

# 7.0 Rooms and Spaces

## 7.1 Zones or Groupings

The new facility for the Wild Horse and Burro Facility will consist of the following major areas or zones. Each zone contains component rooms, areas and/or spaces.

- Administration
- Arena
- Public Restrooms
- Outdoor Gathering Space
- Resident Horse Barn
- Oliver Ranch Teaching Shade Structures<sup>1</sup>
- Outdoor Horse Spaces
- Research Area<sup>2</sup>
- Animal Infirmary
- Feed Storage
- Digester/Biogas Generator<sup>1</sup>
- Maintenance
- RV Site
- Parking/Helipad

<sup>1</sup>For planning purposes only: pending SNPLMA Round 5 funding

<sup>2</sup>For planning purposes only: pending future funding

# 7.0 Rooms and Spaces

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<sup>1</sup>For planning purposes only: pending SNPLMA Round 5 funding

<sup>2</sup>For planning purposes only: pending future funding

# 7.0 Rooms and Spaces

## **Animal Infirmary**

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<sup>1</sup>For planning purposes only: pending SNPLMA Round 5 funding

# 7.0 Rooms and Spaces

## 7.3 Space/Room Sheets

In this section related spaces and rooms will be discussed in terms of function, people, furnishings, equipment, technical requirements, storage needs, sensory, feelings or emotions, and critical issues.

### 7.3.1 Administration

#### 7.3.1.1 Reception/Meet and Greet

400 sf

**Function<sup>3</sup>:**

To welcome and coordinate adopters (during normal operation), basic meet and greet ••• Control of access to all other aspects of the facility ••• Demonstrate mission of the WHB ••• Adoption/WHB program information distribution ••• Waiting to meet with specific personnel ••• Interpretive/educational area for possible adopters

**People:**

5-10 Visitors  
1 Staff

**Furnishings/Equipment:**

Comfortable seating for 4 persons ••• Reception desk and chair ••• CPU and monitor (printing to be done in Office Workroom) ••• Phone ••• Credenza ••• Display space

**Storage Requirements:**

Pamphlets ••• Literature ••• Adoption forms

**Adjacency:**

Administrative Workroom ••• Conference Room

**Sensory:**

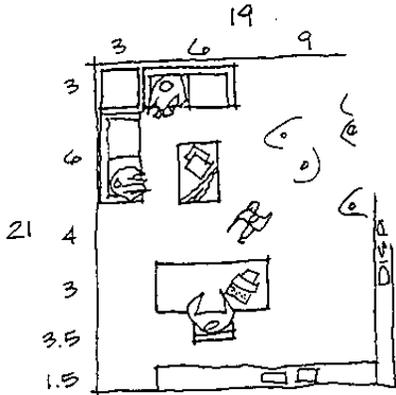
Visual connection to outside ••• Ability to see: Public restroom, Arena/barn, Holding corral, Pasture

**Feeling/Emotion:**

Non-institutional ••• Comfortable

**Critical Issues:**

Visual connection: public parking and access point for the rest of the facility



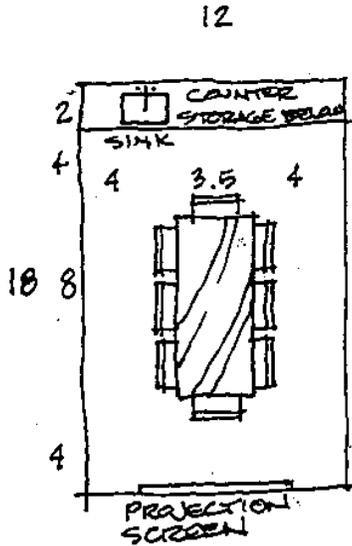
NOTE: SPACE CONCEPTS ARE BASED ON SAME IDEAS FOR THE RECEPTION SPACE @ THE OLIVER RANCH SCHOOL THEREFORE DIAGRAM ABOVE IS SAME LAYOUT AS IS FOUND IN ORS. PROGRAM

<sup>3</sup>Per BLM meeting – 5/27/04

# 7.0 Rooms and Spaces

## 7.3.1.2 Conference Room

200 sf



NOTE: SPACE CONCEPTS ARE BASED ON SAME IDEAS FOR THE OLIVER RANCH SCHOOL ADMIN. CONF. ROOM THEREFORE DIAGRAM ABOVE IS SAME LAYOUT AS IS FOUND IN ORS. PROGRAM

### Function:

Group meetings ••• Satisfy privacy requirements of open office planning for Administrators ••• Staff/Volunteer meetings ••• Private conversations with adopters/volunteers ••• Training sessions

### People:

8 Persons (maximum)

### Furnishings/Equipment:

Table, 42" X 96" ••• (8) Stacking chairs ••• 12' X 24" counter w/ sink ••• Projection screen ••• Large whiteboard

### Storage Requirements:

Storage below counter

### Adjacency:

Lobby Space/Reception ••• Lounge/Kitchen (allows use of kitchen)

### Sensory:

Visual connection to outside

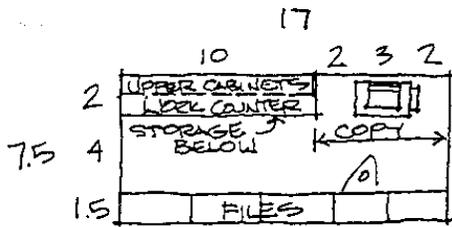
### Feeling/Emotion:

Private

# 7.0 Rooms and Spaces

## 7.3.1.3 Administrative Workroom

120 sf



NOTE: SPACE CONCEPTS ARE SIMILAR TO IDEAS FOR THE ADMIN. WORK ROOM @ THE OLIVER RANCH SCHOOL THEREFORE DIAGRAM ABOVE IS SAME LAYOUT AS IS FOUND IN O.R.S. PROGRAM

### Function:

Workroom ••• Support of Administration ••• Printing ••• Copying ••• Mailings ••• Filing

### People:

Enough space for 2 people to work comfortably

### Furnishings/Equipment:

File cabinets ••• Copy machine ••• Workstation (copies) ••• Long work table ••• Mail area (package/post)

### Storage Requirements:

10 lineal feet of counter, 24" deep w/ cabinets above and below ••• Xerox machine, floor model ••• Files (assume paper files not yet obsolete – recommend lateral system: assume 1 file per horse (10 horses per week X 50 weeks X 10 years = 500 files = ±5'-6" @ 8 files per inch) – BLM to advise filing requirements ••• Fax ••• CPU and monitor w/ printer ••• Phone

