Red Rock Desert Learning Center Core Group Meeting: March 15, 2005

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AGENDA

1. Introductions (5 min.)

2. Approval of Minutes from January 18, 2005 Meeting (5 min.)


4. Update on Water Testing – Bob Boyd (15 min.)

5. Standing Reports (30 minutes)
   A. Line and Space Architects – Les Wallach/Henry Tom
   B. UNLV/CESU – Nancy Flagg
   C. BLM – Michael Reiland

6. Committee Reports (5 min.)

7. Open Discussion / New Business (5 min.)

NEXT MEETING: Tuesday, May 17, 2005 – 10:30 a.m. – UNLV Paradise Campus

Red Rock Desert Learning Center Core Group meetings are open to any interested member of the public. Attendance by new individuals is always welcomed. Reasonable efforts will be made to assist and accommodate physically handicapped persons attending the meeting. Please call the UNLV Public Lands Initiative Office (702-895-5148) in advance so that arrangements may be made.
Meeting Minutes

RED ROCK DESERT LEARNING CENTER CORE GROUP
Bureau of Land Management
Tuesday, March 15, 2005

The meeting commenced at 10:40 a.m. with the following persons in attendance:
Kathy August, Blaine Benedict, Bob Boyd, Paul Buck. Bill Cates, Ed Dodrill, Dale Etheridge,
Nancy Flagg, Laurie Howard, Megan Iudice, Jeanne Klockow, Angie Lara, Richard Leifreid,
Mark Morse, Helen Mortenson, Tim O’Brien, Alan O’Neill, Patrick Putnam, Jackson Ramsey,
Linda Rolle, Michael Reiland, Henry Tom, Pat Williams, Debbie Wright, Billie Young.

1. Introductions
The group welcomed Ed Dodrill of the Southern Nevada Regional Trails Partnership and Linda
Rolle, Clark County School District.

2. Mission Statement
Michael Reiland read aloud the mission statement of the RRDLC to remind the Core Group of
its focus.

“To instill stewardship and respect by increasing knowledge and understanding of the Mojave
Desert ecosystems and cultures through a unique experiential discovery program.”

Angie Lara requested that the mission statement be printed at the bottom of each Core Group
agenda.

3. Approval of Minutes
The minutes of the January 18, 2005, meeting were approved with no changes.

4. Update on Core Curriculum
Jeanne Klockow, Education Curriculum Coordinator, presented an update on the timeline and
process for completing the core curriculum for the Red Rock Desert Learning Center (handouts
on file with BLM and UNLV Public Lands Institute). She reminded the committee of the actions
that have occurred to date and then reviewed two potential schedules for either a four-day/three-
night experience or a three-day/two-night experience to show how the science curriculum and
core curriculum might work as a whole. The sample schedules were developed solely to test the
logistics of moving 105 students through the campus at one time by breaking them down into
smaller groups. All curriculum being developed for the RRDLC is based on an “essential
questions” model, to get the students to think critically and scientifically.

Jeanne then distributed a timeline for developing the remainder of the core curriculum through
the creation of 6 working groups. She invited the Core Group to volunteer to help develop
various core topics or to identify others who might wish to help.

Angie Lara noted the curriculum will honor the mission of the school and the BLM’s mission,
but she wants to ensure that the knowledge translates back after a student leaves the school.
Early discussions about this project with the congressional delegation centered on stewardship
and balancing use of public lands with conservation. Angie is interested in seeing that the
curriculum addresses real programs within the BLM – such as responsible mining, grazing,


recreation, development, fire management, etc. – so that students leave with an understanding of why these issues are important for long-term management of public lands.

Jeanne suggested that BLM specialists could be brought in as speakers, but she will also work with BLM staff to integrate and correlate these topics throughout the core curriculum as it is developed.

Angie asked for clarification on the daily schedules and whether one format would preclude the other. Jeanne noted the operator could do both throughout the year, or other combinations as well, to provide maximum flexibility in how the facility is used throughout the year in a way that best meets the needs of teachers and the operator. Michael noted the curriculum “menu concept” allows a one-day visit if desired by a teacher, although the principle intent is to create a multi-day desert immersion experience.

