

## **MINUTES OF THE CC COMMUNICATIONS MANAGEMENT**

155 N. Taylor St., Fallon, NV 89406  
September 2, 2021

### **Call to Order:**

The regular meeting of the CC Communications was called to order at 1:45 PM on September 2, 2021.

PRESENT: Commissioner H. Peter Olsen, Jr.  
Commissioner Justin Heath  
Commissioner Gregory Koenig  
General Manager Mark Feest  
Chief Financial Officer Jamie Hyde  
Administrative Assistant Shelly Bunyard

ABSENT:

### **Public Comment:**

Chairman Gregory Koenig asked if there was any public comment but there was none.

### **Verification of Posting of Agenda:**

It was verified by Shelly Bunyard, Administrative Assistant, that the Agenda for this meeting was posted on the 27th day of August, 2021 between the hours of 1 pm and 5 pm at all of the locations listed on the Agenda, in accordance with NRS 241.

### **Consideration and possible action re: Approval of Agenda as submitted or revised:**

Commissioner H. Peter Olsen, Jr. made a motion to approve the Agenda Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

### **Consideration and possible action re: Approval of Minutes of the meeting held on:**

#### **A- August 5, 2021**

Commissioner Justin Heath made a motion to approve the Minutes of the meeting held on August 5, 2021 as submitted. Commissioner Gregory Koenig seconded the motion, which carried by unanimous vote.

### **New Business:**

#### **A- Consideration and possible action re: Change orders at 799 South Maine Street.**

Mark Feest, CC Communications. The Architects had a draft from the structural engineer with the different types of fire suppressions throughout the building. They had indicated wet fire suppression in the electrical room and the data room. We had a meeting with the structural engineer and the design team. The minutes of that meeting, produced by Van Woert Bigotti

reflected that we said the wet fire suppression in those rooms are incorrect and that we need to have dry fire suppression system. The prints we went over during the meeting had a handwritten note by Hank Benoit indicating fire suppression needed to be changed in the next iteration. Hank unfortunately passed away rather suddenly and this may have created a situation where this was missed. As it turns out, the bid went out with wet fire suppression in those two rooms. The bid packets are big and if the structural engineer and the architect doesn't get it right, it's unlikely that someone in house is going to find it. I suppose one of us could have seen it, when we reviewed it, but we didn't see that they failed to make that change.

The issue currently is the building will be ready to move in, but we will have wet fire suppression in the data center and the electrical room, or we can wait until the dry suppression system is put in. The secondary issue is the cost. It's my belief that if the dry system would have been in the bid packet when we went to bid on this a year and a half ago, there was one price. Today if we want to get the dry fire suppression installed as soon as possible, it will be another price. Even if we ask someone to install this on a reasonable time frame, there has been a lot of inflation in construction. Van Woert and Bigotti were straight forward that this was missed and were actually the ones who produced the minutes of the meeting. They are not trying to skirt any responsibility for this mistake. We plan to move into the building on time, with a wet fire suppression system. We can bring on our corporate IT, which will look back to the 50 West Williams server room on with five rack units. That much stuff in that data center will be at risk if the wet fire suppression went off. We can do somethings to try to protect that equipment. The wet system will have to stay on until it is swapped out for the dry fire suppression system.

We have discussed with VanWoet Biggotti about the cost and did their failure result in an increase in cost. I think that's a fair wait to look at it. If they were to have added the dry fire suppression in the front end, how much would it have cost us. Now that we're adding this in the back end, what is that delta. They should be covering that delta. In principle we have agreed with them, that this is the right way to look at it. Unless the board gives me some other direction on a way to look at it. That's why the motion is a motion to approve the change order for the dry fire suppression system pursuant to a negotiated cost sharing, between CC Communications and Van Woert Bigotti. That negotiated cost sharing is trying to determine how much the cost increased because of their error.

Commissioner Justin Heath. What is the delay of moving all of the stuff out the building on West Williams, now?

Mark Feest, CC Communications. Are you talking about tearing the building down?

Commissioner Justin Heath. Yes, when we start talking about the Courthouse.

