



AGENDA

QLife Regular Board Meeting

Thursday, June 24, 2021 | 12:00 PM

Via Google Hangouts - <https://meet.google.com/ybv-sgae-eki>

- 12:00 Call to Order
- 12:00 Approval of Agenda
- 12:00 **Consent Agenda** (*items of a routine nature: minutes, documents, items previously discussed*)
 - **May 27, 2021 Minutes**
- 12:05 **Finance**
 - **Financial Report, Reconciliation and Analysis** - Mike Middleton
- 12:15 **Action Items**
 - **Business Oregon/NTIA Project Submission** – Matthew Klebes
 - **QLife Vision Task Force** – Lee Weinstein & Matthew Klebes
- 12:30 **Discussion Items**
 - **Water’s Edge Fiber Funding** – Dale Lepper
 - **Admin Staff Updates** – Matthew Klebes, Tyler Stone, John Amery, Stephanie Krell & Dan McNeely
 - o **Oregon Telecom Conference** – Stephanie Krell
 - o **QLife Service Order Tracker** – Stephanie Krell
 - o **Gantt Chart** – John Amery
 - o **RISI – scope of work**
 - **Aristo Technical Management Report** – John Amery
 - o **End of Life Report**
 - o **St. Mary’s Cabinet Photos**

Old/New Business

Next Board Meeting Date: July 22, 2021 | 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)(m)(D) & (E) Discuss information regarding security of telecom systems and data transmission.



Consent Agenda

- [May 27, 2021 Minutes](#)



MINUTES

QLife Regular Board Meeting
Thursday, May 27, 2021
Via Google Hangouts

Call to Order President Hege calls the meeting to order at 12:02 PM.

Roll Call Scott Hege, Scott Franell, Dale Lepper, Lee Weinstein, John Amery, Tom McGowan, Keith Mobley, Carrie Pipinich, Joseph Franell, Dan McNeely, Kristen Campbell, Tyler Stone, Stephanie Krell, Matthew Klebes, and Mike Middleton.

Changes to the Agenda

Ms. Krell requests to add the budget appropriation detail document, Resolution 21-001 adopting the FY22 budget, as well as the motion language document to the board packet. Mr. Klebes also notes that if time does not allow, we will bump some administrative staff items to the June meeting.

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

Approval of the Consent Agenda

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

Finance

Budget Hearing

Mr. Middleton opens the budget hearing at 12:06 PM and presents the budget book to the Board. He notes that at the budget committee meeting there was a consensus to increase the budget by \$5M for potential grants that may be available to tap into which brings the total appropriation to \$8,987,151. Mr. Middleton believes that the budget is sustainable, resilient and flexible if the grants come to fruition.

Mr. Weinstein wonders if we need assistance in managing the grants if there is money in the budget for that and Mr. Middleton confirms that there are funds available under contracted services.

President Hege opens the hearing to public comment but there is none.

[[Mr. Weinstein moves to adopt Resolution 21-001 adopting the QLife budget for fiscal year 2021-2022 in the total of \$8,987,151. Mr. Lepper seconds the motion, which passes unanimously.]]

President Hege closes the budget hearing at 12:13 PM.

Financial Report, Analysis and Reconciliation

Mr. Middleton presents the April financial report to the Board included in the packet and notes that there was not a lot of financial changes in April. In May, we received the revenue for the Maupin fund which covered the LS Networks franchise fees for 2019-2021 and puts us in a positive direction to assure that we can move forward with transfers back to the Capital fund.

Action Items

QLife OPC – The Grove

Mr. Klebes refers to The Grove OPC in the packet and remarks that there are two segments to this path. He wanted to bring this to the Board for approval so that staff may move forward as opportunities arise. He informs the Board that there is a new high density development on the east side of The Dalles. Mr. Klebes would also like to drop conduit into those open trenches which would be an additional cost to the OPC presented.

QLife OPC – Dry Hollow CAB Extension

Mr. Klebes refers to the Dry Hollow OPC in the packet which extends from The Grove and ties in to the Dry Hollow area. The segment that goes down Brewery Grade would serve the east side of The Dalles and aligns with the QLife CIP and the east end bisector project.

Mr. Stone explains that it is in our best interest to do both The Grove and Dry Hollow as one project because of the cost savings. Mr. Amery adds that there is considerable value in doing both projects because it adds capacity and will connect to the future colocation so the reality is that it would serve more than just The Grove development.

President Hege asks if we have completed an ROI and Mr. Klebes responds that we have not but that it creates redundancy and strengthens QLife's network overall. He also adds that the project has potential to also serve commercial customers at 12th Street and Dry Hollow that have expressed interest previously.

President Hege asks Mr. Franell for his opinion on moving forward with the project and if this will help Gorge Network secure more customers. Mr. Franell agrees that he is in support of these projects and that middle mile extensions are always valuable. It would allow for FTTH projects to be done more easily and quickly.

President Hege asks if we could add more FTTH connections along the main line connecting the two projects if our local ISP partners express interest. Mr. Klebes responds that the driver is the new high density development but if there are opportunities, that could guide the path.

[[Mr. Weinstein moves to approve staff to proceed with The Grove and Dry Hollow CAB Extension projects. Mr. Lepper seconds the motion, which passes unanimously.]]

Parts and Materials Update

Mr. Klebes explains to the Board that supply chains have been disrupted in the last year due to issues such as the Suez Canal blockage, Covid-19, semiconductor shortages etc. In addition, large amounts of broadband infrastructure money pouring in from the state and federal levels will result in a rise in demand for equipment. Staff would like to increase our inventory of fiber and other equipment that is or may be needed to complete our current and upcoming projects.

Mr. Stone remarks that supply houses are already limiting the amount of fiber they sell per month and believes that it will only get worse. Mr. Lepper concurs that he is having difficulty acquiring materials and supplies as well. Mr. Amery adds that the items requested have long lifespans and will inevitably be used. Mr. Franell states that electronics that he has ordered are already providing shipping dates into 2022. It is a hot topic at the state level and they are trying to set expectations for the public and legislators as money is allocated.

Mr. Klebes asks the Board for authorization to spend up to \$185,000 to purchase parts and materials. Mr. Weinstein asks if we have space to store the equipment and Mr. Klebes confirms that we do.

[[Mr. Weinstein moves to approve staff to purchase parts and materials up to \$185,000. Mr. Lepper seconds the motion, which passes unanimously.]]

Discussion Items

QLife Vision Task Force Update

Mr. Weinstein informs the Board that a task force of Board and community members have been updating QLife's vision and mission and a template has been created and reviewed with the task force. The template is not ready for approval yet but Mr. Weinstein wanted to get first impressions from the rest of the Board before bringing it back for approval in June. He requests that the Board email him or Matthew any comments before then.

President Hege remarks that it looks well put together and is a helpful vision for us. Mr. Lepper says that it has the right focus and is heading in the right direction. Mr. Klebes adds that the hope is to refresh the document annually.

Aristo Management Report

Mr. Amery asks the Board to contact him for any questions regarding his technical report included in the packet.

Wasco County Broadband OPCs

Mr. Klebes remarks that there has been a request for information on projects that may be eligible for congressional spending as well as other funding sources. Staff had several OPCs developed for various routes throughout Wasco County which is included in the board packet. This gives us a snapshot of the minimum resources we would need to complete all middle mile projects which total over \$11M. In addition to these OPCs, there is also a potential project with Avangrid to extend from the BPA substation to the new solar development east of Maupin.

Mr. Stone hopes that the funding will funnel down to us so that we can start building to these rural areas of Wasco County. President Hege comments that Dufur already has FTTH so why would we overbuilding and Mr. Mobley remarks that it would create competition and the Mayor has expressed interest in additional fiber. Mr. Stone wonders if the Mayor expresses interest to the state if that will increase the likelihood of funding.

Oregon Telecommunications Connections Conference

Ms. Krell informs the Board that the Oregon Telecommunications conference is scheduled for October in Ashland. In previous years we have attended and also been a sponsor. She asks if any of the Board members have interest in attending and/or feelings around sponsoring again.

Mr. Stone notes that attending these types of events is in line with our strategic plan on the education piece and support sponsoring the conference. We also receive free? attendance. Mr. Mobley adds that we have sponsored at the \$500 level in the past. President Hege thinks that staff should decide which sponsorship level to move forward with and have the Board review their calendars.

PUD Pole Attachment Rates 2021

Mr. Klebes received the new pole attachment rates for 2021 which is a decrease from 2020. Mr. McGowan adds that rates are getting a minor reduction and the letter is the inform attachers to give them time to ask any questions they may have.

The meeting is adjourned at 1:14 PM

The next regularly scheduled board meeting is set for June 24, 2021.

These minutes were approved by the QLife Board on _____.

Lee Weinstein, Secretary



Financial Reports

- [May Financial Report](#)
- [May Reconciliations](#)
- [May Financial Analysis](#)

Qlife Monthly Report

Operations Fund - May 2021

Filters	
Fd	600
Cat	(Multiple Items)

Data						
Account	Current Budget	Current Actual YTD	Prior Year Actual YTD	Current Year Budget Executed	Prior Year Budget Executed	Current FY - Prior FY YTD
Revenue						
Qlife Operations						
Qlife-R						
Qlife-R						
INVESTMENT EARNINGS-R						
INTEREST EARNED	1,200	1,412	2,268	117.7%	239.2%	(856.16)
INVESTMENT EARNINGS-R Total	1,200	1,412	2,268	117.7%	239.2%	(856.16)
MISCELLANEOUS-R						
MISC RECEIPTS	200	1,200	1,200	600.0%	600.0%	-
MISCELLANEOUS-R Total	200	1,200	1,200	600.0%	600.0%	-
CHARGES FOR SERVICES-R						
UTILITY SERVICE CHARGES	667,200	843,249	656,081	126.4%	98.6%	187,167.94
CONNECT CHARGES	1,000	-	-	0.0%	0.0%	-
CHARGES FOR SERVICES-R Total	668,200	843,249	656,081	126.2%	98.4%	187,167.94
PASS-THROUGH PAYMENTS-R						
	-	-	-	#DIV/0!	#DIV/0!	-
Qlife-R Total	669,600	845,861	659,549	126.3%	98.8%	186,311.78
Qlife-R Total	669,600	845,861	659,549	126.3%	98.8%	186,311.78
Qlife Operations Total	669,600	845,861	659,549	126.3%	98.8%	186,311.78
Revenue Total	669,600	845,861	659,549	126.3%	98.8%	186,311.78
Expense						
Qlife Operations						
Qlife-E						
Qlife-E						
MATERIALS & SERVICES-E						
ADMINISTRATIVE COST	60,431	60,431	58,671	100.0%	100.0%	1,760.00