5. Update on Water Testing
Bob Boyd of BLM provided an update on the water testing that has been conducted at the RRDLC site. The U.S. Geologic Survey collected field data in the fall and conducted a pump test to determine if the rate of pumping to supply the school was sustainable and what impacts it might have on Blue Diamond and other areas. Bob distributed a copy of the USGS report (on file with BLM and UNLV Public Lands Institute), which documents the work that was conducted, locations, water levels, and pumping test data. A model was constructed to predict effects; with the predicted water usage at the RRDLC at 6 acre feet per year, the study indicates that over 50 years the draw-down on the aquifer would be only a couple inches. As a result, there should be no long-term effects on the town of Blue Diamond. Bob noted that some water quality sampling is still occurring. The nitrate level is pretty low and bacteria levels were all negative. The BLM is still waiting for a report on trace metals.

Bob also reported that BLM has been monitoring current water conditions at the site, given the very wet period Southern Nevada has experienced between November 2004 and February 2005. The spring at Oliver Ranch has been running at 700 gallons per minute, where in a typical year it runs at 5-10 gallons per minute. Discharges have been observed all through the property into Blue Diamond wash. The current water levels may affect the engineering of foundations for the RRDLC buildings. Last fall water levels were at 45-50 feet below surface; over the span of this winter, those levels are now at 5 feet below surface. There is no long-term monitoring data available for comparative analysis over other wet and dry seasons.

Alan O’Neill asked about BLM’s water rights on the property. Bob responded that the agency has surface water rights on the springhead but no groundwater rights. A total of 15 acre-feet is needed for the school, campground, visitor center, and wild horse and burro facility. Michael Reiland reported on three options for securing ground water rights for the RRDLC: (1) buying rights within the Las Vegas valley and moving them there, (2) securing water rights as part of some other acquisition, or (3) getting water rights donated. Michael noted that $150,000 has been set aside in the project budget to purchase water rights if necessary. Nancy Flagg asked how the three options might affect the project timeline. Michael said none of the options should affect the timeline. BLM is starting the process required to buy rights in case this becomes necessary and is also exploring a partnership with the state park for 15 acre feet. There is some interest in having the Fund-Raising and Partnerships Committee explore a donation from a developer or other third party. Committee chair Blaine Benedict asked what the estimated value would be. Bob Boyd responded that water rights are typically $10,000-$15,000 per acre foot. Blaine felt it might be more expedient to buy the rights rather than gamble on a donation that may not total match what is required.
Jackson Ramsey asked if changes at Bonnie Springs will affect the water rights, since some private land has apparently been sold for construction of approximately 15-17 homes. Bob noted the landowners will have to go through the same process to increase their water rights. Jackson asked if the addition of homes will affect the overall water levels in the area. Bob said that was not tested because the land sale was not known last fall when the USGS conducted its study. Angie asked if the current modeling is adequate for NEPA, given that cumulative effect is a factor. Bob said the number of homes that could be built should not be a problem. Jackson questioned whether the current study is enough to put the water questions to rest. He would prefer a definitive statement.

6. **Standing Reports**

**A. Line and Space Architects**

Henry Tom of Line and Space Architects presented a progress report. Schematic design is complete and was subjected to a value analysis (VA) in late January by an independent team that reviewed the designs. Henry reported this process was very productive. The evaluation team made 19 recommendations and another 20 design suggestions, which were then reviewed by the Building Committee and the architects. The committee’s review resulted in 27 modifications and 9 additional strategies, which are reflected in the minutes of the committee’s February 18, 2005, meeting. Overall, the estimated cost of the project was reduced from $47 million to approximately $37.7 million after cuts were made. Design development (creation of detailed architectural drawings) will now progress with the committee’s decisions in mind. The VA team will conduct a second round of analysis at the end of the design development phase.

