Decision Paper QNB Field Options

NOTE – If the Board proceeds with completing QNB Field, the projects will be funded with the remaining MMS demolition money, and supplemented with leftover SHS bond proceeds.

If a Decision is not made by May 6th, the funds from MMS will need to be moved to the 2019/20 expenditures if the Board wants to still consider completion of the field.

Completing QNB Field (Concession, Bathrooms, Storage)

Option A – Original Proposal from Oldcastle, Concession, Bathroom, and Larger Storage

Pros – Built offsite and assembled in designated area. Minimal construction/disturbance. Relatively quick process (building is similar to the QMPO concession stand at Alumni Stadium).

Cons – Price. Looking into if it can be purchased through COSTARS. Not as nice as a conventionally built building.

Financials – The proposal is $558,000. No hidden/unknown costs.

Timeline – If the Board acts in May, project will likely be complete by September. The Administration is still working through how to accomplish this option using COSTARS. If it can’t be completed legally through COSTARS, Option C may be the only option.

Option A.1 - Original Proposal from Oldcastle, Concession, Bathroom, and Smaller Storage

Pros – Built offsite and assembled in designated area. Minimal construction/disturbance. Relatively quick process (building is similar to the QMPO concession stand at Alumni Stadium).

Cons – Looking into if it can be purchased through COSTARS. Smaller storage space. Not as nice as a conventionally built building.

Financials – The proposal is $454,000. No hidden/unknown costs

Timeline – If the Board acts in May, project will likely be complete by September. The Administration is still working through how to accomplish this option using COSTARS. If it can’t be completed legally through COSTARS, Option C may be the only option.

Option B – Mobil Lease/Modular Space

Pros – Minimal sight work, mobile, quick installation, and less expensive option.

Cons – (not recommended by Facilities Director). Cheap, easily damaged, utilities concerns.

Financials – The proposal is $380,000. No hidden/unknown costs

Timeline – Item is on KPN and could be purchased and installed by September.
**Option C – Use D’Huy Engineering to Bid out the Project**

**Pros** – Better quality building, can design how we want.

**Cons** – Will slow down the process, construction site, costs unknown.

**Financials** – D’Huy engineering believes the project could be accomplished for under $600,000 but until bids are received, the final price is unknown.

**Timeline** – Sometime before December.

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**Notes from Facilities Director**

The facilities Department has obtained three proposal’s for the QNB Field concession stand / bathrooms.

**Option A**

The first, Oldcastle is a prefab building that is built off sight and is delivered and placed in the designated area. The benefit to this building is there is minimal sight work, vandal resistant, footers are not needed, quick installation and can be installed by August.

Some of the concerns with this building is that you will not get the quality of work with a prefab building as you would get with a conventional built building and that some of the exterior finishes appear not realistic.

**Option B**

The second is from Mobil Lease, Modular Space which is a prefab modular unit that is built off sight, delivered and anchored.

The benefit to this is there is minimal sight work, mobility, quick installation, price and can be installed by September.

Some of the concerns that I have are that it will not be vandal resistant, cheap looking and the possibility of pipes freezing.

**Option C**

The third option is from D’Huy Engineering. They supplied me with a price per SQFT and their fees but a final proposal cannot be determined until it would go out for bid.

The benefit to this option is that it would be a conventional built building, we can design the layout and we can pick from a broad range of finishes.

Some of the concerns for this building would be the uncertainty of the final cost, and the proposed finish date of November/December.
Band Tower – QNB Field

The facilities department obtained proposals on multiple options.


Pro features – Quality product that will last decades and is safe/secure for use. Recommended option by Band Director.

Con features – Price

Financials – The proposal is $41,000 plus an estimated $5,000 to build the concrete base.

Timeline – Melhart is on a cooperative purchase site, which streamlines the purchasing process. Possible install in September.

Option B – Similar Option to the Melhart but Through ESP. [http://www.educationalsteelproducts.com/FWS.htm](http://www.educationalsteelproducts.com/FWS.htm)

Pro features – Quality product that will last decades and is safe/secure for use. Recommended option by Band Director. Slightly cheaper than Melhart.

Con features – Price. This company is not on a cooperative site. The price tag exceeds the states bidding threshold so the project may need to be bid/RFP.

Financials – The proposal is $38,850 plus an estimated $5,000 to build the concrete base.

Timeline – ESP is not on a cooperative purchase site, which might require a legal opinion on how to purchase (slows down the process if we need to bid out).


Pro features – Mobile option, which can be moved back and forth between field and parking lot. Option is less expensive than the others are.

Con features – This option is 10 ft. as opposed to the recommended 15 ft. high. Not recommended by the Band Director (note, facilities could build the concrete foundation higher, increasing platform height to 13 ft.)

Financials – The proposal is $16,295 plus an estimated $5,000 to build the concrete base.

Timeline – Likely arrive by August. Does not meet bidding thresholds.

Option D – Do an RFP/Bid Process

Pro features – May result in additional options.

Con features – Less control over options (what if the recommended companies don’t bid). Slows down the process (need to compile RFP packet, review team, and advertise for three weeks).

Financials – Unknown. The Board could set a maximum price to work within.

Timeline – After September.