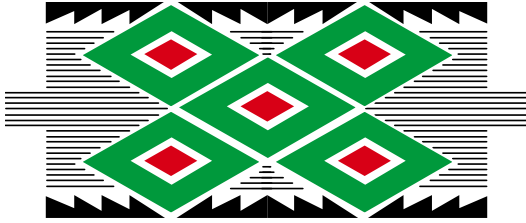


**United Tribes Technical College**  
**“Cafeteria Expansion/Remodel Project”**  
**TCUP-08-ND-004**

OUP AN/NHIAC/TCUP  
2011 National Conference

Presentation by:  
Curtis Maynard  
Facilities & Construction Grant Manager



# MISSION STATEMENT

## **United Tribes Technical College**

is dedicated to providing American Indians with postsecondary and technical education in a culturally diverse environment that will provide self-determination and economic development for all tribal nations.

**Established in 1969 to address economic development of the Tribes by providing a High Quality Culturally Diverse Education**



- **UTTC (1969) was the first inter-tribally owned and operated post-secondary vocational institution in the nation. The five tribes that own UTTC are: Sisseton-Wahpeton Oyate, the Three Affiliated Tribes of Fort Berthold, the Spirit Lake Tribe, the Standing Rock Sioux Tribe, and the Turtle Mountain Band of Chippewa Indians.**

## **Degrees Offered**

- 22 Associate of Science Degrees
- 7 Certificate Programs

## **Accredited by:**

- North Central Association of Colleges and Schools

## **Certifications include:**

- BIA
- ND Law Enforcement Council
- North Dakota Education Standards & Practice Board
- American Health Info Mgmt Assoc
- ND Board of Nursing
- National League for Nursing Accrediting Commission
- National Automotive Technicians Education Foundation
- Health Information Technology



# UTTC Campus

- Originally built as an Army Fort (1895 to 1905)
- The existing campus is 237 acres and is located three miles south of Bismarck, ND.
- The **water** in the picture is the location of our new south campus.





# This is what we did with our lake!

## Math Science and Technology Bldg. First Construction on S. Campus

- 33,600 sq ft Education Building  
(2<sup>nd</sup> floor is a shell only)

The first floor has:

- 7 classrooms
- 3 laboratories
- 4 conference rooms
- lounge and other storage areas

Completed 09/30/2010

- We should be adding labs and classrooms to the second floor shell this fall (2011).

- This is one of many reasons UTTC needed to expand our existing cafeteria



# United Tribes Cafeteria Prior to the HUD Grant (Approx 6000 sq ft)



Address  
#72



**Old Cafeteria Entrance**

**Funded by:**

- **HUD TCUP**                 **\$745,000**
- **USDA**                         **\$220,000**
- **UTTC**                         **\$150,500**
- **TOTAL**                         **\$1,115,000**



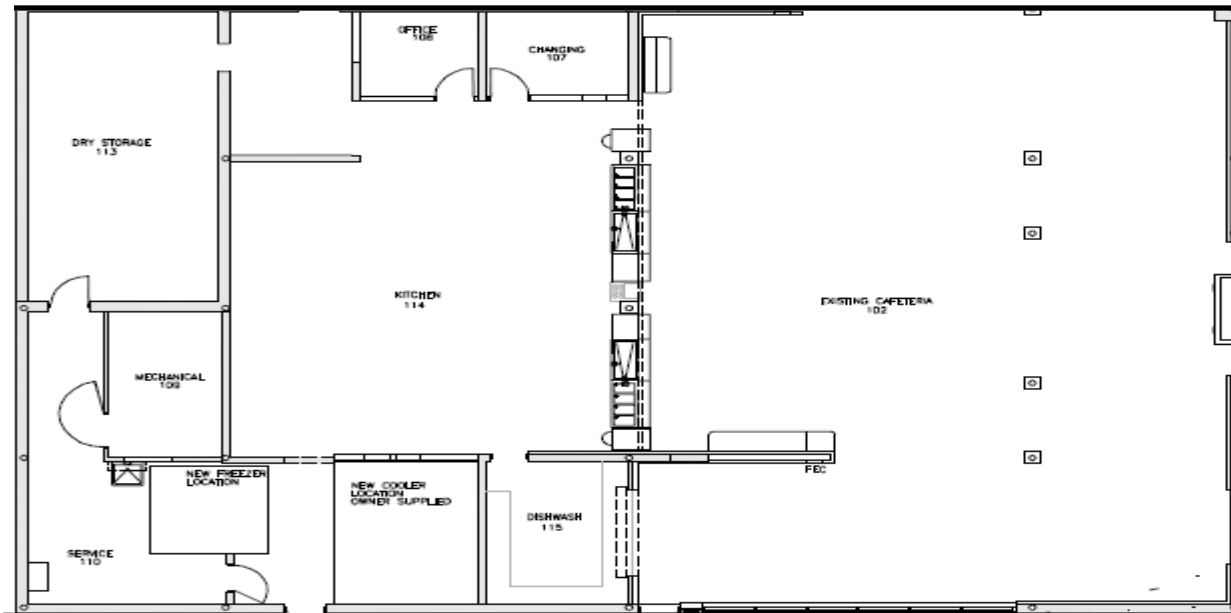
# Architects Rendition

The cafeteria as shown is 10,200 sq. ft.



