



AGENDA

QLife Regular Board Meeting

Wednesday, April 28, 2022 | 1:00 PM

Google Hangouts - meet.google.com/odb-tpys-xpg

Harding House – 200 E 4th St., The Dalles, OR 97058

- 1:00 Call to Order
- 1:00 [Introductions & 2021/2022 Strategic Plan](#)
- 1:00 Approval of Agenda
- 1:05 [Consent Agenda](#) (items of a routine nature: minutes, documents, items previously discussed)
 - [March 24, 2022 Minutes](#)
- 1:05 [Finance](#)
 - [Financial Report, Reconciliation and Analysis](#) – Mike Middleton
- 1:15 [Action Items](#)
 - [QLife Leadership Direction](#) – Matthew Klebes
 - [Commstructure Work Order #31 Amendment 2](#) – Matthew Klebes & Dan McNeely
 - [Klindt Drive Mini Business Park](#) – Matthew Klebes & Dan McNeely
 - o [Executive Session ORS 192.660 \(2\)\(g\) Competitive trade or commerce negotiations, ORS 192.660 \(2\)\(n\)\(D\) & \(E\) Discuss information regarding security of telecom systems and data transmission.](#)
- 1:35 [Discussion Items](#)
 - Admin Staff Updates – Matthew Klebes
 - BAT Updates – Lee Weinstein & Carrie Pipinich
 - [TDHS Robotics Team State Championships](#) – Lee Weinstein
 - [Aristo Technical Management Report](#) – John Amery

Next Board Meeting Date: May 26, 2022 | 12:00 PM

Adjourn

**Agenda subject to change*

**Executive Session held as needed*

An executive session may, in the discretion of the presiding officer, be called based on one or more of the following: ORS 192.660 (2)(a) Consider employment issues; (2)(e) Real property; (2)(f) Consider exempt records or information; (2)(g) Competitive trade or commerce negotiations; (2)(h) Consult with counsel re litigation; (2)(n)(D) & (E) Discuss information regarding security of telecom systems and data transmission.



Introductions

- [2021/2022 Strategic Plan](#)



Goals:	2021/2022 Strategies	Potential Projects
Goal 1: Maintain network and build redundancy and capacity of existing system	1.1 Maintain and update equipment per Qlife EOL schedule 1.2 Update Capital Improvement Plan (CIP) for The Dalles area 1.3 Identify single points of failure/network vulnerabilities 1.4 Develop Co-location room and redundant pathway east	- Downtown Overbuild -East Bisector/Grove Project
Goal 2: Expand our fiber network and employ alternative solutions and partnerships to serve areas in need	2.1 Identify areas with limited capacity/redundancy and develop fiber projects to address 2.2 Assess maintenance costs and damage risk (fires) of new builds 2.3 Explore partnerships with Warm Springs Telecom to serve the needs of South Wasco County 2.4 Develop Fiber to the Premises (FTTP) pricing structure 2.5 Explore options to serve Dallesport/Columbia Gorge Regional Airport and Business Park	- East Bisector/Grove Project -Shaniko/Avangrid -The Dalles Bridge River Crossing
Goal 3: Improve QLife’s ability to secure local, state, and federal resources	3.1 Work with partners to coordinate efforts to seek funding 3.2 Participate in The Dalles Community Outreach Team (COT) 3.3 Support efforts to form a Broadband Action Team (BAT) in partnership with Wasco County EDC Broadband Committee 3.4 Gather data/analyze gaps in service to demonstrate need 3.5 Outreach to Legislators on Qlife’s VMGs and specific projects	-South Wasco County Fiber Project (Tygh Valley/Pine Hollow) -Mosier Fiber Extension -BRIC Application
Goal 4: Support education & advocacy efforts related to broadband	4.1 Raise public awareness of role and value of Qlife in our Community and State 4.2 Annually provide scholarships to students attending CGCC studying a technology related field 4.3 Sponsor broadband events such as the Oregon Connections Telecommunications Conference	
Goal 5: Drive technological relevance by benchmarking and continuously evolving	5.1 Explore operational models for efficiencies to best fulfill mission 5.2 Continuously improve systems for Service Order response, customer setup, and Project Management/Implementation 5.3 Benchmark what is “high speed internet” annually to adjust ideal target speed and analyze progress. 5.4 Review and evaluate unique structure of Qlife for creative solutions	-Service Order Tracking Sheet -Project Management Improvements -Construction Standards Document

Vision:
 Every address in Wasco County can enjoy a higher quality of life and participate in education, healthcare, and the economy through a high speed* internet connection at a price point that they can afford.

*Ideally, 150 Mbps symmetrical

Mission:
 Facilitate access to scalable telecommunication infrastructure to enable affordable broadband-level Internet across Wasco County much like a public utility.

Values:
 Action-oriented, nimble, partnerships, proactive/sustainable, responsible, affordable, redundant and resilient.



Consent Agenda

- [March 24, 2022 Minutes](#)



MINUTES

QLife Regular Board Meeting
Wednesday, March 24, 2022
Via Google Hangouts

Call to Order President Hege calls the meeting to order at 12:01 PM.

Roll Call Lee Weinstein, Scott Hege, Scott Randall, Dale Lepper, Rod Runyon, John Amery, Keith Mobley, Tyler Stone, Stephanie Krell, and Matthew Klebes.

Changes to the Agenda

There are no changes to the agenda.

[[Mr. Hege moves to approve the agenda. Mr. Lepper seconds the motion, which passes unanimously.]]

Approval of the Consent Agenda

[[Mr. Hege moves to approve the consent agenda. Mr. Randall seconds the motion, which passes unanimously.]]

President Weinstein remarks that Mr. Klebes has accepted the position for City Manager and will be starting at the city next month.

Action Items

CGCC Foundation Scholarship

President Weinstein refers to the scholarship request in the packet and informs the Board that last year's scholarship was unused because the student withdrew. CGCC is asking QLife to continue supporting the foundation this year and will use both last year and this year's scholarships to award two students.