### Adjacency:

Administrative Offices/Spaces

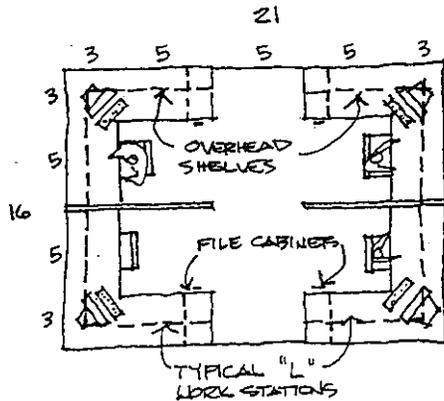
### Critical Issues:

Sufficient power receptacles ••• Visible and accessible storage

# 7.0 Rooms and Spaces

## 7.3.1.4 Administrative Offices/Spaces

320 sf



NOTE: SPACE CONCEPTS ARE SIMILAR TO IDEAS FOR OFFICES @ THE OLIVER RANCH SCHOOL THEREFORE DIAGRAM ABOVE IS SAME LAYOUT AS IS FOUND IN O.R.S. PROGRAM

### Function:

Offices/spaces for the administration: facility manager, bookkeeper, business manager/marketer, volunteer/trainer/committee coordinator ••• Phone calls (Note: private phone calls can be accommodated in the Conference Room) ••• Compliance investigation coordination (initial and follow-up)

\*Number of administrative staffing subject to business development plan

### People:

4 People (maximum): 1 BLM staff, 1 Director, 1 Volunteer Coordinator, and 1 Other

### Furnishings/Equipment:

(4) 8' X 8' workstations w. 'L-shaped' desk and chair ••• (4) CPU's and monitors (printing to be done at Administrative Workroom) ••• (4) Phones

### Storage Requirements:

None ••• Note: general office supplies will be stored in Administrative Workroom

### Adjacency:

Administrative Workroom

### Sensory:

Visual connection to outside

### Critical Issues:

Provide flexible 'universal administration space' ••• Note: philosophies of management are subject to change over time ••• For private meetings, phone calls, etc. nearby Conference Room will be provided ••• Note: if privacy is an issue, additional space will need to be added to create separate offices ••• Visual connection to public parking

# 7.0 Rooms and Spaces

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## 7.3.1.5 Office Storage 80 sf

**Function:**

General storage (office supplies are stored in various workrooms)

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## 7.3.1.6 Server/Telephone Room 40 sf

**Function:**

Houses server ••• Distance adoptions???

**Furnishings/Equipment:**

Facility server ••• 6' equipment rack ••• Mass storage device(s) ••• UPS ••• Front-end surge suppression system

**Critical Issues:**

Easy-access ••• Temperature controlled for equipment

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## 7.3.1.7 Restroom 70 sf

**Function:**

(1) Unisex restroom

**Furnishings/Equipment:**

Water closet ••• Lavatory

**Storage Requirements:**

Restroom supplies

**Adjacency:**

Lounge/Kitchen ••• Janitor's Closet

**Critical Issues:**

ADA accessible ••• easily cleaned and maintained

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## 7.3.1.8 Janitor's Closet 40 sf

**Furnishings/Equipment:**

Mop sink ••• Mop bucket ••• Shelving

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## 7.3.1.9 Custodial Storage 40 sf

**Function:**

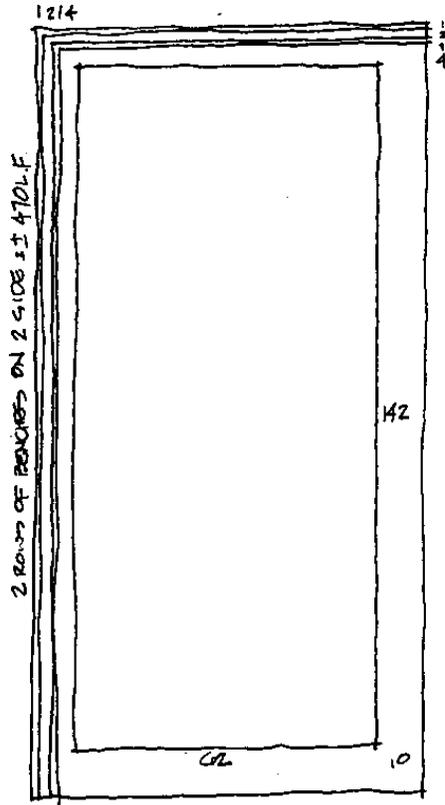
Central storage of custodial materials

# 7.0 Rooms and Spaces

## 7.3.2 Arena

### 7.3.2.1 Arena

13000 sf



#### Assumptions:

Open-sided w/ roll-down fabric flaps (similar to tent sides), or similar

#### Function:

Adoptions • • • Horse shows • • • Training sessions • • • Demonstrations w/ resident horses • • • Rental of space for rodeos, horse shows, etc. • • • Exercising horses • • • Possible Oliver Ranch School orientation for day visits to WHB

#### People:

300 people (200 fixed seats, no temporary seating<sup>3</sup>)

#### Furnishings/Equipment:

4" sand floor over 6" gravel base • • • Open metal fencing, 7' high (big, visible, strong) • • • P/A system • • • Fixed seating for 200 people (bleachers)<sup>3</sup>

#### Adjacency:

Public Restrooms (easily accessible) • • • Sorting/Handling Area • • • Loading Area

#### Sensory:

Shaded/covered • • • Natural ventilation • • • Visual connection to the outside • • • Daylighting • • • Protection from inclement weather

#### Critical Issues:

Visual access to the arena from all seats (elevated seating) • • • ADA accessible seating • • • Control of natural ventilation during windy/cold days (possible ability to close operable walls/tent-flaps during these periods) • • • Dust control (access to water) • • • Visual access to the arena from all seats (elevated seating) • • • ADA accessible seating

