

Richard Grant, Mayor
Connie Pletl, Mayor Pro Tem



Aldermen:
Kip Malcolm
Mark Barefoot
Laura Olszewski
Larry Strother

Alice Derian, ICMA-CM
Town Manager

Alexis Stanfield, NCCCC
Town Clerk

Agenda Item Summary

Item: Old NTB40 Beach Access Relocation (Adjacent to 1388 New River Inlet Road)

Department: Public Works Department

Presenter: Christopher D. Huckabee, Director of Public Works

Summary:

Staff requests Board approval to proceed with the relocation of the Old NTB40 Beach Access, located adjacent to 1388 New River Inlet Road, due to the existing access encroaching onto a private lot. Crossover was installed in 2017/18 and was not properly placed within dedicated public easement. A new crossover will be required to be installed in the proper easement location with a new survey to confirm its location.

Funding for the project is proposed from the following source:

Shoreline Protection – M&R Dune/Crosswalk (30-710-15): \$140,000.00

Multiple qualified vendors were contacted to provide pricing for demolition of the existing access and construction of a new access within the designated public easement. Several vendors declined to bid or did not respond.

Based on the responses received, staff recommend proceeding with MRM Construction. Installation of a new crossover will cost ~\$51,167.26 including taxes. Demolition of the existing crossover is not required as the General Contractor building on the adjacent property already began removing it. This proposal provided the most complete and itemized scope of work and reflects a realistic assessment of labor and construction requirements for this type of project.

MRM Construction has previously completed similar projects for the Town with satisfactory results, and staff are confident in their ability to complete the work in compliance with applicable regulatory requirements.

Recommended Action:

Approve the relocation of the Old NTB40 Beach Access adjacent to 1388 New River Inlet Road and authorize award of the project to MRM Construction in the amount of \$51,167.26, with funding from the identified account.

Reference Documents:

- **GIS screen-capture of lot**
- **Planning and Zoning historical documents/images**
- **MRM Constructions bid for demolition and reconstruction**
- **MRM Construction detailed design drawings of new crossover**

Search **Results** Layers

Results List

Details

3 Features Found (Showing 1 of 3)

Prev Next

Parcels

- Property Record Card
- Permits
- Google Maps

PARID Number: 040165

PIN 428820815187

Alternate ID 779-1.4

Owner Information:

OCEAN BAY VILLAGE TOWNHOME OWNERS
ASSOCI
STE 200 NORTH SHORE VILLAGE PLAZA
SNEADS FERRY, NC 28460

Physical Address: NEW RIVER INLET RD

Legal Description:

SR 1568

Deed Card: [View GISDeedcard](#)

Book/Page: 864/495

Sale Date: 29-JAN-88

Sale Price: \$0

Sale Code: 25-Unqualified

Plat Book/Page: 00NO-SUBDIV

Subdivision: NO SUBDIVISION RECORDED

Land Value: \$0

Building Value: \$0

Other Value:

Market Value: \$0

Total Taxable Value: \$0

Neighborhood: 3055

Property Type: C

Year Built:



N 68° 56'E

749.82

N21°04'W 176.00'

88.0°

17

27.78°

147.20

FOR 10' PEDESTRIAN WALK (DEDICATED TO ONSLOW COUNTY)
N 21° 04' W 176.00' 69.54'

N 21° 04', W 76.00',

0.04' W
10.0

176.00, 04.08.21 N 21° 04', W

16.0' 88.0' 41
16.0' 16.0' 25'
25' 88.0' 16
15'

16

16.0' 88.0' 41 16.0' 16.0' 25' 25' 88.0' 16 15'

NOW OR FORMERLY
OCEANBAY VILLAGE
TOWNHOME OWNERS
ASSOCIATION, INC.
D.B. 884, P. 495

PRE-PROJECT
N: 280.125.86'
E: 2,488.819.98'

