metal for outside that doesn't have holes, that can be painted;

TB: condition outer corner w/ desk and slab (NW corner; W of overhang); sales storage/counter; small heater/evap cooling; good area to have control of site

Cathleen: existing BH: two plans

Manager office in SW corner in both (150 sq ft); porch now looking west; employee area here; rest rooms still at north end; secure storage; vending machines for water; **Do we want manager's office here?** Number bathrooms from Phil, based on one busload? No good standards for this; 3 women and 2 men w/ one each ADD accessible. Also could have new west-facing porch extend out from building rather than being built into building; exhibit prep area

TB: maybe cut through with breezeway and keep porch on east (less hot)

Cathleen: could then have picnic area there; also screens vending area; also trying to make building more hospitable; now west side clearly the back and really ugly; have nice tree on east so poss create small area w/ picnic tables

Phil: also could put rest room doors on north wall; most people want to go to rest room first and they need to be able to figure out how to find it;

Phil: the officers want a workout room – seriously!

Cathleen: RH garage; not historic, multipurpose room, want to open up south wall w/ sliding doors (not historic) to patio (670 sq ft, 49 seats) West side – credenza/chair storage; ADA toilet here, only accessible when house is open

Patio garden area, redo rock garden and put ramp up through area for ADD?

Cater prep area in maids room to E of kitchen

Fred: found on website that Rex built sound proof bedroom for Clara b/c she had trouble sleeping and had migraines so any sound kept her awake – ask Rex

Gene: do we put concrete strip around house owing to drainage problems

Cathleen: have thought about doing this along back because of problems there.

Cathleen: use other material on buildings look more like out buildings, don't compete w/ ranch as iconic building (don't use stucco); wood siding or metal siding

Gene: cement with foam, light weight, not durable so put something over it

Cathleen: there is split-faced concrete block that looks like adobe; used at Death Valley

Phil: not many people have done rammed earth so can be expensive and hard to find person to do

Cathleen: might UNLV students/faculty want to do project and build rammed earth (or something else) sma visitor building?

Phil: will have to do value analysis to test various costs, etc

Cathleen: can look at a floor plan and come up with stick built is \$X/sq ft (cheap), and then more elegant and more expensive options

Gene could begin to work out the barn; slab vs not have slab; exhibits will depend on flooring (dirt vs slab)

Gene: some end walls need reframing in barn

Gene provided 3 pages of notes of structural issues all bldgs from Dec 1 and 2

Jean: anything urgent that needs to be done now?

**Gene: framing has been removed from supporting elevated tank in pumphouse
Braces missing should be replaced now; Gene will provide drawings of what should
be done; Jean put Gene in touch with UNLV facilities people; we can get these
drawings from him**

Get dead bird and nest out of attic of RH

Tanks should be repainted inside sometime soon

Cathleen: should there be anything done regarding drainage around ranch house?

Phil: could put rock strip and pipe

Cathleen; Dornbush had estimate for cost of business plan; original plan had more detail for market plan; bus plan fee \$18K; would be higher now; didn't include cash flow model \$4200 etc; total about \$80; \$32K for meetings, workshop, site time; figure about \$25-30K for realistic bus plan

Phil wil call in morning about this

Gene: there are some cracks in great room walls; hard to evaluate, can't tell about roof, pretty hidden; roof over great room seems beefy; no major cracking and movement, all cosmetic; there is seismic zone there and design is probably not fit with that (not known when built)

Gene; can brace rock fire place; brace popout in great room

Cathleen: had office movie night recently and watched "It", great fun

Phil: friends with Mother is Catherine McDonald, silent film star, have signed photo from pal Clara Bow; they have lots of written history; they starred together in several films

Friday, February 6, 2009 Internal workshop, EDAW office, Ft Collins

Phil Hendricks, EDAW; Rich Smith, Condit; Adria Oswald, ARG; Cathleen Malmstrom ARG; Greg Oakes, EDAW; Mitch Peters, EDAW; Jean Cline, UNLV; Tom Busch, BLM; Sandy Treece Harnois, Condit

Sandy, now have plan and need buy-in on this plan; finalize at this meeting and then send out

Rich: they wordsmithed theme, where is the northern part of the property; no specific strategies yet – need to finalize what people want

TB: get this in an email; distilled from Dec meeting; now verify that there are no flaws;

Phil: permanent exhibit on back porch

Sandy: could there be exhibits in garage? Possibly propose a couple different plans;

TB: maybe RH not open for tours, but garage could be open for exhibits if no meetings; site manager figure out if garage if open or not at various times; compromise situation; access from exterior; can look into patio

Cathleen: only place to have video or film, prob not in barn b/c not conditioned; available when someone there

Phil: film is the medium of the place so the way to present the place

Rich: the more this is part of the paid tour, the more legitimate to make charge for the visit

Discussion: There is now a large lecture/classroom place in research building so do we need garage for just meetings and not interpretation? Jean: Do we want large lecture room in research building rather than offices/labs/etc? It is actually classroom with foldup tables and stacking chairs; can be large tables for maps etc at one time and then switch to chairs for presentation/lectures;

Phil: can use garage for staging area for docent tour; cool place in summer; show video here

TB: need to have activity area for volleyball, etc

There needs to be some interpretation area for general public about research area; terminus area w/ gate people don't come through (Sandy), let people know what is going on; some people/groups can have access

Cathleen: separate areas where the wall is; large gate that lets you enter campus

Phil and Rich think gate should be further south; from RH north is public/culture; so have place to come through where wall is, there is interpretive areas there about sustainability, can see research campus but need some control so gate here on some simple fence like split rail for example

Phil: we need to think about how ranch will fit into trail system; have interpretive trail to the largest Joshua tree; do we let people park horses on/near ranch while touring ranch?