Mr. Runyon expresses support to continue with the scholarship. Mr. Lepper wonders how many students are in the pool for scholarships and President Weinstein responds that 80 are qualified. Mr. Klebes says that he does not want to continue rolling over used scholarship, but this can be a one-time exception.

[[Mr. Lepper moves to approve a \$2,000 scholarship donation to the CGCC Foundation for students in the EM tech program. Mr. Hege seconds the motion, which passes unanimously.]]

Finance Report

Financial Report, Analysis and Reconciliation

Mr. Klebes informs the Board that Mr. Middleton was not able to attend the meeting today but there is a summary of the February finances in the packet. The most important piece is related to some overdue receivables. Staff are reaching out to customers directly to make sure they are fully aware of the issue, and will update contact information if necessary. Additionally, staff are beginning an annual process to contact customers in the colocation space to prompt an up-to-date certificate of liability, which lists QLife as additionally insured. If their colocation equipment was to cause damage, this would protect us.

Budget Committee Meeting

Ms. Krell reminds the Board about the upcoming budget committee hearing and informs them that four committee members are able to serve again this year. She will email to Board looking for suggestions for the final committee member.

Discussion Items

Administration Update

Mr. Klebes informs the Board that he is tentatively on the schedule for the upcoming Warm Springs meeting and the Dry Hollow project is moving along.

He has accepted the city manager position and will be working with staff over the next few weeks as he begins transitioning. His final day with the county is April 29.

The work with RISI regarding fiber to the home and middlemile work will be buttoned up and completed before the end of April and Mr. Klebes believes that other ongoing projects are in a good place to hand off.

BAT Update

President Weinstein received an update from Ms. Pipinich, which detailed a positive BAT meeting earlier in the month. OTC Connections is upgrading the fiber in Dufur, which will allow for 2 gigabits up and down. Tasha at MCEDD is finalizing materials for outreach efforts to update broadband mapping and a survey should be ready by May.

Aristo Technical Management Report

Mr. Amery presents his technical report to the Board and states that there are no new damages this month. A subcontractor hit a sewer lateral and is currently in review by the city. Once he hears back, he will report to the Board.

Mr. Amery had a meeting with Patrick at OTC and was informed that their current service is 1 gb up and down for \$115/month. Mr. Hege says that he has heard service in Dufur is horrific and if there is a way we could find out if it is up to par. Mr. Hege wonders if the system in Dufur is similar to a FTTH system we're looking to put elsewhere in the County. Mr. Amery responds that Dufur has a PON shared connection, which could be impacted by neighbors.

The meeting is adjourned at 12:25 PM

The next regularly scheduled board meeting is set for April 28, 2022.

These minutes were approved by the QLife Board on _____.

Rod Runyon, Secretary



Financial Reports

- [March 2021 Financial Statement](#)
- [March 2022 Financial Statement](#)
- [March Financial Analysis](#)

YEAR-TO-DATE BUDGET REPORT

FOR 2021 09

ACCOUNTS FOR: 6000 Qlife Operations	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
400 BEGINNING FUND BALANCE	-191,714	-191,714	-232,286.00	.00	.00	40,572.00	121.2%
414 CHARGES FOR SERVICE	-668,200	-668,200	-835,805.00	-64,950.00	.00	167,605.00	125.1%
417 INVESTMENT EARNINGS	-1,200	-1,200	-1,247.53	-161.98	.00	47.53	104.0%
421 MISCELLANEOUS	-200	-200	-1,200.00	.00	.00	1,000.00	600.0%
520 MATERIALS & SERVICES	158,708	158,708	228,900.38	26,464.93	.00	-70,192.38	144.2%
550 TRANSFERS OUT	376,220	376,220	313,516.70	62,703.34	.00	62,703.30	83.3%
590 UNAPPROPRIATED	54,350	54,350	.00	.00	.00	54,350.00	.0%
TOTAL Qlife Operations	-272,036	-272,036	-528,121.45	24,056.29	.00	256,085.45	194.1%
TOTAL REVENUES	-861,314	-861,314	-1,070,538.53	-65,111.98	.00	209,224.53	
TOTAL EXPENSES	589,278	589,278	542,417.08	89,168.27	.00	46,860.92	

YEAR-TO-DATE BUDGET REPORT

FOR 2021 09

ACCOUNTS FOR: 6010 Qlife Capital	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
400 BEGINNING FUND BALANCE	-1,853,727	-1,853,727	-1,692,712.14	.00	.00	-161,014.86	91.3%
414 CHARGES FOR SERVICE	-19,000	-19,000	-74,587.50	-25,447.50	.00	55,587.50	392.6%
417 INVESTMENT EARNINGS	-25,200	-25,200	-8,195.16	-556.11	.00	-17,004.84	32.5%
450 TRANSFERS IN	-426,220	-426,220	-313,516.70	-62,703.34	.00	-112,703.30	73.6%
520 MATERIALS & SERVICES	0	0	31,775.64	.00	.00	-31,775.64	100.0%
530 CAPITAL OUTLAY	80,000	80,000	345,108.35	6,212.46	.00	-265,108.35	431.4%
570 CONTINGENCY	-43,253	-43,253	.00	.00	.00	-43,253.00	.0%
580 RESERVED	675,125	675,125	.00	.00	.00	675,125.00	.0%
TOTAL Qlife Capital	-1,612,275	-1,612,275	-1,712,127.51	-82,494.49	.00	99,852.51	106.2%
TOTAL REVENUES	-2,324,147	-2,324,147	-2,089,011.50	-88,706.95	.00	-235,135.50	
TOTAL EXPENSES	711,872	711,872	376,883.99	6,212.46	.00	334,988.01	