The architectural schedule has been updated to provide additional time for design development and construction. Henry noted many issues still need to be worked out before construction documents are issued. As a result, the timeline is very tentative. Some options include speeding up construction of the wild horse facility or phasing in utilities and infrastructure before the campus buildings are constructed.

Henry offered use of a Line and Space PowerPoint presentation for public outreach, which visually presents the campus and buildings. The firm would like to create a script and then do a training session for those who might use it.

Kathy August asked if some cuts be added back in later if additional funding became available. Henry said it would depend on the timing of the decision and would have to occur during design development. She asked if Line and Space could rank the suggested cuts in terms of where a decision would be required in the timeline.

**B. UNLV**

Due to time concerns, Nancy Flagg deferred her report to the next meeting.

**C. BLM**

Michael Reiland had no specific issues to report but suggested the Core Group read the Building Committee minutes for information on two other outstanding issues related to parking and electrical power needs at the site. He asked if the Core Group wanted any other updates. Kathy August asked about the status of a statement of work for potential operators. Angie Lara
reported that BLM is continuing to work through the agency’s hierarchy to get the statement finalized, but the task has been made more difficult with the loss of a contracting person at the state BLM office. Getting this issue settled is a high priority.

7. Committee Reports

There were no committee reports.

8. Open Discussion / New Business

Michael Reiland is requesting that every committee meet between now and the next Core Group meeting in May. He will give each group a list of tasks. Michael shared the current committee list and asked for additions and changes.

The next meeting of the RRDLC Core Group will be Tuesday, May 17, 2005, at the UNLV campus. Details will be sent at a later date.

Alan O’Neill reported that specialty Outside Las Vegas Foundation license plates are now available through the Department of Motor Vehicles. Proceeds support various SNPLMA initiatives like the RRDLC.

The meeting adjourned at 12:15 p.m.
Building Committee Meeting Minutes

Red Rock Desert Learning Center
Wild Horse and Burro Facility

Subject: Building Committee
Location: BLM Las Vegas Field Office
        4701 N. Torrey Pines Drive, Las Vegas, NV
Date: February 18, 2005
Time: 10:00am – 2:30pm

Attendees
Bill Cates (10:00-12:00), Pat Fleming, David Frommer, Michael Reiland, Debbie Wright, Billie Young, Angie Lara (11:45-2:30), Henry Tom, and Les Wallach. Bob Clements (answered questions regarding WHB by telephone).

Meeting Notes
A meeting was held with Line and Space and the RRDLC/WHB Building Committee to discuss the recommendations from the BLM Value Analysis (VA) Process (held on January 24-28, 2005). Following the VA meeting, Line and Space reviewed the VA recommendations and responded on February 3, 2005. The responses were written on the “notepad form” that was provided by the VA Team and were forwarded to Pat Fleming.

As part of the Schematic Design Submittal and vital information for the VA Process, Line and Space presented an Opinion of Probable Cost (OPC) Scenario B to the BLM and the VA Team for their use (the Scenario A OPC was not presented to the BLM because the estimated cost was listed at approximately $47 million, which was $10 million over the budget). Line and Space, made 22 modification to the design which reduced the project cost from $47 million to $39.2 million; this formed the basis of the OPC Scenario B. Following the VA recommendations, Line and Space modified the OPC again, by adding an additional 5 items, which reduced the cost to $37.7 million. In addition, Line and Space, listed 9 additional strategies on the OPC that would reduce the cost further. It was brought to the attention of the Building Committee that the project as presented, in the OPC Scenario C, is at the limit of the available construction dollars with no design contingency. Line and Space suggested that the cost be reduced below the $37.7 million to establish some sort of cost contingency.

The 27 Modifications and 9 Additional Strategies were presented to the group; the group then discussed and categorized the items into two separate lists, one list for further discussion and one list for implementation. The two lists were further reviewed (with Angie Lara present) and the following decisions were made.

Modifications:
Item #1 Eliminate the roll-down insulated shutter at exterior windows throughout the school.
Cost Saving: $512,000
Decision: Implement cost savings. Okay to eliminate roll down insulation, except at the Art Pavilion.