**Qlife Monthly Report
Operations Fund - May 2021**

Account	Current Budget	Current Actual YTD	Prior Year Actual YTD	Current	Prior Year	Current FY - Prior FY YTD
				Year Budget Executed	Year Budget Executed	
ADVERTISING & PROMOTIONS	1,500	-	-	0.0%	0.0%	-
BLDG REPAIR & MAINT	1,600	1,961	226	122.5%	14.1%	1,734.29
CONTR SRVCS - AUDIT CONTRACT	6,500	7,000	6,300	107.7%	150.0%	700.00
CONTR SRVCS - OTHER	15,100	-	6,868	0.0%	45.5%	(6,867.61)
CONTRACTED SERVICES	-	-	-	#DIV/0!	#DIV/0!	-
DUES & SUBSCRIPTIONS	2,000	2,739	773	136.9%	25.8%	1,965.57
EQUIPMENT - NON CAPITAL	5,000	-	-	0.0%	0.0%	-
GENERAL GRANTS	2,000	-	-	0.0%	0.0%	-
INSURANCE & BONDS	20,000	17,542	17,581	87.7%	83.7%	(39.02)
LEGAL NOTICES & PUBLISHING	400	192	291	48.0%	72.8%	(99.38)
MEALS LODGING & REGISTRATION	5,000	-	941	0.0%	18.8%	(940.54)
MISC EXPENDITURES	1,000	18	0	1.8%	0.0%	17.95
NETWORK COMPONENTS	5,000	-	-	0.0%	0.0%	-
POSTAGE	200	126	127	63.0%	63.6%	(1.07)
SUPPLIES - OFFICE	200	85	-	42.5%	0.0%	85.00
TAXES/PERMITS/ASSESSMENTS	800	-	579	0.0%	72.4%	(579.32)
TELEPHONE	500	138	382	27.6%	76.3%	(243.79)
TRAINING & EDUCATION	700	-	-	0.0%	0.0%	-
UTILITIES - WALNUT ST	800	579	570	72.3%	71.2%	8.77
RENT - OFFICE	7,752	5,814	5,814	75.0%	75.0%	-
CONTR SRVCS - LEGAL COUNSEL CONTR	6,000	10,005	9,729	166.8%	162.1%	276.20
OUTSIDE PLANT MAINTENANCE	20,000	10,955	1,216	54.8%	6.1%	9,738.81
CONTRACTED SVCS - ENGINEERING	50,000	48,046	34,002	96.1%	68.0%	14,044.22
CONTRACTED SVCS - NETWORK SYSTEM MANAGEMENT	71,000	76,512	54,714	107.8%	77.1%	21,797.92
POLE CONNECTION FEES	12,392	10,032	5,431	81.0%	43.8%	4,601.44
RIGHT OF WAY FEES	20,016	20,326	19,682	101.5%	98.0%	643.59
SCHOLARSHIP	2,000	2,000	-	100.0%	0.0%	2,000.00
EASEMENTS - NON-CAPITAL	-	-	-	#DIV/0!	#DIV/0!	-
MATERIALS & SERVICES-E Total	317,891	274,500	223,897	86.4%	70.9%	50,603.03
CAPITAL OUTLAY-E						
EASEMENTS	-	-	-	#DIV/0!	#DIV/0!	-
EQUIPMENT - CAPITAL	20,000	-	-	0.0%	0.0%	-
CAPITAL OUTLAY-E Total	20,000	-	-	0.0%	0.0%	-
TRANSFERS OUT-E	376,220	344,868	299,768	91.7%	91.7%	45,100.00
Qlife-E Total	714,111	619,368	523,665	86.7%	79.0%	95,703.03

**Qlife Monthly Report
Operations Fund - May 2021**

Account	Current Budget	Current Actual YTD	Prior Year Actual YTD	Current	Prior Year	Current FY - Prior FY YTD
				Year Budget Executed	Budget Executed	
Qlife-E Total	714,111	619,368	523,665	86.7%	79.0%	95,703.03
Qlife Operations Total	714,111	619,368	523,665	86.7%	79.0%	95,703.03
Expense Total	714,111	619,368	523,665	86.7%	79.0%	95,703.03

Qlife Monthly Report Capital Fund - May 2021

Filters

Fd	601
Cat	(Multiple Items)

Data

Account	Current Budget	Current Actual YTD	Prior Year Actual YTD	Current Year Budget Executed	Prior Year Budget Executed	Current FY - Prior FY YTD
Revenue						
Qlife Capital						
Qlife-R						
Qlife-R						
INVESTMENT EARNINGS-R						
INTEREST EARNED	25,200	8,208	24,833	32.6%	98.5%	(16,624.99)
INVESTMENT EARNINGS-R Total	25,200	8,208	24,833	32.6%	98.5%	(16,624.99)
TRANSFERS IN-R						
TRANSFER FROM QLIFE OPERATING FUND	376,220	344,868	299,768	91.7%	91.7%	45,100.00
TRANSFER FROM QLIFE MAUPIN FUND	50,000	50,000	-	100.0%	#DIV/0!	50,000.00
TRANSFERS IN-R Total	426,220	394,868	299,768	92.6%	91.7%	95,100.00
CHARGES FOR SERVICES-R						
CONNECT CHARGES	19,000	123,728	-	651.2%	0.0%	123,727.50
CHARGES FOR SERVICES-R Total	19,000	123,728	-	651.2%	0.0%	123,727.50
Qlife-R Total	470,420	526,804	324,602	112.0%	87.4%	202,202.51
Qlife-R Total	470,420	526,804	324,602	112.0%	87.4%	202,202.51
Qlife Capital Total	470,420	526,804	324,602	112.0%	87.4%	202,202.51
Revenue Total	470,420	526,804	324,602	112.0%	87.4%	202,202.51
Expense						
Qlife Capital						
Qlife-E						
Qlife-E						
MATERIALS & SERVICES-E	-	31,776	-	#DIV/0!	#DIV/0!	31,775.64
CAPITAL OUTLAY-E						
BUILDINGS	-	-	-	#DIV/0!	#DIV/0!	-

Qlife Monthly Report Capital Fund - May 2021

Account	Current Budget	Current Actual YTD	Prior Year Actual YTD	Current	Prior Year	Current FY - Prior FY YTD
				Year Budget Executed	Year Budget Executed	
EQUIPMENT - CAPITAL	80,000	-	-	0.0%	0.0%	-
PRIMARY SYSTEMS	878,003	356,769	263,752	40.6%	39.9%	93,017.77
SECONDARY LINE EXTENSION	300,000	10,898	74,221	3.6%	37.1%	(63,323.36)
CAPITAL OUTLAY-E Total	1,258,003	367,667	337,973	29.2%	35.9%	29,694.41
TRANSFERS OUT-E	-	-	-	#DIV/0!	0.0%	-
RESERVE FOR FUTURE EXPENDITURES-E	675,125	-	-	0.0%	0.0%	-
Qlife-E Total	1,933,128	399,443	337,973	20.7%	20.5%	61,470.05
Qlife-E Total	1,933,128	399,443	337,973	20.7%	20.5%	61,470.05
Qlife Capital Total	1,933,128	399,443	337,973	20.7%	20.5%	61,470.05
Expense Total	1,933,128	399,443	337,973	20.7%	20.5%	61,470.05

Qlife Monthly Report Maupin Fund - May 2021

Filters	
Fd	602
Cat	(Multiple Items)

Data							
Account	Current Budget	Current Actual YTD	Prior Year Actual YTD	Current Year Budget Executed	Prior Year Budget Executed	Current FY - Prior FY YTD	
Revenue							
Qlife - Maupin							
Qlife-R							
Qlife-R							
INTERGOV'T REV - NON SINGLE AUDIT-R	-	-	-	#DIV/0!	#DIV/0!	-	
INVESTMENT EARNINGS-R							
INTEREST EARNED	700	813	2,106	116.1%	3510.0%	(1,293.01)	
INVESTMENT EARNINGS-R Total	700	813	2,106	116.1%	3510.0%	(1,293.01)	
MISCELLANEOUS-R	-	-	-	#DIV/0!	#DIV/0!	-	
TRANSFERS IN-R	-	-	-	#DIV/0!	0.0%	-	
CHARGES FOR SERVICES-R							
CITY OF MAUPIN	-	-	144,765	#DIV/0!	100.0%	(144,765.00)	
UTILITY SERVICE CHARGES							
CITY OF MAUPIN FRANCHISE FEES	-	-	-	#DIV/0!	#DIV/0!	-	
CITY OF MAUPIN - GORGE.NET RECEIPTS	3,360	17,515	1,335	521.3%	39.7%	16,179.99	
CITY OF MAUPIN - LSN RECEIPTS	4,000	-	-	0.0%	0.0%	-	
CHARGES FOR SERVICES-R Total	7,360	17,515	146,100	238.0%	96.0%	(128,585.01)	
Qlife-R Total	8,060	18,328	148,206	227.4%	81.3%	(129,878.02)	
Qlife-R Total	8,060	18,328	148,206	227.4%	81.3%	(129,878.02)	
Qlife - Maupin Total	8,060	18,328	148,206	227.4%	81.3%	(129,878.02)	
Revenue Total	8,060	18,328	148,206	227.4%	81.3%	(129,878.02)	
Expense							
Qlife - Maupin							
Qlife-E							
Qlife-E							
MATERIALS & SERVICES-E							

Qlife Monthly Report Maupin Fund - May 2021

Account	Current Budget	Current Actual YTD	Prior Year Actual YTD	Current Year	Prior Year	Current FY - Prior FY YTD
				Budget Executed	Budget Executed	
ADMINISTRATIVE COST	-	-	-	#DIV/0!	#DIV/0!	-
INSURANCE & BONDS	-	-	-	#DIV/0!	#DIV/0!	-
CONTR SRVCS - LEGAL COUNSEL CONTR	2,500	-	72	0.0%	2.9%	(72.00)
CONTRACTED SVCS - ENGINEERING	-	-	-	#DIV/0!	#DIV/0!	-
POLE CONNECTION FEES	1,050	-	-	0.0%	0.0%	-
CONTRACTED SVCS - WIFI	14,160	13,735	9,677	97.0%	68.3%	4,058.09
BROADBAND SUPPORT	-	-	-	#DIV/0!	#DIV/0!	-
MATERIALS & SERVICES-E Total	17,710	13,735	9,749	77.6%	55.0%	3,986.09
CAPITAL OUTLAY-E						
EQUIPMENT - CAPITAL	-	-	-	#DIV/0!	#DIV/0!	-
PRIMARY SYSTEMS	51,000	-	10,605	0.0%	66.3%	(10,605.40)
SECONDARY LINE EXTENSION	-	-	-	#DIV/0!	#DIV/0!	-
CAPITAL OUTLAY-E Total	51,000	-	10,605	0.0%	66.3%	(10,605.40)
TRANSFERS OUT-E	50,000	50,000	-	100.0%	#DIV/0!	50,000.00
Qlife-E Total	118,710	63,735	20,354	53.7%	60.4%	43,380.69
Qlife-E Total	118,710	63,735	20,354	53.7%	60.4%	43,380.69
Qlife - Maupin Total	118,710	63,735	20,354	53.7%	60.4%	43,380.69
Expense Total	118,710	63,735	20,354	53.7%	60.4%	43,380.69