Wasco County, OR

YEAR-TO-DATE BUDGET REPORT

FOR 2021 09

ACCOUNTS FOR: 6020 Qlife - Maupin	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
400 BEGINNING FUND BALANCE	-169,456	-169,456	-168,945.31	.00	.00	-510.69	99.7%
414 CHARGES FOR SERVICE	-7,360	-7,360	.00	.00	.00	-7,360.00	.0%
417 INVESTMENT EARNINGS	-700	-700	-811.24	-53.22	.00	111.24	115.9%
520 MATERIALS & SERVICES	17,710	17,710	13,679.88	3,438.72	.00	4,030.12	77.2%
530 CAPITAL OUTLAY	51,000	51,000	.00	.00	.00	51,000.00	.0%
550 TRANSFERS OUT	50,000	50,000	.00	.00	.00	50,000.00	.0%
570 CONTINGENCY	45,006	45,006	.00	.00	.00	45,006.00	.0%
580 RESERVED	13,800	13,800	.00	.00	.00	13,800.00	.0%
TOTAL Qlife - Maupin	0	0	-156,076.67	3,385.50	.00	156,076.67	100.0%
TOTAL REVENUES	-177,516	-177,516	-169,756.55	-53.22	.00	-7,759.45	
TOTAL EXPENSES	177,516	177,516	13,679.88	3,438.72	.00	163,836.12	

YEAR-TO-DATE BUDGET REPORT

FOR 2021 09

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
GRAND TOTAL	-1,884,311	-1,884,311	-2,396,325.63	-55,052.70	.00	512,014.63	127.2%
** END OF REPORT - Generated by Mike Middleton **							

Wasco County, OR

YEAR-TO-DATE BUDGET REPORT

FOR 2022 09

ACCOUNTS FOR: 6000 Qlife Operations	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
400 BEGINNING FUND BALANCE	-659,977	-659,977	-476,580.17	.00	.00	-183,396.83	72.2%
414 CHARGES FOR SERVICE	-741,420	-741,420	-526,605.00	-64,500.00	.00	-214,815.00	71.0%
417 INVESTMENT EARNINGS	-1,200	-1,200	-486.12	.00	.00	-713.88	40.5%
421 MISCELLANEOUS	-200	-200	.00	.00	.00	-200.00	.0%
520 MATERIALS & SERVICES	341,206	341,206	248,533.74	14,557.96	.00	92,672.26	72.8%
530 CAPITAL OUTLAY	20,000	20,000	.00	.00	.00	20,000.00	.0%
550 TRANSFERS OUT	595,020	595,020	446,265.00	49,585.00	.00	148,755.00	75.0%
570 CONTINGENCY	162,935	162,935	.00	.00	.00	162,935.00	.0%
590 UNAPPROPRIATED	283,636	283,636	.00	.00	.00	283,636.00	.0%
TOTAL Qlife Operations	0	0	-308,872.55	-357.04	.00	308,872.55	100.0%
TOTAL REVENUES	-1,402,797	-1,402,797	-1,003,671.29	-64,500.00	.00	-399,125.71	
TOTAL EXPENSES	1,402,797	1,402,797	694,798.74	64,142.96	.00	707,998.26	

YEAR-TO-DATE BUDGET REPORT

FOR 2022 09

ACCOUNTS FOR: 6010 Qlife Capital	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
400 BEGINNING FUND BALANCE	-1,784,664	-1,784,664	-1,846,578.43	.00	.00	61,914.43	103.5%
410 PROPERTY TAXES	-5,000,000	-5,000,000	.00	.00	.00	-5,000,000.00	.0%
414 CHARGES FOR SERVICE	-19,000	-19,000	-3,550.00	149,301.52	.00	-15,450.00	18.7%
417 INVESTMENT EARNINGS	-9,000	-9,000	-3,793.29	.00	.00	-5,206.71	42.1%
421 MISCELLANEOUS	0	0	-132,145.99	.00	.00	132,145.99	100.0%
450 TRANSFERS IN	-645,020	-645,020	-496,265.00	-49,585.00	.00	-148,755.00	76.9%
530 CAPITAL OUTLAY	6,391,540	6,391,540	269,099.36	283.75	124,505.76	5,997,934.88	6.2%
570 CONTINGENCY	391,019	391,019	.00	.00	.00	391,019.00	.0%
580 RESERVED	675,125	675,125	.00	.00	.00	675,125.00	.0%
TOTAL Qlife Capital	0	0	-2,213,233.35	100,000.27	124,505.76	2,088,727.59	100.0%
TOTAL REVENUES	-7,457,684	-7,457,684	-2,482,332.71	99,716.52	.00	-4,975,351.29	
TOTAL EXPENSES	7,457,684	7,457,684	269,099.36	283.75	124,505.76	7,064,078.88	

YEAR-TO-DATE BUDGET REPORT

FOR 2022 09

ACCOUNTS FOR: 6020 Qlife - Maupin	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
400 BEGINNING FUND BALANCE	-118,610	-118,610	-127,560.10	.00	.00	8,950.10	107.5%
414 CHARGES FOR SERVICE	-7,360	-7,360	-7,305.79	-1,471.09	.00	-54.21	99.3%
417 INVESTMENT EARNINGS	-700	-700	-236.69	.00	.00	-463.31	33.8%
520 MATERIALS & SERVICES	16,710	16,710	10,811.16	2,402.48	.00	5,898.84	64.7%
530 CAPITAL OUTLAY	51,000	51,000	.00	.00	.00	51,000.00	.0%
550 TRANSFERS OUT	50,000	50,000	50,000.00	.00	.00	.00	100.0%
570 CONTINGENCY	8,960	8,960	.00	.00	.00	8,960.00	.0%
TOTAL Qlife - Maupin	0	0	-74,291.42	931.39	.00	74,291.42	100.0%
TOTAL REVENUES	-126,670	-126,670	-135,102.58	-1,471.09	.00	8,432.58	
TOTAL EXPENSES	126,670	126,670	60,811.16	2,402.48	.00	65,858.84	

Wasco County, OR

YEAR-TO-DATE BUDGET REPORT

FOR 2022 09

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
GRAND TOTAL	0	0	-2,596,397.32	100,574.62	124,505.76	2,471,891.56	100.0%
** END OF REPORT - Generated by Mike Middleton **							

Qlife – Financial Analysis March 2022 Financial Statements

The financial statements for through the 9th month of the 2022 fiscal year (FY22) are presented. The statements are intended for the use of management and are not audited. The expected straight-line assumption for accounts is 75.0% (9/12). This is typically a good starting point for analysis.

