



This meeting will be held in person, but you may attend virtually; see the instructions on page 2.

AGENDA

11:30 a.m. LUNCH

11:45 a.m. STUDY SESSION – Jackson County Bulk Water Sales and Bulk Water Filling Station Updates (Steve Lambert and Jennifer Drake, Jackson County Roads & Parks; Dan Perkins, Water Operations Manager and Scott Allis, Water Distribution Operations Supervisor)

12:15 p.m. BOARD MEETING

1. Roll Call

2. Pledge of Allegiance

3. Comments from the Audience

Comments will be limited to 4 minutes per individual, group, or organization; please state your name and organization (if applicable) when prompted.

4. Approval or Correction of the Minutes of the Last Regular Meeting of October 7, 2026

5. Resolution No. 2046, A RESOLUTION Amending Resolution No. 1969 and Authorizing the General Manager to Execute Contract Amendments up to 7.5% of the \$27,701,743.00 Contract Amount with S+B James Construction for the Construction of the Medford Water Operation Center Project

6. Leadership Team Reports

Leadership Team staff will be present and may provide information: Engineering Manager Brian Runyen, Water Operations Manager Dan Perkins, Finance Manager Beau Belikoff, Information Technology Manager Kris Stitt, Human Resources Manager Tanya Haakinson, Water Resources & Customer Service Manager Julie Smitherman, and General Manager Brad Taylor.

7. Propositions and Remarks from the Commissioners

8. Adjourn

DATES TO REMEMBER*					
DATE	DAY	TYPE OF MEETING	STUDY SESSION TIME & TOPIC	REGULAR MEETING	LOCATION
11/4/26	Wed	Board Meeting	COSA	12:15 p.m.	Lausmann Annex, Room 151
11/18/26	Wed.	Board Meeting	COSA	12:15 p.m.	Lausmann Annex, Room 151
12/2/26	Wed	Board Meeting	Enterprise Resource Planning	12:15 p.m.	Prescott Room, Police Dept
12/16/26	Wed	Board Meeting	Annual Audit	12:15 p.m.	Prescott Room, Police Dept

**Meeting dates, times, and locations are subject to change.*

INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY



To join by computer, click the following link:

https://us02web.zoom.us/webinar/register/WN_I7MntZ-ISYWbu82qxRfLjw

Meeting passcode: 148626



To join by phone, call:

(669) 900-6833

Meeting ID Number: 870 2438 8371

Meeting passcode: 148626



Memorandum

TO: Commissioners Jason Anderson, David Wright, John Dailey, Bob Mylenek, and Brian Sjothun
FROM: Brad Taylor, General Manager
DATE: Wednesday, October 21, 2026
SUBJECT: Item 5.0 – Resolution 2046, Amending a Contract in the Amount of \$27,701,743 with S+B James Construction for the Medford Water Operation Center Project to Include Contract Amendments Up to 7.5% of Original Contract Amount.
OBJECTIVE: Board Approval

Issue

Board Resolution 1969 approved the construction contract with S+B James and contract amendments up to 5% of the contract amount. Bid quantity changes related to bid items and the costs associated with handling contaminated soil that were not anticipated and required a contract amendment.

Discussion

Medford Water awarded a construction contract to S+B James in early 2025 for construction of the Medford Water Operation Center in the amount of \$27,701,743. The second-lowest bid was submitted by Outlier Construction at \$28,866,000.

Estimated construction cost (including owner provided materials) was \$35 million.

Summary of changes to date on the construction:

- + \$35,394.05 - Delayed Start due to wet site conditions
- + \$334,383.99 - Bid table quantity changes (import rock quantities). Not complete yet.
- + \$155,655.36 - Contaminated soil winterization and contaminated soil haul off. Not complete yet.
- + \$698,552.78 - Design changes
- + \$227,263.90 - Tariff/Cost increases
- \$120,887.84 - Credits resulting from changes to design/requirements

The total (to date) of these items is \$1,330,362.24, which is about 4.8% of the contract with S+B James.