Qlife Monthly Report
Accounts Receivable - May 2021
Accounts Receivable Summary

Fund	Total Receivable	Current	30-59 Days	60-89 Days	90-119 Days	Over 120 Days
600	20,350.00	20,350.00	-	-	-	-
601	-	-	-	-	-	-
602	-	-	-	-	-	-
Apr-21	17,867.00	17,867.00	-	-	-	-
Mar-21	22,805.78	3,600.00	-	-	-	19,205.78
Feb-21	76,675.00	3,985.00	-	3,600.00	-	69,090.00
Jan-21	262,425.78	10,935.00	94,900.00	87,500.00	5,785.00	63,305.78
Dec-20	326,575.78	257,485.00	-	5,785.00	-	63,305.78
Nov-20	300,805.78	228,675.00	8,825.00	-	44,100.00	19,205.78
Oct-20	93,555.78	30,250.00	-	44,100.00	-	19,205.78
Sep-20	92,770.78	29,465.00	44,100.00	-	-	19,205.78
Aug-20	86,435.78	66,780.00	-	-	450.00	19,205.78
Jul-20	73,415.78	53,760.00	-	450.00	-	19,205.78
Jun-20	27,790.78	8,165.00	-	420.00	-	19,205.78
May-20	31,125.78	8,460.00	420.00	3,040.00	-	19,205.78
Apr-20	37,920.78	8,825.00	6,465.00	3,425.00	-	19,205.78
Mar-20	40,130.78	17,500.00	3,425.00	-	-	19,205.78
Feb-20	36,285.78	17,080.00	-	-	-	19,205.78
Jan-20	29,820.78	10,615.00	-	-	-	19,205.78
Dec-19	29,180.78	9,975.00	-	-	-	19,205.78
Nov-19	26,615.78	7,410.00	-	-	-	19,205.78
Oct-19	30,530.78	11,325.00	-	-	-	19,205.78
Sep-19	23,255.78	4,050.00	-	-	-	19,205.78
Aug-19	47,430.78	28,225.00	-	-	-	19,205.78
Jul-19	44,087.06	24,881.28	-	-	-	19,205.78
Jun-19	153,555.78	134,350.00	-	-	-	19,205.78
May-19	49,540.78	30,335.00	-	-	-	19,205.78
Apr-19	45,445.78	26,240.00	-	-	-	19,205.78
Mar-19	30,495.78	11,290.00	-	-	-	19,205.78
Feb-19	49,520.78	30,315.00	-	-	-	19,205.78

May 2021 Bank Reconciliation

	Main Checking Bank	Eden 600	Eden 601	Eden 602	Eden Total		LGIP Account Bank	*.11403 Eden 600	Eden 601	Eden 602	Eden	
Begining Balance	934,152.73	472,797.17	242,266.16	155,444.09	870,507.42		1,515,098.98	40,194.93	1,471,851.53	3,052.52	1,515,098.98	
Credits												
Deposits	76,894.73	59,398.00	99,140.00	17,514.73	176,052.73	Debit	772.06	161.36	560.52	50.18	772.06	
Withdrawals					-							
Checks	116,332.55	108,647.43	3,755.00	50,055.00	162,457.43	Credit	Other Decreases					
Ending Balance	894,714.91	423,547.74	337,651.16	122,903.82	884,102.72		Ending Balance	1,515,871.04	40,356.29	1,472,412.05	3,102.70	1,515,871.04
Deposits in Transit	-						Ending GL					
Outstanding Checks	\$10,612.19				-		1,515,871.04					
Adjusted Balance	884,102.72	423,547.74	337,651.16	122,903.82	884,102.72		LGIP Variance	-	20.9%	72.6%	6.5%	
Checking Variance	-								Interest Allocation Rate			
Campbell Phillips	5445		\$1,450.00									
Hire Electric	5471		\$648.94									
Campbell Phillips	5507		\$940.00									
Columbia Gorge News	5508		\$192.00									
Commstructure	5509		\$7,326.25									
Gorge Networks	5510		\$55.00									
			\$10,612.19									

Qlife – Financial Analysis for May 2021 Financial Statements

The financial statements for through the 11th month of the 2021 Fiscal Year (FY21) are presented. The statements are intended for the use of Management and are not audited. The expected straight-line assumption for accounts is 91.7% (11/12). This is a typically a good starting point for analysis.

Operations Fund

Total revenues for the fund are \$845,861. This is a budget execution of 126.3% - which is significantly more than the expected execution rate of 91.7%. The factors causing this occurred in past months and have been described in the reports issued. The items are relisted below:

Utility Service Charges is executing at 126.4% or \$843,249. This is \$187,168 more than last fiscal year and is primarily due to the outliers discussed in prior reports.

Accounts receivable is at \$20,350 all current.

Interest is up to \$1,412 but is still \$856 less than last fiscal year.

Expenditures are executing at 86.7% in total. This is under the straight-line assumption of 91.7%. While the costs for contracted services are up from last fiscal year and in the case of Network Systems Management the budget has been exceeded, the costs overall are within budget expectations.

While several contracted service lines are executing past the budgetary expectations, the overall Materials & Services budget is executing at 86.4% - well within the budgetary limits. The areas of note of below:

- Legal is \$10,005 or 166.8% execution
- Engineering is \$48,046 or 96.1% execution
- Network System Management \$76,512 or 107.8% execution

Capital Fund

Transfers In from the Operation Fund are proceeding as budgeted.

Interest is executing at 32.6% which is \$16,625 less than last fiscal year. As stated in the Operating Fund discussion, the allocation formula has been adjusted. Additionally, interest rates are remaining low (0.6% at LGIP) which will be a continuing factor in future statements.

Expenses are executing at 20.7%. This is a total of \$399,443 compared to \$337,973 last fiscal year at this time. The total expense was mostly for the Primary System as discussed in prior reports.

Maupin Fund

Revenue for the fund is at 227.4% budget execution. Something significant happened. The payment for Gorge Networks was received for \$17,515 covering February 2019 to March 2021. Going forward this should be \$867 monthly on average which annualizes to \$10,400.

Additionally On 6/15/2021 \$5,086.60 was posted to revenue for the Maupin Fund. This was for fees from April 2020 to March 2021 from LSN

- Going forward, is an annual amount of just over \$5K and should be received in quarterly payments

At this point, the only expenses charged to the Maupin fund are for the Contracted Services – WIFI support – which is executing as expected.

The transfer budgeted was executed in May. The fund is stable and the payment of the transfer will not impact current operations.

Summary

The year is 11/12th complete. The spending in the Operations fund for contracted services should be watched as this is the only area with a trend developing to watch. However, the fund is trending to remain within the overall budgeted limits.

The Maupin Fund has turned a corner. With the Gorge Networks and LSN franchise fees flowing in, this should be about \$16K annually which is enough to cover maintaining the WIFI service. With the Beginning Fund Balance and the incoming revenue stream covering costs, the final payment to reimburse the Capital Fund next fiscal year will not cut the fund short.

Reconciliations

Bank reconciliations completed for May are attached.



Action Items

- [Business Oregon/NTIA Project Submission](#)
- [QLife Vision Task Force Strategic Plan](#)

1. Organization name
 - a. QualityLife InterGovernmental Agency (Q-life)
2. Organization lead with contact information (phone, email and mailing address)
 - a. Matthew Klebes, matthewk@co.wasco.or.us, 541-993-7952,
511 Washington St Suite 101, The Dalles, OR 97058
3. Project name
 - a. South Wasco County Fiber Extension Project
4. Project description (middle mile or last mile, proposed technology)

Q-Life is requesting funding to engineer and construct fiber that connects Maupin, where there is an existing fiber to the home project that Q-Life is a partner in, to Tygh Valley and then on to Wamic, Pine Hollow, and Sportsman's Park. Our intended private ISP partner, Blue Mountain Networks, will support construction of last mile infrastructure to businesses, residential homes, and key community institutions within each of these locations. Key institutions and businesses include:

- Tygh School Community Center (small library with two workstations and the local location for the Head Start program)
- Tygh Valley Rural Fire Protection District
- Wasco County Fairground (often used as a base camp for emergency responders and evacuation location for disasters in addition to hosting events that bring visitors to the area)
- Wamic School Community Center
- Wamic Rural Fire Protection District (located in Pine Hollow)
- Pine Hollow Golf Course
- 2 restaurants, 2 convenience store/markets, and several other businesses

These areas also have some of the only industrial and commercial land in South Wasco County and are significant population centers for Wasco County. This project would also provide critically needed infrastructure to support remote health, education, and work in an area where it may be a 40 mile one way trip to reach such services.

Currently, terrestrial last mile service is provided by the incumbent carrier as well as a regional WISP. While FCC reporting shows that there is service of 10/1 available, feedback from local residents and anchor institutions has indicated that their connections are not meeting even this threshold. Additionally, there are areas proposed for services in this project that do not have even 1mbps service. As such, every household, business, and institution in this area is considered unserved. This project

would provide 300mbps x 300mpbs service, greater than the minimum qualifying broadband service speeds, to all businesses, residential homes, and institutions. Expected prices with BMN will range from \$59.95 and \$99.95 including equipment rental, managed wifi, and no contracts. BMN will also have no data caps or speed throttling for customers.

Due to the remote, rural nature of Wasco County and its challenging terrain, a solution to this access gap must bring partners to the table. With this proposed project Q-Life and BMN will be able to meet broadband needs in a way that addresses cost, speed, and service thresholds while investing in scalable technology that will serve Wasco County into the future.

