

Joann M. McDermon, Mayor
Tom Leonard, Mayor Pro Tem

Aldermen:
Mike Benson
Richard Grant
Laura Olszewski
Connie Pletl



Alice Derian, ICMA-CM
Town Manager

Alexis Stanfield
Town Clerk

Board of Alderman November 5, 2025

Issue: Contract Award Ordinance CA2026-26.24 Dolphin Shores Renovation Project

Department: Public Works

Prepared by: Chris Huckaby

Background

The Town of North Topsail Beach was recently asked to consider assuming maintenance and oversight responsibilities for the public sound access located within the Dolphin Shores community. After discussion, the Board elected to move forward with the transition, recognizing the value of preserving this access for residents while ensuring compliance with applicable codes and safety standards.

Upon inspection, the structure was found to be in disrepair and out of compliance with current building and coastal regulations. Several sections of the pier and decking had deteriorated, posing safety risks and making the site unsuitable for continued public use without significant rehabilitation.

Project Process

The Public Works Department was tasked with obtaining vendor proposals for the demolition and reconstruction of the pier and associated access features. The objective was to restore the facility to a safe, compliant, and functional condition while maintaining a design consistent with other town-managed waterfront structures.

During the process of gathering vendor estimates, staff identified an opportunity to expand the project scope to serve a critical public safety function. It was determined that this location could potentially also accommodate a water access point for the Fire Department, providing a strategically valuable site for launching emergency watercraft and enabling faster response times for water rescues on the north end of town.

This adjustment effectively combines two important town priorities — improving emergency response capabilities and enhancing public access to the sound. The change represents an efficient and forward-thinking use of resources, ensuring the Town meets both operational and recreational needs in a single project.

RPC Marine responded quickly and efficiently to this revised scope, incorporating the necessary modifications into their proposal while maintaining a clear and comprehensive plan for completion.

Evaluation

Each proposal was reviewed and scored using a structured bid tracking matrix. Criteria included price competitiveness, responsiveness, project understanding, materials quality, and overall value to the Town.

RPC Marine demonstrated the strongest overall proposal, offering a comprehensive approach that includes:

- Preparation and submission of CAMA General Permits and all required local building permits.
- Stamped engineering plans from a licensed professional engineer, ensuring compliance and structural integrity.
- Complete demolition and disposal of the existing pier.
- Construction of a 6' x 100' treated wood finger pier with routed decking for safety and longevity.
- Installation of a 10' x 12' gazebo, PWC access platform, floating dock, custom access gate, and handrails meeting modern safety standards.
- Integration of a dedicated water access point for the Fire Department to support emergency response operations.
- Turnkey project management, from mobilization through completion.

The total proposed project cost from RPC Marine is **\$66,712.35**, which includes all labor, materials, permitting, engineering, and mobilization.

Recommendation

Based on the bid evaluation results, scope completeness, and responsiveness to the Town's evolving needs, RPC Marine is recommended as the selected contractor for this project. Their proposal offers the most comprehensive and cost-effective solution, combining proven coastal construction experience with a clear understanding of regulatory and public safety requirements.

This project maximizes community benefit by both upgrading a long-neglected public amenity and enhancing emergency preparedness through the addition of a dedicated water access point for first responders.

Action Requested:

That the Board of Aldermen approve the award of contract to RPC Marine in the amount of \$66,712.35 for the Dolphin Shores Sound Access Repair Project, including the addition of the Fire Department water access point, and authorize the Town Manager to execute the necessary agreements.

Christopher Huckaby
Public Works Superintendent
Town of North Topsail Beach

ORDINANCE NO. CA 2026-26.24
TOWN OF NORTH TOPSAIL BEACH, NC

THE TOWN OF NORTH TOPSAIL BEACH, NORTH CAROLINA DOES ORDAIN that the award for the Dolphin Shores Renovation Project be awarded to RCP Marine.

Section I: In accordance with Ordinance 2025-25.25 Limited Town Manager's Contracting Authority to contracts under \$40,000 without Board Approval.