The reporting is becoming more familiar now, but will still undergo some changes as staff skill with the reporting tools increases. At this point, two reports are still used to compare the current fiscal year to the prior.

Operations Fund

Total revenues of the fund are \$1,003,671 includes beginning fund balance of \$476,580. Charges for Services are executing at 71.0% which is 4.0% under the straight-line assumption. The value is about \$32K under the straight line assumption or about \$4K per month. Compared to last year, the amount is off the mark due to FY21 having unplanned revenues recorded in this area.

The accounts receivable as of 3/31/2022 for current is \$44,900 with \$8,490 in 31 to 60 days, \$11,780 in 61 to 90 days, \$8,740 in 91 to 120 days old and \$20,170 in over 120 days. The total outstanding is \$94,090. Receipts in March have reduced the outstanding balance to a total of \$38,900 still outstanding.

Interest is down and only executing at 40.5%. This is due to LGIP only earning 0.45%. While the percentage looks large, the dollar value is not at this point as the total budgeted earning is \$1,200.

Expenditures are in line with the budgeted expectations. Materials & Services are executing at 68.6%. This category is coming into line after the spike of paying the administrative charges in full. The line items below are still being watched:

- Administrative Costs 100.0% - fully paid – this will not increase further for the fiscal year. \$62,246 to Wasco County
- Contacted Services – Legal 217.0% - over the line item budget by \$13,994
- Dues & Subscriptions 254.2% - over the line item budget by \$3,084
- Scholarship 100.0% - No change from August report
- Pole Connection Fees – 81.7% - due to paying the annual pole contracts should not increase further

Finance has researched and will continue to review all transactions.

As it sits now, the fund balance is \$308,873 when the beginning fund balance in included – when not considered the fund balance would decrease \$167,707. Even with a declining fund balance, this includes transferring \$396,680 to the Capital fund.

Capital Fund

Revenue has a large spike, this is due to a billing submitted for \$152,851 that had not been considered in the budget. Other than that, there is nothing out of the ordinary in the revenue here.

The Beginning Fund Balance has been entered and is \$1,846,578. The category labeled “Property Taxes” is actual the potential grant added into the budget created. This is a label mismatch in the new system and is being addressed by Finance – as identified in the September report.

Expenditures to date have been minimal. \$269,118 has been spent on the Primary System with only \$284 spent in March. This is with a budget of \$6,011,540 for the Primary system – only 6.5% budget execution. However, \$5M of the budget was for a potential grant that was not received. Taking that into consideration increases the actual execution to 26.6%

Maupin Fund

The total revenues as of March 31st are \$7,543 including interest.

Expenditures have totaled \$10,811 for the Maupin Wifi contract. The transfer to the Capital fund was executed as budgeted in January. This decreases the fund balance to \$74,291

The fund is decreasing at this point. The consistent flow for the revenues are still being worked on.

Summary

The funds are in good positions. However, with the implementation of the new system, there are still learning curves to improve the layout of the reports. While the Operations fund is decreasing, this is due to the transfers out to the Capital fund. \$446,265 is being transferred to Capital for the YTD while the Operations Fund decreases by \$167,707.



Actions Items

- [QLife Leadership Direction](#)
- [Commstructure Work Order #31 Amendment 2](#)
- [Klindt Drive Mini Business Park](#)
 - [Executive Session ORS 192.660\(2\)\(g\) Competitive trade or commerce negotiations, ORS 192.660 \(2\)\(n\)\(D\) & \(E\) Discuss information regarding security of telecom systems and datatransmission.](#)



QualityLife Intergovernmental Agency

SUBJECT: Leadership Direction

TO: QLIFE BOARD MEMBERS

FROM: MATTHEW KLEBES, QLIFE ADMINISTRATOR

DATE: 4/21/22

As the Board knows, I have taken the position as City Manager at the City of The Dalles. The start date for this position is May 16, 2022. As I currently serve as Qlife's Administrator, this change requires discussion on how to continue to provide administrative services to Qlife. Currently, Qlife utilizes several Wasco County staff to provide needed administrative and financial budgeting services and compensates Wasco County as such. Qlife also has contracts with two consultants, Aristo and Commstructure, to provide needed technical and engineering services.

It is my recommendation that Qlife continue these relationships as is, with the only change being that Qlife will continue to have myself as Administrator but will compensate the City of The Dalles instead of Wasco County for my time. Previously, a City Manager of the City of The Dalles served as Qlife Administrator and the City of The Dalles has a vested interest in Qlife, as does the County do. This will result in simply adjusting the utilization of the "Administrative Costs" line item. There will not be a budget increase or decrease to Qlife at this time.



**WORK ORDER NO. 31
AMENDMENT NO. 02
TO AGREEMENT FOR PROFESSIONAL SERVICES**

BETWEEN

Q-Life Network
511 Washington Street, Ste. 101
The Dalles, Oregon 97058

and

Commstructure Consulting, LLC
811 Railroad Avenue
Oregon City, Oregon 97045

The terms and provisions of the Agreement for Professional Services between Q-Life and Commstructure apply herein unless otherwise specifically revised.

Date: April 7, 2022
Project: Dry Hollow CAB Extension

Time of Completion:	Contract Price:
Original Work Order: <u>December 31, 2021</u>	\$14,000.00
Amendment 01: <u>June 30, 2022</u>	\$ 5,500.00
<u>This Work Order: June 30, 2022</u>	<u>\$ 5,500.00</u>

Description of Amendment:

The purpose of this amendment is to compensate for the elevated level of effort required to perform the scope of work for this project as defined in the Original Work Order and Amendment 01 and due to the extended project life cycle, including continuing Joint Use negotiations, construction process management, ect. Completion dates and Scope of Work as defined in Original Work Order and Amendment 01 remain as noted in those documents.