5. Project service area
 - a. This project will extend fiber from the City of Maupin to the communities of Tygh Valley, Wamic, Pine Hollow, and Sportsman Park.
 - b. Census Tract 9708
 - c. Census Tract population 4,365
 - d. Total Number of Homes: 713
6. Total project cost
 - a. \$7,846,582.00
7. Project matching funds that the organization has secured
 - a. Q-life matching funds of \$500,000
 - b. BMN matching funds of \$1.22 million
8. Is the project service area in a census block in which broadband service at a minimum of 25/3 Mbps is not available?
 - a. Yes
9. Is the project service area benefiting from an existing contract to improve broadband infrastructure with funding from a federal or state program? If yes, provide details.
 - a. No
10. What are the proposed download and upload speeds?
 - a. With our broadband service provider partner, Blue Mountain Networks, the proposed download speeds are minimum 300mbpsX300mbps and potential maximum speeds of up to 2GigX2Gig
11. Statement that project complies with the subject program NOFO

- a. This project complies with the NOFO
12. Statement of organization's role in the project
- a. Q-Life will be the lead agency in the project and will oversee its execution in coordination with BMN. BMN has committed to fulfill the service requirements of this grant opportunity once the project is completed.
13. Statement of organization's project and application assistance needs
- a. None
14. Statement that this project was or was not submitted to the Oregon Broadband Office's March 2021 Request for Information
- a. The middle mile and anchor institution portion of this build was submitted to the RFI. Q-Life has moved planning forward for the last mile portion included in this project.
15. Will this project be able to be completed within 12 months?
- a. Yes
16. If you are an organization that wishes to support or collaborate with the state on this effort, please provide details of your proposal.
- a. N/A

Date: 6/15/2021
 Client: Q-Life Networks
 Project: Maupin to Smarts Reservoir



						New Infrastructure	
Description	Type	Unit	Labor	Materials	Total Unit	Qty.	Total Cost
Underground:							
Trenching - Native B/F	2" PVC	LIN FT	\$ 15.00	\$ 5.00	\$ 20.00		\$ -
Trenching - Native B/F	4" PVC	LIN FT	\$ 18.00	\$ 7.00	\$ 25.00		\$ -
Trenching A/C - Select B/F	2" PVC	LIN FT	\$ 25.00	\$ 20.00	\$ 45.00		\$ -
Trenching A/C - Select B/F	4" PVC	LIN FT	\$ 30.00	\$ 25.00	\$ 55.00		\$ -
Trenching A/C - CDF B/F	2" PVC	LIN FT	\$ 34.00	\$ 32.00	\$ 66.00		\$ -
Trenching A/C - CDF B/F	4" PVC	LIN FT	\$ 38.00	\$ 38.00	\$ 76.00		\$ -
Directional Boring	2" PVC	LIN FT	\$ 20.00	\$ 5.00	\$ 25.00		\$ -
Directional Boring	4" PVC	LIN FT	\$ 24.00	\$ 6.00	\$ 30.00		\$ -
Directional Boring A/C	2" PVC	LIN FT	\$ 28.00	\$ 8.00	\$ 36.00		\$ -
Directional Boring A/C	3 - 1.25" SDR11	LIN FT	\$ 38.00	\$ 12.00	\$ 50.00	26,500	\$ 1,325,000.00
Vault Installation	Utility Vault 444LA	EACH	\$ 3,250.00	\$ 2,250.00	\$ 5,500.00		\$ -
Hand Hole - Concrete	264 TA	EACH	\$ 2,750.00	\$ 1,850.00	\$ 4,600.00		\$ -
Hand Hole - Composite	24x36	EACH	\$ 2,100.00	\$ 1,100.00	\$ 3,200.00	33	\$ 105,600.00
Hand Hole - Composite	17x30	EACH	\$ 1,500.00	\$ 500.00	\$ 2,000.00		\$ -
Innerduct Installation	3 - 1 1/4" SDR13.5	LIN FT	\$ 6.00	\$ 4.00	\$ 10.00		\$ -
Innerduct Installation	4 - 1" SDR13.5	LIN FT	\$ 6.00	\$ 3.00	\$ 9.00		\$ -
Cable Pulling	exist / new - vacant	LIN FT	\$ 4.00	\$ 2.00	\$ 6.00	26,500	\$ 159,000.00
Cable Pulling	existing - occupied	LIN FT	\$ 4.00	\$ 1.00	\$ 5.00		\$ -
Sidewalk Restoration	Remove & Replace	SQ FT	\$ 12.50	\$ 12.50	\$ 25.00		\$ -
Rock Boring Adder	Up to 24" Deep	LIN FT	\$ 55.00	\$ 10.00	\$ 65.00	6,625	\$ 430,625.00
CBD Adder	CBD Urban Premium	LIN FT	\$ 100.00	\$ 50.00	\$ 150.00		\$ -
Underground Sub-Total:							\$ 2,020,225.00
Aerial:							
Aerial - New Construction	New Construction	LIN FT	\$ 8.00	\$ 2.50	\$ 10.50	119,800	\$ 1,257,900.00
Aerial - HS ADSS Installation	New Construction	LIN FT	\$ 24.00	\$ 7.50	\$ 31.50		\$ -
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		\$ -
Pole Loading	Per Pole	EACH	\$ 100.00	\$ -	\$ 100.00	532	\$ 53,200.00
Place Riser	2"	EACH	\$ 400.00	\$ 350.00	\$ 750.00		\$ -
Place Riser	4" w/ 3 - 1.25" ID	EACH	\$ 750.00	\$ 450.00	\$ 1,200.00	8	\$ 9,600.00
Place Pole	30 ft class 5	EACH	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00	16	\$ 48,000.00
Pole Replacement	45 ft Class 1	EACH	\$ 7,500.00	\$ 2,500.00	\$ 10,000.00	14	\$ 140,000.00
Make Ready	Raise-Move-Lower	EACH	\$ 300.00	\$ 75.00	\$ 375.00	54	\$ 20,250.00
Easements		EACH	\$ 1,500.00	\$ -	\$ 1,500.00	28	\$ 42,000.00
Aerial Sub-Total:							\$ 1,570,950.00
Facility Connection:							
Cabinet Site	Distribution/Termination	EACH	\$ 20,000.00	\$ 30,000.00	\$ 50,000.00	4	\$ 200,000.00
Fiber Service Connection	FTTX	EACH	\$ 1,000.00	\$ 750.00	\$ 1,750.00		\$ -
Building Entry - Aerial Mast	2" GRC w/ WH	EACH	\$ 750.00	\$ 500.00	\$ 1,250.00		\$ -
Building Interior Raceway	2" EMT	LIN FT	\$ 15.00	\$ 15.00	\$ 30.00		\$ -
Building Interior Raceway	4" EMT	LIN FT	\$ 15.50	\$ 17.50	\$ 33.00		\$ -
Pull Boxes - NEMA3R	12x12	EACH	\$ 150.00	\$ 75.00	\$ 225.00		\$ -
Pull Boxes - NEMA3R	24x24	EACH	\$ 250.00	\$ 100.00	\$ 350.00		\$ -
Core Drill	2"	EACH	\$ 350.00	\$ 150.00	\$ 500.00		\$ -
Core Drill	4"	EACH	\$ 500.00	\$ 100.00	\$ 600.00		\$ -
Innerduct Installation	4 - 1" SDR13.5	EACH	\$ 6.00	\$ 3.00	\$ 9.00		\$ -
Cable Pulling	existing - vacant	LIN FT	\$ 5.00	\$ 1.50	\$ 6.50		\$ -
Cable Pulling	existing - occupied	LIN FT	\$ 4.00	\$ 1.00	\$ 5.00		\$ -
Facility Connection Sub-Total:							\$ 200,000.00
Cable, Splicing and Termination:							
Splicing	Reel End Fusion	EACH	\$ 35.00	\$ 10.00	\$ 45.00		\$ -
Splicing	Splice Case	EACH	\$ 300.00	\$ 300.00	\$ 600.00	20	\$ 12,000.00
Splicing	Terminations	EACH	\$ 35.00	\$ 10.00	\$ 45.00		\$ -
Splicing	Bucket Truck Adder	T&M	\$ 25.00		\$ 25.00	180	\$ 4,500.00
Splicing Technician	\$ 100 + \$ 50 Truck	T&M	\$ 150.00		\$ 150.00	360	\$ 54,000.00
Splicing Technician OT	\$ 125 + \$ 50 Truck	T&M	\$ 175.00		\$ 175.00		\$ -
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		\$ -
ADSS HS Fiber Cable	96F	LIN FT		\$ 6.00	\$ 6.00		\$ -
Fiber Cable	144F	LIN FT		\$ 2.25	\$ 2.25	182,875	\$ 411,468.75
Cable, Splicing and Termination Sub-Total:							\$ 481,968.75
Project Totals by Segment:							
Underground Section:							\$ 2,020,225.00
Aerial Section:							\$ 1,570,950.00
Facility Connection Section:							\$ 200,000.00
Cable, Splicing and Termination Section:							\$ 481,968.75
All Sections Combined Construction Totals:							\$ 4,273,143.75
Engineering Cost: 20%							\$ 854,628.75
Contingency: 20%							\$ 854,628.75
Prevailing Wage Premium: 15%							\$ 640,971.56
Total w/ Engineering & Contingency:							\$ 6,623,372.81