PRE-PROJECT
LOTATION LINE

FLWY
RDS: 1/30/23

37.86

4.34'

31.10'

EXISTING WOOD WALK
(TO BE REMOVED)

N21°04'00"W 176.06'

15.00'

17.00'

16.00'

17.00'

3.00'

15.00'

0.00'

14.76'

LOT 15

42.31"

0.38



728

NOW OR FORMERLY
BURNHAM
D.B. 759, P. 394
LOT 15, SECTION 1
OCEANBAY VILLAGE

6" ADA
COMPLIANT RAMP

S21°04'00"E 588.00'

S21°04'00"E 88.00'

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North Topsail Beach > 1388 NRI Crossover

December 12, 2025

Submitted by:

MRM Construction LLC
1099 Gum Branch Rd.
Jacksonville, NC 28540
Business: 888-505-0216
Business: mrmconstruction.builders@gmail.com

Submitted to:

North Topsail Beach
2008 Loggerhead CT
North Topsail Beach, NC 28460

Project Information:

December 08, 2025
1388 NRI Crossover

C00|Materials:

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Total
18 DECKS AND PORCHES	1	Pieces	Materials to build new crossover as per the design submitted with treated lumber, galvanized through bolts, and stainless steel screws	\$14,639.87	0	\$0.00	\$14,639.87
				\$14,639.87	0	\$0.00	\$14,639.87

C00|Materials Sub-Total is: \$14,639.87

C01|Labor:

Category	Qty	Type	Description	Material	Lab. Hours	Labor	Total
18 DECKS AND PORCHES	1	Pieces	Labor to build new crossover as per the design submitted	\$0.00	291.67	\$33,180.00	\$33,180.00
				\$0.00	291.67	\$33,180.00	\$33,180.00

C01|Labor Sub-Total is: \$33,180.00

\$14,639.87 291.67 \$33,180.00 \$47,819.87

Total Project Base Bid is \$47,819.87

Sales Tax \$ 3,347.39

Total Bid is \$51,167.26

Optional Add-on:

- Use stainless steel through bolts for extended longevity. Substitution adds \$5,116.59 to project base bid and \$358.16 in sales tax

Project Duration:

- Work will commence on permitting and CAMA approvals immediately upon receipt of approved purchase order. We estimate two weeks for permitting and approvals
- Construction will be completed within 3 – 4 weeks of permitting and approvals as long as there are no delays due to weather and materials availability



North Topsail Beach > Demolition and Removal of Current Crossover at 1388 NRI RD

December 12, 2025

Submitted by:

MRM Construction LLC
1099 Gum Branch Rd.
Jacksonville, NC 28540
Business: 888-505-0216
Business: mrmconstruction.builders@gmail.com

Submitted to:

North Topsail Beach
2008 Loggerhead CT
North Topsail Beach, NC 28460

Project Information:

December 11, 2025
Demolition and Removal of Current Crossover at 1388 NRI RD

General Project Contents

Project Duration:

- **3-4 work days**
- **Work can commence within three weeks of receipt of approved purchase order**

