

Oregon Parks and Recreation Commission

February 25, 2025

Agenda Item:	8b	Action
Public Comment Allowed:	Yes	
Topic:	Nehalem Bay – Seasonal Housing Construction Contract	
Presented by:	Rob Morris, Engineering Lead	

Project Description:

- The Parks and Recreation Commission approved a construction budget of \$1.2M in September 2023.
- Project bids closed on 9/18/2024 with 5 bidders.
 - The apparent low bidder (\$1.148M) was rejected for non-responsiveness on follow up submittals.
 - OPRD executed a contract with the second lowest bidder, Creative Contracting for \$1.189M leaving only \$11k for contingency within the approved budget.
- Work commenced in December 2024:
 - Contractor has flagged a few items requiring clarification and minor construction adjustments, which will result in change orders that exceed the approved contract budget.
 - Additional adjustments may be required to finalize the construction work.
- Proposed project timeline:
 - Construction - December 2024 to April 2025

Prior Action by Commission: SEP 2023 - Approved construction contract up to \$1.2M

Action Requested: Approval to increase construction contract up to \$1.35M

Attachments: 8b Attachment A - Progress photos

Prepared by: Tracy Johnson, Construction Project Manager

Staff Cabin village (5 Cabins under construction)



Cabin 2 - ADA flush entry



Cabins 4 and 6