Pricing Updated: January 1, 2021

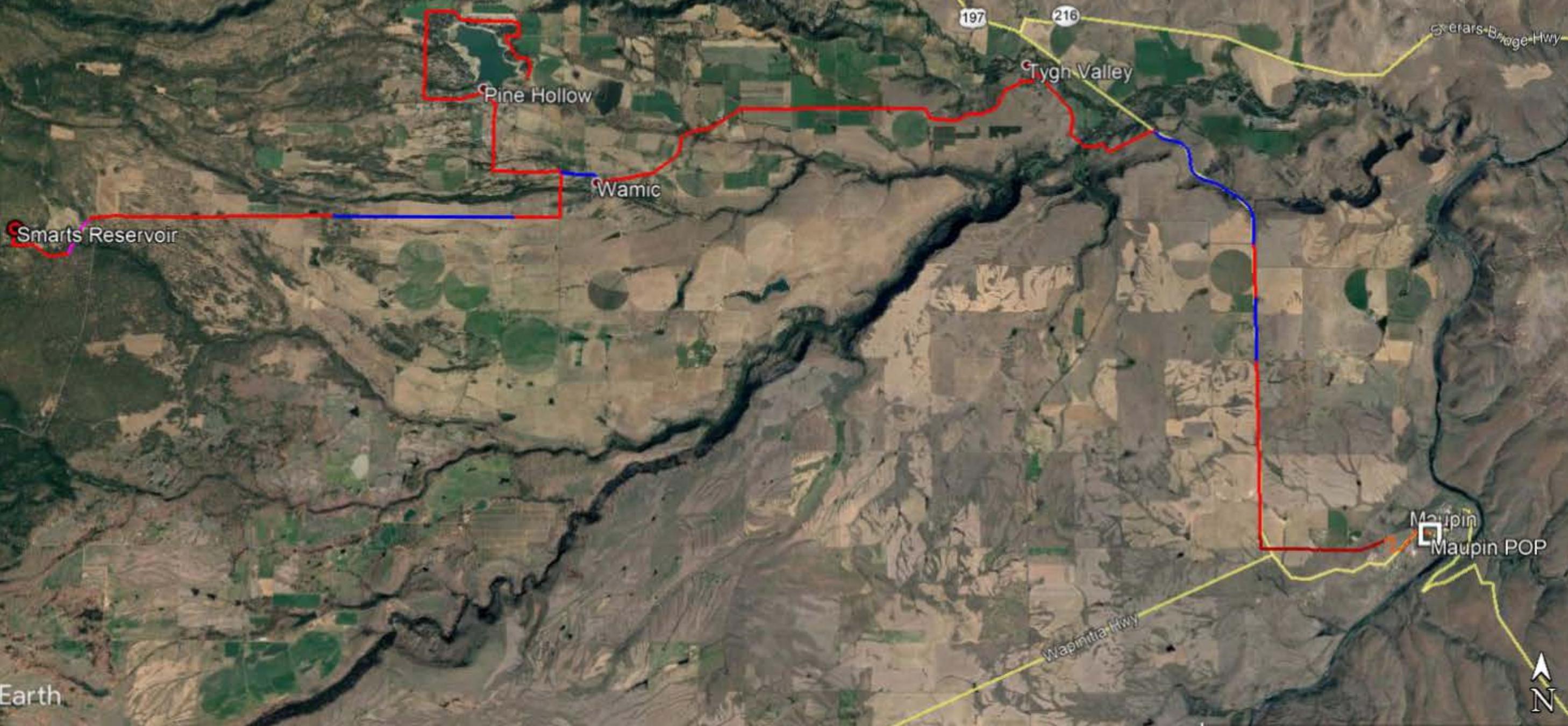
The Construction Cost Estimate is an opinion of probable construction costs that may be provided as part of a project. In providing opinions of probable construction cost, it is recognized that neither the Owner nor Commstructure has control over the cost of labor, equipment or materials, or over the Contractor's methods of determining prices or bidding. The opinion of probable construction cost is based on Commstructure's professional judgment and experience and does not constitute a warranty, express or implied, that the Contractor's bids or the negotiated price of the Work described in the Study will not vary from the Owner's budget or from any opinion of probable cost prepared by

Q-Life Networks

Maupin to Smarts Reservoir

Legend

-  New Aerial Infrastructure/New Poles
-  New Aerial Infrastructure
-  New Underground Infrastructure





June 8, 2021

Q-Life Networks
Attn: Matthew Klebes, Acting Administrator
511 Washington St., Suite 101
The Dalles, OR 97058

Re: Covered Partnership Application – NTIA’s Broadband Infrastructure Program

Dear Matthew,

Blue Mountain Networks (BMN) is an internet service provider and telephone company currently providing service in more than 30 communities in NE Oregon, SE Washington, and the Mid-Columbia River Region. We are pleased to commit to partner with Q-Life to bring broadband to the communities of Pine Hollow, Sportsman’s Park, Tygh Valley, and Wamic.

As Q-Life completes construction of middle-mile fiber from Maupin to those communities, BMN will build fiber to the home (FTTH) to each of the residences there. The total cost to build the last mile to the approximately 713 homes in the area is estimated to be \$1,223,210. BMN will fund this construction as part of the matching funds required for the grant award.

BMN intends to provide minimum speeds of 300 Mbps download X 300 Mbps upload and provide speeds up to 2 Gbps download X 2 Gbps upload to the area residents. According to broadbandnow.com, The average download speed in Tygh Valley is 10.72 Mbps. This is 88.5% slower than the average in Oregon and 771.0% slower than the national average. We are excited to be part of this project and look forward to providing residents of the area with speeds and service that are transformative.

I’d be happy to answer any questions that you may have.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joseph Franell".

Joseph Franell
President
Blue Mountain Networks

PO Box 848
Hermiston, OR 97838

jfranell@bluemountainnet.com
(541) 289-7000



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 project needs	-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.	-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.



Discussion Items

- Admin Staff Updates
 - [Oregon Connections Telecomm Conference](#)
 - [QLife Service Order Tracker](#)
 - [Gantt Chart](#)
 - [RISI – Scope of Work](#)
- [Aristo Technical Management Report](#)
 - [End of Life Report](#)
 - [St. Mary's Cabinet Photos](#)

ID	Entity	Location Address	Location Name	Contract Length	Status [1]	SO Request Date	SO Number	Build Out Cost Estimate	Build Out Cost Final	SO Notes from Technical Management	Admin Authorizes	SO Sent to Customer	Customer Approval	Connection Completed	Begin Billing/Finance Updated	Additional Notes	Customer Created
1				12 mo/24 mo	Expired	2/1/2021	0015:56			n/a	2/3/2021	2/3/2021				followed up 3/23	
2				12 mo	Completed	10/27/2020	0015:51			Notes	1/28/2021	1/28/2021	2/11/2021	2/26/2021	3/1/2021	A lot of back and forth with customer with requests for changes to SO. This resulted in numerous delays.	
3				12 mo	Completed	10/27/2020	0015:53			Notes	1/28/2021	1/28/2021	11/13/2020	3/9/2021	3/1/2021	A lot of back and forth with customer with requests for changes to SO. This resulted in numerous delays.	
4				12 mo/24 mo	Expired	12/9/2020	0015:55			Notes	12/11/2020	12/11/2020	11/13/2020				
5				12 mo	Completed		0015:54			Notes	10/14/2020	10/14/2020	10/14/2020	11/13/2020	3/1/2021		
6				month to month	Completed	10/20/2020	0022:03			Notes	1/26/2021	1/26/2021	2/1/2021				
7				36 months	Expired	10/20/2020	0022:01			Notes	10/28/2020	10/28/2020					
8				60 mo	Completed	10/1/2020	0022:02			Notes	11/5/2020	11/5/2020	11/25/2020	2/19/2021	3/1/2021	had grant funding so requested billing in full for 60 month contract	
9				12, 36, 60 mo	Expired	2/9/2021	0022:04			Notes	2/9/2021	2/9/2021				did not win bid	
10				12, 36, 60 mo	Expired	2/11/2021	0022:05			Notes						did not win bid	
11				12 months	Need Sig	2/11/2021	0015:57	Option 1: \$		Notes	2/25/2021	2/25/2021				followed up 3/23	
				24 months	Need Sig	2/11/2021	0015:58	Option 1: \$		Notes	2/25/2021	2/25/2021				"	
				12 months	Need Sig	2/11/2021	0015:59	Option 2: \$		Notes	2/25/2021	2/25/2021				"	
				24 months	Need Sig	2/11/2021	0015:60	Option 2: \$		Notes	2/25/2021	2/25/2021				"	
				12 months	Need Sig	2/11/2021	0015:61	Option 3: \$		Notes	2/25/2021	2/25/2021				"	
				24 months	Need Sig	2/11/2021	0015:62	Option 3: \$		Notes	2/25/2021	2/25/2021				"	
				12 months	Need Sig	2/11/2021	0015:63	Option 4: \$		Notes	2/25/2021	2/25/2021				"	
				24 months	Need Sig	2/11/2021	0015:64	Option 4: \$		Notes	2/25/2021	2/25/2021				"	
12				12, 24 mo	Active	2/18/2021	0015:65			Notes	2/25/2021	2/25/2021				"	
13				36 months	Need Sig	3/22/2021	0015:50			Notes	3/23/2021	3/23/2021				originally sent SO in September 2020. They reached out in March 2021 to revisit.	

Downtown Overbuild Project

Feb 18, 2021

QLIFE

<http://www qlife.net>

Project manager

Project dates

Jan 4, 2021 - Sep 22, 2021

Completion

8%

Tasks

53

Resources

11

Develop additional fiber capacity through the downtown region.

Downtown Overbuild Project

Feb 18, 2021

Tasks

2

Outline number	Name	Begin date	End date	Duration	Predecessors	ID	Completion
1	Downtown Overbuild Project	1/4/21	9/21/21	187		0	8
1.1	Define Project Scope	1/4/21	1/12/21	7		2	100
1.2	Work Order for OPC	1/13/21	1/13/21	1	2	94	100
1.3	Develop OPC	1/14/21	1/22/21	7	94	3	100
1.4	Acquire Board Approval	1/28/21	1/28/21	0	3	4	100
1.5	Engineering	1/28/21	5/4/21	69		168	7
1.5.1	Work Order Developed	1/28/21	2/3/21	5	4	171	100
1.5.2	Communication Challenges delay start	2/16/21	2/16/21	0		385	0
1.5.3	Field Project	2/16/21	3/1/21	10	171, 385	173	0
1.5.4	Develop PLAs	3/2/21	3/8/21	5	173	208	0
1.5.5	Develop Engineering Drawings	3/2/21	3/15/21	10	173	210	0
1.5.6	Submit to NJUNs	3/16/21	3/16/21	1	208, 210	212	0
1.5.7	Pole Owner to Process in NJUNs	3/17/21	4/13/21	20	212	214	0
1.5.8	Make Ready	4/14/21	5/4/21	15	214	216	0
1.6	Authorization from Pole Owners to attach	5/5/21	5/5/21	0	168	219	0
1.7	RFP	4/14/21	6/14/21	44		5	0
1.7.1	Amend/Authorize WO to include RFP	4/14/21	4/15/21	2	214	41	0
1.7.2	Develop RFP	4/16/21	5/6/21	15	41	46	0
1.7.3	Publish RFP	5/7/21	5/7/21	1	46	56	0
1.7.4	RFP Responses Due	5/24/21	5/24/21	0	56	58	0