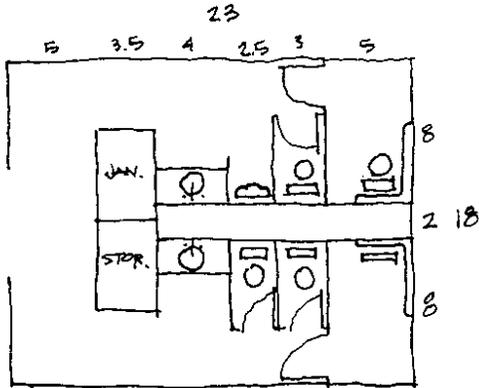
<sup>3</sup>Per BLM meeting – 5/27/04

# 7.0 Rooms and Spaces

## 7.3.3 Public Restrooms

### 7.3.3.1 Public Restrooms

400 sf



#### Assumptions:

Facility will have port-a-potty's brought in for large events ••  
 • Restroom facility will serve a maximum group of 40 persons (1 full class of up to 35 students plus teachers/chaperones)

#### Furnishings/Equipment:

Male: (2) Water closets ••• (1) Urinals ••• (1) Lavatories ••  
 • Toilet Partitions ••• Mirror

Female: (3) Water closets ••• (1) Lavatories ••• Toilet partitions ••• Mirror

Drinking Fountain

#### Storage Requirements:

Bathroom supplies

#### Adjacency:

Centrally located ••• Janitor's Closet

#### Critical Issues:

ADA accessible ••• Easily cleaned and maintained

#### Minimum Plumbing Facilities per UPC 2000 Edition

40 persons (50% Male, 50% Female)

Required <sup>1</sup>	Male	Female
Water closets	2	3
Urinals	1	-
Lavatories	1	1

<sup>1</sup>Minimum facilities will be provided

### 7.3.3.2 Janitor's Closet

40 sf

#### Furnishings/Equipment:

Mop sink ••• Mop bucket ••• Shelving

### 7.3.3.3 Custodial Storage

40 sf

#### Function:

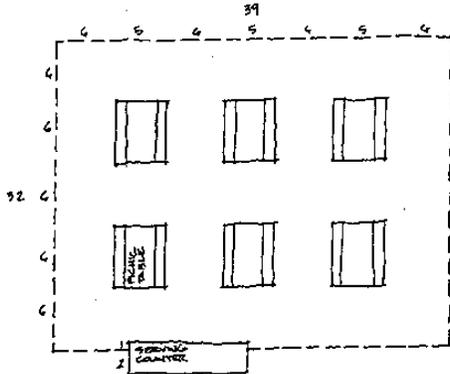
Central storage of custodial materials

# 7.0 Rooms and Spaces

## 7.3.4 Outdoor Gathering Space

### 7.3.4.1 Outdoor Gathering Space

1200 sf



#### Function:

Barbecues ••• Informal gatherings ••• Informal meetings ••  
• Fundraising events (location for outdoor activities) •••  
Picnics ••• Tours

#### Furnishings/Equipment:

Barbecue ••• (6) Tables, picnic-type ••• (1) 12' X 3' Serving  
Table ••• Hardened surface (1200 sf) for picnic tables •••  
Shade structure?? (partial covering of slab/tables) ••• (4)  
Recycle/trash receptacles ••• Hose bib ••• Power outlet ••  
• Lighting??

#### Storage Requirements:

Brought-in coolers

#### Adjacency:

Reception/Meet and Greet

#### Sensory:

Shade

#### Feeling/Emotion:

Relaxed

#### Critical Issues:

Possible need for protection from inclement weather (shade  
structure) ••• Fire issues w/ Barbecue

# 7.0 Rooms and Spaces

## 7.3.5 Resident Horse Barn

### 7.3.5.1 Interior/Exterior Stalls 10 ea. @ 400 sf

**Function:**

Housing and care for (10) horses: (6) Ranger horses, (2) mascot horses, and (2) mascot burros

**Furnishings/Equipment:**

Open metal fencing, 7' high (big, visible, strong) • • •  
Indoor/outdoor stalls w/ dirt floor (indoor portion is 12'x12' = 150sf) • • • Horse water supply • • • Exhaust fans • • • Feed rack • • • Hitching rails

**Storage Requirements:**

Feed • • • Wheelbarrow • • • Hay storage (6-8 bales) • • •  
Feed bags • • • Hose bib (cleaning out stalls) • • • (2) Shovels  
• • • (2) Rakes • • • Utility cart • • • Hay handler

**Adjacency:**

Tack Room

**Sensory:**

Shade • • • Indoor/outdoor • • • Direct connection to outside •  
• • Daylighting

**Feeling/Emotion:**

**Critical Issues:**

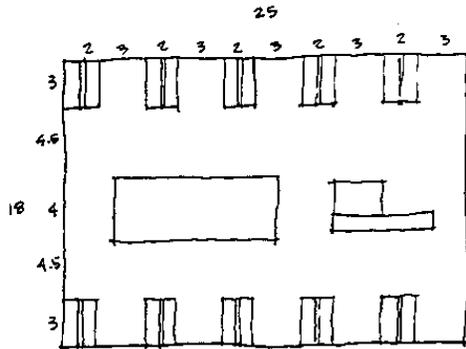
Ventilation • • • Sanitation • • • Manure/fly management • • •  
Durability of materials • • • Dust control

<sup>3</sup>Per BLM meeting – 5/27/04

# 7.0 Rooms and Spaces

## 7.3.5.2 Tack Room

450 sf



### Assumptions:

Storage for (10) complete sets of tack (1 per resident horse/burro) ••• Western saddle only ••• Ability to lock tack individually will not be provided, Tack room will be a secure/private area

### Function:

Storage of tack and grooming supplies ••• Maintenance and repair of tack ••• Storage of horse care products ••• Blanket storage

### Furnishings/Equipment:

(10) saddle racks for storage of western saddle and saddle blanket ••• (10) misc. tack storage: bridle, halter, lead rope, grooming tools, etc. ••• Hitching rails ••• (1) Benches ••• 4' x 7' Worktable, standing height ••• 3' X 2' Cabinet, full-height w/ lockable medicine storage

### Adjacency:

Resident Horse Barn ••• Working Corrals

### Sensory:

No sun ••• Natural ventilation ••• Visual access for Oliver Ranch students

### Critical Issues:

Controlled access

# 7.0 Rooms and Spaces

## 7.3.6 O.R. Teaching Shade Structures<sup>1</sup>

### 7.3.6.1 O.R. Teaching Shade Structures (2 ea.)<sup>1</sup> n/a sf

**Assumptions:**

Visits will be by School class i.e. 35 students • • • May not always be a traditional 'structure,' but may be a 'teaching place.'

**Function:**

Observing wild horse and burro behavior in pasture/holding corrals • • • Teaching about horses and the environment • • • Learning about the horse waste digester

**People:**

35 Students (maximum)  
1 Instructor  
3 Teacher/Chaperones

**Furnishings/Equipment:**

Shade structure • • • Seating, bench-type • • • Other equipment for teaching • • • Hardened floor surface

**Storage Requirements:**

**Adjacency:**

(1) viewing Pasture, (1) viewing Holding Corral

**Sensory:**

Shade

**Feeling/Emotion:**

Horses will inspire feeling/emotion at these areas

**Critical Issues:**

Control of kids (kid/horse interaction)

<sup>1</sup>For planning purposes only: pending SNPLMA Round 5 funding

# 7.0 Rooms and Spaces

## 7.3.7 Outdoor Horse Space

### 7.3.7.1 Loading Area n/a sf

**Function:**

Animal pick-up/delivery - (1) semi • • • Animal pick-up/deliver (truck w/ trailer type: trainers, adopters)

**Furnishings/Equipment:**

Gravel footing (for horses) • • • Hardened surfaces for vehicles

**Adjacency:**

Sorting/Handling Area

**Critical Issues:**

'Stress-free' layout • • • Safety of people • • • Safety of horses • • • Additional space for maneuvering trailers

### 7.3.7.2 Sorting/Handling Area 8,000 sf

**Function:**

Sorting animals: adoptions, infirmary, loading, etc. • • •  
Placing of halter and lead on wild horses and burros • • •  
Checking freeze brands • • • Vaccinations/Inoculations • • •  
Worming • • • Freeze-Branding

**Furnishings/Equipment:**

Open metal tube fencing, 7' high (big, visible, strong) • • •  
Chute • • • Squeeze chute • • • Pen gates • • • Panels for additional manipulation of corrals, tube steel fencing

**Adjacency:**

Holding Corrals • • • Riding Arena • • • Animal Infirmary

**Critical Issues:**

'Stress-free' layout • • • Safety of Horses (rounded corners) • • • Flexibility • • • Safety of people

# 7.0 Rooms and Spaces

## 7.3.7.3 Working Corrals<sup>3</sup>

2 ea. @ 1200sf

### **Function:**

Work animals ••• Temporary holding of animals

### **Furnishings/Equipment:**

Open metal tube fencing, 7' high (big, visible, strong) •••  
Pen gates ••• Panels for additional manipulation of corrals,  
tube steel fencing ••• (2) Water tanks (or other supply  
system), shared between corrals

### **Adjacency:**

Sorting/Handling Area ••• Tack Room

### **Critical Issues:**

'Stress-free' layout ••• Safety of Horses (rounded corners) •  
•• Flexibility ••• Safety of people

## 7.3.7.4 Holding Corrals (6 ea.)

6 ea. @ 2000 sf

### **Function:**

Separate animals into different spaces: sick vs. healthy,  
mares vs. foals, males vs. females, etc. ••• Holding corrals  
are sized for 25 horses @ 400 sf per horse = 10,000sf;  
divide by 6 corrals = 1750sf pr corral, round up to 2000sf so  
in ratio to 400sf requirement

### **Furnishings/Equipment:**

Open metal tube fencing, 7' high (big, visible, strong) •••  
Pen gates ••• Panels for additional manipulation of corrals,  
tube steel fencing ••• (6) Water tanks (or other supply  
system), shared between corrals

### **Adjacency:**

Pasture ••• Sorting/Handling Area

### **Critical Issues:**

'Stress-free' layout ••• Safety of Horses (rounded corners) •  
•• Flexibility ••• Safety of people

<sup>3</sup>Per BLM meeting – 5/27/04

# 7.0 Rooms and Spaces

## 7.3.7.5 Pasture

2 acres

### Function:

Holding of large numbers of horses ••• Horses roam 'freely'

### Furnishings/Equipment:

Open metal tube fencing, 6' high (big, visible, strong) •••  
Water tanks (or other supply system) ••• Alternative to  
existing groundcover (sand over gravel?)<sup>3</sup>

### Adjacency:

Holding Corral

### Critical Issues:

Safety of Horses (rounded corners) ••• Dust control

## 7.3.7.6 Panel Storage

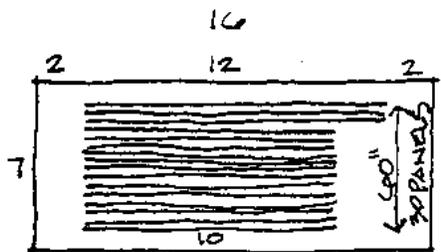
100 sf

### Assumptions:

Exterior storage for (30) panels ••• Research indicates that  
typical panel width is 10' but that 12' panels are available  
therefore storage area shall accommodate 12' panels •••  
Panels to be stored vertically to ease handling/sorting

### Function:

Storage of fencing panels



30 panels @ 2" THICK  
= 60"

<sup>3</sup>Per BLM meeting – 5/27/04

# 7.0 Rooms and Spaces

## 7.3.8 Research Area<sup>2, 4, 6</sup>

This area is an element added based on input received during programming workshops from Peg Reese of the University of Nevada Las Vegas Provost's Office. Consensus among workshop participants was that this was a worthwhile idea. However, it should be noted that this use is not part of the original mission, nor was it included in the feasibility study on which the SNPLMA nomination was based and therefore is not accounted for in approved funding. This area is included in this program for planning purposes. The possibility exists that it be part of a phased design solution. It is recommended that utilities and systems be design and sized appropriately in the first phase to accommodate future possibilities.