Section II: The Adopted Budget for FY 2026 allotted \$200,000 for Maintenance and Repair of Dock/Boardwalk. Current available balance is \$199,791.14.

Section III The Finance Officer has determined that sufficient funds are available in account 10-620-19 to cover the cost of this contract.

Section IV: The Town Board authorizes the Town Manager to execute the Contract and hereby authorizes the Town Manager to approve payments to RCP Marine up to \$66,712.35, subject to a pre-audit certificate thereon by the Town's Finance Officer.

Section V: Copies of this ordinance shall be furnished to the Town Manager, the Finance Officer and to the Clerk to the Board.

Adopted this 5th Day of November 2025.

Motion made by _____, 2nd by _____

VOTE: ___ FOR ___ AGAINST ___ ABSENT

JOANN MCDERMON, MAYOR

WAYNE JOHANNESSEN, FINANCE OFFICER

RPC Marine
 133 Sound View Dr N
 Hampstead, NC 28443 US
 9103521317
 info@rpcmarine.com
 www.rpcmarine.com

Estimate



ADDRESS
Chris Town of North Topsail Beach

SHIP TO
Chris Town of North Topsail Beach 2049 New River Inlet Road North Topsail Beach, NC 28445

ESTIMATE #	DATE	
1329	10/09/2025	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	General Permit	Obtain CAMA General Permit. Complete plans, application, and drawings as required.	1	1,500.00	1,500.00T
	Permitting	Obtain Town of North Topsail Beach building permits as required. Complete plans and drawings for submission. (Billed at costs plus 20%.)	1	400.00	400.00T
	Engineering	Provide stamped engineering plans by licensed professional engineer if required by the town.	1	1,200.00	1,200.00T
	Demolition	Demolition and disposal of existing pier.	1	5,425.00	5,425.00T
	Finger Pier	6' x 100' wood decked finger pier. Includes all labor and materials, hot dipped galvanized bolts, stainless steel screws. All deck boards will be routed for comfort and to reduce splintering. Headers are treated for water contact for extended life. (Railings are not included unless noted.)	1	28,800.00	28,800.00T
	Gazebo	10'x12' Covered Platform (gazebo) with T1-11 plywood finish and architectural shingles. Other roof finishes and materials are available.	1	10,378.00	10,378.00T
	Wood Platform	Install 10'x3' wood platform (uncovered deck) for PWC Dock access.	1	1,540.00	1,540.00T
	Handrail	Install Wood Hand Railing with 2x6 top-rail and 2x6 bottom rail. Utilize Stainless steel screws and (2) x 1/2' bolts per upright. (	24	246.00	5,904.00T
	PWC Dock	PWC Floating Dock (several options are available).	1	3,447.00	3,447.00T
	Gate	Lockable, custom gate built into guardrail for access to PWC float.	1	850.00	850.00T
	Ladder	Ladder for access to PWC Dock. (Options available).	1	450.00	450.00T
	Electrical	No electrical services will be provided as part of this estimate.	1	0.00	0.00T

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Plumbing	No plumbing services will be provided as part of this estimate.	1	0.00	0.00T
	Delivery and Mobilization	Delivery and Mobilization	1	2,600.00	2,600.00T

SUBTOTAL62,494.00

TAX4,218.35

TOTAL\$66,712.35

Accepted By

Accepted Date

ESTIMATE

Intracoastal Installs LLC
825 S Green Tee Rd
Hampstead, NC 28443

mark@intracoastalinstalls.com
+1 (910) 612-6107
http://www.intracoastalinstalls.com



Bill to
North Topsail Beach
2049 New River Inlet Rd, North Topsail
Beach, NC 28460

Ship to
North Topsail Beach
2049 New River Inlet Rd, North Topsail
Beach, NC 28460