See attached Exhibits:

Exhibit C - Schedule of Compensation

Approved By:

Q-LIFE

COMMSTRUCTURE CONSULTING, LLC

By: _____

By:  _____

Title: _____

Title: President & CEO

Date: _____

Date: April 7, 2022

EXHIBIT C - SCHEDULE OF COMPENSATION

Technical Consulting Services shall be performed and provided as described in the Description of Amendment and in the Original Work Order and Amendment 01, and in accordance with the terms, provisions and rate schedule of the Agreement for Professional Services on a Time and Expense (T&E) basis as follows:

Total Hourly Fees Estimated:

\$ 5,500.00

Payment terms are as follows:

- Commstructure will issue monthly invoices for the compensation due as a result of services provided under this Agreement to that time, less services previously billed
- All other terms and conditions apply in accordance with Section 3 of the Agreement for Professional Services
- Additional services related to this project or modification of this work order shall be negotiated and approved by written amendment to the original work order

Date: 5/25/2021
 Client: Q-Life Networks
 Project: Dry Hollow Cab Extension



Segment 1: The Grove to Dry Hollow Cab **Segment 2: Dry Hollow Cab to Roundabout**

Description	Type	Unit	Labor	Materials	Total Unit	Qty.	Total Cost	Qty.	Total Cost
Underground:									
Underground Sub-Total:							\$ -		\$ -
Aerial:									
Aerial - New Construction	New Construction	LIN FT	\$ 8.00	\$ 2.00	\$ 10.00	6,775	\$ 67,750.00	4,250	\$ 42,500.00
Aerial - Overlash - De/Re	Overlash - De/Re	LIN FT	\$ 5.00	\$ 1.00	\$ 6.00		\$ -		\$ -
Aerial - Wreckout	Wreckout	LIN FT	\$ 4.00	\$ 0.50	\$ 4.50		\$ -		\$ -
Place Strand	6.6M	LIN FT	\$ 4.00	\$ 2.00	\$ 6.00		\$ -		\$ -
Place Riser	2"	EACH	\$ 400.00	\$ 350.00	\$ 750.00		\$ -		\$ -
Place Riser	4" w/ 4 - 1.25" ID	EACH	\$ 750.00	\$ 450.00	\$ 1,200.00		\$ -		\$ -
Place Pole	30 ft class 5	EACH	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00		\$ -		\$ -
Pole Replacement	45 ft Class 1	EACH	\$ 7,500.00	\$ 2,500.00	\$ 10,000.00		\$ -		\$ -
Pole Loading Analysis	NWCPUD Requirements	EACH	\$ 30.00	\$ 30.00	\$ 60.00	37	\$ 2,220.00	32	\$ 1,920.00
Make Ready	Raise-Move-Lower	EACH	\$ 300.00	\$ 75.00	\$ 375.00	7	\$ 2,625.00	7	\$ 2,625.00
Easements	1 Easement per Taxlot	EACH	\$ 1,500.00	\$ 250.00	\$ 1,750.00		\$ -		\$ -
Aerial Sub-Total:							\$ 72,595.00		\$ 47,045.00
Facility Connection:									
Facility Connection Sub-Total:							\$ -		\$ -
Cable, Splicing and Termination:									
Splicing	Reel End Fusion	EACH	\$ 30.00	\$ 5.00	\$ 35.00		\$ -		\$ -
Splicing	Splice Case/MST	EACH	\$ 300.00	\$ 300.00	\$ 600.00	2	\$ 1,200.00	2	\$ 1,200.00
Splicing	Bucket Truck Adder	T&M	\$ 25.00		\$ 25.00	12	\$ 300.00	12	\$ 300.00
Splicing Technician	\$ 100 + \$ 50 Truck	T&M	\$ 150.00		\$ 150.00	16	\$ 2,400.00	16	\$ 2,400.00
Splicing Technician OT	\$ 125 + \$ 50 Truck	T&M	\$ 175.00		\$ 175.00	8	\$ 1,400.00	8	\$ 1,400.00
Patch Panels	6F	EACH		\$ 200.00	\$ 200.00		\$ -		\$ -
Patch Panels	12F	EACH		\$ 250.00	\$ 250.00		\$ -		\$ -
Patch Panels	24F	EACH		\$ 300.00	\$ 300.00		\$ -		\$ -
Patch Panels	48F	EACH		\$ 500.00	\$ 500.00		\$ -		\$ -
Patch Panels	72F	EACH		\$ 600.00	\$ 600.00		\$ -		\$ -
Patch Panels	96F	EACH		\$ 700.00	\$ 700.00		\$ -		\$ -
Fiber Cable	6F	EACH		\$ 0.65	\$ 0.65		\$ -		\$ -
Fiber Cable	12F	EACH		\$ 0.75	\$ 0.75		\$ -		\$ -
Fiber Cable	24F	LIN FT		\$ 0.85	\$ 0.85		\$ -		\$ -
Fiber Cable	48F	LIN FT		\$ 0.95	\$ 0.95		\$ -		\$ -
Fiber Cable	72F	LIN FT		\$ 1.35	\$ 1.35		\$ -		\$ -
Fiber Cable	96F	LIN FT		\$ 1.65	\$ 1.65		\$ -		\$ -
Fiber Cable	288F	LIN FT		\$ 2.25	\$ 2.25	8,130	\$ 18,292.50	5,100	\$ 11,475.00
Cable, Splicing and Termination Sub-Total:							\$ 23,592.50		\$ 16,775.00
Project Totals by Segment:									
Underground Section:							\$ -		\$ -
Aerial Section:							\$ 72,595.00		\$ 47,045.00
Facility Connection Section:							\$ -		\$ -
Cable, Splicing and Termination Section:							\$ 23,592.50		\$ 16,775.00
All Sections Combined Construction Totals:							\$ 96,187.50		\$ 63,820.00
Engineering Cost:							18%		
Contingency:							15%		
Prevailing Wage Premium:							15%		
Pricing Updated: January 1, 2021									
Total w/ Engineering & Contingency:							\$ 142,357.50		\$ 94,453.60
Total Construction - All Segments:							\$ 160,007.50		
Total Engineering - All Segments:							\$ 28,801.35		
Total Contingency - All Segments:							\$ 24,001.13		
Grand Total - All Segments:							\$ 236,811.10		