<sup>2</sup>*For planning purposes only: pending future funding*

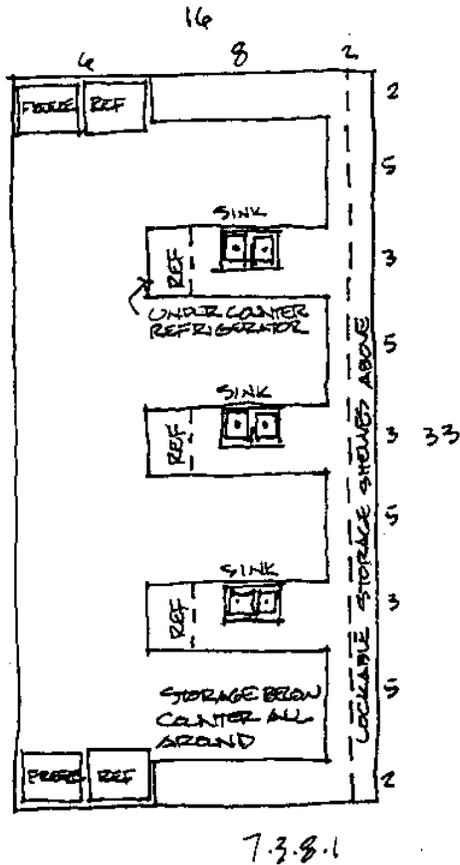
<sup>4</sup>*This is an estimate of what would be required for a Research area based on possible needs, and is not meant to take the place of actual programming for the Research Area once funding is obtained.*

<sup>6</sup>*Per BLM – 7/9/2004*

# 7.0 Rooms and Spaces

## 7.3.8.1 Lab<sup>2</sup>

530 sf



### Assumptions:

Lab would accommodate 3 different researchers at any one time

### Function:

Studies associated with developing programming linked to management of the Wild Horse/Burro population (contraception, monitoring techniques, etc.) • • • Continuing research on wild horse/burro populations by professional researchers/veterinarians (Nellis AFB population hoof problem, etc.)

### People:

3 Researchers

### Furnishings/Equipment:

(3) 36" X 96", lab stations each with: chemical resistant surface, sink (each sink provided with tap water faucet and deionized water faucet and all sinks to have sandtraps), and vacuum/compressed air turrets (counter to be at @ standing height) • • • Reverse osmosis system (to supply the deionized water) • • • 33' lockable storage shelves • • • adjacent counter for computers, microscopes, etc. • • • (3) stools • • • Eye-wash station • • • Fire extinguisher • • • First-Aid station • • • (3) Large whiteboard • • • 3 under-counter refrigerators • • • 2 full size refrigerators • • • 2 Full size freezers

### Storage Requirements:

Lockable storage below counters • • • Note: chemical/hazardous material storage to occur in adjacent Lab Storage

### Adjacency:

Lab Storage • • • Library

### Sensory:

Connection to outside

### Critical Issues:

Safety

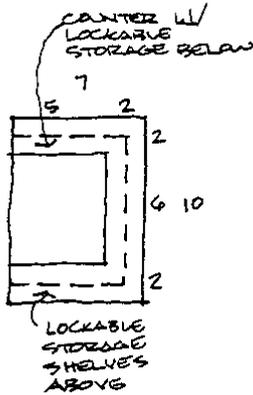
<sup>2</sup>For planning purposes only: pending future funding

<sup>4</sup>This is an estimate of what would be required for a Research area based on possible needs, and is not meant to take the place of actual programming for the Research Area once funding is obtained.

## 7.0 Rooms and Spaces

### 7.3.8.2 Lab Storage<sup>2</sup>

70 sf



#### Assumptions:

Researchers will bring their own chemicals/materials and will remove them when their studies are completed

#### Function:

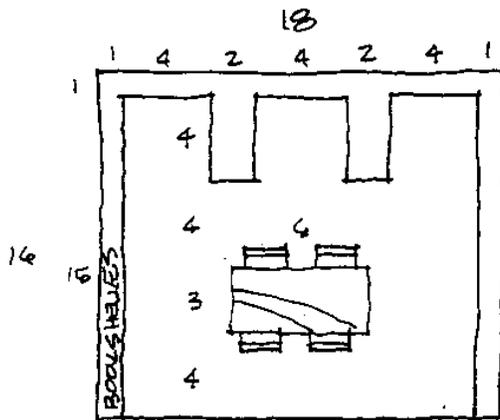
Chemical/hazardous material storage in support of Research Lab ••• Storage of equipment/materials associated with the Research Lab (microscopes, etc.)

#### Critical Issues:

Safety ••• Code requirements

### 7.3.8.3 Library<sup>2</sup>

300 sf



#### Assumptions:

Additional research required (layout and needs are diagrammatic of possibilities to determine spatial requirements for planning purposes) ••• assume no computers provided in library as researchers will have/utilize individual computers within the research lab

#### Function:

Research ••• Storage of research and resource materials ••  
• Review/use of research and resource materials ••  
• Accessible to both Researchers and Staff

#### People:

4 maximum (3 researcher, 1 Staff)

#### Furnishings/Equipment:

3' x 6' table with 4 chairs ••• ± 60 lf of bookshelves ••• internet access (assume researchers bring their own laptop into the Library)

#### Storage Requirements:

Bookshelf space indicated is assumed (need additional information)

#### Adjacency:

Research Lab

#### Sensory:

Quiet ••• daylighting

#### Feeling/Emotion:

Serene ••• Relaxed ••• Comfortable

<sup>2</sup>For planning purposes only: pending future funding

# 7.0 Rooms and Spaces

## 7.3.9 Animal Infirmary

### Assumptions:

The Animal infirmary is for the temporary housing of sick/injured animals during treatment/recovery . . . The infirmary will not be used for research, any research associated with the animals will occur at the future 'Research Area'.

### 7.3.9.1 Office

240 sf

### Function:

Administration of various Infirmary needs: record keeping (charts), phone calls . . . Vet consultations . . . Storage of medicine, wraps, ointments, etc.

### People:

2 Visitors

### Furnishings/Equipment:

(1) 3' X 7' desk w/ chairs . . . (2) chairs . . . (1) 12' X 24" Counter @ seated height (dry-side) . . . (1) 12' X 24" Counter @ standing height w/ double-compartment sink (wet-side) . . . (1) CPU and monitor w/ printer . . . (1) Phone . . . Fax machine . . . Refrigerator (under counter) . . . Bio-hazard waste receptacle . . . Needle disposal . . . Large whiteboard . . . generator feed

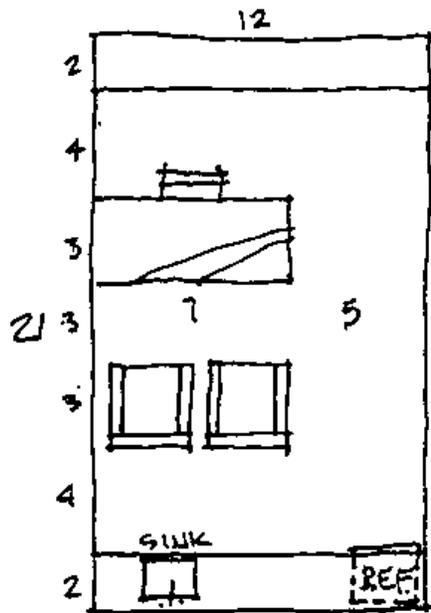
### Storage Requirements:

Cabinets above and below dry-side counter (including file storage) . . . Cabinets below wet-side counter

### Adjacency:

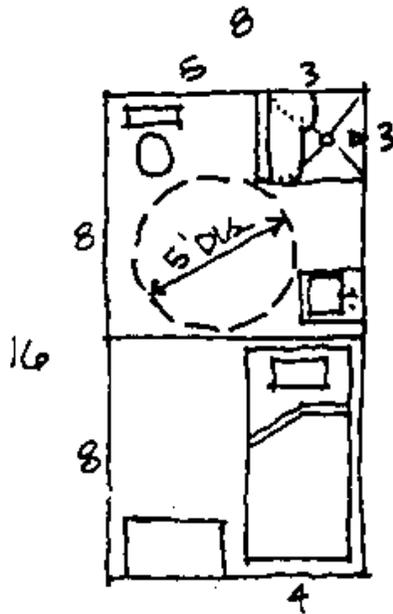
### Critical Issues:

Sanitation . . . Durable materials



## 7.0 Rooms and Spaces

### 7.3.9.2 Bunk Room w/ Restroom and Shower 130 sf



**Function:**

Small restroom with shower and sleeping nook for possible overnight stays

**People:**

1 Person

**Furnishings/Equipment:**

Sink ••• Shower ••• Toilet ••• Daycouch or Murphy Bed

**Storage Requirements:**

Shelf with hanging bar and drawers below – 3' lineal (lockable)

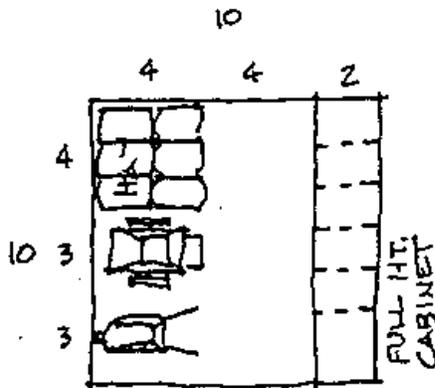
**Adjacency:**

Infirmary Office

**Critical Issues:**

Easily maintained materials

### 7.3.9.3 Infirmary Tack Room 100 sf



**Assumptions:**

Storage for misc. tack (not saddles)

**Function:**

Storage of tack and grooming supplies, blankets, etc.

**Furnishings/Equipment:**

Wheelbarrow ••• Hay storage (4-6 bales) ••• Feed bags ••  
• Utility cart ••• Hay handler

**Storage Requirements:**

Feed

**Adjacency:**

Interior/Exterior Stalls

**Sensory:**

No sun ••• Natural ventilation

**Critical Issues:**

Controlled access

## Wild Horse and Burro Facility

Line and Space, LLC 627 East Speedway Tucson, AZ 85705 (520) 623-1313

# 7.0 Rooms and Spaces

## 7.3.9.4 Interior/Exterior Stalls (4 ea.)

4 @ 400 sf

**Function:**

Housing of sick animals for treatment/observation • • •  
Quarantining animals • • • Medical procedures

**Furnishings/Equipment:**

Open metal fencing, 7' high (big, visible, strong) • • • Indoor portion of stall (12' x 12'): concrete base w/ rubber mats • • • Exterior portion of stall: 4" sand floor over 6" gravel bed • • • Horse water supply • • • Exhaust fans • • • (4) Feed racks • • • Floor drains • • • (1) squeeze chute

**Storage Requirements:**

Hose bib (cleaning out stalls) • • • (2) Shovels • • • (2) Rakes

**Adjacency:**

Bunk room

**Sensory:**

Quiet

**Critical Issues:**

Sanitation • • • Ventilation • • • Manure/fly management • • • Durable materials • • • Dust control • • • Meets possible Veterinary code requirements

## 7.3.9.5 Horse Bathing/Wash Rack

40 sf

**Function:**

Bathing of horses

## 7.3.9.6 Janitor's Closet

40 sf

**Furnishings/Equipment:**

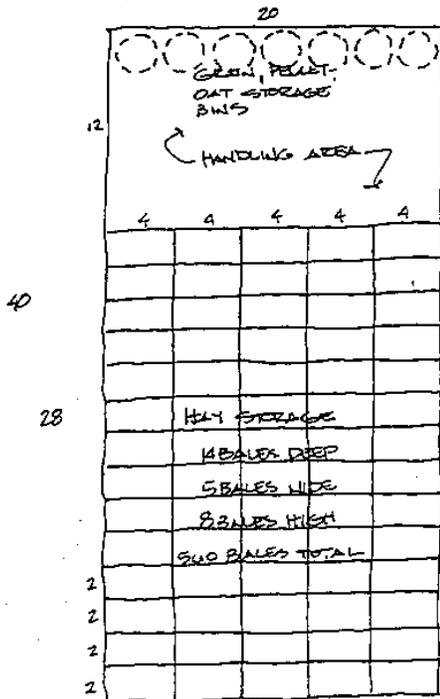
Mop sink • • • Mop bucket • • • Shelving

# 7.0 Rooms and Spaces

## 7.3.10 Feed Storage

### 7.3.10.1 Feed Storage

800 sf



#### Assumptions:

3 months supply for 25 horses ••• 24 lbs./horse-day<sup>3</sup> X 25 horses X 90 days = 54000 lbs @ 100 lbs./bale = ±540 bales of hay ••• Additional storage for other types of feed (note oats, grains, pellets, etc. must be stored in bins for rodent control)

BLM personnel verified that feed storage quantities should be a 3 month supply for 25 horses. This information is based on the anticipated number of animals housed at the facility and an appropriate length of time to store feed. Less feed storage would result in deliveries needed more often than is necessary and more feed storage may result in spoilage of feed if it is not consumed and stored too long.<sup>6</sup>

#### Function:

Storage of feed for distribution to horses/burros ••• sorting/handling/ loading of feed

#### Furnishings/Equipment:

Hay hooks ••• Wire cutters ••• Broom/Rake

#### Adjacency:

Service road

#### Sensory:

Natural ventilation

#### Critical Issues:

Fully-protected from the elements ••• Hay spoilage ••• moisture/heat production of hay ••• Protection from rodents and other animals (burros) ••• Fire ••• Organization of different baled products for accessing when needed (alfalfa, grass, straw, etc.)