Need trail along E side of property with interpretation; needs to avoid campground; have a few benches; some surfacing like gravel maybe so recognizable path, but not paved.

Agreement about small footpath around perimeter of 40 acres; good way to interpret disturbed (east side) from pretty undisturbed (west side) desert

TB: Bob does not want a trailhead at WBR and probably willing to develop a trailhead somewhere else like across highway

Phil: we need to keep informed about the trails project b/c there is great pressure from SL to link trail system with the ranch; maybe lots of people will want to use rest rooms; there will be lots of dune buggies, ORV

Cathleen: interpretation of RH

Discussion of how we use RH G Rm; use arranged around what's in room – big table, couches, etc; feeling there should be some use, perhaps determine by charge; most/all food outside, catering kitchen in maids's room and food on patio; BBQ area S of pool; probably can serve food in garage as well

Exhibit Prep space: talke to Elizabeth – what kind of space does she want? Does research classroom work for this?

Rich: concern about just putting space up in various spaces; concern about following design scheme?

Cathleen: have bedroom as rotating gallery; one of small bedrooms on south side; or could have in existing BH – this is perhaps better idea; can also be community gallery space that maybe SL uses; research could also use this to exhibit

Lunch

Phil: access issue; need some kind of surfacing in barn – floor;

TB: some architecturally finished surface looks like dirt but is more like concrete

Phil: need some path with hard surface to all buildings and probably with interface to and in research facility; hard to do visually – paved band along “roads” through property; Phil against sealed surfaces that get wet; another problem is blow sand; would have steel edge; never a proponent of hardened aggregate b/c of problems over time; NPS? Has just gone to pavement b/c of this; how wide does this need to be? How do we get across drainages?

Cathleen: wouldn't look too bad is along edge and same color, will need to cross road at places; has to be at grade

Phil: also need service route from S end to all bldgs; studies still being done on paving – problematic; hard to do right and meet rules; huge issues about maintenance; need to talk to fire marshall soon to see what they need for access; need garage for for caretaker and manager golf carts; don't we need covered parking for people who live there

Andria: have solar shade and solar charger for golf carts

Phil: we do need garage for golf carts to keep dust off/out and nice to have for manager/caretaker; not for others

Phil: do we need sign at front entrance; some sort of symbolic gate or gateway with sign; also need to do road improvement; should probably be eventually paved into ranch

TB: there may be money elsewhere for that; BLM gets a lot of money for roads; BLM idea of roads typically not paved;

Phil; now road overgraded so big berms either side and water probably runs down road; Need to fill in road; bring issue of paving into next workshop; asphalt and chipseal with white or red surface;

Cathleen: objects to dark surface of asphalt, but ok if can get light color surface

Phil: do we want secondary gateway at entrance for parking lot?

TB: this is where we want real gate that can be closed at night;

Phil: fit turnaround and dropoff area north of vegetated area that reaches road; also handicap area here; place where people turn around and leave when not open; then area N of here is restored (big dirt parking lot)

Jean: will cost of revegetating come out of budget?

Phil: yes

TB: maybe pave the paths and keep central road area is unpaved? Need to figure this out and difficult

Long discussion about placement of buildings: significant concern is placement of RV's; RV;s for officers getting lots of space and premier location???.; move them to west and permanent houses to west along road

Long discussion about drainage; how to best build; divert water above buildings? Build 18 " above grade? Probably do this; build RV pads and houses/duplex and apts north of drainage, but S of existing road

Decision: we will “rehabilitate old drainage that used to go south or RH and N of caretaker, and build south of this area in disturbed areas; don’t worry about small drainage just S of disturbed area (runs WSW) and leave major drainage a bit further S

Mitch; can we collect some water and retard and train and increase infiltration; can get water credits; issues of water rights; if don’t do something don’t get LEED credits;

Phil: put in pond downstream of parking area and increase infiltration, restoring nonvegetated area; look into permeable/impermeable issue, see what’s on check list and what can we get points for and make decisions

50% meeting is immediate team – EDAW-BLM-UNLV – and people who need to be involved for jurisdictional reasons (engineers for example); hopefully TNC will have bought in during conference call