Tasks

Outline number	Name	Begin date	End date	Duration	Predecessors	ID	Completion
1.7.5	Evaluate Response	5/24/21	5/28/21	5	58	152	0
1.7.6	Award RFP	5/31/21	6/14/21	11		60	0
1.7.6.1	Contractor selected for build	5/31/21	5/31/21	0	152	122	0
1.7.6.2	Process Internal contracts and authorities to proceed	5/31/21	6/11/21	10	122	9	0
1.7.6.3	Issue NTP	6/14/21	6/14/21	1	9	10	0
1.7.7	Contractor may start work on project	6/15/21	6/15/21	0	60, 219	134	0
1.8	Contractor to perform contract	6/15/21	8/9/21	40	134	137	0
1.9	Close out contract	8/10/21	9/21/21	31		280	0
1.9.1	Engineering Audit	8/10/21	8/23/21	10	137	282	0
1.9.2	Project Cleanup	8/10/21	8/23/21	10	282	286	0
1.9.3	Project Accepted by Engineering	8/24/21	8/24/21	0	282, 286	290	0
1.9.4	Final submittal of Invoices by Contractor	9/7/21	9/7/21	0	290	298	0
1.9.5	Final Payment by QLIFE	9/21/21	9/21/21	1	298	302	0
1.10	Connect new project to backbone	3/16/21	9/9/21	128		312	0
1.10.1	Define which fibers are going to be spliced	3/16/21	4/12/21	20	210	319	0
1.10.2	Order Supplies	4/13/21	4/13/21	1	319	329	0
1.10.3	Supplies Arrive	5/26/21	5/26/21	0	329	340	0
1.10.4	Schedule Maintenance	7/27/21	8/9/21	10	137	322	0
1.10.5	Develop Splicing Schematics	7/13/21	7/26/21	10	322	333	0
1.10.6	Splice into backbone	9/7/21	9/9/21	3	322	326	0
1.11	Update Documentation	9/10/21	9/10/21	1		346	0
1.11.1	Update Splicing Spreadsheets	9/10/21	9/10/21	1	312	348	0
1.11.2	Update OSPInsight	9/10/21	9/10/21	1	312	350	0

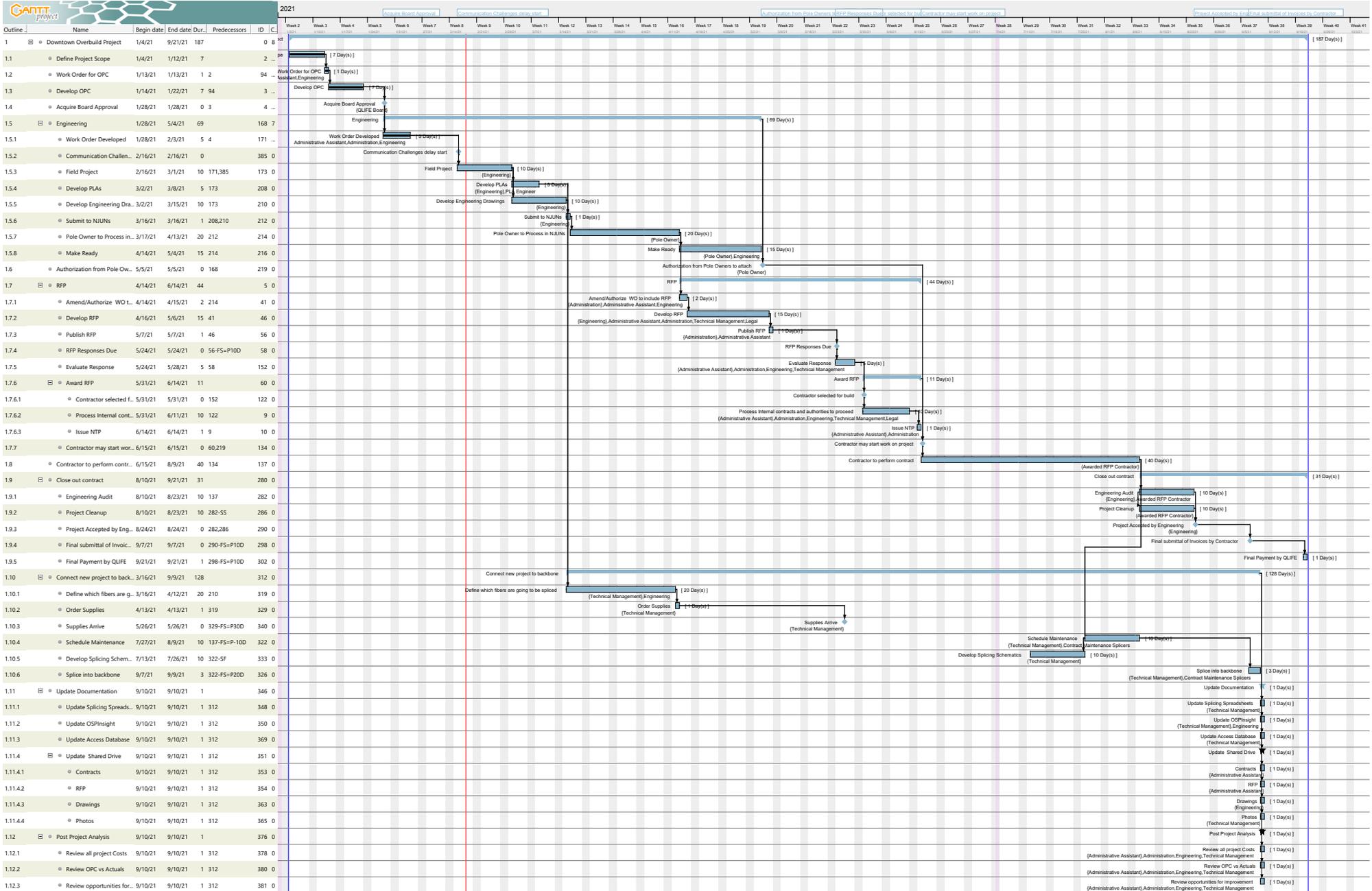
Tasks

Outline number	Name	Begin date	End date	Duration	Predecessors	ID	Completion
1.11.3	Update Access Database	9/10/21	9/10/21	1	312	369	0
1.11.4	Update Shared Drive	9/10/21	9/10/21	1	312	351	0
1.11.4.1	Contracts	9/10/21	9/10/21	1	312	353	0
1.11.4.2	RFP	9/10/21	9/10/21	1	312	354	0
1.11.4.3	Drawings	9/10/21	9/10/21	1	312	363	0
1.11.4.4	Photos	9/10/21	9/10/21	1	312	365	0
1.12	Post Project Analysis	9/10/21	9/10/21	1		376	0
1.12.1	Review all project Costs	9/10/21	9/10/21	1	312	378	0
1.12.2	Review OPC vs Actuals	9/10/21	9/10/21	1	312	380	0
1.12.3	Review opportunities for improvement	9/10/21	9/10/21	1	312	381	0

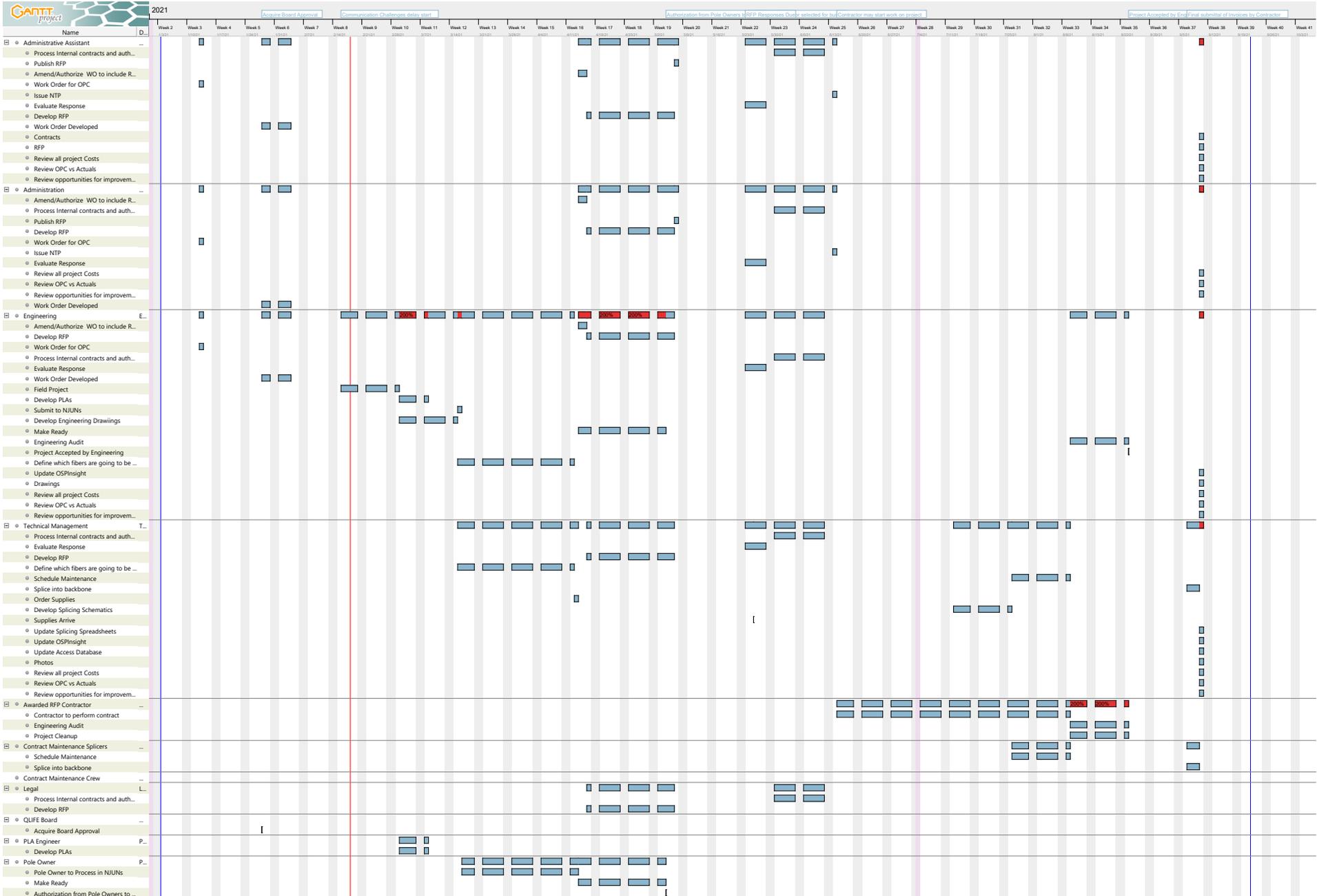
Resources

Name	Default role
Administrative Assistant	Administrative Assistant
Administration	Administration
Engineering	Engineering
Technical Management	Technical Management
Awarded RFP Contractor	Awarded RFP Contractor
Contract Maintenance Splicers	Contract Maintenance Splicers
Contract Maintenance Crew	Contract Maintenance Crew
Legal QLIFE Board	Legal QLIFE Board
PLA Engineer	PLA Engineer
Pole Owner	Pole Owner

Gantt Chart



Resources Chart





Wasco County, OR
Google Data Center County
Broadband Proposal
June 22, 2021

Background: Broadband — and specifically fiber broadband — is a foundational element necessary for rural Americans to drive technological innovation and education, and to power their communities into the future. However, in many areas of the country, a significant portion of children cannot take online classes, and adults cannot work effectively from home due to a lack of even basic broadband infrastructure.