Additional Details on Delayed Start:

- Delayed start by 40 days. This decision was made to reduce costs for rock import and muddy conditions.
- We are expecting additional costs for project extensions to accommodate supply chain issues (electric switch gear and HVAC equipment).

Additional Details on Bid Items and Contaminated Soil:

- Key drivers of the requested 2.5% increase in contract amendments to address unforeseen conditions and associated costs
- Bid item revisions and soil handling currently account for 1.77% of the contract increase, with additional increases anticipated. A significant volume of unsuitable soil was

encountered and removed because it did not provide adequate support for building foundations, parking areas, and driveways. This material was replaced with imported rock. Site work is still underway, including final grading for asphalt paving and topsoil placement, so additional adjustments are expected.

- Hauling and disposal of contaminated soil is nearing completion.

Additional Details on Design Changes:

- HVAC equipment required redesign due to supply chain issues with original equipment (~108k). This could also result in more contract days depending on other factors. (TBD)
- Stormwater management changes were made to prevent roof runoff from creating hazardous conditions in driving and walking areas during winter (~108K)
- Ceiling and portal framing changes in halls, training room, and lobby (78K)
- Decant foundation/wall changes (75K)
- Civil changes (60K)
- Power for window shades in some areas left off drawings (~36K)
- Security enhancements at gates (~28K)
- Vehicle Building Flashing on roof (~19K)
- Beam replacement in mechanical room for clearance (~19K)
- Insulation to address dew point issues (~18K)
- Other

Additional Details on Tariffs and Cost Increases:

- Insulated metal panels (~9K)
- Electrical lighting package (~48K)
- Plumbing fixtures (~73K)
- Wood ceilings (50K)
- Asphalt cost (\$5 per ton, or total ~26K)
- Other

Additional Details On Credits:

- Door hardware changes
- Removing dye from concrete
- Removal of concrete curbs in building
- Removal of liner from detention pond areas
- Casework adjustments
- Reducing concrete around vehicle building
- Other

Financial Impact

Construction contract and overall project costs are budgeted in the capital plan for FY27. Final project completion is scheduled for February/March 2027. This project is part of the Rogue Valley Water Supply Resiliency Program and is being financed through the Environmental Protection Agency (EPA) Water Infrastructure Finance and Innovation Act (WIFIA) program.

Requested Board Action

Staff recommends approval of this Resolution, Amending and Authorizing the General Manager to Execute up to 7.5% in contract amendments to the original contract amount of \$27,701,743 with S+B James Construction for the Medford Water Operation Center Project.

RESOLUTION NO. 2046

A RESOLUTION Amending Resolution No. 1969 and Authorizing the General Manager to Execute Contract Amendments up to 7.5% of the \$27,701,743.00 Contract Amount with S+B James Construction for the Construction of the Medford Water Operation Center Project

WHEREAS, Resolution No. 1969 authorized the General Manager to execute a contract in the amount of \$27,701,743.00 with S+B James Construction for the Construction of the Medford Water Operation Center Project and contract amendments not exceeding 5% of the contract amount; and

WHEREAS, quantity adjustments and the potential handling of contaminated soil may require additional contract amendments; and

WHEREAS, it is necessary to increase the authorized contract amendment authority from 5% to 7.5% of the original contract amount;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF MEDFORD, OREGON, AS FOLLOWS:

SECTION 1. That Resolution No. 1969 is hereby amended to increase the authorized contract amendment authority with S+B James Construction for the Construction of the Medford Water Operation Center Project from 5% to 7.5% of the original contract amount of \$27,701,743.00.

SECTION 2. That the General Manager is hereby authorized and directed to execute said contract amendments, provided the cumulative amount of all contract amendments does not exceed 7.5% of the original contract amount, on behalf of the Board of Water Commissioners. This authorization exceeds the authority of the General Manager as defined in Section 1.02 of the Commission's Contracting & Purchasing Regulations. All contract amendments approved under this authority will be promptly reported to the Board of Water Commissioners.

PASSED at a regular meeting of the Board of Water Commissioners and signed by me in authentication of its passage this 21st day of October 2026.

ATTEST:

Amber Furu, Asst. Clerk of the Commission

Jason Anderson, Chair