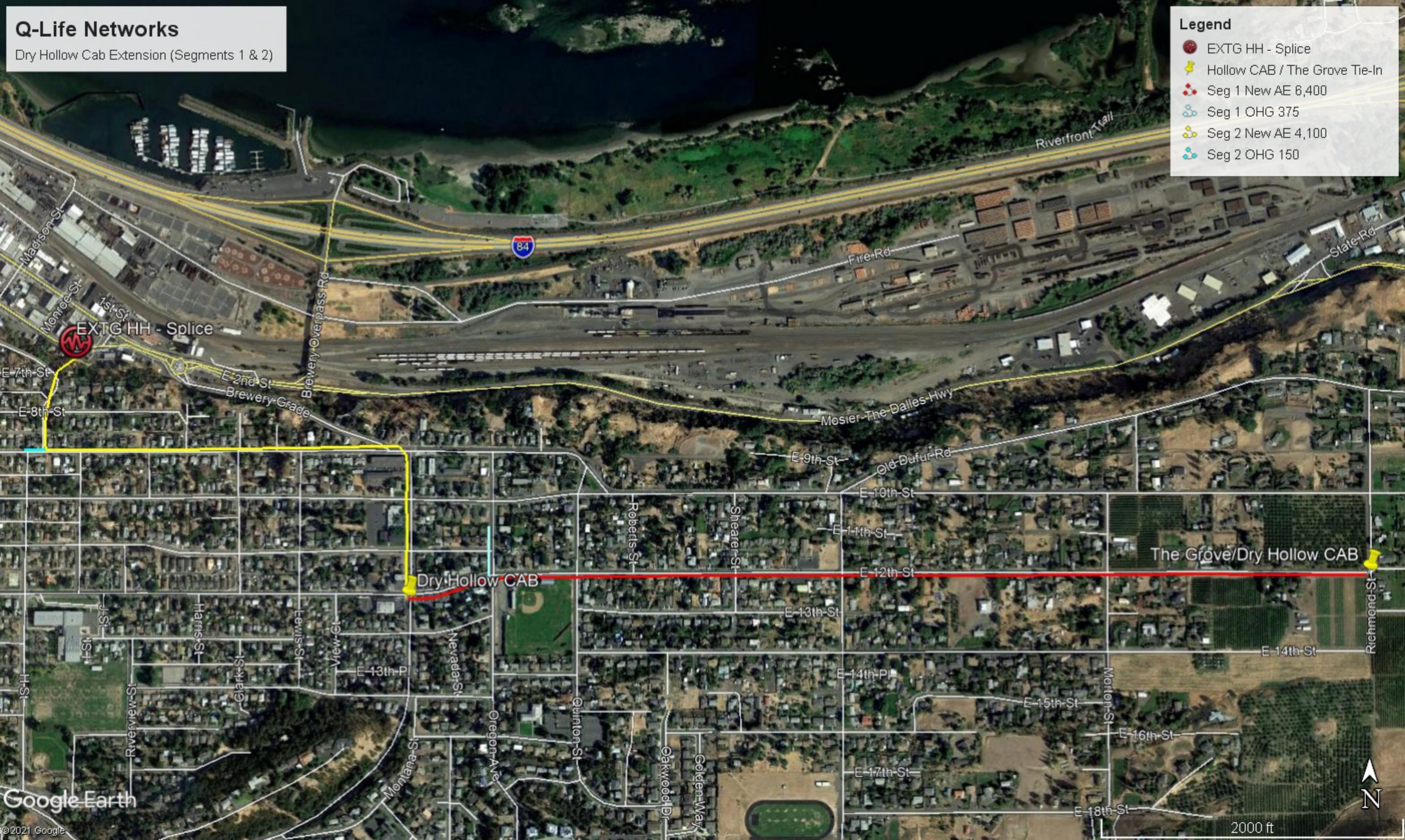
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Q-Life Networks

Dry Hollow Cab Extension (Segments 1 & 2)

Legend

- EXTG HH - Splice
- Hollow CAB / The Grove Tie-In
- Seg 1 New AE 6,400
- Seg 1 OHG 375
- Seg 2 New AE 4,100
- Seg 2 OHG 150





QualityLife Intergovernmental Agency

SUBJECT: Klindt Drive Mini Business Park

TO: QLIFE BOARD MEMBERS

FROM: MATTHEW KLEBES, QLIFE ADMINISTRATOR

DATE: 4/21/22

There has been significant development on Klindt Drive in the Port of The Dalles. This area is zoned Commercial/Recreational, not Industrial, and is somewhat unique as it allows for both commercial and residential development. Several existing businesses are already in this area and several ongoing construction projects that have been recently completed or are nearing completion have commercial spaces on the ground floor and multiple floors of residential above. Currently, it has been reported that there are limited to no adequate connectivity options for both the existing and new developments. These developments have created a, "critical mass" opportunity where a Qlife project could bring and improve services to numerous constituents and businesses.

This opportunity also opens the door to increase the capacity and ability to utilize Qlife fiber throughout Klindt Drive and Steelhead Way to serve additional developments in the future and provide improved service to existing customers.

Staff has developed this project with these two opportunities in mind. The first part of the project will involve overbuilding Qlife's existing fiber on Klindt Drive and the second part of the project will extend Qlife fiber from Klindt Drive throughout the mini business park.

Motion: I move to direct staff to finalize the Klindt Drive Mini Business Park Project and solicit bids for review and approval by the Qlife Board.