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TO BLM and Workshop Participants
FROM Phil Hendricks, Jr. ASLA
DATE February 4, 2009
CC EDAW Team
Project File – 04030051.09
P:\2004\04030051_09_Walking Box Ranch_Design\PROJ_MANAGEMENT\Meetings\Agenda\Internal Workshop\BLM WBR_Internal workshop agenda_01.doc
SUBJECT Walking Box Ranch Development Concept Plan
Internal Team Workshop Agenda
February 5 + 6, 2009

The following agenda outlines the internal team meeting to review and further refine the concepts under development for the 50% submittal

Attendees (to be confirmed):

Representing	Representative
BLM – Denver	Tom Busch
UNLV	Jean Cline
EDAW	Phil Hendricks, Jr. ASLA Greg Oakes Mitch Peters P.E.
Architectural Resources Group (ARG)	Cathleen Malmstrom, AIA Adria Oswald
Condit Exhibits	Sandy Treece Harnois Rich Smith
SDG, Inc.	Gene Schaefer
RMH Group	Fred Denton
Rocky Mountain Institute (RMI)	Kathleen Luttrell

Agenda

Thursday February 5 - 9 AM – 5 PM		
1	Review of scope, schedule and products for the upcoming 50% DCP submittal and workshop o Short term schedule through 50% DCP workshop o 50% DCP table of contents o BLM/UNLV/TNC conference call summary o Existing Preservation Plan update	EDAW Fort Collins
2	Sustainability Approach (to be completed by Noon). o Review the sustainability workshop findings o Develop a reasonable range of alternatives and approaches to sustainability (Building and site systems)	
3	Existing Conditions Review. Discussion of preliminary analysis, site, architecture and infrastructure.	
4	Program Review. Review and finalize the project program.	
5	Architectural concepts review and discussion.	
6	Team coordination discussions	

Friday February 6 – 9AM – 5PM		
1	Interpretive Planning <ul style="list-style-type: none">o Review of work to dateo Develop an approach and alternatives for interpretive delivery	EDAW Fort Collins
2	Site Plan Concept Development	
3	Thematic Concept Development – alternatives for styles and materials for furnishings, signage, site materials	
4	Cost Estimate. Initial review of estimate structure and process	
5	Finalize short term schedule and tasks	



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TO BLM and Workshop Participants
 FROM Phil Hendricks, Jr. ASLA
 DATE March 16, 2009
 CC EDAW Team
 Project File – 04030051.09
 P:\2004\04030051_09_Walking Box Ranch_Design\PROJ_MANAGEMENT\Meetings\Agenda\50 p DCP Workshop\BLM WBR_50p DCP Workshop agenda_draft02.doc
 SUBJECT Walking Box Ranch Development Concept Plan (DCP)
 50 % DCP Review Workshop Agenda
 March 25 – 27, 2009

Workshop Introduction

The 50% draft development concept plan, including alternatives, will be presented, reviewed, and discussed at a 3-day workshop (2-days at UNLV, 1-day at the site). This workshop should be attended by the same broad cross-section of personnel that attended the programming workshop. The site visit will also be included to field truth the work completed to date. The main goal of this workshop is to develop a preferred plan and project approach that will be carried forth into the final draft DCP.

Scheduled Attendees:

Representing	Representative	Attendance		
		W.	Th.	Fr.
BLM – Denver	Tom Busch	X	X	X
BLM - Las Vegas	Bob Taylor Nancy Christ	X	X	X
UNLV	Jean Cline Jennifer Johnson Cathy Willey Peg Rees	X	X	X
EDAW	Phil Hendricks, Jr. ASLA Greg Oakes Mitch Peters P.E.	X	X	X
Architectural Resources Group (ARG)	Cathleen Malmstrom, AIA Adria Oswald	X	X	X
Condit Exhibits	Sandy Treece Harnois Rich Smith		X	X
SDG, Inc.	Gene Schaefer		X	X
Robert Peccia + Associates	Bob Morton		X	X
RMH Group	Fred Denton		X	X

Agenda

Task	Location	Time	Discussion Topics	
Wednesday March 25, 2009				
1	50 % DCP Presentation and Discussion	UNLV Public Lands Institute (PLI) conference room (RAJ Building)	9: 00 AM – 5:00 PM (with lunch break)	Presentation and review of: <ol style="list-style-type: none"> 1. Project Program 2. Architectural Concepts. 3. Site Development Concept Plans and Details 4. Sustainable Design Approach.
Thursday March 26, 2009				
2	50 % DCP Presentation and Discussion (continued)	UNLV Public Lands Institute (PLI) conference room (RAJ Building)	9: 00 AM – 3:30 PM (with lunch break)	Continued from above and: <ol style="list-style-type: none"> 5. Building and Site Utility Systems Concepts 6. Concept Plan Cost Estimate. 7. Interpretation Program
3	Stakeholders Presentation	PLI Conference Room	4:00 PM – 5:30 PM	Presentation of work to date for the second tier of project stakeholders (TNC, SHPO, NPS, Rex Bell - invitees TBD)
Friday March 27, 2009				
4	Site Visit	Walking Box Ranch (WBR)	9: 00 AM – 2:00 PM (with lunch break)	Site visit to field review the DCP