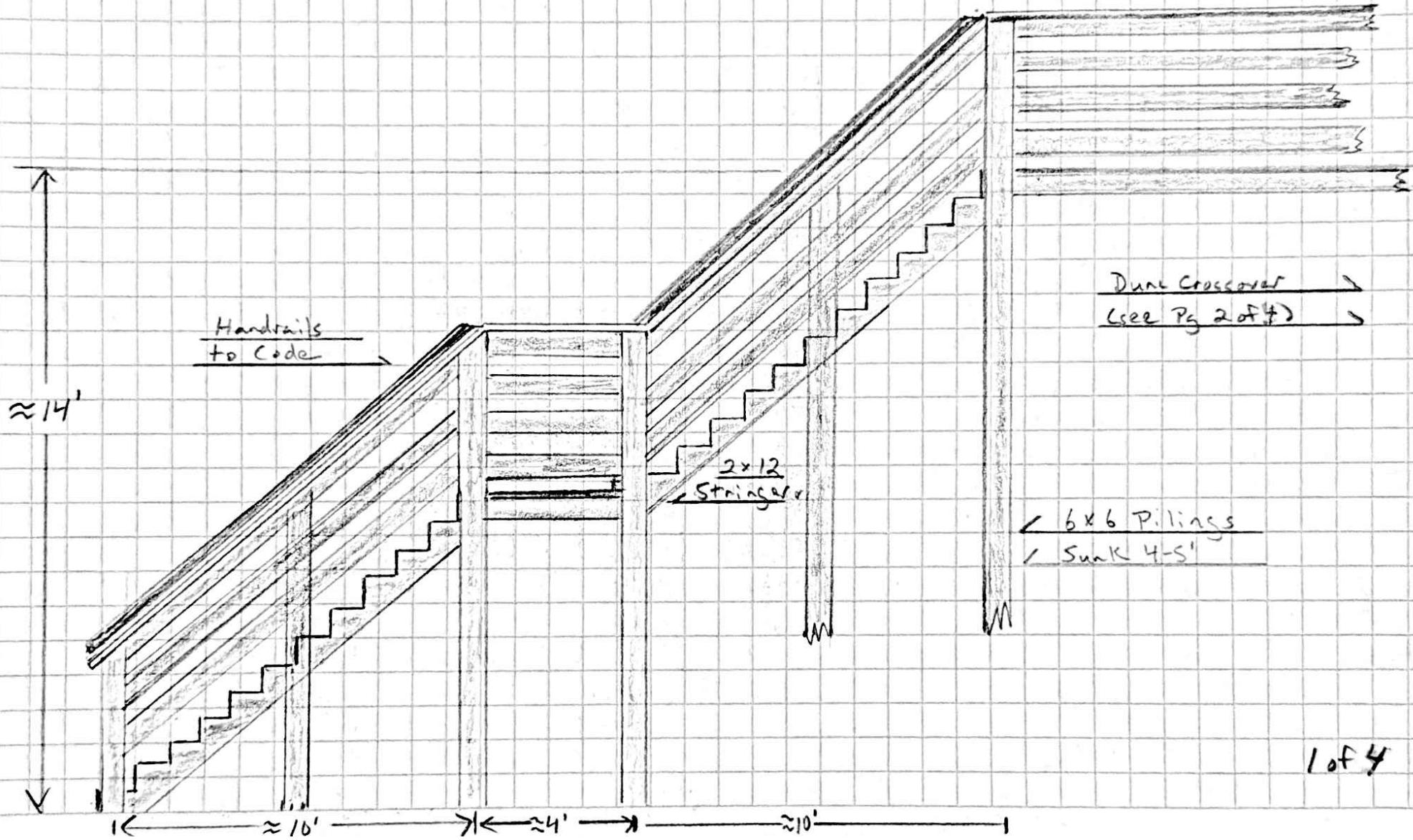
1388 NRI Crossover
Street Side Elevation

Section 1

Street Side Stairs

Section 2

Dune Crossover →



1388 NRI Crossover

Dune Elevation

Section 1

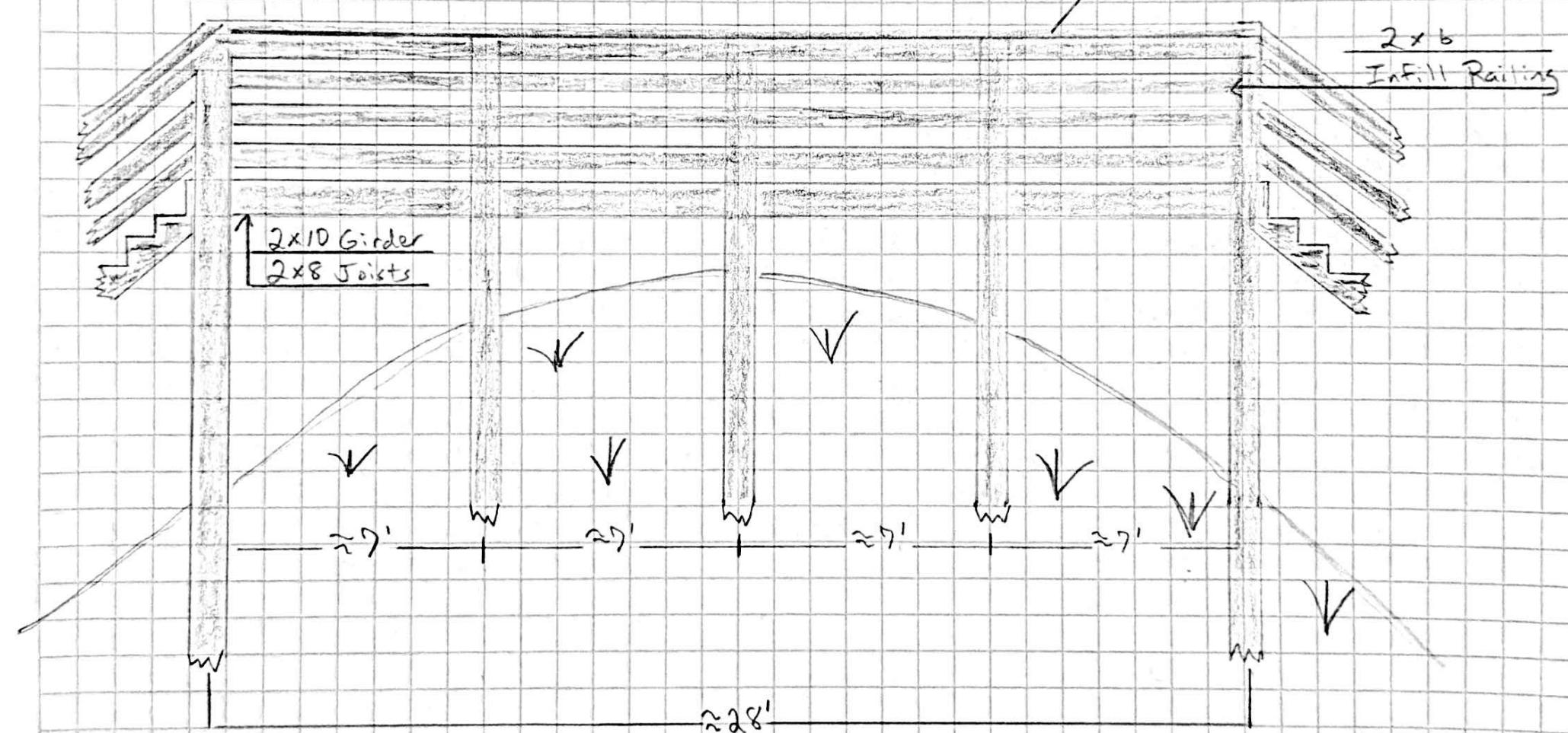
Street Side

Section 2

Dune Crossover

Section 3

Beach Side



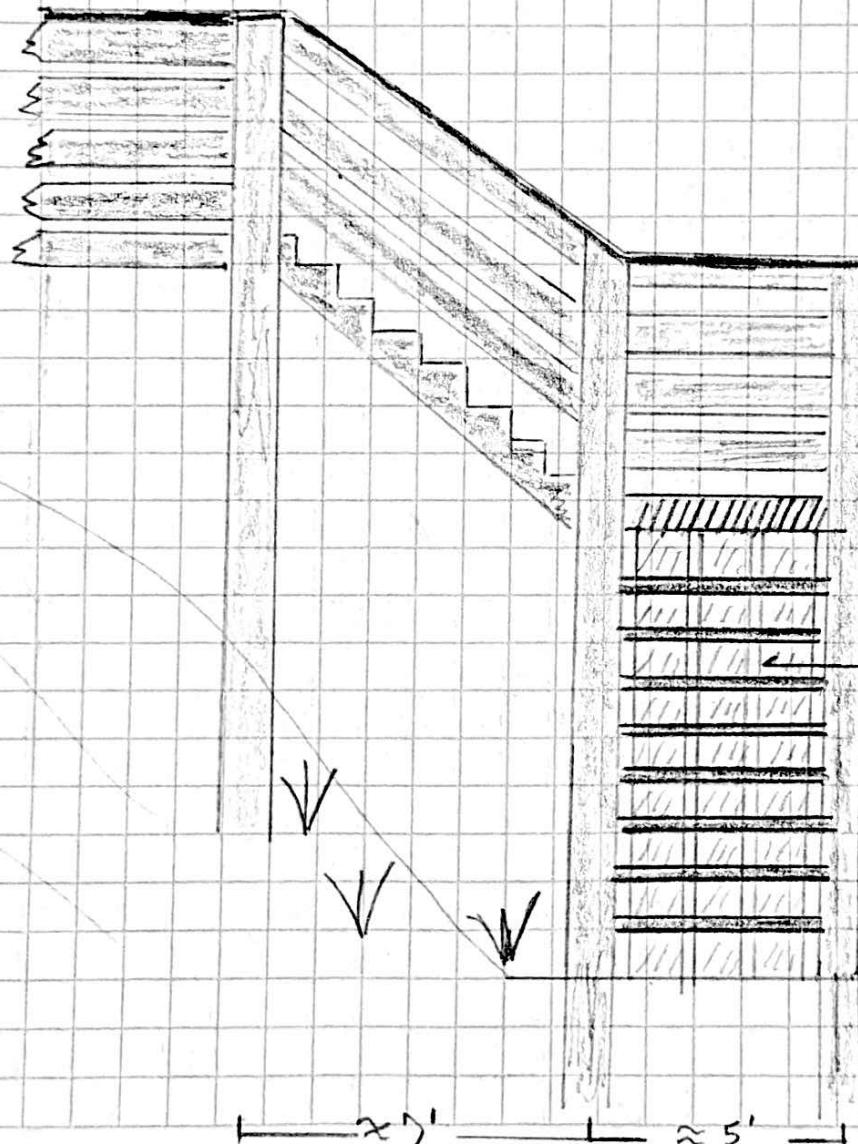
1388 NRI Crossover
Beach Side Elevation

Section 2

Dune Cross

Section 3

Stairs To Beach



Beach

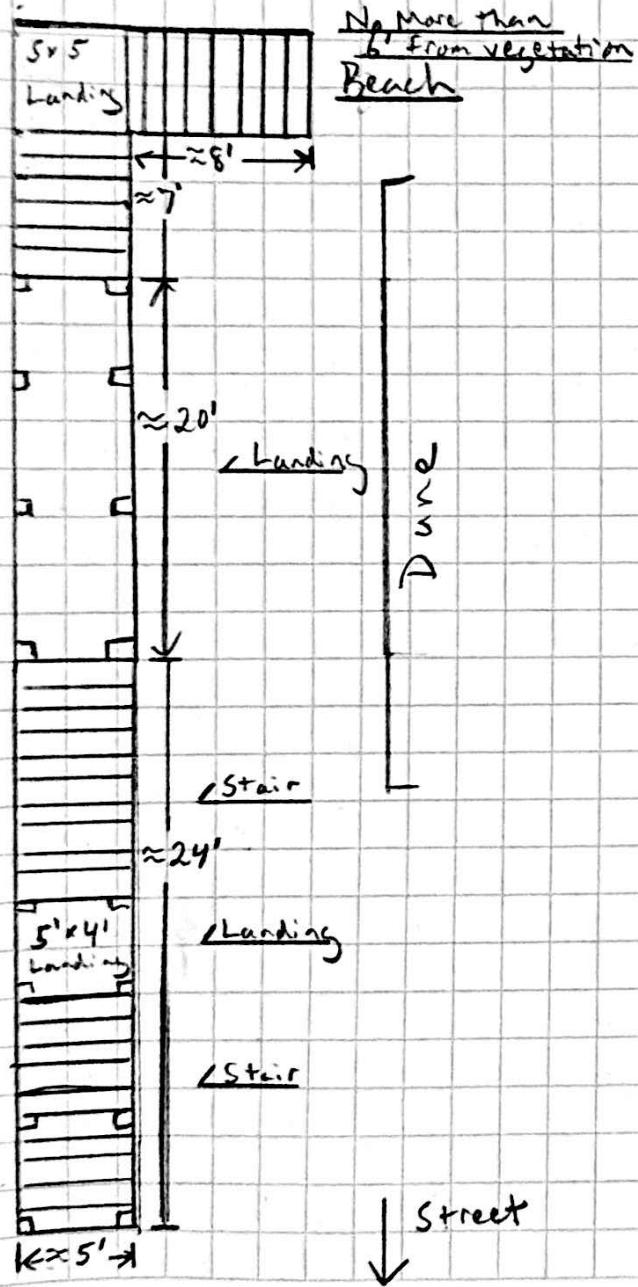
Pilings sunk 4-5'

3 of 4

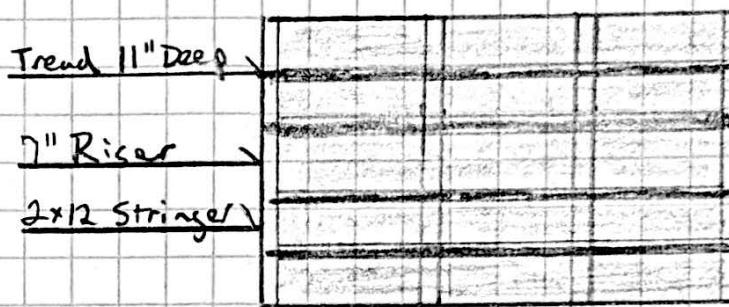