Date: 4/15/2022
 Client: Q-Life Networks
 Project: Klindt Dr Overbuild & Mini Business Park



Description	Type	Unit	Labor	Materials	Total Unit	Overbuild		Mini Business Park	
						Qty.	Total Cost	Qty.	Total Cost
Underground:									
Trenching - Native B/F	2" PVC	LIN FT	\$ 18.00	\$ 5.50	\$ 23.50		\$ -		\$ -
Trenching - Native B/F	4" PVC	LIN FT	\$ 20.00	\$ 8.00	\$ 28.00		\$ -		\$ -
Trenching A/C - Select B/F	2" PVC	LIN FT	\$ 27.50	\$ 22.00	\$ 49.50		\$ -		\$ -
Trenching A/C - Select B/F	4" PVC	LIN FT	\$ 33.00	\$ 27.50	\$ 60.50		\$ -		\$ -
Trenching A/C - CDF B/F	2" PVC	LIN FT	\$ 37.50	\$ 35.00	\$ 72.50		\$ -		\$ -
Trenching A/C - CDF B/F	4" PVC	LIN FT	\$ 42.00	\$ 42.00	\$ 84.00		\$ -		\$ -
Directional Boring	2" PVC	LIN FT	\$ 22.00	\$ 5.50	\$ 27.50		\$ -		\$ -
Directional Boring	4" PVC	LIN FT	\$ 26.50	\$ 7.00	\$ 33.50		\$ -		\$ -
Directional Boring A/C	2" PVC	LIN FT	\$ 31.00	\$ 9.00	\$ 40.00		\$ -		\$ -
Directional Boring A/C	4" PVC	LIN FT	\$ 33.00	\$ 11.00	\$ 44.00		\$ -		\$ -
Distribution CAB Installation	432 Fiber Dist Hub	EACH	\$ 2,500.00	\$ 10,000.00	\$ 12,500.00	1	\$ 12,500.00		\$ -
Hand Hole - Composite	30x48	EACH	\$ 2,200.00	\$ 2,050.00	\$ 4,250.00		\$ -		\$ -
Hand Hole - Composite	24x36	EACH	\$ 2,200.00	\$ 1,100.00	\$ 3,300.00		\$ -	3	\$ 9,900.00
Hand Hole - Composite	17x30	EACH	\$ 1,650.00	\$ 550.00	\$ 2,200.00		\$ -	2	\$ 4,400.00
Innerduct Installation	3 - 1 1/4" SDR13.5	LIN FT	\$ 7.00	\$ 4.50	\$ 11.50		\$ -		\$ -
Innerduct Installation	4 - 1" SDR13.5	LIN FT	\$ 7.00	\$ 3.50	\$ 10.50		\$ -		\$ -
Cable Pulling	exist / new - vacant	LIN FT	\$ 3.75	\$ 1.50	\$ 5.25	4,000	\$ 21,000.00		\$ -
Cable Pulling	existing - occupied	LIN FT	\$ 4.75	\$ 1.50	\$ 6.25		\$ -	982	\$ 6,137.50
Sidewalk Restoration	Remove & Replace	SQ FT	\$ 14.00	\$ 14.00	\$ 28.00		\$ -		\$ -
Rock Boring Adder	Up to 24" Deep	LIN FT	\$ 50.00	\$ 5.50	\$ 55.50		\$ -		\$ -
CBD Adder	CBD Urban Premium	LIN FT	\$ 110.00	\$ 55.00	\$ 165.00		\$ -		\$ -
Underground Sub-Total:							\$ 33,500.00		\$ 20,437.50
Aerial:									
Aerial Sub-Total:							\$ -		\$ -
Facility Connection:									
Facility Connection Sub-Total:							\$ -		\$ -
Cable, Splicing and Termination:									
Splicing	Reel End Fusion	EACH	\$ 33.00	\$ 5.50	\$ 38.50		\$ -	96	\$ 3,696.00
Splicing	Splice Case	EACH	\$ 330.00	\$ 350.00	\$ 680.00	2	\$ 1,360.00	3	\$ 2,040.00
Splicing (Dist CAB)	Terminations	EACH	\$ 33.00	\$ 11.00	\$ 44.00	288	\$ 12,672.00		\$ -
Splicing	Bucket Truck Adder	T&M	\$ 27.50		\$ 27.50		\$ -		\$ -
Splicing Technician	\$ 100 + \$ 50 Truck	T&M	\$ 165.00		\$ 165.00		\$ -		\$ -
Splicing Technician OT	\$ 125 + \$ 50 Truck	T&M	\$ 195.00		\$ 195.00		\$ -		\$ -
Facility Connection (NID)	12CT Exterior	EACH	\$ 200.00	\$ 200.00	\$ 400.00		\$ -	7	\$ 2,800.00
Patch Panels	12F	EACH		\$ 275.00	\$ 275.00		\$ -		\$ -
Patch Panels	24F	EACH		\$ 330.00	\$ 330.00		\$ -		\$ -
Patch Panels	48F	EACH		\$ 550.00	\$ 550.00		\$ -		\$ -
Patch Panels	72F	EACH		\$ 650.00	\$ 650.00		\$ -		\$ -
Patch Panels	96F	EACH		\$ 750.00	\$ 750.00		\$ -		\$ -
Fiber Cable	6F	EACH		\$ 0.75	\$ 0.75		\$ -		\$ -
Fiber Cable	12F Pre Terminated	EACH	\$ 100.00	\$ 400.00	\$ 500.00		\$ -	7	\$ 3,500.00
Fiber Cable	24F	LIN FT		\$ 0.95	\$ 0.95		\$ -		\$ -
Fiber Cable	48F	LIN FT		\$ 1.05	\$ 1.05		\$ -		\$ -
Fiber Cable	72F	LIN FT		\$ 1.50	\$ 1.50		\$ -		\$ -
Fiber Cable	96F	LIN FT		\$ 1.90	\$ 1.90		\$ -		\$ -
Fiber Cable	288F	LIN FT		\$ 2.50	\$ 2.50	5,238	\$ 13,093.75		\$ -
Cable, Splicing and Termination Sub-Total:							\$ 27,125.75		\$ 12,036.00
Project Totals by Segment:									
Underground Section:							\$ 33,500.00		\$ 20,437.50
Aerial Section:							\$ -		\$ -
Facility Connection Section:							\$ -		\$ -
Cable, Splicing and Termination Section:							\$ 27,125.75		\$ 12,036.00
All Sections Combined Construction Totals:							\$ 60,625.75		\$ 32,473.50
Engineering Cost: 20%							\$ 12,125.15		\$ 6,494.70
Contingency: 10%							\$ 6,062.58		\$ 3,247.35
Prevailing Wage Premium: 0%							\$ -		\$ -
Total w/ Engineering & Contingency:							\$ 78,813.48		\$ 42,215.55
Total Construction - All Segments:							\$ 93,099.25		
Total Engineering - All Segments:							\$ 18,619.85		
Total Contingency - All Segments:							\$ 9,309.93		
Grand Total - All Segments:							\$ 121,029.03		