Wasco County leadership has made substantial progress facilitating the construction of new fiber networks in the county. The fiber network in Maupin, OR was built at a cost of \$2.1M, and there are plans (yet to be funded) to build to Tygh Valley, Wamic, and Pine Hollow at a projected cost of \$3.6M. However, these plans do not include a plan to build fiber to the homes in the area. Additionally, smaller communities, such as Mosier, Shaniko, Dufur, Antelope, Pine Grove, Rowena, and the area surrounding The Dalles, have not been studied and do not currently have plans for fiber networks to our knowledge. The unique, rural geography presents challenges to building broadband infrastructure in the county.

The federal government has funded a wide range of broadband subsidy programs that will be made available this year and next, including programs through the NTIA, USDA, EDA, and other federal agencies. In addition, every state received a substantial subsidy for broadband in the recent stimulus bills, and are currently deciding how to allocate those resources. Communities with plans and partnerships already in place will be best able to take advantage of that subsidy, something that bodes well for Wasco County, considering the amount of work leadership has already done.

Scope of Work: Rural Innovation Strategies, Inc (RISI), in partnership with CTC Technology and Energy (CTC), proposes the following scope of work to add value and capacity to what Wasco County has already achieved, and to ensure that connectivity issues are solved for everyone in the county.

- 1) **Perform a cost analysis for a FTTH network to areas currently without fiber internet and/or without an existing plans (including Mosier, Shaniko, Dufur, Antelope, Pine**

Grove, Rowena, and the area surrounding The Dalles) and validate existing estimates as needed for Tygh Valley, Wamic, and Pine Hollow (2-3 months)

- Collect data from a range of sources, including federal, state, and municipal sources, needed to perform a cost and feasibility analysis for the network, including data on premises (residential and business) and current coverage
- Identify and interview potential stakeholders and partners, such as providers of design, construction, operations, maintenance, or other services, as well as local institutions
- Research local, comparable costs, such as for make-ready work and construction, to refine capex estimates
- Develop cost estimates for each community or area currently without fiber - leveraging existing middle mile and other previously completed analysis
- This work could extend to the premises of the Warm Springs Reservation, depending on the interest of tribal leaders
- **Deliverable: Report outlining costs, assumptions for FTTH networks to un- and underserved communities in Wasco County, as well as implementation needs**

2) Create framework to outline rate structure for FTTH with QLife and ISPs (2-4 months)

- Research on comparable and potential FTTH rate frameworks to adopt county-wide, incorporating construction decisions and additional factors (e.g., desire to incentivize expansion)
- Workshop potential frameworks with key stakeholders to refine model to ensure it is grounded in local Wasco County context
- Work with potential ISPs to determine viability and refine framework
- **Deliverable: County-wide framework for FTTH rate structure with ISPs**

3) Assist county leadership in applying for targeted funding/grants, preparing for RFPs, and selecting vendors (up to 6 months depending on funding cycles)

- Assist in identifying funding sources for FTTH plans: Note: many of these sources may require an identified and committed ISP
- Provide grant-writing and fundraising support to Wasco County officials in the form of fundraising strategy consultation, technical assistance, multiple rounds of review and feedback, or other support as necessary
- Assist leadership in RFI and/or RFP processes, and vendor vetting/selection to support execution of FTTH projects
- **Deliverables: Ongoing support via weekly or biweekly meetings; support guided and directed by Wasco County leadership to augment their work and expertise**



Rural
Innovation
Strategies Inc.

ctc technology & energy

engineering & business consulting

About Rural Innovation Strategies, Inc

At Rural Innovation Strategies, Inc, (RISI) we create comprehensive and actionable Fiber to the Home (FTTH) broadband plans for our rural partners and clients. Currently, we are working on FTTH plans with 9 communities that span 4 states. We are also engaged in other telecommunications policy work, as well as data science and geospatial analyses related to broadband.

About CTC Technologies

CTC Technology & Energy is an independent communications and IT engineering consulting firm with more than 30 years of experience. We work at the highest levels on cutting-edge communications networking projects for public sector and non-profit clients throughout the U.S.

Aristo Networks LLC
Technical Management Report
By
John Amery
6/22/2021

Items of Interest:

- QLIFE damages.
 - No new damages to report.
- Path feeding Curtis Homes by Sorosis Park awarded to “The Fiber Guys”
 - Still resolving items on punch list with awarded contractor.
- Switch at St. Marys fan issues.
 - Replacement fans have arrived. Still working on solution.

QLIFE

End of Life Report

By
John Amery
QLIFE Technical Management

Date: 4/14/21

Asset considerations and risk categories

The focus of this report is upon assets that are at or near their EOL (End of Life) consideration. This report should not be considered an Asset Management Plan. A long term Asset Management Plan might take into consideration items for example, QLIFE owned utility poles, fiber optic cable, splice cases, and outdoor enclosures. While long term assets do have an EOL it is expected that their EOL will be decades from now and thus are not included within this analysis.

Assets with a short term EOL include electronics and batteries. These items can be broken into three risk categories:

1. Core network electronics (and associated power equipment) - Critical
2. Customer edge electronics (customer provided power) - Important
3. Internal monitoring and management electronics - Desired

In the event core electronics fail, multiple QLIFE customers are affected. Customer edge electronics usually feed a single customer. Internal monitoring is not required for QLIFE services to operate however can be essential tools in the event issues arise.

What is the difference between EOL vs Projected Functional EOL?

When a manufacturer declares an EOL for a device it basically means the manufacturer's responsibility to support a device ends. They will not develop new firmware. The warranty period has passed by. The manufacturer does not need to maintain spares anymore. From the manufacturer's perspective there are no outstanding liabilities associated with this product any more.

There are three primary considerations associated with EOL equipment:

1. Security – I would not recommend using a firewall that is EOL as it would be directly connected to the Internet.
2. Spares – Items with moving parts (hard drives, fans).
3. Consumables (items with functional longevity) – Batteries and flash memory.

Both QLIFE core electronics as well as edge electronics are switches. Switches do not have hard drives. Also, security is not a primary concern as there are no Internet facing ports (there are customer facing ports). While switches do utilize flash drives, unless local logging is turned on there are usually very few read/write operations taking place. So, the one area of risk is the fans. **It is reasonable to assume that once one fan fails, others will be failing soon.**

Assuming QLIFE can address the fan spares challenge, it is my opinion that QLIFE could safely operate both Core Switches and Edge Switches safely well beyond the stated EOL period.

However, servers, batteries, and firewalls (If QLIFE was to start using firewalls) should be replaced within their EOL.

List of Assets

Item	Qty	Spares Qty	Risk Category	EOL	Projected Functional EOL
ES4626-SFP Purchased 2011	2	0 units, however many ports	Core Network	Unknown	Beyond projected EOL
ECS4660-28F Purchased 2012	5	1 Unit, and many ports	Core Network	October 2018	2023
ES3528M	≈15	>4	Customer Edge	October 2018	2023
Monitoring Server Dell R320 (failed) Purchased 2014	1	0	Internal Monitoring	Unknown	Currently in failed state.
TS-463u NAS	1	0	Internal Monitoring	Active	Some time after manufacturer EOL's product
WD Red NAS Drives Purchased 2016	4	0	Internal Monitoring	Unknown	7 years from purchase. - 2023
SURTA3000RMXL3U UPS Main Unit	1	0	Core Network	Active	Some time after manufacturer EOL's product
SURT192RMXLBP3U UPS Extended Run Time module	1	0	Core Network	Active	Some time after manufacturer EOL's product
APCRBC140 Batteries for UPS Purchased 2020	5	0	Core Network	3-5 years after purchase	2023 – 2025
RB3011UiAS-RM Purchased as bandwidth tester. Currently performing internal core network functions.	2	0	Core Network	Active	Some time after manufacturer EOL's product
Valere 48v DC rectifier Purchased 2010	1	0	Core Network (EMERGENCY BACKUP)	Unknown	Unknown
DELKA I 12v battery Purchased 2010 No operating load	4	0	Core Network (EMERGENCY BACKUP)	Unknown	Unknown

Additional considerations

QLIFE has a single customer that utilizes nearly all QLIFE electronics. It is important to note that most QLIFE customers are “dark” customers and do not utilize electronics. The exception is a single ISP that signed up for QLIFE’s “host” program which allows this ISP to provide lower priced solutions to their customers under a “shared” network environment. A couple of years ago this customer was experiencing issues which were affecting (all) QLIFE electronics. It was mutually agreed by both QLIFE and this ISP that they would move all their connections over to their own electronics and would provide QLIFE with read only access to these electronics for purpose of billing. This ISP had agreed to transition their customers by last June. To date, they still have not completed this transition.

In the event this customer was to complete their transition there would be very few QLIFE electronics left to maintain.

Recommendations

Internally, QLIFE’s (contract) staff have been discussing potential options for QLIFE’s future. Some of these options require additional electronics. Some options require electronics with different functionality. Some options require no electronics at all.

It is my recommendation that QLIFE consider their near future plans before upgrading core networking equipment in mass. As an interim option, functionally similar hardware is available as required on a case by case basis.