Item #2 Eliminate horizontal insulation at each dorm roof and ceiling
Cost Savings: $1,268,000
Decision: Implement cost savings. Okay to eliminate horizontal moveable insulation.
Item #3 Eliminate stone veneer from walls throughout school (use split face CMU)
   Cost Savings: $1,540,000
   Decision: BLM has concerns with how the Split Face CMU will blend with the site and would like to see examples. Line and Space will provide BLM with photos and also suggested that BLM schedule a field trip to Tucson to see projects where the split face CMU blends in very well with it's site.

Item #4 General structural modification to the Art Pavilion – add/relocate columns and reduce roof area
   Cost Savings: $36,000
   Decision: Implement cost savings by reducing the overall cost for the Art Pavilion by $36,000 (not necessarily by add/relocating columns and reducing roof area).

Item #5 General structural modification to the three dorm buildings – change roof from 24" concrete to steel framed structure
   Cost Savings: $215,000
   Decision: Implement cost savings. Okay to change roof system to steel framed structure.

Item #6 General structural modification to Administration – reduce roof to 1 lower roof plane including reducing wall heights.
   Cost Savings: $37,000
   Decision: Implement cost savings. Okay to reduce roof to 1 plane, add skylights to hallway for natural lighting.

Item #7 General structural modification to Dining – reduce roof area 3,400 sf.
   Cost Savings: $68,000
   Decision: Implement cost savings reducing the overall budget for the Dining Facility by $68,000 (not necessarily by reducing roof area).

Item #8 General structural modification – error correction in estimate
   Cost Savings: $357,000
   Decision: Implement cost savings.

Item #9 Insulated (dual pane) low-E glass in lieu of triple glazed
   Cost Savings: $388,000
   Decision: Implement cost savings. Change glass to dual pane low-E.

Item #10 Various other glass modifications
   Cost Savings: $148,000
   Decision: Implement cost savings. Reduce glass by raising sill height at Dining and by eliminating the high entry canopy at Administration.

Item #11 Use shade cloth in lieu of louvers at the greenhouse
   Cost Savings: $409,000
   Decision: Implement cost savings. Use shade cloth, include one complete replacement set of shade cloth.

Item #12 Use uncolored concrete in lieu of colored concrete
   Cost Savings: $160,000
   Decision: Implement cost savings. Use uncolored concrete.
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Item #13 Eliminate tile from ceilings at bathrooms throughout the school
Cost Savings: $71,000
Decision: Implement cost savings. Eliminate tile from bathroom ceilings.

Item #14 Eliminate air dryers at all bathrooms throughout the facility
Cost Savings: $45,000
Decision: Implement cost savings with the following provisions: Eliminate all air dryers from the facility except at the central restroom; no paper towels at the central restrooms. Provide paper towels only at the Administration restrooms. Provide toilet seat cover at Central Restroom and Admin. Restrooms.

Item #15 Eliminate a 15% internal contingency from the site landscape total
Cost Savings: $176,000
Decision: Implement cost savings.

Item #16 General changes to site civil – asphalt in lieu of concrete, gravel parking and eliminated double charges
Cost Savings: $1,926,000
Decision: Implement cost savings with the following provisions. In general BLM would like to use an impervious paving system, such as the Gravel Pave system, wherever possible. In certain high use areas asphalt will be used. BLM would prefer an alternate asphalt color in lieu of the standard black.

Item #17 Change to Bus Drop-off – deleted sculpture, deleted shade structures and assoc. walls, deleted carts and rails.
Cost Savings: $242,000
Decision: Implement cost savings with the following provisions: Eliminate the shade structures, keeping in mind that some shade is needed (trees). Benches for seating will be needed. Reduce the number of carts to 1 per 10 students; chaperones or instructors will drive the carts. Leave a space in the design for the sculpture.

Item #18 Changes to Friendship Circle – deleted flagstone paving
Cost Savings: $83,000
Decision: Implement cost savings. Concrete instead of flagstone paving is acceptable. Line and Space will investigate the possible use of other materials. If stone, especially stone salvaged from the site can be afforded for the walls, the Friendship Circle would be the choice location for use.