<sup>3</sup> Per BLM meeting – 5/27/04

<sup>6</sup> Per BLM – 7/9/2004

# 7.0 Rooms and Spaces

## 7.3.11 Digester/Biogas Generator<sup>1</sup>

### 7.3.11.1 Digester/Biogas Generator<sup>1</sup>

400 sf

**Assumptions:**

A careful feasibility study and parameter refinement is necessary before sizing and including this element in the design.<sup>6</sup> Additional research is required.

**Function:**

Processing of waste into usable energy (primary renewable energy source would be horse waste, but other sources could be degradable kitchen waste from the school, plant material waste, and possibly even septic tank sludge)<sup>6</sup> • • • Teaching

**Furnishings/Equipment:**

The digester/biogas generator is one component of the system, which also includes other equipment such as accumulators, compressors, storage tanks, and a generator.

**Adjacency:**

Service road

**Sensory:**

Natural ventilation

**Critical Issues:**

Safety • • • Fire

<sup>1</sup>For planning purposes only: pending SNPLMA Round 5 funding

<sup>6</sup> Per BLM – 7/9/2004

# 7.0 Rooms and Spaces

## 7.3.12 Maintenance

### 7.3.12.1 Equipment Garage

870 sf

**Assumptions:**

ATV w/ trailer and tractor stored in shop when not in use •••  
If work needs to be done on other equipment, ATV w/ trailer and tractor will be moved outside

**Function:**

Equipment storage and repair

**Furnishings/Equipment:**

3' X 7' Worktable w/ vice ••• 28' X 2' Work counter w/ lockable storage below ••• 13' X 4' Work counter w/ storage below (compressor, welder, portable generator) ••• (2) stools ••• Wheelbarrow ••• Shop sink ••• Misc. hand tools (drills, grinder, shovels, rakes, etc.) ••• Hose Bib(s) ••• Hazardous material storage (oil, vehicle fluids) ••• Ladder, extension and A-frame ••• Large pegboard ••• Tool chest ••• (2) Operable walls (large barn doors?, (1) at each end for drive-thru with trailer) ••• Phone

**Storage Requirements:**

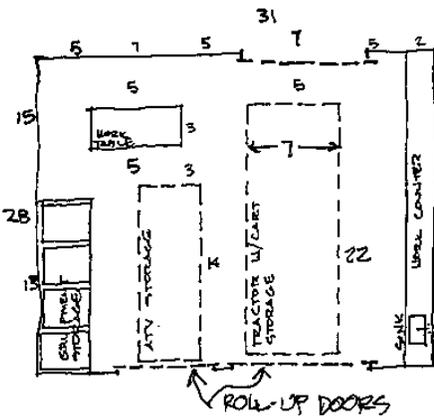
Lockable storage below work counter ••• Storage below worktable ••• Cones/barricades/signage ••• (1) Vehicle, i.e. a tractor ••• (1) ATV with trailer

**Adjacency:**

Service road

**Critical Issues:**

Sufficient Power ••• Durable materials



### 7.3.12.2 Restroom

40 sf

**Furnishings/Equipment:**

Lavatory ••• Toilet ••• Mirror

**Storage Requirements:**

Bathroom/cleaning supplies

**Critical Issues:**

Easily cleaned and maintained

# 7.0 Rooms and Spaces

## 7.3.12.3 Janitor's Closet

40 sf

### **Furnishings/Equipment:**

Mop sink ••• Mop bucket ••• Shelving

## 7.3.12.4 Recycling/Trash

120 sf

### **Assumptions:**

If a pickup with a waste/recycling contractor can not be arranged, other alternatives, including partnership with the Clark County School District, need to be explored<sup>6</sup>

### **Function:**

Conglomeration of recycling/trash pick-up over entire site

### **Furnishings/Equipment:**

(5) Recycling containers (separate containers for metal, aluminum, glass, paper, plastics), (1) Trash dumpster for non-recyclable waste ••• Hardened surface for vehicles, containers, and sanitation purposes

### **Adjacency:**

Service road

### **Sensory:**

Visible, "exhibit-able"

This space is critical from a sustainability standpoint. It should not be "hidden" because of a desire for integrating sustainability messages into the design.<sup>6</sup>

### **Critical Issues:**

Smell, sustainability, potential wind blown refuse

<sup>6</sup> Per BLM – 7/9/2004

# 7.0 Rooms and Spaces

## 7.3.13 RV Site

### 7.3.13.1 RV Site

n/a sf

**Function:**

Parking of RV • • • Seasonal use by single resident • • •  
Monitor facility after hours

**People:**

1-2 Persons (maximum)

**Furnishings/Equipment:**

Utilities (water, power, wastewater connection) • • • Picnic  
table • • • Hardened surface for vehicle and surrounding area  
for dust control and function of use

**Storage Requirements:**

RV

**Adjacency:**

Service road

**Sensory:**

Shaded

**Feeling/Emotion:**

Private

**Critical Issues:**

Ability to visually monitor facility • • • Possible relationship  
with bunk room at animal infirmary???

# 7.0 Rooms and Spaces

## 7.3.14 Parking/Helipad

### 7.3.14.1 Parking Lot

n/a sf

**Assumptions:**

Parking lot to accommodate staff, a few visitors, a few adopters, and 1 semi<sup>3</sup> • • • The parking necessary to accommodate the amphitheater (300 people @ 2 people per car = 150 spaces) will be located off-site<sup>3</sup>

**People:**

- 4 Staff (maximum)
- 6 Volunteers
- 10 Visitors
- 4 Trucks with horse trailers

**Adjacency:**

Lobby Space/Reception

**Furnishings/Equipment:**

Hardened surface for vehicles and roads

**Sensory:**

Covered (Staff)

**Critical Issues:**

Flexibility (ability to handle cars as well as trucks w/ trailers)  
• • • Control of access to facility from parking lot

# 7.0 Rooms and Spaces

## 7.3.14.2 Helipad

1000 sf

### **Assumptions:**

Due to the smaller nature of the parking lot the helicopter cannot safely use the parking lot as a helipad. At this time an area approximately 36' in diameter, made of an appropriate hardened material for a helicopter to land on, is planned. A 90' diameter safety circle surrounding the landing pad is also required. An assumption is being made that the safety circle needs to be a hardened surface for dust/debris control although it may be a different material than the landing area. Further research is necessary to determine appropriate surfacing materials for these 2 areas. Alternative materials with more sustainable attributes will be researched.<sup>6</sup>