Estimate details
Estimate no.: 1133
Estimate date: 10/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Remove and dispose of existing pier, dock and gazebo. Rebuild pier, dock and gazebo in existing footprint. Pier: 8butt pilings, 2x10 guiders, 2x8 joists, 2x6 decking, galvanized hardware and stainless steel screws. Dock: 10butt pilings, 2x10 guiders, 2x8 joists, 2x6 decking, galvanized hardware and stainless steel screws. Gazebo: 6x6 posts, double 2x8 beams, 2x6 rafters, 5/4 roof decking and architectural laminate shingles. All materials and construction per marine construction standards.	1	\$51,100.00	\$51,100.00
2.		Services	Engineering and permits	1	\$2,200.00	\$2,200.00

Total **\$53,300.00**

Note to customer
10% down payment
40% at start of job
25% progress payment
Remaining balance on completion of job

Accepted date

Accepted by



Quotation

Buyer:

Logan Marine, LLC

406 Biscayne Dr

Wilmington, NC 28411

NC Contractors License # 74511

David Logan

david@loganmarine.com

(910) 367-1348

Attn: Chris Huckaby

Thank you for the opportunity to present our offer. This quotation includes all equipment, materials, labor, and supervision required to complete our scope of work as outlined below.

Project:

Dolphin Shores Public Access Pier

2049 New River Inlet Rd, North Topsail Beach, NC
28460

North Topsail Beach, NC 28460

Job #:

Proposal Date: 10/23/2025

	Quantity	Unit Price	Extended Price
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General Conditions

V13420	Structural Design	1 LS	\$2,000.00	\$2,000.00
V14300	CAMA General Permit	1 LS	\$1,000.00	\$1,000.00
V14400	Building Permit - Onslow County	1 LS	\$1,000.00	\$1,000.00
V23300	General Conditions (Residential)	1 Ea	\$6,500.00	\$6,500.00
			SubTotal:	\$10,500.00

Site Work

V25090	Demolish Existing Pier & Pavilion	1 Ea	\$25,000.00	\$25,000.00
			SubTotal:	\$25,000.00

Fixed Piers

V44417	Precast Main Pier 5' Wide (wr)	125 LF	\$265.00	\$33,125.00
V44490	Sales Tax Paid by Logan Marine	1 Ea	\$723.51	\$723.51
			SubTotal:	\$33,848.51

Fixed Platforms

V44700	Precast Concrete Platform 12x12	1 Ea	\$11,600.00	\$11,600.00
V44900	Custom Kayak Launch	1 Ea	\$6,000.00	\$6,000.00
V44905	Sales Tax Paid by Logan Marine	1 Ea	\$183.73	\$183.73
			SubTotal:	\$17,783.73

Amenities

V45115	LM Gazebo 12x12	1 Ea	\$8,870.00	\$8,870.00
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Initials

Project:
Dolphin Shores Public Access Pier
2049 New River Inlet Rd, North Topsail Beach, NC
28460
North Topsail Beach,NC 28460

Job #:
Proposal Date: 10/23/2025

	Quantity	Unit Price	Extended Price
Amenities			
V45490 Sales Tax Paid by Logan Marine	6 Ea	\$131.05	\$786.30
		SubTotal:	\$9,656.30
Railings			
V45530 Aluminum Pipe Guard Rail	280 LF	\$39.25	\$10,990.00
V45590 Sales Tax Paid by Logan Marine	1 Ea	\$206.04	\$206.04
		SubTotal:	\$11,196.04

Our Quoted Price Is:

One Hundred Seven Thousand, Nine Hundred Eighty Four Dollars and Fifty Eight Cents \$107,984.58

We hope this Quotation contains sufficient detail to permit your fullest evaluation. This Quotation will be honored for 7 days. Please feel free to contact us at any time for further information. A signed copy of this Proposal shall serve as acceptance and agreement by the Buyer to purchase the materials and/or services as described herein, and shall also serve as the Schedule of Values for billings. Thank you again for this opportunity, we look forward to earning your business and providing another pristine installation.

Signature:

Print Name:

Title:

Date: