

September 9, 2026

Town of Northport Temporary Town Office (8 Beech Hill) - Estimate Narrative

Below is a list of additional information for the remodel. Also, refer to drawings in accompanying packet.

Items highlighted below to be broken out as separate line items for accessibility cost evaluation.

General Notes:

Site:

- Parking Stalls:

- Remove existing asphalt
- Remove plantings and grass as needed for new construction.
- Grading as necessary to achieve accessibility compliance at ADA stall, access aisle, and path to upper entry deck.
- Striping
- Accessible parking stall sign on post
- Gravel compaction at ADA stall, access aisle, and path to new porch at entry.
- Install parking stalls as shown on sketch.

- Parking Area:

- Refer to drawing C10 for location of 60'x60' gravel parking lot and new driveway access.
- Remove plantings as necessary.
- Grading as necessary to achieve recommended slope.
- Geotextile fabric under gravel.

- Walkways:

- Remove plantings and grass as needed for new construction.
- Compacted gravel surface between accessible parking and entry deck
- Compacted gravel pathway surface between entry decks
- 3'-0" walkway in front of parking stalls

- Decks at Accessible Entry Doors:

- Wood framed. Pressure treated decking.
- Railings not required (<30" to grade). Review with owner.
- Refer to plans for deck locations to remain (north side of building). No proposed changes at these decks.

Exterior:

- Exterior Doors:

- (1) New exterior Entry/Exit Door (Upper Entry): Insulated fiberglass door (style as shown in elevations). Smooth finish with simulated divided lights. Install lever hardware (interconnected deadbolt type) and closer.
- Lower Entry: Remove sill to achieve accessible threshold (1/2" max height) and replace hardware with lever (interconnected deadbolt type) and closer.
 - If sill can't be removed, replace door with same specs as item above.

- Exterior Building Signage:

- To be supplied and installed under separate contract.

- **Exterior Lighting:**
 - Two dark-activated lights on west face of garage, one at peak of the roof, and one at the SW eave.
- Interior:**
- **Demolition:**
 - Refer to demo plan. Unless noted otherwise, existing interior finishes are intended to remain.
 - Meeting Room: Remove flooring as needed to verify cause / condition of wet spot in SW corner. Salvage flooring and replace.
- **Floors:**
 - Meeting Room / Hall: Sand and repair as necessary for application of paint.
 - Hall and Meeting Room: Floors to be painted by Owner.
- **Walls / Ceiling / Floor Finish:**
 - New drywall finish to be applied in Meeting Room (walls and ceiling).
 - 5/8" Type 'X' GWB for Meeting Room
 - Painting: Owner to complete all priming and painting of walls, ceilings, and floors (where needed).
 - Unless noted otherwise, existing interior finishes are intended to remain.
- **Doors:**
 - Remove sill from interior meeting room door
 - Install lever hardware at meeting room doors (interior and exterior)
 - Frame and install new door between Finance and Storage (per plan)
- **Toilet Room:**
 - No changes proposed.
- **Cabinetry:**
 - No new cabinetry proposed.
- **Fixtures, Furnishings, and Equipment:**
 - Owner to provide all furniture
- **Fire protection:**
 - Owner to provide (2) Fire Extinguishers
- **Insulation:**
 - Ceiling: R-49 batts or blown-in fiberglass above drywall with vapor retarder.
 - Walls: R-5 continuous insulation, R-13 (2x4 walls) / R-20 (2x6 walls) batts or blown-in fiberglass.
 - Floor: TBD based on review of framing and ground contact below joists.
- **Security / A/V / Communications / I.T.:**
 - Owner to provide installation of systems above under separate contract.
 - Contractor to coordinate timing with IT vendor and security vendor.
- **Electrical:**
 - Outlets to be grounded in east wing of house, per owner.
- **Structural:**
 - Floor jacks (10-15) to be installed under sagging joists in cellar (mainly below CEO and Town Admin. Office areas). To be completed at direction of Owner.

Alternate:

- **Alternate #1: Toilet Room**
 - Provide separate cost for Toilet Room to be placed in "Storage" room (adjacent to Code Office). Refer to sketch. Scope includes:
 - Enlarge door opening to 3'-0"x6'-8"
 - New door and hardware
 - ADA Lavatory
 - ADA Toilet
 - Grab Bars (36", 42", and 18")
 - Accessories: Toilet Paper Holder, Mirror