Item #19 Use asphalt in lieu of colored concrete at WHB
Cost Savings: $86,000
Decision: Implement cost savings with the following provisions. In general BLM would like to use an impervious paving system, such as the Gravel Pave system, wherever possible. In certain high use areas asphalt will be used. BLM would prefer an alternate asphalt color in lieu of the standard black.

Item #20 Reduce allowance for printers and copiers at Administration
Cost Savings: $43,000
Decision: Implement cost savings.
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Item #21 Reduce the WHB arena roof to a minimum area to support the PV array
Cost Savings: $650,000
Decision: Implement cost savings. Review design to maximize shade for both the catwalk and seating area. Further reduction could be made with reconfiguring the catwalk. See Additional Strategies Item #2.

Item #22 Reduce the roof over the WHB Outdoor Gathering
Cost Savings: $79,000
Decision: Implement cost savings. Provide shade with trees.

Item #23 Eliminate Restrooms at Friendship Circle provide non ADA path to Central Restroom
Cost Savings: $72,000

Item #24 Reduce Instructor Housing to accommodate 5 instructors instead of 10
Cost Savings: $1,172,500
Decision: Design and provide complete drawings for the instructor and maintenance housing. For bidding purposes, the contractor will be instructed to provide zero instructors housing for the base bid. Alternate 1 will include housing for 5 units and alternate 2 will provide 10 units. The maintenance housing along with complete utility infrastructure will be provided as part of the base bid.

Item #25 Maintenance Facility – reduce area by deleting private office
Cost Savings: $53,000
Decision: Implement cost savings. Eliminate private office.

Item #26 Combine Maintenance Facility and Central Plant
Cost Savings: TBD
Decision: Implement cost savings. Okay to combine facilities if it works. See Additional Strategies Item #9.

Item #27 Delete road improvement from Art Pavilion to WHB
Cost Savings: $86,000
Decision: Implement cost savings. Provide gravel road surface.

Additional Strategies:
Item #1 Eliminate one Dorm Building. Student capacity reduces to 70 students.
Cost Saving: $2,412,000
Decision: Additional Strategies #1 will not be implemented. Eliminating one Dorm is unacceptable.

Item #2 Reduce the scale of, or possibly eliminate, the Catwalk component of the WHB
Cost Saving: $100,000 - $340,000
Decision: Implement Additional Strategies #2. Elimination of the Catwalk is not an option. Line and Space will look at reducing the length of the Catwalk by running the walk along the East side of the arena and only half way along the South.
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Item #3 Reduce the scale of, or possibly eliminate, the Art Pavilion
   Cost Saving: $600,000
   Decision: Additional Strategies #3 will not be implemented. No on eliminating the Art Pavilion

Item #4 Allow WHB site excavation to be utilized as a “borrow pit” by a contractor needing material.
   Cost Saving: $690,000
   Decision: Implement Additional Strategies #4. BLM would like to utilize this cost savings, initial response from BLM Minerals Specialist is positive for selling the material. BLM will confirm to make sure this is possible to do.

Item #5 Utilize separate contracts for civil and furnishings/equipment.
   Cost Saving: $500,000 - $750,000 for civil. $200,000 for furnishings/equipment
   Decision: Implement Additional Strategies #5. BLM would like to utilize this cost savings. Line and Space will add the running of Data lines to the list of potential savings.

Item #6 Make additional modifications at WHB Administration Building.
   Cost Saving: $100,000 - $150,000
   Decision: Implement Additional Strategies #6. Eliminate staff restroom and public gang restrooms. Provide two unisex restrooms, one with direct access from the interior hallway and one with access from outside. Keep conference room. Other suggested changes will need discussion and approval by the BLM.

Item #7 Reduce the size of the arena (width)
   Cost Saving: unknown
   Decision: Additional Strategies #7 will not be implemented. No on arena size reduction.

Item #8 Combine Maintenance and Central Plant
   Cost Saving: unknown
   Decision: Implement Additional Strategies #8, if it works.