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KLINDT DR OVERBUILD

Legend

- EXTG HH
- ⦿ PL NEW CABLE IN EXISTING CONDUIT
- PL NEW CAB



EXTG Q-Life HH #12
EXTG Q-Life HH #11
EXTG Q-Life HH #9A
EXTG Q-Life HH #13
Columbia Rd
EXTG Q-Life HH
Munsen Paving
Power Pure
EXTG Q-Life HH
EXTG Q-Life HH #8
Crates Way
288F OB
EXTG Q-Life HH #14
Ferguson Plumbing Supply
FedEx Ground
EXTG Q-Life HH #7
gorge garden center the dalles
Platt Electric Supply
EXTG Q-Life HH #6
Klindt Point
Kiwaniis Park at Klindts Cove
EXTG Q-Life HH #5
H2Oregon
EXTG Q-Life HH #4
Macon Oral & Maxillofacial Surgeons...
PL NEW SPLICE HH
EXTG Q-Life HH #3
River Rd
Crates Way
Klindt Dr
Old Ferry Rd
Columbia River
OREGON



KLINDT DR MINI BUSINESS PARK

Legend

- 2"
- EXTG Conduit Path
- EXTG Conduit Path
- EXTG TEL PED
- New HH
- New UG
- NID
- SITE ADDRESS

Klindt Dr

New Sm Vault
NID
NID

EXTG Tel PED2

3735

Intercept EXTG Property Conduit
2" VAC EXTG Tel PED

Suite 1

Suite 6

NID

3725

3729

3713

3719

3717

garage garden center the dalles

Klindt Dr

New Q-Life HH Intercept EXTG Property Conduit EXTG Tel PED3

3709

3705

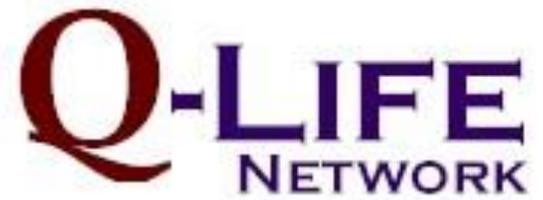
2" VAC, 2" w/T NID

NID
2" VAC

Riverfront Trail



100 ft



Discussion Items

- Admin Staff Updates
- BAT Updates
- [TDHS Robotics Team State Champs](#)
- [Aristo Technical Management Report](#)

TDHS Robotics Team Wins State Championship, Advances to World Competition



Robotics teams Irrelevant and System Overload from The Dalles will advance to the World Finals VEX Competition in Dallas, TX, in May. Pictured from left to right : (front) Abijah Patterson, Angel Garcia, Theo Sandoz, (back) Chuck Webber, Makalya Williamson, Ian Castaneda, Colin Schecter, Jack McAllister, Lu Seapy.

By Lu Seapy

Gorge robotics students from The Dalles took top honors at the Oregon State VEX Robotics Championships recently and will advance to the World Finals in Dallas, Texas, May 5-7.

The region sent 12 teams from Dufur, Hood River, and The Dalles and brought back multiple awards and two teams (Irrelevant and System Overload) earned slots to compete against top teams at the World Finals later this spring.

Team System Overload (made up of sophomores Ian Castaneda, Jack McAllister, and Colin Schecter) brought home both the Tournament Championship award for top place in the robot game and the Think Award for robot programming. Both the award and their top finish in the finals qualified the team for the World Championship.

Looking forward to the World Championship, sophomore Colin Schecter of System Overload said, "I am excited to meet teams from around the world that we had only talked to before online." His team began connecting with other teams when researching the challenge last May

The Build Award for robust robot design and high quality construction was the winning ticket to the World Finals for team Irrelevant, made up of The Dalles High School seniors Angel Garcia, Abijah Patterson, Theo Sandoz and Makalya Williamson.

"I couldn't be prouder of both of these teams and their achievements at the highest level of robotics at the state level," said TDHS coach Chuck Webber. Dufur and Dragons representing Dufur School won the Sportsmanship Award. "The state robotics competition was a great learning experience for my teams. With this being most of my students' first time doing robotics, they have grown and accomplished a lot this year. I am proud of them for giving their all and earning the Sportsmanship Award!" said Dufur coach Jody Weaver.

In total, 110 teams from across Oregon competed in this event which was the largest single day robotics competition in the US. The action-packed day was hosted by Willamette High School and the Oregon VEX Robotics Competition alliance.

"All of our students represented the Gorge well and did their best. The effort from all teams was commendable. We travelled together as a region, competed as a region, and brought home major honors," said Wasco County 4-H Coach Lu Seapy.

Teams Irrelevant and System Overload are seeking community support for their bid to the World Championship. Individuals interested in supporting the teams can contact charles.webber@nwasco.k12.or.us or call TDHS at 541-506-3400.

VEX World Championship is the world's largest robotics competition with over 800 teams competing. There are more than 24,000 VEX teams from over 60 countries that participate in over 2,500 events worldwide.

[North Wasco County School District 21](#)

[Education](#), [Home Page](#), [The Dalles](#), [Wasco County](#), [Positive News](#)

[tdhs](#), [tdhs robotics](#), [robotics team](#), [tdhs robotics team wins state championship advances to world competition](#), [vex robotics](#), [the dalles high school](#), [school district 21](#), [north wasco county school district 21](#)

Aristo Networks LLC
Technical Management Report
By
John Amery
4/26/2022

Items of Interest:

- QLIFE damages.
 - An issue with an existing customer's fiber occurred. Customer has been re-routed and efforts are being made to identify the root cause of the issue.
- QLIFE is bringing up Northsky to complete splicing for the following outstanding projects:
 - Dry Hollow Project
 - Downtown Overbuild Project
 - Liberty Street Project
 - City Hall High Density Frame Project