Address  
**#72**

# Old Cafeteria Floor Plan



# Cafeteria Expansion Importance

**Existing facility had 170 seats.**

**Insufficient seating for the existing students and staff:**

- At any given meal period, UTTC can have as many as 400 people eating
- UTTC feeds our grade school (K thru 8) (150 students)
- UTTC college student dorm population (154 students)
- Other students, staff, and guest eating at the cafeteria (84)
- Old facility meant feeding in shifts
  - New Cafeteria has doubled capacity in three different seating areas
  - Food line expansion
- Cafeteria was built in the mid sixties and maintenance cost was high
- Existing fans, water heater, floors and other items needed replacement
  - New equipment , heating, air conditioning, and other items
- Utilities expensive
  - Remodel/Expansion of building reduced utility bills
- Technology for the common areas not available
  - Added Data, Wireless, Smart Boards, White Boards, and TV

# Challenges

## **Cafeteria Expansion/Remodel, UTTC, Bismarck, ND (TCUP-08-ND-004)**

- The HUD grant was written with the understanding that our student construction technology department would be acting as the general contractor.
- We needed to change our approach to the project. UTTC remained the prime contractor and through the architect we bid the general, mechanical and electrical contractors.
- Revise and resubmit the Project Management Plan (PMP) for approval

# Challenges (cont.)

**Keeping the cafeteria open as we expanded 4000 sq ft and remodeled 6000 sq ft of the original building**

- Working outside of normal construction hours
- Covering areas to keep dirt and dust outside of non construction areas
- Updating campus as to parking, entrance and exit changes



# Challenges (cont.)

**As we deconstructed the existing building we discovered numerous issues that were not addressed as part of the bid specification on our 45 year old cafeteria:**

- As we got into deconstruction, we found we needed additional items:
  - Additional structural support for the roof when we remove restroom walls
  - Grease trap needed replacement
  - Exhaust fans for dishwasher area needed replacement, hot water heater was too small to heat the under floor pipe system, entry and sidewalk outside of the entry area. (The sidewalk heat was an add on)
  - Air handler needed to be raised prior to new roof being installed
- We found funds to replace and/or add items needed

# Successes

**UTTC wrote for and was awarded a grant for \$220,000.00 to enhance the cafeteria project from the USDARD.**

**This allowed us to upgrade the construction of cafeteria:**

- Added heated concrete floors (ND Winters)
- Upgraded insulation
- Added false ceilings in the remodel side of the building to match expansion side of the project
- Added additional windows in the remodel section to match windows in the new addition
- Additional double door to an outdoor patio added to the North side of the cafeteria

# What can be Replicated?

## **Documentation is success – success is Documentation**

Read the grant agreement – Read the grant agreement – Read the grant agreement

### **PMP – This is the motor that allowed the project to go forward**

Have a meeting with all internal departments that will be working towards the successful completion of the grant. Get “written” documentation of each departments contribution to the grant – IE: process invoices, provide report information, attend meetings, provide security, technology, safety and any other day to day operations needed for a successful outcome.

### **Ensure the architect provides a milestone plan**

Have your general contractor provide milestone plan. Make sure the architect and each trade is in agreement with the plan. Address the milestone and revise it (as necessary) at every construction meeting.

Keep separate project finance records (At least a spread sheet) (Don't assume college finance can provide you current information)

The architect thinks that contingency funds are theirs to use during the project. UTTC considers the contingency funds ours and we chose carefully how and where to allow the spending of those funds.

## **Outputs, Outcomes & Impact**

### **Outputs:**

- 1. More seating capability (390 seats in additional configurations)**
- 2. Availability of an additional food service line**
- 3. Outside patios added for use when weather allows**
- 4. Allows for multiply usage of building outside of meal service**

### **Outcomes:**

- 1. Additional Staff added**
- 2. Feeding additional students and staff**
- 3. Efficiency of cafeteria operation**

### **Impact:**

- 1. Increase amount and types of healthy food purchase**
- 2. Addition of food and supply item funds to the local economy**
- 3. Additional revenue generated**
- 4. Increased staff, increases revenue into the local economy**
- 5. Increased satisfaction with food services**
- 6. Improved moral (Students and Staff)**
- 7. Recruiting tool**

Thank you for your time.

**Questions?**