Mark Feest, CC Communications. The County Manager said we would be involved in their first meeting with the structural engineer, at that location. We would be able to discuss protecting the equipment that is in the building. That will not affect this at all. The corporate IT stuff is the easiest stuff to move. The things we are talking about leaving behind potentially, are network equipment. The question is, will the structural engineer engaged by the county, be able to come up with a reasonable methodology for building basically a cinderblock building around that



equipment and tearing the building down around it. This will not impact that at all.

Commissioner H. Peter Olsen, Jr. That sounds like a reasonable solution that Van Woert Bigotti is proposing. It's the difference of what we would have paid. The question comes into defining what that number would have been. I am hoping that we won't be able to tell the fire suppression system had to be changed after the fact.

Mark Feest, CC Communications. No, you should not be able to tell that at all. It's all up inside the ceiling.

Commissioner H. Peter Olsen, Jr. I think that's reasonable. Do the architects have insurance for this type of stuff?

Mark Feest, CC Communications. Yes, they do. Depending on how much that cost comes too, would depend on if they will be exercising their insurance to pay for the cost.

Commissioner H. Peter Olsen, Jr. What do you speculate the delta might be?

Mark Feest, CC Communications. If I had to take a guess, probably about \$40,000.00 to \$50,000.00. A wet fire suppression system is much cheaper to install. Since it's already been installed, we should not have to pay for the wrong system being installed. Say if the dry fire suppression system came back at \$120,000.00, we will have to take that amount and subtract what we have already paid for the wet fire suppression system. We will have to subtract what it will cost to patch the wall in the ceiling, where the wet fire system was going through. I also suggested that we will need to come to an agreement on inflationary factors. The quote we will get today on this will be much higher than the quote we received a year and half ago. There is only one licensed contractor who can install this dry fire suppression system in Northern Nevada. That's another reason why I want to move in with the wet fire suppression system, is because we don't know how long it will take to get the systems changed.

Commissioner, Justin Heath. When they put in the dry system, will it only be in those room?

Mark Feest, CC Communications. Correct. They are going to cut off and cap the wet system and then insert the dry system.

Commissioner Gregory Koenig asked if there was any public comment but there was none.

Commissioner H. Peter Olsen, Jr. made a motion to approve the change order for the dry fire suppression system pursuant to a negotiated cost sharing between CC Communications and VanWoert Bigotti. Commissioner Justin Heath seconded the motion, which carried by unanimous vote.

### Consent Items:

#### **A- Consideration and possible action re: PO#18420 Jensen Precast, \$108,392.00 for purchase of concrete boxes for Elko internet installation. NRS 332.115(1)(A)**

Commissioner Justin Heath made a motion to approve consent item as submitted. Commissioner H. Peter Olsen, Jr. seconded the motion, which carried by unanimous vote.

#### **B- Consideration and possible action re: PO#18423 Fiber Optic Supply, Inc., \$124,800.00 for purchase of MicroDuct for Elko Internet Installation. NRS 332.115(1)(A)**

Commissioner Justin Heath made a motion to approve consent item as submitted. Commissioner H. Peter Olsen, Jr. seconded the motion, which carried by unanimous vote.

### Reports: General Manager Report:

#### 1. HR

- a. Ed Bird retired on August 31, 2021 after over 22 year of service at CC Communications.
- b. [Last Report] One IT position is open. Two candidates are scheduled to be interviewed. **This has now been filled.**
- c. With the assistance of NTCA, we conducted 9 zoom interviews and selected two individuals to come to Fallon for live interviews. We interviewed those two candidates for the COO position on Friday August 27, 2021.
  - i. Both candidates did well.
  - ii. Both candidates spent about two days in Fallon with their spouses.
  - iii. NTCA VP of Human resources is reaching out to the top candidate regarding a job offer.

#### 2. NTIA BIP NOFO / Other Infrastructure Grants

##### a. Tribal

- i. Tribal grant proposals were due August 21, 2021
  1. CC Communications was selected to partner with FPST, Yerington Paiute Tribe, and the Walker River Paiute Tribe.
  2. The Inter-Tribal Council of Nevada (ITCN) submitted grant proposals on behalf of the Elko Te-Moak Band and the Yerington Paiute Tribe.
    - a. ITCN has not designated who the provider partner would be for Elko Te-Moak Band, but I believe that we are still in the running for this one.
- b. Selection is expected by end of 2021

##### b. Local Government

- i. Elko County
  1. CC Communications partnered with Elko County on a \$7.35 million proposal.

- ii. Mineral County
  - 1. CC Communications partnered with Mineral County on a \$5 million grant proposal for Hawthorne.
- iii. Selection is expected November 29, 2021
- c. Infrastructure Federal/State Pass through
  - i. It is anticipated the Governor's Office of Science Information and Technology (OSIT) will receive approximately \$300 million to pass through for broadband middle mile, last mile, and adoption.
  - ii. We have had multiple zoom meetings with Senator Rosen's office regarding primarily middle mile and statewide network infrastructure
  - iii. We have had several calls with OSIT on this matter, and they will be in Fallon to meet with us on September 16, 2021.
- 3. Spring Creek /Elko
  - a. Held Spring Creek Ground-Breaking with SCA Board president, two County Commissioners, and Executive Director.
  - b. Following week Elko County Commission designated CC Communications their partner for the grant proposal to NTIA.
  - c. On track to surpass projected locations passed by December 31, 2021.
- 4. New Building
  - a. Working with County regarding old shop. Structural engineer should be on-site for evaluation on Tuesday September 7, 2021.
  - b. Main
    - i. Interior windows offices 100%
    - ii. Paint and texture 95%
    - iii. Site Grading and base prep for concrete 100%
    - iv. Site concrete 65%
    - v. Subgrade for Asphalt areas 100%
    - vi. Base grade for Asphalt 10%
    - vii. Ceiling grid 100%
    - viii. Bathroom tile 85%
    - ix. Lobby Tile 90%
    - x. Exterior door frames 100%
    - xi. Interior office door frames 100%



- xii. Interior lighting 85%
- xiii. Case work ( Cabinets) 30%
- xiv. Paving scheduled for 9-20
- c. Site utilities:
  - i. Elect-100%
  - ii. Storm drain 100%
  - iii. Sewer 100%
  - iv. Water 100%
  - v. Gas 100%
- d. Training
  - i. Rough HVAC 40%
  - ii. Roofing 100%
  - iii. Sheet rock Taping 95%
  - iv. Texture and paint 0%
  - v. Bathroom tile 25%
- 5. Boards and Community Outreach
  - a. CEDA Bd. Meeting
  - b. CEDA business council board meeting
  - c. NTA board meeting
  - d. Oasis Board Meeting
  - e. Sponsored Cantaloupe Festival
  - f. Sponsored Elko County Fair
  - g. Sponsored Spring Creek Freedom Fest

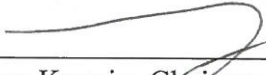
**Affidavit of Posting:**

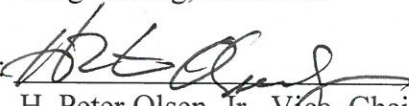
**Public Comment:**

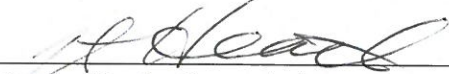
Chairman Gregory Koenig asked if there was any public comment but there was none.

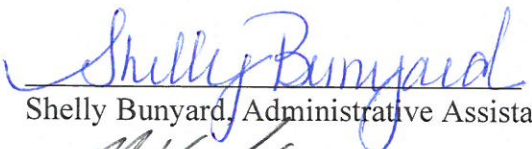
**Adjournment:**

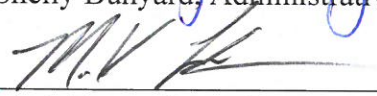
The meeting was adjourned at 2:13 p.m.

APPROVED:   
Greg Koenig, Chairman

APPROVED:   
H. Peter Olsen, Jr., Vice, Chairman

APPROVED:   
Justin Heath, Commissioner

  
Shelly Bunyard, Administrative Assistant

  
Mark Feest, General Manager/CEO