1388 NRI Crossover

Overhead View and Build Details

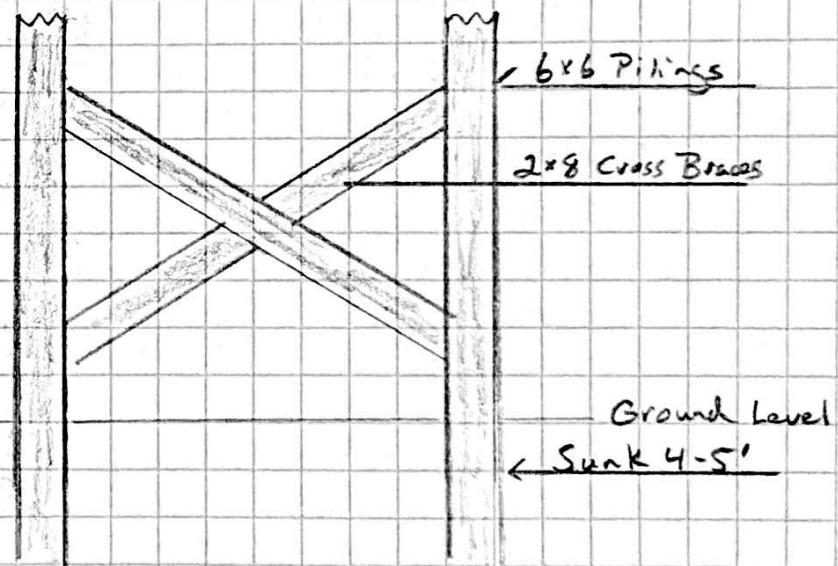
Overhead View



Front View - Stair



Cross Section



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