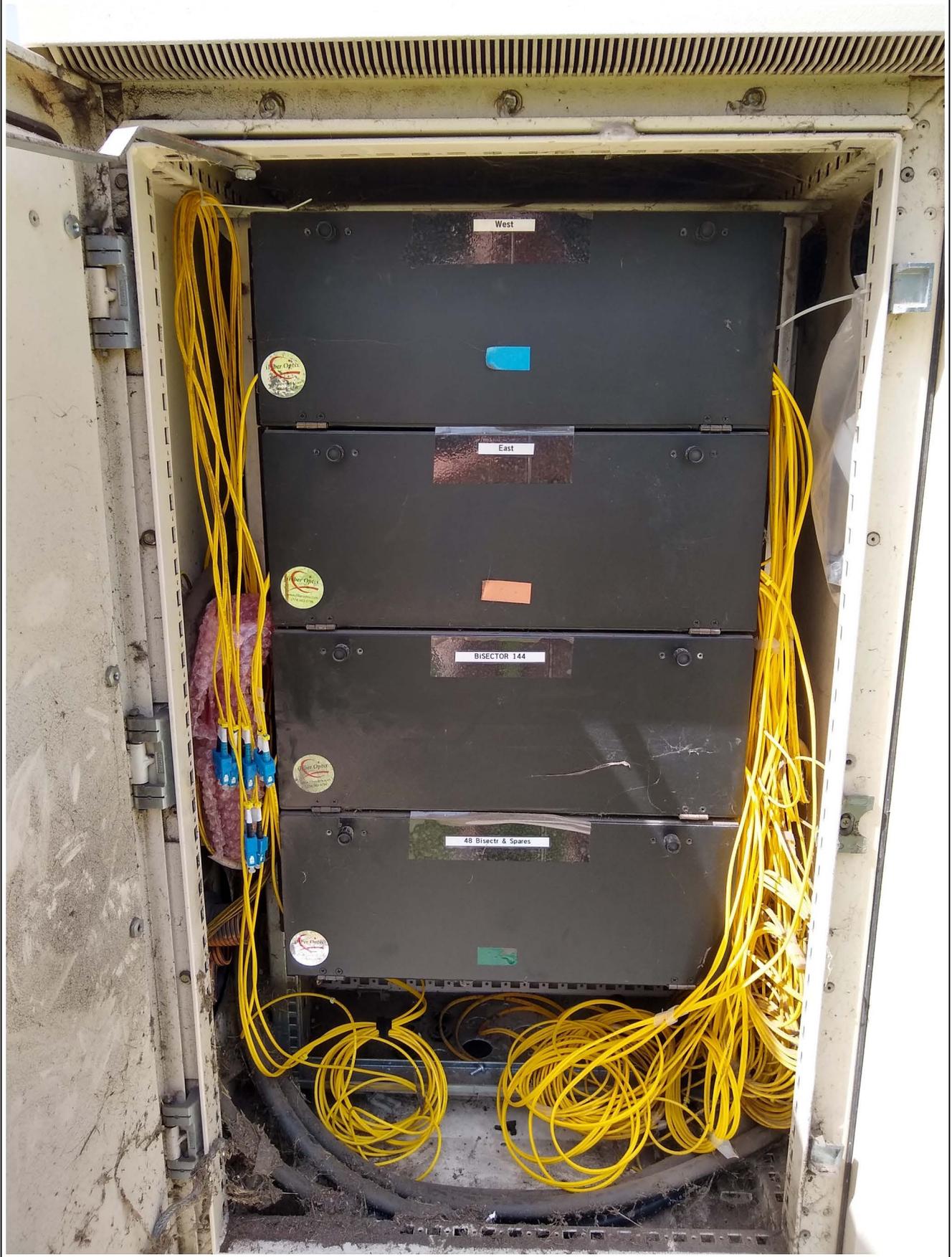
With regards to QLIFE’s internal monitoring server; If QLIFE is going to continue to maintain electronics we should maintain the infrastructure to properly monitor those electronics.

QLIFE Photos
St. Marys
2021

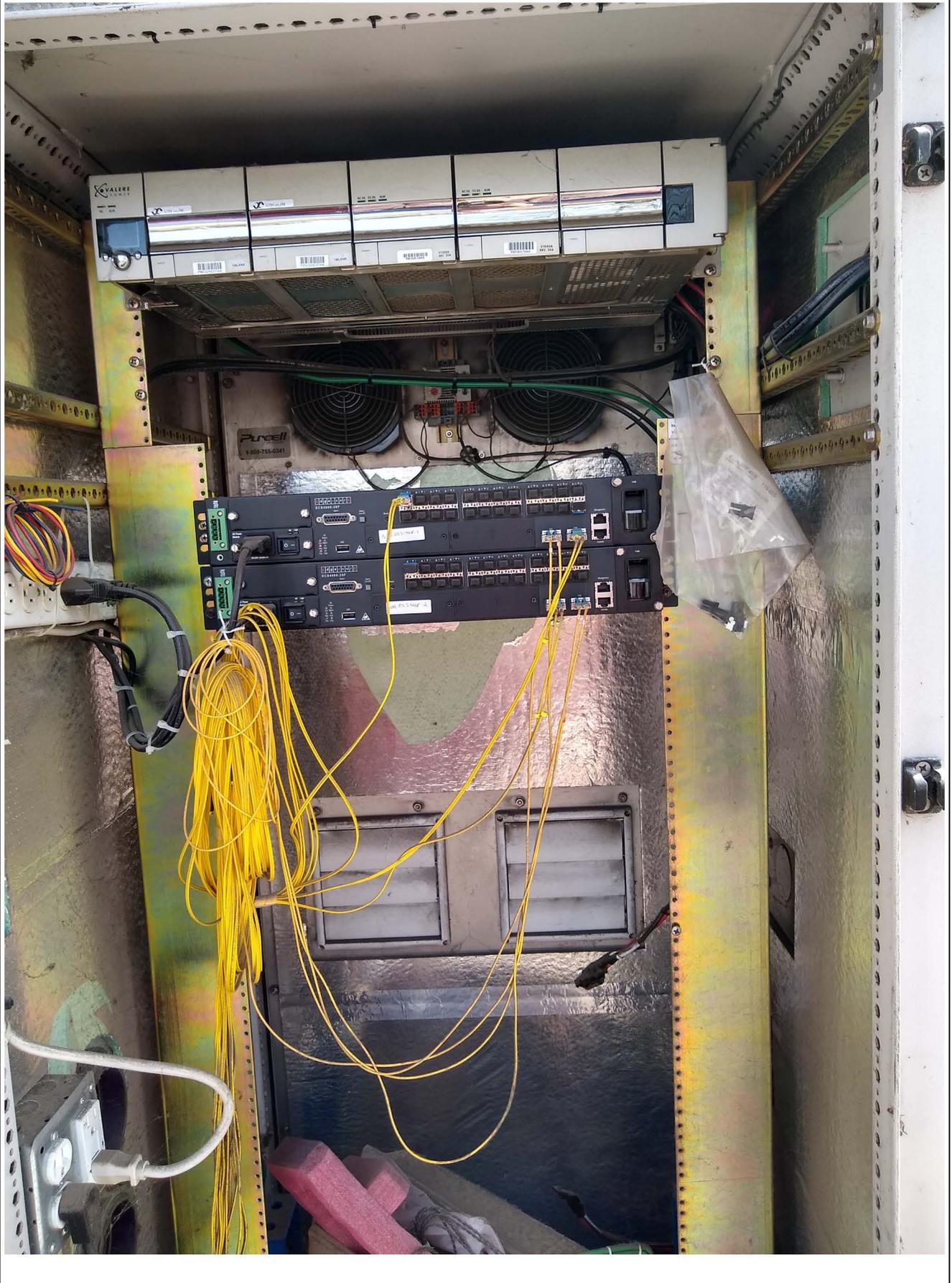
External view of two cabinets



Inside patching cabinet



Internal view of electronics cabinet – Upper portion



Internal view of electronics – lower portion



External Generator port



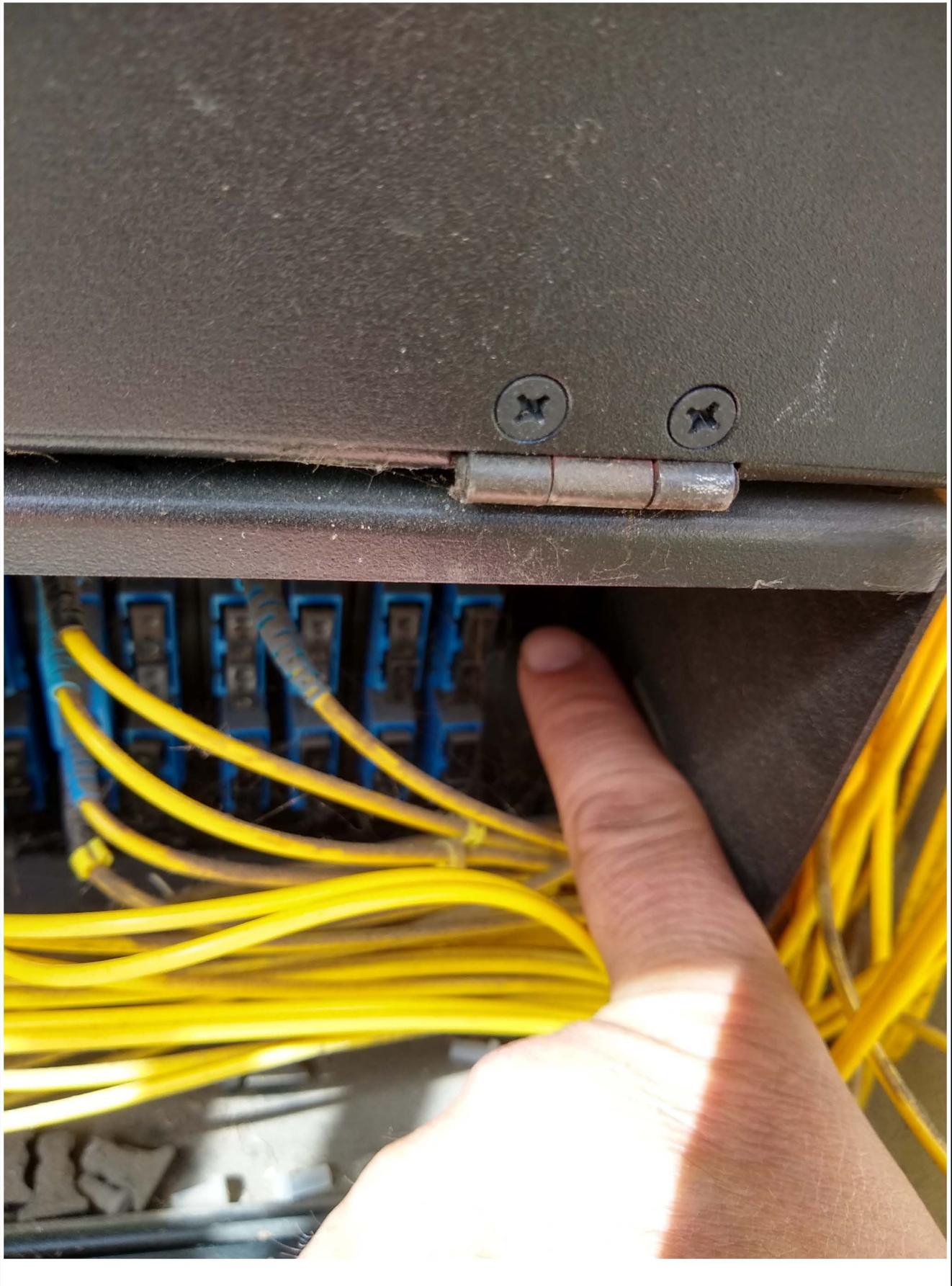
Hot Swap fan for switches



Internal view of patching in patch cabinet



Close up of depth inside patch panels



Digging very close to QLIFE facilities

