



AGENDA

QLife Regular Board Meeting

Thursday, July 22, 2021 | 12:00 PM

511 Washington St. BO8 – Deschutes Room

or 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)*
 - **June 24, 2021 Minutes**
- 12:05 **Finance**
 - **Financial Report, Reconciliation and Analysis**
- 12:05 **Action Items**
 - **Downtown Overbuild – Bid Results** – Dan McNeely
- 12:15 **Discussion Items**
 - **Admin Staff Updates**
 - o **Business Oregon/NTIA Project Update** – Matthew Klebes
 - o **Commstructure Work Order #32 – NESC OPUC Compliance** – Matthew Klebes
 - o **CGCC Scholarship Acknowledgement Letter** – Stephanie Krell
 - **Aristo Technical Management Report** – John Amery
- 12:35 **Executive Session ORS 192.660 ; (2)(g) Competitive trade or commerce negotiations**

Old/New Business

Next Board Meeting Date: August 26, 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

- [June 24, 2021 Minutes](#)



MINUTES

QLife Regular Board Meeting
Thursday, June 24, 2021
Via Google Hangouts

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

Roll Call Scott Hege, Dale Lepper, Lee Weinstein, John Amery, Carrie Pipinich, Joseph Franell, Kristen Campbell, Stephanie Krell, Matthew Klebes, and Mike Middleton.

Changes to the Agenda

There are no changes.

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

Approval of the Consent Agenda

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

Finance

Financial Report, Analysis and Reconciliation

Mr. Middleton presents the May financial report to the Board included in the packet and notes that accounts receivable is current with no outstanding payments. Interest is still less than this time last year because of the LGIP rates, but that is to be expected. We are still well under execution for the fiscal year.

The Capital fund is moving along well and right on budget.

The Maupin fund shows revenue at 227% executed because the Gorge Net and LS Networks franchise fees were received for a total of about \$22,000. Going forward, these should come in annually.

Mr. Middleton asks the Board if there are any questions but there are none.

Action Items

Business Oregon/NTIA Project Submission

Mr. Klebes informs the Board that a funding opportunity presented itself. Business Oregon requested agencies to participate in a state application for the funding source but the turnaround time is extremely short so Mr. Klebes already submitted a letter of interest.

Ms. Pipinich adds that the opportunity required an ISP partnership so she, Mr. Franell and Mr. Klebes put together the Maupin to Tygh Valley to Pine Hollow run and submitted the project with Blue Mountain Networks.

Mr. Klebes remarks that the total project cost is \$6.6M and he received word this morning that the project was selected by Business Oregon but only approved for \$3.3M. He will need to respond if we are interested in moving forward and adds that it will involve a lot of work to scale down the project. He is looking for approval from the Board and an alternative is to move forward as an individual agency instead of applying with Business Oregon. Mr. Franell says that participating in the state application is the best route because NTIA is only selecting one project per state. NTIA wants government to take the lead on the agency/ISP partnership.

[[Mr. Weinstein moves to approve staff to proceed scaling down the fiber project to \$3.3M and express interest in applying for NTIA funding with Business Oregon. Mr. Lepper seconds the motion, which passes unanimously.]]

President Hege wonders how we plan to scale the project back and Mr. Klebes explains that it is a daisy chain of projects so we will begin by reducing the extension from Sportsman's Park and potentially Pine Hollow. Mr. Klebes plans to discuss this with Mr. Franell and adds that matching funds are required so we could always increase our match to complete more of the project.

President Hege asks if there are additional funding opportunities available for this kind of project and Mr. Franell notes that federal funding is moving forward but there are not a lot of details yet. Mr. Franell also stresses that we should stay on top of the potential for funding because when details are released, it is likely going to be a quick turnaround time to submit applications. Mr. Klebes adds that we have OPCs developed, which will allow us to move quickly when funding opportunities happen.

President Hege wonders if there are enough connections in Mosier to partner with Blue Mountain Networks and Mr. Klebes explains that there has not been a conversation about that yet and Mosier is not included in this grant request.

QLife Vision Task Force Draft

Mr. Klebes reminds the Board that last month, we reviewed the strategic plan included in the packet, which proposes QLife's vision, mission and goals. He populated the 2021-2022 strategies and is looking to the Board to execute and explore these goals over the next year with the plan to review and/or update goals next Spring. Mr. Weinstein adds that having these strategies in place allows us to move quickly on opportunities as they arise.

[[Mr. Weinstein moves to approve the 2021-2022 QLife Strategic Plan. Mr. Lepper seconds the motion, which passes unanimously.]]

Discussion Items

Water's Edge Fiber Funding Update

Mr. Lepper received an email informing him that USAC funding for the Water's Edge project has been approved for about \$229,000. MCMC's USAC advisor will reach out to Ms. Krell about next steps.

Oregon Telecommunications Conference

Ms. Krell informs the Board that she has signed up QLife to be a sponsor at the \$500 level and Mr. Klebes plans to attend. She reminds the Board to let her know if they would also like to attend.

QLife Service Order Tracker

Ms. Krell reviews the service order tracker in the packet and explains the process through which she, Mr. Klebes, Mr. Amery and Commstructure use it to monitor service requests from start to finish.

Gantt Chart

Mr. Amery explains that the Gantt chart allows us to break down processes into segments and in return, provides metrics to review. The structure gives us insight into what is coming next and we are finding improvements as we move along. Mr. Klebes adds that this process will give us some benchmarking to work from.

RISI – Scope of Work

Mr. Klebes informs the Board that Google has expressed interest in supporting economic develop and broadband in Wasco County. Two scopes of work have been drafted that Google is offering to hire a consultant to complete; RISI (Rural Innovation Strategies, Inc.) and CORI (Center on Rural Innovation). Before the Board today is the RISI Scope of Work focused on broadband/fiber.

Ms. Pipinich explains that CORI is working with communities across the county and partners with ports and colleges to assess the digital economy. The plan is to develop strategies throughout the summer and we will update the Board as

we move through the process. The RISI scope of work is focused on broadband/fiber and will assist QLife in developing fiber connections to areas that need them, FTTH solutions and rate structure, and provide assistance with grants.

President Hege wonders what the end result will be and Ms. Pipinich responds that it will give us an assessment of gaps in access and allow for grant development and funding opportunities. President Hege asks who will pay for the assessment and Ms. Pipinich confirms that Google will be covering the cost but that we drive the project.

Mr. Weinstein asks if there are entities that have experience with surveying which we could utilize and Ms. Pipinich responds that surveying is potential activity for the BAT.

[[The Board is in consensus for staff to move forward working with RISI.]]

Aristo Technical Management Report

Mr. Amery informs the Board that there are no current damages to report but that he has frustration with the Curtis Homes project. It is complete and usable but the contractor is extremely slow finishing the last of the punch list items. The St. Mary's switch has received new fans and Mr. Amery should be able to complete the repair soon but reminds the Board that this is only a short-term fix.

President Hege asks who the provider will be at Curtis Homes and Mr. Amery responds that he hopes Gorge Net will service the area. President Hege asks if any of the homes are already connected and Mr. Amery responds that there are none connected to QLife. President Hege wonders what is stopping those connections and Mr. Klebes explains that we do not have a FTTH pricing structure yet which we hope to resolve working with RISI. Mr. Amery also adds that we did not build fiber all the way to the homes. We just put conduit in the area and jointly with an ISP, we can come to a solution.

President Hege asks Mr. Franell his thoughts on development and he responds that they hoped to be the first provider in the area but Charter is already there. Mr. Franell had a conversation with the Blue Mountain Network chairman about it and will look at development again.

President Hege asks if the situation is similar at the Liberty Street project and Mr. Franell confirms that it is but that Gorge Net will be the first provider.

End of Life Report

Mr. Amery reviews the end of life report in the packet and informs the Board how he broke down our inventory into categories. Mr. Klebes adds that this report give us a full picture of our equipment and more detailed view into our everyday functions.

St. Mary's Cabinet Photos

Mr. Amery explains to the Board how he made changes in the cabinets and the challenges that have arose given the surrounding environment and other entities in the area.

President Hege asks the other Board members if they want to continue virtual meetings or move to in person or hybrid options. Mr. Weinstein expresses that he prefers meeting in person but likes the option of a hybrid model. Mr. Lepper and Mr. Runyon concur.

The meeting is adjourned at 1:29 PM

The next regularly scheduled board meeting is set for July 22, 2021.

These minutes were approved by the QLife Board on _____.

Lee Weinstein, Secretary



Financial Reports

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

Qlife Monthly Report

Operations Fund - June 2021 - 1st Review

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	1,591	2,375	132.6%	250.5%	(784.02)
INVESTMENT EARNINGS-R Total	1,200	1,591	2,375	132.6%	250.5%	(784.02)
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	902,344	712,091	135.2%	107.0%	190,252.94
CONNECT CHARGES	1,000	-	-	0.0%	0.0%	-
CHARGES FOR SERVICES-R Total	668,200	902,344	712,091	135.0%	106.8%	190,252.94
PASS-THROUGH PAYMENTS-R						
	-	-	-	#DIV/0!	#DIV/0!	-
Qlife-R Total	669,600	905,135	715,666	135.2%	107.2%	189,468.92
Qlife-R Total	669,600	905,135	715,666	135.2%	107.2%	189,468.92
Qlife Operations Total	669,600	905,135	715,666	135.2%	107.2%	189,468.92
Revenue Total	669,600	905,135	715,666	135.2%	107.2%	189,468.92
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 - June 2021 - 1st Review

Account	Current Budget	Current Actual YTD	Prior Year Actual YTD	Current	Prior Year	Current FY - Prior FY YTD
				Year Budget Executed	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	3,002	136.9%	100.1%	(263.39)
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	453	48.0%	113.3%	(261.38)
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	416	27.6%	83.2%	(278.24)
TRAINING & EDUCATION	700	-	-	0.0%	0.0%	-
UTILITIES - WALNUT ST	800	637	672	79.6%	84.0%	(35.12)
RENT - OFFICE	7,752	5,814	7,752	75.0%	100.0%	(1,938.00)
CONTR SRVCS - LEGAL COUNSEL CONTR	6,000	11,485	11,389	191.4%	189.8%	96.20
OUTSIDE PLANT MAINTENANCE	20,000	10,955	1,977	54.8%	9.9%	8,978.31
CONTRACTED SVCS - ENGINEERING	50,000	52,677	36,094	105.4%	72.2%	16,582.93
CONTRACTED SVCS - NETWORK SYSTEM MANAGEMENT	71,000	76,512	59,977	107.8%	84.5%	16,535.60
POLE CONNECTION FEES	12,392	10,177	5,431	82.1%	43.8%	4,745.98
RIGHT OF WAY FEES	20,016	20,326	21,363	101.5%	106.4%	(1,036.71)
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	280,814	239,818	88.3%	75.9%	40,995.86
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	376,220	327,020	100.0%	100.0%	49,200.00
Qlife-E Total	714,111	657,034	566,838	92.0%	85.5%	90,195.86

Qlife Monthly Report
Operations Fund - June 2021 - 1st Review

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	657,034	566,838	92.0%	85.5%	90,195.86
Qlife Operations Total	714,111	657,034	566,838	92.0%	85.5%	90,195.86
Expense Total	714,111	657,034	566,838	92.0%	85.5%	90,195.86

Qlife Monthly Report

Capital Fund - June 2021 - 1st Review

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	8,769	25,702	34.8%	102.0%	(16,932.86)	
INVESTMENT EARNINGS-R Total	25,200	8,769	25,702	34.8%	102.0%	(16,932.86)	
TRANSFERS IN-R							
TRANSFER FROM QLIFE OPERATING FUND	376,220	376,220	327,020	100.0%	100.0%	49,200.00	
TRANSFER FROM QLIFE MAUPIN FUND	50,000	50,000	-	100.0%	#DIV/0!	50,000.00	
TRANSFERS IN-R Total	426,220	426,220	327,020	100.0%	100.0%	99,200.00	
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	558,716	352,722	118.8%	95.0%	205,994.64	
Qlife-R Total	470,420	558,716	352,722	118.8%	95.0%	205,994.64	
Qlife Capital Total	470,420	558,716	352,722	118.8%	95.0%	205,994.64	
Revenue Total	470,420	558,716	352,722	118.8%	95.0%	205,994.64	
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 - June 2021 - 1st Review

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	362,064	271,642	41.2%	41.1%	90,421.39
SECONDARY LINE EXTENSION	300,000	12,096	74,221	4.0%	37.1%	(62,124.96)
CAPITAL OUTLAY-E Total	1,258,003	374,160	345,863	29.7%	36.8%	28,296.43
TRANSFERS OUT-E	-	-	-	#DIV/0!	0.0%	-
RESERVE FOR FUTURE EXPENDITURES-E	675,125	-	-	0.0%	0.0%	-
Qlife-E Total	1,933,128	405,935	345,863	21.0%	21.0%	60,072.07
Qlife-E Total	1,933,128	405,935	345,863	21.0%	21.0%	60,072.07
Qlife Capital Total	1,933,128	405,935	345,863	21.0%	21.0%	60,072.07
Expense Total	1,933,128	405,935	345,863	21.0%	21.0%	60,072.07

Qlife Monthly Report

Maupin Fund - June 2021 - 1st Review

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	863	2,192	123.3%	3653.3%	(1,328.82)
INVESTMENT EARNINGS-R Total	700	863	2,192	123.3%	3653.3%	(1,328.82)
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	5,087	3,516	127.2%	87.9%	1,570.21
CHARGES FOR SERVICES-R Total	7,360	22,601	149,616	307.1%	98.4%	(127,014.80)
Qlife-R Total	8,060	23,465	151,808	291.1%	83.3%	(128,343.62)
Qlife-R Total	8,060	23,465	151,808	291.1%	83.3%	(128,343.62)
Qlife - Maupin Total	8,060	23,465	151,808	291.1%	83.3%	(128,343.62)
Revenue Total	8,060	23,465	151,808	291.1%	83.3%	(128,343.62)
Expense						
Qlife - Maupin						
Qlife-E						
Qlife-E						
MATERIALS & SERVICES-E						

Qlife Monthly Report
Maupin Fund - June 2021 - 1st Review

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	14,936	10,823	105.5%	76.4%	4,113.59
BROADBAND SUPPORT	-	-	-	#DIV/0!	#DIV/0!	-
MATERIALS & SERVICES-E Total	17,710	14,936	10,895	84.3%	61.5%	4,041.59
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	64,936	21,500	54.7%	63.8%	43,436.19
Qlife-E Total	118,710	64,936	21,500	54.7%	63.8%	43,436.19
Qlife - Maupin Total	118,710	64,936	21,500	54.7%	63.8%	43,436.19
Expense Total	118,710	64,936	21,500	54.7%	63.8%	43,436.19

Qlife Monthly Report
Accounts Receivable - June 2021 - 1st Review
Accounts Receivable Summary

Fund	Total Receivable	Current	30-59 Days	60-89 Days	90-119 Days	Over 120 Days
600	35,685.00	35,685.00	-	-	-	-
601	-	-	-	-	-	-
602	-	-	-	-	-	-
May-21	20,350.00	20,350.00	-	-	-	-
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

June 2021 Bank Reconciliation

	Bank	Main Checking					LGIP Account	*.11403			
		Eden 600	Eden 601	Eden 602	Eden Total		Bank	Eden 600	Eden 601	Eden 602	Eden
Begininng Balance	894,714.91	423,547.74	337,651.16	122,903.82	884,102.72		1,515,871.04	40,356.29	1,472,412.05	3,102.70	1,515,871.04
Credits	-		-	-	-	Debit					
Deposits	48,846.60	43,760.00	31,351.63	5,086.60	80,198.23		747.55	143.53	565.15	38.87	747.55
Withdrawals						Credit					
Checks	37,667.20	50,422.93	8,881.41	1,201.24	60,505.58		Other Decreases				-
Ending Balance	905,894.31	416,884.81	360,121.38	126,789.18	903,795.37		1,516,618.59	40,499.82	1,472,977.20	3,141.57	1,516,618.59
Deposits in Transit	-						1,516,618.59				
Outstanding Checks	\$2,098.94				-						
Adjusted Balance	903,795.37	416,884.81	360,121.38	126,789.18	903,795.37		1,516,618.59				
Variance	-						-	19.2%	75.6%	5.2%	
Mike M 7/19/2021							Mike M 7/19/2021	Interest Allocation Rate			
Campbell Phillips	5445		\$1,450.00								
Hire Electric	5471		\$648.94								
			\$2,098.94								

Qlife – Financial Analysis for June 2021 Financial Statements – 1st Review

The financial statements for through the 12th 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 100.0% (12/12). This is a typically a good starting point for analysis. This is the final month of the fiscal year and there will be adjusting entries as the year is closed out. The amounts presented, while substantially correct, are subject to change which should be minor in scope.

Operations Fund

Total revenues for the fund are \$905,135. This is a budget execution of 135.2% - which is significantly more than the expected execution rate of 100.0%. The factors causing this occurred in past months and have been described in the reports issued.

Utility Service Charges is executing at 135.2% or \$902,344. This is \$190,253 more than last fiscal year and is primarily due to the outliers discussed in prior reports.

Accounts receivable is at \$35,685 all current.

Interest is up to \$1,591 but is still \$784 less than last fiscal year.

Expenditures are executing at 92.0% in total. This is under the straight-line assumption of 100.0%. 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 88.3% - well within the budgetary limits. The areas of note of below:

- Legal is \$11,485 or 191.4% execution
- Engineering is \$52,677 or 105.4% execution
- Network System Management \$76,512 or 107.8% execution

At this point, the ending fund balance has grown by \$248,101 for the fiscal year.

Capital Fund

Transfers In from the Operation Fund are proceeding as budgeted.

Interest is executing at 34.8% which is \$16,932 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.

The transfer of \$50K from the Maupin fund occurred as budgeted.

Expenses are executing at 21.0%. This is a total of \$405,935 compared to \$345,863 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 291.1% of 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.

In June, \$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

The only expenses for the Maupin fund are the WiFi service and the transfer of \$50K to the Capital fund for repayment.

Summary

The year is complete with only year-end accruals and adjusting entries remaining. The Operations fund expenditures have 8% of the appropriation remaining which is enough to cover any adjusting entries and/or accrual of expenses to the fiscal year. The Capital fund is in good shape and even if some accrual entries come through, the fund balance is growing by over \$150K, \$50K of which is the transfer from the Maupin fund. The Maupin fund is in a good position as the process for payments of the franchise fees has been caught up and is on a path for consistent future revenues that will cover the WiFi costs.

Reconciliations

Bank reconciliations completed for Jun are attached.



Action Items

- [Downtown Overbuild – Bid Results](#)



Discussion Items

- Admin Staff Updates
 - [Business Oregon/NTIA Project Update](#)
 - [Commstructure Work Order #32 – NESC OPUC Compliance](#)
 - [CGCC Scholarship Acknowledgement Letter](#)
- [Aristo Technical Management Report](#)

1b. A description of the covered partnership,

Q-Life is an intergovernmental organization that was formed by Wasco County and the City of The Dalles in 2002 to provide middle mile fiber based broadband services to internet service providers in The Dalles area. With the strong success of the initial investments, Q-Life partnered on a project in Maupin, Oregon to build a fiber to the home network and is committed to bridging the digital divide throughout Wasco County. Q-Life has an experienced team focused on its fiber projects including its Acting Administrator Matthew Klebes, its telecommunications engineers at Commstructure Consulting, and its Technical Management staff at Aristo Networks. In addition to maintaining and growing the fiber footprint of Q-Life in The Dalles, this team was in place to support the construction of the publicly owned fiber system in Maupin. The Maupin project was supported by grant dollars from the State of Oregon, a private non-profit, and investments by several internet service providers. This experience provides a strong foundation for the proposed project.

Blue Mountain Networks (BMN) is a regional internet service provider focused on accelerating expansion of fiber technology to residential and small business customers in the Pacific Northwest. They provide high-speed internet, voice and data services to residential and business customers in 29 communities in Oregon and Washington. Joe Franell, President of Blue Mountain Networks, has an extensive history in the industry and experience completing fiber to the home in rural communities of similar size in Easter Oregon and Washington.

i. Table of Funded Project Participants and Unfunded Informal Collaborators.

Organization Name	Funded or Informal	Address	Administrative Role	SOW	Funding Amount
Blue Mountain Networks	Informal	PO Box 848 Herminston, OR 97838	Collaborator	NA	NA
Q-Life Intergovernmental Agency	Funded Participant	511 Washington St. Suite 101 The Dalles, OR 97058	Subrecipient	Complete middle mile fiber build from Maupin, OR to the communities of Tygh Valley, Wamic, and Pine Hollow, OR.	NTIA \$3,611,032

ii. Resumes of Key Personnel.

Matthew Klebes, Qlife Acting Administrator

C. A description of the covered broadband project to be funded by the grant, Q-Life is requesting funding to engineer and construct a 144 count middle mile fiber backbone that connects Maupin, where there is an existing fiber to the home project that Q-Life is a partner in, to Tygh Valley, Wamic and Pine Hollow. Our private ISP partner, Blue Mountain Networks, will finance the construction of last mile infrastructure to businesses, homes, and key community institutions within each of these locations and will utilize xGPON Fiber to the Home (FTTH) network that leverages the proposed middle mile.

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 reliably.

The proposed project would cover every household, business, and institution in this unserved area. This project would provide several service options, all 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.

Q-Life and BMN anticipate the project costing approximately \$5,894,827 to complete the grant supported middle mile and the last mile service laterals. This is supported by the attached budget narrative and network design diagrams. The \$3,611,032 grant request will be matched with a \$1,185,586 contribution from Q-Life for the middle mile and a \$1,098,210 commitment from BMN to support last mile service.

South Wasco County has steep hills and canyons and forested areas that make fixed wireless services challenging in the areas proposed to be served in this project. Paired with this area's highly rural and remote nature, a solution to this access gap must bring partners to the table. This proposed project provides an opportunity for Q-Life and BMN to meet broadband needs in a way that addresses cost, speed, and service thresholds while investing in scalable technology and a sustainable business model that will serve Wasco County into the future.

D. A description of the area to be served by the covered broadband project

This project will extend fiber approximately 28 miles from Maupin to the proposed service area of Tygh Valley, Wamic and Pine Hollow. In this area there is infrastructure built to support 10/1MB broadband connections that is not meeting the current needs for year round residents or the larger population during summer months. The Census block groups proposed to be served include: 4057-4064; 4069-4077; 4081; 4084-4085; 4135-4157; 4173-4174; 4178-4179; 4184-4185; 4297-4298; 4311.

The population in this area is generally low-income, with over 95% of students qualifying for free and reduced lunch at South Wasco County School District and an almost 17% poverty rate for the families they serve. The District population is approximately 10% Latinx and 7% Native American.

The proposed project would serve at least 613 homes in these three communities and cover all residences in these three communities. Key institutions and businesses include:

- Tygh School Community Center (library, the local location for the Head Start program)
- Tygh Valley Rural Fire Protection District
- Wasco County Fairground (emergency operations facility and evacuation location for disasters in addition to hosting events)
- Wamic School Community Center (commercial kitchen, gym facility, meeting space)
- Wamic Rural Fire Protection District (located in Pine Hollow)
- Barlow Gate Grange
- Pine Hollow Golf Course
- Pine Hollow Lakeside Resort Camping & RV Park
- Four restaurants, four stores, and several other small businesses

- In addition, one third of survey respondents in South Wasco County indicated that they had home based businesses in 2015. With broader economic trends, we anticipate that this is higher today.

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.

e. A description of which statutory funding priority(ies)

Wasco County is home to almost 27,000 residents, but the Census Tract that includes this project is home to approximately 4300 residents and covers the vast majority of the County's 2381 square miles. In partnership with the last mile internet service provider, Q-Life's project will cover all homes, businesses, and anchor institutions in the proposed service area in this remote, rural area. These investments will enable scalable, future proof connections for these communities through a focus on fiber deployment. Connections will be offered at 300mbs symmetrical to support today's connectivity needs and needs into the future. Due to the challenging terrain, fixed wireless services provide a patchwork of service availability that do not meet today's needs, let alone provide opportunity to meet longer term needs. This project proposes the more expensive investment in a fiber backbone to better address these issues as well as overcome challenging topography.

f. A description of how the project addresses the evaluation criteria

a. Level of Impact in the Proposed Service Area(20 points).

The rural nature of the Proposed Service Area (PSA) and lack of adequate service speeds required to be considered "served" means that this project, coupled with BMN investment, will serve 100% of the homes and businesses in the PSA. Qlife's partnership to bring fiber backbone into this area of the County is necessary to the success of this project and the viability of last mile infrastructure in this rural area. BMN would not be able to develop a sustainable project to construct the required last mile.

As noted in the letters of support attached, this project would completely change access to opportunity in South Wasco County. Every aspect of community life today depends on access to broadband-from banking to medicine to the ability of emergency services volunteers to access the training they need to serve their communities. Additionally, ensuring students have robust access to the broadband needed to actively participate in their education and learn the digital skills needed for future employment is critical to the long term success of these communities.

b. Affordability of Services Offered (10 points)

BMN will deploy an xGPON Fiber to the Home (FTTH) last mile network, capable of delivering synchronous speeds to the end user of 10 Gigabits per second (Gbps). Initial product offerings for residential addresses will be as follows:

- 300 Megabits per second (Mbps) synchronous (upload and download) service-\$59.95/month,

- 1 Gigabit per second (Gbps) synchronous- \$79.95/month
- 2 Gbps synchronous s - \$99.95/month.

All pricing includes modem rental and managed Wi-Fi, with no contracts, data caps, or speed throttling for customers. As a rural area, there will be limited ISP options to choose from, and as such BMN will benchmark their prices to those in The Dalles (population of 15,448) which is a more competitive environment with several active ISPs. Commercial rates and products will also be offered and will be competitive with urban rates in the Pacific Northwest.

a. Technical Approach and Related Network Capacity and Performance (20 points).

Q-Life's middle mile fiber will tie into an existing point of presence that supports connecting back to the largest internet exchange in Oregon. BMN's proposed xGPON Fiber to the Home (FTTH) network will consistently deliver broadband service with 95 percent or more of all peak period measurements of network round-trip latency well below 80 milliseconds.

b. Applicant's Organizational Capability (20 points).

Qlife's organizational capability is most clearly demonstrated by the previous project undertaken in the City of Maupin coupled with completed construction projects throughout the City of The Dalles. In Maupin, Qlife worked with ISPs, the City, Bonneville Power Administration, State of Oregon, and other key partners to develop a solution and financial package to accomplish bringing middle mile backbone and fiber to the premises to this community of just over 400 residents. Today, two ISPs operating in Maupin bring high speed services to businesses and homes. Qlife's team for this project included Aristo Networks and Commstructure Consulting, who have worked with Qlife for nearly two decades and bring technical and project management expertise needed to oversee the selected contractor, complete the project, and utilize the asset into the future in conjunction with Q-Life's Administrator.

a. Reasonableness of the Budget (10 points)

The reasonableness of this project's budget in addressing the digital divide in rural Wasco County is rooted in the robust experience of the project participants. The opinion of probable cost provided by Q-Life's engineering firm is based on significant experience with projects of all sizes and direct experience in our challenging terrain. BMN also brings funds and significant project construction expertise to the table to provide last mile services. Without these partners and resources, bringing fiber to these communities would simply not happen at the needed price points, speeds, and level of service.

b. Sustainability of the Project (15 points)

The partnership between Qlife and BMN is key to the sustainability of this project. The award of funds to Qlife to construct the middle mile fiber will result in infrastructure that has minimal recurring costs beyond annual insurance, pole attachment fees, and contingency funds for repairs. Qlife will lease fiber to BMN via a non-exclusive Irreversible Right of Use (IRU) at an agreed upon rate to provide services to institutions, business, and homes in the service area.

c. Leverage of Non-Federal Resources (5 points).

Non-Federal Resources will contribute 39% of the total project cost (including Qlife and BMN contributions). Specifically looking at the portion of the project NTIA funds will be used for (middle mile), Qlife's contribution accounts for 25% of the project cost.

g. A description of how their deployment will have the ability to scale over time for greater capability (e.g., using integrated advanced services such as 5G or fiber);

Q-Life's project will build a 144-fiber based system that will be able to serve current needs, spike increases due to tourism and emergency response needs to serve wildfires or other natural disasters. Due to the use of fiber, this deployment will easily be able to scale over time to incorporate future population growth, data consumption, and opportunities to build upon this deployment to serve additional regions and/or incorporate new technologies such as 5G.

h. A project plan describing all major project activities and timelines for implementation, including key deployment milestones;

Date	Item
November 2021:	Award Date
November 2021-March 2022:	Engineering and Permitting
March 2022:	Bid Documents prepared/finalized
March/April 2022:	Bid Posted
April/May 2022:	Award and Contract
June-November 2022:	Construction
November/December:	Project Inspection and Close Out

i. A brief description of the physical project area and its surroundings

South Wasco County has steep hills and canyons and is interspersed with forested areas, as can be seen on the included KMZ files. Between the three communities served by this project, there is significant open space utilized for farming operations. The project will cross the White River in Tygh Valley via attaching to existing structures. This project design leverages existing right of ways and pole attachment opportunities as much as possible to avoid disturbing new ground. There are no areas of environmental concern or historical assets that have arisen in preliminary review. All appropriate permits will be obtained to utilize rights of way and complete construction.

j. A description of any support provided to the provider of broadband service that is part of the covered partnership through: None

k. A description of whether and, if so, how the project will incorporate strong labor standards

Q-Life will pay prevailing wages for construction of the middle mile fiber line. BMN is a local company located in Hermiston, Oregon with locally hired work crews and is an equal opportunity employer. They have a satellite office in the region that employs many local workers.

2. Budget Narrative and Detailed Budget Justification

See supplemental documents

Date: 7/7/2021
 Client: Q-Life Networks
 Project: Maupin to Pine Hollow



						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	16,100	\$ 805,000.00
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	20	\$ 64,000.00
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	16,100	\$ 96,600.00
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	4,025	\$ 261,625.00
CBD Adder	CBD Urban Premium	LIN FT	\$ 100.00	\$ 50.00	\$ 150.00		\$ -
Underground Sub-Total:							\$ 1,227,225.00
Aerial:							
Aerial - New Construction	New Construction	LIN FT	\$ 8.00	\$ 2.50	\$ 10.50	103,800	\$ 1,089,900.00
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	\$ 85.00	\$ -	\$ 85.00	460	\$ 39,100.00
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	4	\$ 4,800.00
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	15	\$ 150,000.00
Make Ready	Raise-Move-Lower	EACH	\$ 300.00	\$ 75.00	\$ 375.00	42	\$ 15,750.00
Easements		EACH	\$ 1,500.00	\$ -	\$ 1,500.00	29	\$ 43,500.00
Aerial Sub-Total:							\$ 1,343,050.00
Facility Connection:							
Cabinet Site	Distribution/Termination	EACH	\$ 20,000.00	\$ 30,000.00	\$ 50,000.00	3	\$ 150,000.00
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:							\$ 150,000.00
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	22	\$ 13,200.00
Splicing	Terminations	EACH	\$ 35.00	\$ 10.00	\$ 45.00		\$ -
Splicing	Bucket Truck Adder	T&M	\$ 25.00		\$ 25.00	198	\$ 4,950.00
Splicing Technician	\$ 100 + \$ 50 Truck	T&M	\$ 150.00		\$ 150.00	396	\$ 59,400.00
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	149,875	\$ 337,218.75
Cable, Splicing and Termination Sub-Total:							\$ 414,768.75
Project Totals by Segment:							
Underground Section:							\$ 1,227,225.00
Aerial Section:							\$ 1,343,050.00
Facility Connection Section:							\$ 150,000.00
Cable, Splicing and Termination Section:							\$ 414,768.75
All Sections Combined Construction Totals:							\$ 3,135,043.75
Engineering Cost:						18%	\$ 564,307.88
Contingency:						20%	\$ 627,008.75
Prevailing Wage Premium:						15%	\$ 470,256.56
Total w/ Engineering & Contingency:							\$ 4,796,616.94

Pricing Updated: January 1, 2021

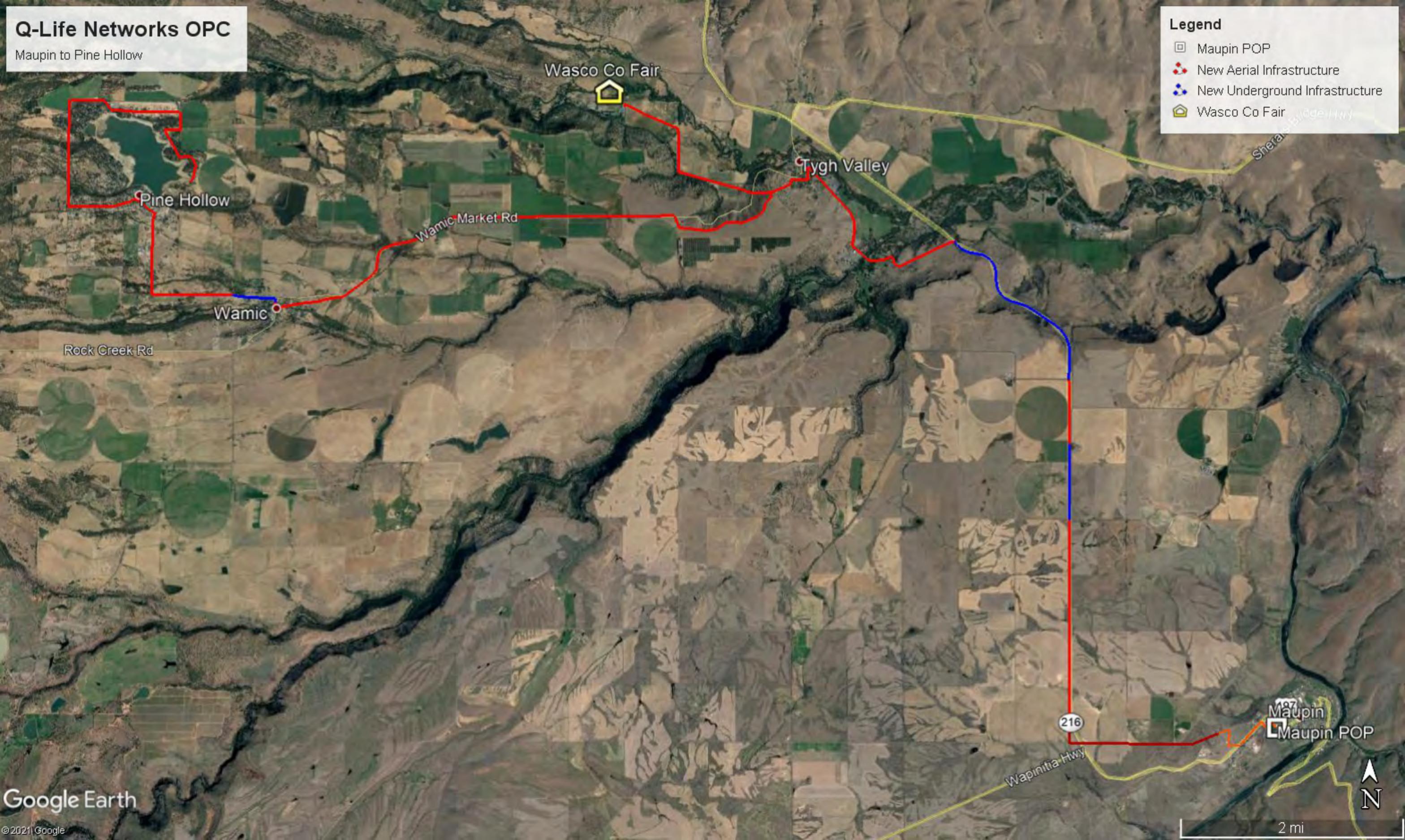
The Construction Cost Estimate is an opinion of probable construction costs that may be provided as part of a project. In providing opinions of probable construction cost, it is recognized that neither the Owner nor Commstructure has control over the cost of labor, equipment or materials, or over the 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 OPC

Maupin to Pine Hollow

Legend

- Maupin POP
- New Aerial Infrastructure
- New Underground Infrastructure
- Wasco Co Fair





EMERGENCY MANAGEMENT

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Pioneering pathways to prosperity.

The Honorable Evelyn Remaley (Acting),
Assistant Secretary of Commerce for Communications and Information
National Telecommunications and Information Administration
1401 Constitution Ave., NW
Washington, DC 20230

RE: Oregon Covered Partnership Grant Application; Broadband Infrastructure Program,

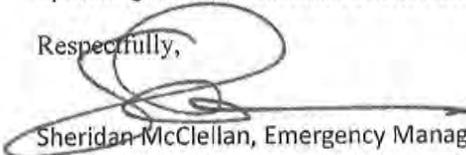
I am writing in support of the State of Oregon's grant application to the National Telecommunications and Information Administration's Broadband Infrastructure Program for projects to enhance and expand broadband access in Oregon.

The State of Oregon through the Oregon Broadband Office has selected partners that most competitively exceed the requirements of the relevant Notice of Funding Opportunity. The Oregon Covered Partnership includes four partners that have assembled projects that are technologically neutral and will deploy fixed broadband service to eligible service areas.

This grant will allow the Oregon Covered Partnership to install fiber facilities in four geographically diverse rural counties across the state. The proposed service areas will connect communities in Benton, Grant, Josephine and Wasco counties. In total, these projects will connect 7,185 households and key community anchors. This grant will greatly improve internet access and reliability to these unserved and underserved communities and will implement the Rural Broadband Capacity Improvement strategy as detailed in the 2020 Oregon Broadband Office Strategic Plan.

The proposed project will be very beneficial for local Fire/EMS and Law Enforcement by connecting several Rural Fire Protection Agencies and Rural Ambulance Services and be a potential backup communication network when 911 lines or cell coverage are down. Additionally, it will enable First Responders to have broadband access for Incident Command during a wild fire at forward operating bases, evacuation shelter and mass care shelter at the Tygh Valley Fairgrounds.

Respectfully,


Sheridan McClellan, Emergency Manager
Wasco County Emergency Management
Email: sheridanm@co.wasco.or.us
Phone: 541-506- 2790



Public Health

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NORTH CENTRAL PUBLIC HEALTH DISTRICT

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THE DALLES, OR 97058
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July 15, 2021

The Honorable Evelyn Remaley (Acting),
Assistant Secretary of Commerce for Communications and Information
National Telecommunications and Information Administration
1401 Constitution Ave., NW
Washington, DC 20230

SUBMITTED WITH APPLICATION

RE: Oregon Covered Partnership Grant Application; Broadband Infrastructure Program

I am writing in support of the State of Oregon's grant application to the National Telecommunications and Information Administration's Broadband Infrastructure Program for projects to enhance and expand broadband access in Oregon.

The State of Oregon through the Oregon Broadband Office has selected partners that most competitively exceed the requirements of the relevant Notice of Funding Opportunity. The Oregon Covered Partnership includes four partners that have assembled projects that are technologically neutral and will deploy fixed broadband service to eligible service areas.

This grant will allow the Oregon Covered Partnership to install fiber facilities in four geographically diverse rural counties across the state. The proposed service areas will connect communities in Benton, Grant, Josephine and Wasco counties. In total, these projects will connect 7,185 households and key community anchors. This grant will greatly improve internet access and reliability to these unserved and underserved communities and will implement the Rural Broadband Capacity Improvement strategy as detailed in the 2020 Oregon Broadband Office Strategic Plan.

As the Public Health Officer serving in Wasco, Sherman and Gilliam counties during the COVID-19 pandemic and prior years of wildfires, it is clear that communication is key to effective public health measures. Access to reliable internet service is a crucial component of ensuring the health and safety of our residents, and is a much needed service in our region.

Sincerely,

Miriam D. McDonell, MD, FACOG
Health Officer, North Central Public Health District
419 E. 7th Street, The Dalles, OR 97058

16 July 2021

The Honorable Evelyn Remaley (Acting)
Assistant Secretary of Commerce for Communications and Information
National Telecommunications and Information Administration
1401 Constitution Ave., NW
Washington, DC 20230

RE: Oregon Covered Partnership Grant Application; Broadband Infrastructure Program

I am writing in support of the State of Oregon's grant application to the National Telecommunications and Information Administration's Broadband Infrastructure Program for projects to enhance and expand broadband access in Oregon. This grant will allow the Oregon Covered Partnership to install fiber facilities in four geographically diverse rural counties across the state-including our community in South Wasco County.

There is currently limited access to the internet in the South Wasco County area due to the significant cost of building and serving rural and remote areas with telecommunications infrastructure. With COVID-19's impacts increasing use of the infrastructure we do have, it is clear that our community does not have the broadband access needed.

The key to a professional and response ready fire department is training and connectivity.

The majority of training for formal fire fighter qualifications (such as Firefighter I and II) is conducted interactively online. This training is currently haphazard at best for TVRFPD personnel due to poor internet connectivity. Weekly training via such services as Youtube is also hampered due to the slow, inefficient internet currently available in the Tygh Valley area. Additionally, we are precluded more often than not from allowing our fire fighters to conduct other online related interactive training. We also have the capability but not the connectivity to effectively use such software as EnRoutePro which permits preloading mapping, location and asset tracking for incident response, saving time and assisting in more timely responses. As we move forward, capabilities such as the use of drones, are hampered if not precluded due to slow internet connections as well. Any data driven capability is currently not within the scope of our fire department due to inadequate internet speeds.

The availability of high speed/broad band internet connectivity would make our fire department better trained, more capable and better able to serve and protect the Tygh Valley community as well as assist the other fire districts of South Wasco County.

Thank you for your consideration.

Sincerely,



Terry Stark

Tygh Valley Rural Fire Protection District

The Honorable Evelyn Remaley (Acting),
Assistant Secretary of Commerce for Communications and Information
National Telecommunications and Information Administration
1401 Constitution Ave., NW
Washington, DC 20230

RE: Oregon Covered Partnership Grant Application; Broadband Infrastructure Program

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The lack of access to true broadband speeds hinders the ability for our students and families to have access to educational content for students, for our first responders and public health officials work to minimize the spread of COVID-19 by using telehealth tools, or for families with home based businesses to thrive.

This network will impact the Tygh School Community Center (TSCC) and the community it serves significantly. TSCC is a mutli-purpose facility that, in normal times, supports community gatherings, provides access to a small library with computer stations, and is home to the local head start program. Additionally, we have a small office that can be rented by a business. Because of our diverse uses, we see many segments of our community and know that true broadband access being available would support our residents, businesses, and other community institutions as we come together to address impacts from COVID-19 and build on these investments to support our community long term.

Thank you for your consideration.

Sincerely,

Dan Jaffe

Tygh School Community Center Board



July 15, 2021

PLANNING DEPARTMENT

2705 East Second Street • The Dalles, OR 97058
p: [541] 506-2560 • f: [541] 506-2561 • www.co.wasco.or.us

Pioneering pathways to prosperity.

The Honorable Evelyn Remaley (Acting),
Assistant Secretary of Commerce for Communications and Information
National Telecommunications and Information Administration
1401 Constitution Ave., NW
Washington, DC 20230

SUBMITTED WITH APPLICATION

RE: Oregon Covered Partnership Grant Application; Broadband Infrastructure Program

I am writing in support of the State of Oregon's grant application to the National Telecommunications and Information Administration's Broadband Infrastructure Program for projects to enhance and expand broadband access in Oregon. The State of Oregon through the Oregon Broadband Office has selected partners that most competitively exceed the requirements of the Notice of Funding Opportunity.

This grant will allow the Oregon Covered Partnership to install fiber facilities in four geographically diverse rural counties across the state. The proposed service areas will connect communities in Benton, Grant, Josephine and Wasco counties. In total, these projects will connect 7,185 households and key community anchors. This grant will implement the Rural Broadband Capacity Improvement strategy as detailed in the 2020 Oregon Broadband Office Strategic Plan.

The proposed project, with grant funding, could serve to close a critical digital divide between our urban and rural communities. Currently, many of our most vulnerable citizens, including families with children, have limited access to quality, affordable internet service. This has been particularly challenging the last year and half, when many services including education have shifted online to adhere to statewide restrictions for health and safety. Research has demonstrated that access to high speed internet impacts many facets of a family's life including education, employment, medical services, and finances. Funding to connect these underserved communities will make a significant difference in thousands of people's lives.

I respectfully request consideration of the referenced grant application.

Sincerely,

Kelly Howsley Glover, PhD
Wasco County Interim Planning Director

Oregon NTIA Partnership---QualityLife Intergovernmental Agency (Qlife)

Detail Budget Narrative

Qlife Total Resources \$1,185,585 (20%)

BMN Total Resources \$1,098,201 (19%)

NTIA Grant Request \$3,611,032 (61%)

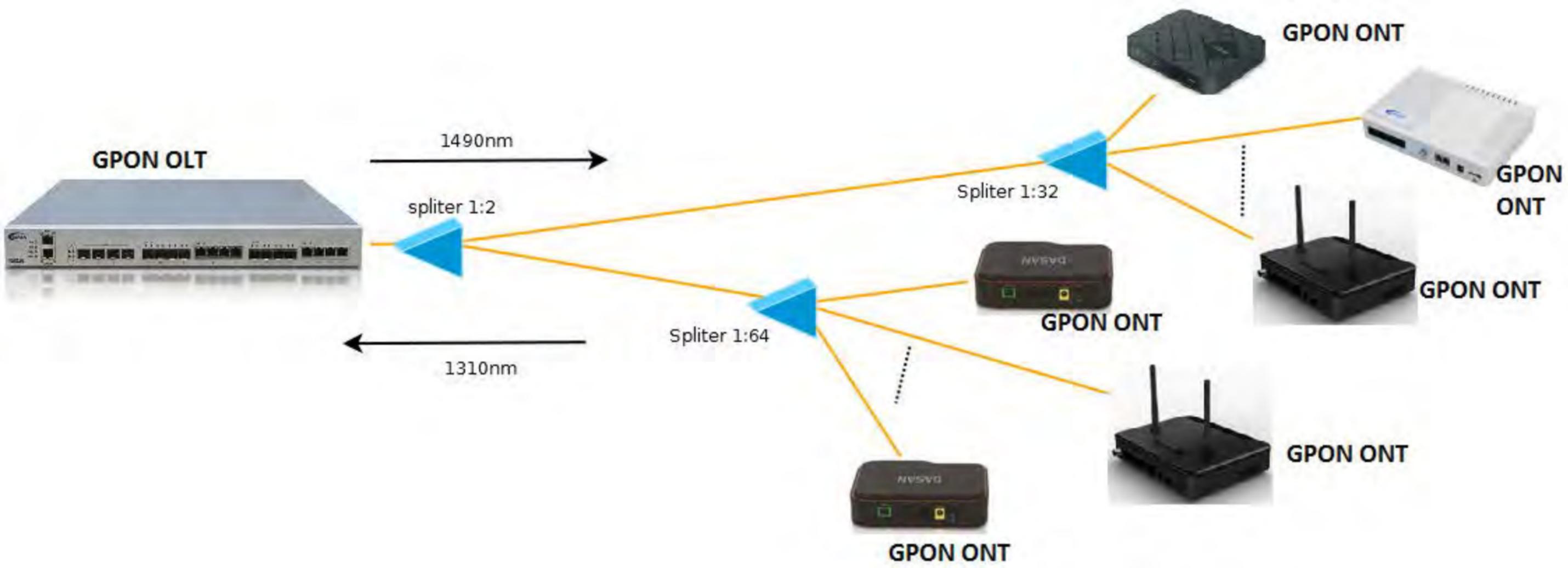
Total Project Cost \$5,894,827

Qlife resources and NTIA grant funds will be used for the engineering and construction of middle mile fiber from existing Qlife facilities in the City of Maupin to the communities of Tygh Valley, Wamic, and Pine Hollow along with a spur line to the Wasco County Fairgrounds which increasingly serves critical functions in wildfire response. Qlife’s contract technical consulting firm, Commstructure Consulting provided our Opinion of Probable Cost (OPC) and will also conduct the required engineering work. This OPC included engineering costs, materials, labor, prevailing wage premiums, and a 20% contingency. Once engineering and permitting are completed for the project Qlife will follow it’s procurement processes with a solicitation of bids to secure a construction contract.

BMN financial contributions to the project of \$1,098,210 will be used for the “last mile” service connections utilizing a xGPON FTTH. BMN will execute this portion of the project separately but in coordination with Qlife’s project and will not utilize any NTIA grant dollars. Without Qlife’s newly constructed middle mile fiber supported by this grant, BMN will not proceed. The below table details NTIA, Qlife, and BMN funds will be utilized for the construction of both middle and last mile fiber.

Cost Classification	Total Cost	Federal	Non Federal: Qlife and BMN
Administrative & Legal	\$15,300	\$0	\$15,300
Right of Way, Structures, Land	\$58,500	\$0	\$58,500
Relocation expenses	\$7,641	\$0	\$7,641
Architectural & Engineering	\$664,708	\$558,588	\$106,120
Project Inspection Fees	\$0	\$0	\$0
Site Work	\$150,000	\$150,000	\$0
Demolition & Removal	\$0	\$0	\$0
Construction	\$3,901,413	\$2,902,444	\$998,969
Equipment	\$0	\$0	\$0
Miscellaneous	\$470,257	\$0	\$470,257
Subtotal	\$5,267,819	\$ 3,611,032	\$ 1,656,787
Contingencies	\$627,009		\$627,009
Total	\$ 5,894,828	\$ 3,611,032	\$ 2,283,796

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Contingencies	\$627,009		\$627,009
Total	\$ 5,894,828	\$ 3,611,032	\$ 2,283,796





WORK ORDER NO. 32
AGREEMENT FOR PROFESSIONAL SERVICES

BETWEEN

Q-Life
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: July, 2021

Project: NESC OPUC Compliance Yearly Inspection

Project No.: NESC PUC 2022

Contract Price:

This Work Order: \$ 7,500.00

Time of Completion:

This Work Order: June 30, 2022

Description of Work Order:

See Scope of Work in Exhibit A

See attached Exhibits:

Exhibit A - Scope of Work

Exhibit B - Schedule for Work Completion

Exhibit C - Schedule of Compensation

Approved By:

Q-LIFE

COMMSTRUCTURE CONSULTING, LLC

By:



By:



Title:

Administrator

Title:

President

Date:

7/9/2021

Date:

7/8/2021

EXHIBIT A - SCOPE OF WORK

Scope of Work items to be completed:

Provide Technical Consulting Services to Q-Life and Q-Life's designated representatives for the purposes of maintaining compliance with the Oregon Public Utility Commission (PUC) National Electrical Safety Code (NESC) Communications Operator in Oregon Inspection Program.

Approximately 35 miles of the Q-Life network is aerial infrastructure on Northern Wasco County PUD (NWCPUD) Joint-Use Pole Line with 3 miles of underground infrastructure. Q-Life is attached to approximately 700 Poles owned by NWCPUD which equates to a minimum of 70 poles per year that will require inspection on the 10 year program.

Q-Life is up to date with the 10 year cycle of inspections resulting in the requirement for inspections of 10% of the poles (70 poles) per year through 2026. This Work Order will be Phase 5 of a 10 year inspection, correction and reporting program to maintain Q-Life compliance.

Services may include but are not limited to:

- Develop and Implement NESC Field Inspection Format and Process
- Utilize Mobile Business Application Tool via GoCanvas Online App Program
- Site Visit and Field Inspections for potential Q-Life NESC violations on approximately 70 NWCPUD Poles.
- Prepare Pole Inspection Form for each pole inspected and document the existence of NESC violations if applicable
- Prepare and Submit Joint Use Raise, Move & Lower Tickets via NJUNS as required for Poles requiring assistance from other Joint Use companies to bring violations into compliance
- Schedule and Coordinate Q-Life Contractors for correction of NESC violations as required
- Compile Field Inspection Forms and Corrections into a Summary and Submit Annual Reporting to Q-Life and The Oregon PUC.
- Provide Owner Project Management and Oversight services during violation correction as required

EXHIBIT B - SCHEDULE OF WORK COMPLETION

The schedule of this NESC OPUC Compliance Yearly Inspection Work Order is to commence upon approval and execution of this Work Order and Notice to Proceed by Q-Life.

The Term of the Work Order is from the date of execution of this document until June 30, 2022. The term of the Work Order may be extended upon approval from Q-Life based on remaining available and unbilled budget.

EXHIBIT C - SCHEDULE OF COMPENSATION

Technical Consulting Services shall be performed and provided as described in Exhibit A-Scope of Work, and in accordance with the terms, provisions and rate schedule of the Agreement for Professional Services on an hourly basis as follows:

Hourly - Not to Exceed (NTE): **\$ 7,500.00**

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



WORK ORDER NO. 32
AGREEMENT FOR PROFESSIONAL SERVICES

BETWEEN

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

and

Commstructure Consulting, LLC
811 Railroad Avenue
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This Work Order: \$ 7,500.00

Time of Completion:

This Work Order: June 30, 2022

Description of Work Order:

See Scope of Work in Exhibit A

See attached Exhibits:

Exhibit A - Scope of Work

Exhibit B - Schedule for Work Completion

Exhibit C - Schedule of Compensation

Approved By:

Q-LIFE

COMMSTRUCTURE CONSULTING, LLC

By:



By:



Title:

Administrator

Title:

President

Date:

7/9/2021

Date:

7/8/2021

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The Term of the Work Order is from the date of execution of this document until June 30, 2022. The term of the Work Order may be extended upon approval from Q-Life based on remaining available and unbilled budget.

EXHIBIT C - SCHEDULE OF COMPENSATION

Technical Consulting Services shall be performed and provided as described in Exhibit A-Scope of Work, and in accordance with the terms, provisions and rate schedule of the Agreement for Professional Services on an hourly basis as follows:

Hourly - Not to Exceed (NTE): **\$ 7,500.00**

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

04/07/2021

Dear CGCC Foundation Scholarship Donor,

It is with great thanks and appreciation to be awarded the CGCC Foundation Scholarship for the 2021-2022 school year. This scholarship of \$2,500 will greatly help alleviate the financial hardships of being a full-time student.

I relocated to The Dalles from Medford, Oregon, after learning about the Electro-Mechanical Technologies Associates of Applied Science degree program. I see a future for myself working in renewable energy technologies and the EM-Tech program is well suited towards my ambitions. Prior pursuing higher education, I served two enlistments in the United States Marine Corps. Returning to school was a challenging decision for me, as I had not been in an academic environment since High School, a decade ago. I was unsure I would have the mental fortitude and gumption to be successful in school, especially entering a new career field, and when my experiences have been geared towards a working environment. Thankfully, my fears of failure were unfounded, and I have surprised myself by being successful with my education, making the Dean's List for two terms in a row.

My decision to enter the field of renewable energy was driven by the desire to partake in a field that will provide solutions to changing industry, as the transition from non-renewable energy sources to renewable sources becomes increasingly important. I have always felt a strong connection to my environment, spending my free time outdoors, enjoying the gifts nature provides to us. This connection, paired with my strong sense of social responsibility, lead me to path I am currently on.

I am very grateful to be awarded this scholarship to help me fulfill my dreams and ambitions.

Sincerely,

Alexander Corallo

Aristo Networks LLC
Technical Management Report
By
John Amery
7/20/2021

Items of Interest:

- QLIFE damages.
 - No new damages to report.
- Path feeding Curtis Homes by Sorosis Park awarded to “The Fiber Guys”
 - Contractor has completed work (still to be audited).
- Looking at potential FTTH options.



Executive Session
