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## Walking Box Ranch Planning and Design Quarterly Progress Report: Period ending July 10, 2012

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## **QUARTERLY PROGRESS REPORT**

**University of Nevada, Las Vegas  
Period Covering April 11, 2012 – July 10, 2012**

**Financial Assistance Agreement #FAA080094**

### **Planning and Design of the Walking Box Ranch Property**

#### **Executive Summary**

- BLM informed UNLV that after investigating a concession contract as the appropriate BLM document for the future operating partner, they have concluded that an operating agreement is the preferred document and they are proceeding to complete such an agreement as soon as possible.
- Following a visit to the ranch with BLM, UNLV has completed temporary repairs to ranch house windows, which should mitigate deterioration of the ranch house from water
- UNLV participated in a one-half day meeting with BLM to review Condit's Extended Content Package #1. As a result of the lack of progress by Condit, UNLV was requested to increase our participation in creating ranch interpretation.
- Preparation of pamphlets describing plants and animals native to the area and also describing the local geology has been temporarily put aside as interpreters working on this project have been deferred to working on interpretation for the ranch.
- Julian Kilker, UNLV faculty, has begun photographing the ranch and local desert to contribute iconic ranch photographs to be used in the visitor center and other aspects of ranch interpretation.
- UNLV has received the final deliverables, from Dr. Jeff Crouse, on the Bow-Bell film history research project.
- UNLV hired security consultants, who have prepared architectural documents that will be used as part of the construction package, for both security and IT.
- UNLV continues to collect oral histories from individuals who were involved in ranch history

#### **Summary of Attachments**

- NA

## **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.***
  - UNLV has participated in the following meetings or conversations with BLM during the past quarter:
    - UNLV met with BLM to review Condit's Extended Content Package #1. As a result of a lack of progress by Condit, UNLV was asked by Carolyn Shelton to increase our participation in preparing ranch interpretation.
    - UNLV has had several internal meetings with consultants they have hired to produce construction documents to future security and IT for the ranch.
  
- 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 has participated in the following meetings with BLM during the past quarter:
    - UNLV has received the BidSet from AECOM and is currently finalizing our review. Comments will be forwarded to Ed Giani in early July.
    - UNLV has had several internal meetings with consultants they have hired to produce construction documents for future security and IT for the ranch.
  
- 3. *Assist BLM in developing the environmental assessment by providing technical input and review of the draft environmental assessment.***
  - There were no EA issues this quarter.
  
- 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.***
  - Though currently on hold as UNLV interpreters work on ranch interpretation, UNLV is preparing brochures describing birds, amphibians, reptiles and mammals that are native to the ranch locality and also the local geology, that will be available to future visitors to the ranch and which will be used in

advertising the ranch.

- UNLV has a technology photographer photographing the ranch and local desert to provide photo content for interpretation.
- UNLV has received the final deliverables from a research project conducted by a silent film scholar to obtain detailed information about Clara Bow and Rex Bell films and relevant film scholars. This information is being used to provide visitor center content related to the Bow-Bell film and Hollywood connection.
- The multimedia project is nearing completion, which will include compilation of feedback from teachers who used an early version of project material, re-recording of a couple modules, and compilation of final materials.

**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.***

- UNLV has added a member of the UNLV Foundation to our team to plan fund raising activities.
- UNLV is working with a volunteer (former UNLV employee Bill Wood) to design a program for volunteers at the future WBR museum and the research station
- UNLV is working with volunteers (Kathy Bell and Ursula O'Neale) to identify fund raising initiatives, and activities to attract future donors and board members to the project.
- UNLV is constructing a donor recognition plan that will attract donors to the project.
- UNLV has been meeting with project donors to identify ways to enlist the interest of long-time Las Vegans, who would support such a project as WBR, as future supporters of the ranch.

**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 after UNLV updates and BLM has approved the revised business plan and after an operating plan for the ranch after

construction is agreed upon by BLM and UNLV. *UNLV is currently waiting on a BLM to provide details as to what type of operating agreement or contract will be used in the future.*

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

- UNLV continues to work with project architects by providing information and responses to questions about the facilities to determine how best to renovate the historic buildings for preservation.
- After consultation with BLM, the UNLV has provided temporary repairs to the ranch house windows to mitigate the continuing water damage to the ranch house.

**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.***

- *UNLV is waiting on BLM regarding to determine how the ranch will be operated in the future in order to complete the revision.*

**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).***

- BLM has now returned to the plan to use a cooperative agreement as an operating agreement for UNLV to manage the ranch. *UNLV is currently waiting on BLM to provide information on how the ranch will be operated in the future.*

**2. *Assist the BLM in creating 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.***

- *The detailed work plans will result as soon as BLM produces an operating agreement.*

**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.*
  - UNLV continues to respond to questions by the architectural and engineering team as they work to complete their respective drawings.
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.*
  - UNLV continues to respond to questions by the architectural and engineering team as they work to complete their respective drawings, and is currently in the process of completing comments on the recently received BidSet.

**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.*
  - UNLV is working with BLM and AECOM to design renovations of the historic building.

**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.*
  - UNLV is working with Dorothy Bell, Rex Bell Jrs widow about possibly acquiring original ranch furnishings now in her possession that would be suitable to exhibit at the ranch.

- Dorothy Bell has recently donated all of the blacksmith shop equipment to UNLV for use in the exhibits.

**SUMMARY OF PROJECT PLAN**  
*Walking Box Ranch – Planning and Design*

<b>Year One Deliverables</b>	<b>Percent Complete as July 10, 2012</b>	<b>Plan for Completion</b>
<b>Planning and Design:</b>		
1. Provide BLM with consultation and advice in defining the scope of the design of the Science and Training Center.	70%	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.	70%	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.	100%	The Environmental Assessment process has been completed.
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.	70%	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.	70%	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.

<b>Phase 1 Deliverables:</b>		
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.	20%	Work with faculty at UNLV to identify future research and training programs and incorporate in report. This will be completed in 2012 in conjunction with the business plan.
2. Assist the BLM in developing a Preservation Plan for Existing Structures on the Headquarters Parcel of the Walking Box Ranch.	70%	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.	85%	The business plan cannot be completed until BLM identifies an operating agreement or contract that will be used following construction. BLM has to date not been successful in identifying this document.
<b>Phase 2 Deliverables:</b>		
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 be done when the business plan is completed, which will not happen until BLM identifies the appropriate operating agreement.
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.	70%	UNLV has assisted the AECOM team to produce project documents.
<b>Phase 3 Deliverables:</b>		
1. Assist in the development of Facilities Design Drawings according to recommendations of the comprehensive master plan generated by the SAT projects.	70%	We continue to work with BLM, AECOM and AECOM 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.	70%	We will continue to work with BLM, AECOM and AECOM subcontractors to assist with design of the facilities

<b>Phase 4 Deliverables (During Construction):</b>		
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.
<b>Phase 5 Deliverables:</b>		
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.	30%	Dorothy Bell has donated blacksmith equipment that was formerly used at the ranch. UNLV is working with Dorothy Bell regarding other possible donations or purchases by UNLV or by project donors.

**Submitted by:**

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**Margaret N. Rees,**  
**Principal Investigator**

07/10/12  
\_\_\_\_\_  
**Date**