Item #9 Utilize individual mechanical HVAC units at each building in lieu of Central Plant.
   Cost Saving: $650,000
   Decision: Additional Strategies #9 will not be implemented. Utilize Central Plant (water cooled). Line and Space presented a matrix that summarized the pros and cons for a central plant mechanical system (air cooled and water cooled) vs. a decentralized system. It was decided that the central plant solution would be a best fit for the school.

The following items were also discussed:
The Memo of Understanding for parking between the BLM and Bonnie Springs needs to be completed. Parking capacity will become an issue at the WHB facility if Bonnie Springs does not agree to allow parking on their property.

The BLM needs to work out an agreement with the local power company that will allow for the net metering of power at a rate beyond their maximum of 30KW; we have the capacity to produce with our photovoltaics approximately 100KW. It was suggested that a meeting be made with a “high level executive” from the power co. that can make this decision. Dave Frommer will work with the BLM as to whom they should meet with.

End of Report.
Building Committee Meeting Minutes
Red Rock Desert Learning Center
Wild Horse and Burro Facility

Subject: Building Committee
Location: BLM Las Vegas Field Office
4701 N. Torrey Pines Drive, Las Vegas, NV
Date: March 15, 2005
Time: 9:30am – 10:20am

Attendees: Michael Reiland, Billie Young, Angie Lara and Henry Tom

Meeting Notes
1.) Minutes from the February 18, 2005 Building Committee Meeting were handed out. The following were discussed regarding the meeting minutes:
   - Angie Lara asked Michael Reiland to check into the possibility of using a facilitator/consultant (this could be a BLM person from another office) to handle the Wild Horse and Burro Parking Agreement with Bonnie Springs. Angie stressed the importance of getting this item resolved. Angie suggested possibly using personnel from outside of the Las Vegas Field office to expedite the completion of the agreement.
   - Angie would also like for progress to be made on the “photovoltaic net metering” power agreement with the local power company. Michael Reiland will contact Dave Frommer at UNLV to get this item moving. UNLV has worked with the power company on similar issues and would be able to assist in getting this item resolved.

   The meeting minutes from the February 18, 2005 meeting was forwarded to Pat Fleming and Michael Reiland for distribution.

2.) An update was given regarding the ground water rights for the school. Currently, BLM is working on several options for obtaining ground water rights.

3.) The Building Committee discussed taking a trip to Tucson to see projects completed by Line and Space where split-face CMU block has been used. Henry will send photos of projects. Michael and Henry will coordinate a date (early May) for the Tucson visit, perhaps coupling this trip with a meeting to discuss other issues.

4.) The budget for the Wild Horse and Burro Exhibits were discussed. Approximately $50,000 (unburdened cost) is allocated for exhibits. The committee understood that the budget is very low and will provide minimal exhibits. The committee mentioned that the curriculum being developed for the school would help with defining some of the content for the informative panels.

5.) Bob Clement and Billie Young visited BT Frost in Salt Lake City on March 2-3 to review the Wild Horse and Burro Design. Billie reported that the trip went very well and that BT had some very good suggestions for the design. They also took a trip, at the suggestion of BT, to Rock Springs, Wyoming to visit another wild horse and burro facility. The trip was very insightful and valuable information was gained in terms of function and safety.
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6.) A revised tentative schedule was presented.
   DD Complete - November 2005
   CD Complete - October 2006
   Bidding Phase - October-December 2006
   Construction - January 2007-2008
   It was noted that the schedule has increased in duration due to extending the construction
duration from 16 months to 24 months, DD Phase extended by approximately 8 weeks and misc
extra time for design approvals and contracts. Angie would like Line and Space to look at
possibly phasing certain parts of the project such as the utility infrastructure and the Wild Horse
and Burro Facility for earlier starts.

7.) A Power Point Presentation was made to the Las Vegas Green Building Council by Les
Wallach on March 8, 2005. It was reported that the presentation went well and was well received
by the attendees. This presentation is available for use by the BLM and CORE Group. A
workshop will be scheduled so that Line and Space can train presenters.

End of Report.