

TOWN OF OCEAN VIEW
DELAWARE

April 9, 2021

TO: Mayor and Council

FROM: Carol S. Houck, Town Manager 

SUBJECT: Recommendation for 201 Central Ave. Exterior Improvement – Addition of a Vestibule

Background

After the contract for the 201 Central Ave. was let and awarded to Allstate's Construction, interest in adding a vestibule was raised to be beneficial. The vestibule would provide the ability to better control access, reduce entry of wind and leaves, as well as heating and cooling loss. Protection from the elements upon entry or when visitors are waiting to be admitted will also be improved. This area often experiences high winds that push the door open if not aware and holding tightly or ensuring closure.

Allstate's Construction, the contractor awarded the 201 Central exterior project was engaged to add the vestibule to the parking lot side of our building, our main entrance.

Features

- Provide aluminum storefront framing to construct support for a glass vestibule and roof utilizing existing concrete.
- Remove and dispose of existing set of entry doors.
- Supply and install a new Stanley Dura Fit automatic telescopic bi-parting door into the existing opening with overhead safety sensors and emergency egress breakaway.
- Custom build the storefront vestibule leading from the replaced door out over the existing sidewalk.
- Supply and install a fully adhered single ply roof membrane to the roof area and flashing where adheres to the exterior wall finish.
- Install vinyl soffit ceiling within the storefront vestibule.
- Supply and install one new Stanley Dura Glide 2000 automatic sliding doors into the right side of the new vestibule with motion sensor activation, safety sensors doorway holding beams, emergency egress breakaway among other requirements.
- Coordination between All-States Construction and Master Jack regarding attachment and repairs to the building exterior included.
- Delivery of a fully operational door access system in coordination with Advantec our card access vendor.

Price Quote

The price to construct the vestibule including all labor and materials is \$57,000.

Funding

Funds are available to complete this addition to the exterior improvement project from the original project budget of \$500,000. The exterior project is substantially complete and currently has a balance of funding totaling \$100,532, not including contingency funds or funds to cover punch list items.

In addition, we have been awarded a \$10,000 grant from the Delaware Emergency Management Agency (DEMA). The grant brings the Towns funding of this project to \$47,000.

I also share that another \$18,562 of grant funds may be made available for this project. At time of writing, I was advised by DEMA that the decision regarding redirection of these funds would be made on April 12, 2021 by the grant working group. Therefore, I will provide you final funding details at your meeting of April 13th. If the funds are redirected to our vestibule project, the Towns funding responsibility would then be \$28,438.

Recommendation

It is therefore recommended that Mayor and Council authorize the Town Manager to award this project addition to Allstate's Construction/Master Jack for the construction of a vestibule at 201 Central Ave, for the total cost of \$47,000, or if additional funds are redirected to our project \$28,438.