### **Function:**

Landing of helicopter used in wild horse/burro gatherings

### **Furnishings/Equipment:**

90' Diameter safety circle • • • Windssock • • • Hardened surface for debris/dust control

### **Adjacency:**

Parking Lot

### **Critical Issues:**

Safety • • • Mercy Air requirements • • • Dust/blown debris during take-off/landings

<sup>3</sup>Per BLM meeting – 5/27/04

<sup>6</sup>Per BLM meeting – 5/27/04

## 7.0 Rooms and Spaces

### 7.4 Area Summary

	Draft Programmed Space			From SNPLMA Round 4			From SNPLMA Round 5		Remarks:
	conditioned nsf (grossing factor = 1.3)	unconditioned nsf (grossing factor = 1.1)	unconditioned nsf (grossing factor = 1.0)	interior nsf (grossing factor = 1.3)	interior nsf (grossing factor = 1.1)	exterior nsf (grossing factor = 1.0)	interior nsf (grossing factor = 1.3)	exterior nsf (grossing factor = 1.0)	
<b>Administration (total)<sup>3</sup></b>	<b>1,310</b>			770					
• Reception/Meet and Greet	400								
• Conference Room	200								
• Administrative Workroom	120								
• Administrative Offices/Spaces	320								
• Office Storage	80								
• Server/Telephone Room	40								
• Staff Restroom	70								
• Janitor's Closet	40								
• Custodial Storage	40								
<b>Arena (total)</b>			<b>13,000</b>			<b>13,000</b>			
• Arena			13,000						
<b>Public Restrooms (total)<sup>4</sup></b>		<b>480</b>							
• Public Restrooms		400							
• Janitor's Closet		40							
• Custodial Storage		40							
<b>Outdoor Gathering Space (total)<sup>4</sup></b>			<b>1,200</b>						
• Outdoor Gathering Space			1,200						
<b>Resident Horse Barn (total)<sup>3</sup></b>	<b>500</b>	<b>1,500</b>	<b>2,500</b>	1,537					
• Interior/Exterior Stalls (10 ea. @ 400sf)		1,500	2,500						
• Tack Room	500								
<b>Oliver Ranch Teaching Shade Structures<sup>1</sup> (total)</b>			<b>n/a</b>						<i>see remarks</i> \$35,000 per shade structure is not associated with a square footage
• Oliver Ranch Teaching Shade Structures (2 ea.)			n/a						
<b>Outdoor Horse Spaces</b>			<b>107,500</b>						
• Loading Area			n/a						
• Sorting/Handling Area			8,000			8,000			
• Working Corrals (2 ea. @ 1200)			2,400						
• Holding Corrals (6 ea. @ 2000)			12,000			30,000			
• Pasture (2 acres) <sup>5</sup>			85,000			85,000			
• Panel Storage			100			400			
<b>Research Area<sup>2</sup> (total)</b>	<b>900</b>								not included in final sf calculations
• Office Space	530								
• Lab	70								
• Library	300								
<b>Animal Infirmary (total)</b>	<b>530</b>	<b>600</b>	<b>1,000</b>	1,538		2,000			
• Office	240								
• Bunk Room w/ Restroom and Shower	130								
• Infirmary Tack Room	80								
• Interior/Exterior Stalls (4 ea. @ 400 sf)		600	1,000						
• Horse Bathing/Wash Rack	40								
• Janitor's Closet	40								
<b>Feed Storage (total)</b>		<b>800</b>							
• Feed Storage		800			727				
<b>Digester/Biogas Generator<sup>1</sup> (total)</b>			<b>400</b>						<i>see remarks</i> part of lump sum budget estimate associated with all alternative energy systems for both WH&B Facility and the Oliver Ranch School
• Digester/Biogas Generator			400						

	Draft Programmed Space			From SNPLMA Round 4			From SNPLMA Round 5		Remarks:
	conditioned nsf (grossing factor = 1.3)	unconditioned nsf (grossing factor = 1.1)	unconditioned nsf (grossing factor = 1.0)	interior nsf (grossing factor = 1.3)	interior nsf (grossing factor = 1.1)	exterior nsf (grossing factor = 1.0)	interior nsf (grossing factor = 1.3)	exterior nsf (grossing factor = 1.0)	
<b>Maintenance (total)</b>		<b>800</b>	<b>120</b>						
• Equipment Garage		720		770					
• Restroom		40							
• Janitor's Closet		40							
• Recycling/Trash			120						
<b>RV Site (total)</b>			<b>n/a</b>						
• RV Site			n/a						
<b>Parking/Helipad (total)</b>			<b>15,000</b>						
• Parking Lot			14,000			35,000			
• Helipad (90' safety circle)			1,000			1,000			
<b>Total<sup>2,6</sup> (net sf)</b>	<b>2,340</b> (grossing factor = 1.3)	<b>4,180</b> (grossing factor = 1.1)	<b>140,720</b> (grossing factor = 1.0)	<b>4,615</b> (grossing factor = 1.3)	<b>727</b> (grossing factor = 1.1)	<b>174,400</b> (grossing factor = 1.0)	<b>4,615</b> (grossing factor = 1.3)	<b>727</b> (grossing factor = 1.0)	
<b>Gross sf<sup>2,6</sup> (net sf X grossing factor)</b>	<b>3,042</b>	<b>4,598</b>	<b>140,720</b>	<b>6,000</b>	<b>800</b>	<b>174,400</b>			
<b>Say<sup>2,6</sup></b>	<b>3,100</b>	<b>4,600</b>	<b>141,000</b>	<b>6,000</b>	<b>800</b>	<b>175,000</b>			

conditioned: enclosed space with mechanically assisted climate control requiring a grossing factor  
unconditioned\*: space (enclosed or not) without mechanically assisted climate control

\*<sup>(2)</sup> unconditioned columns are shown as these spaces require (2) distinct grossing factors  
n/a: no definite square footage requirement set

**Footnotes**

<sup>1</sup> For planning purposes only: pending SNPLMA Round 5 funding

<sup>2</sup> For planning purposes only: pending future funding (total sf not included in calculations above)

<sup>3</sup> Greatly exceeds budgeted area

<sup>4</sup> Not budgeted for

<sup>5</sup> Dealing with dust issue at pasture (w/ sand/gravel base or other) not budgeted for

<sup>6</sup> Total does not include 'n/a' square footages