



SROA TOWN HALL
February 8, 2022

Topics: Amenities & Infrastructure

TELECOMMUNICATIONS IN SUNRIVER

Telecommunications Update

Gerhard Beenen

Telecommunications Chair

SROA Board Treasurer



TELECOMMUNICATIONS TASK FORCE

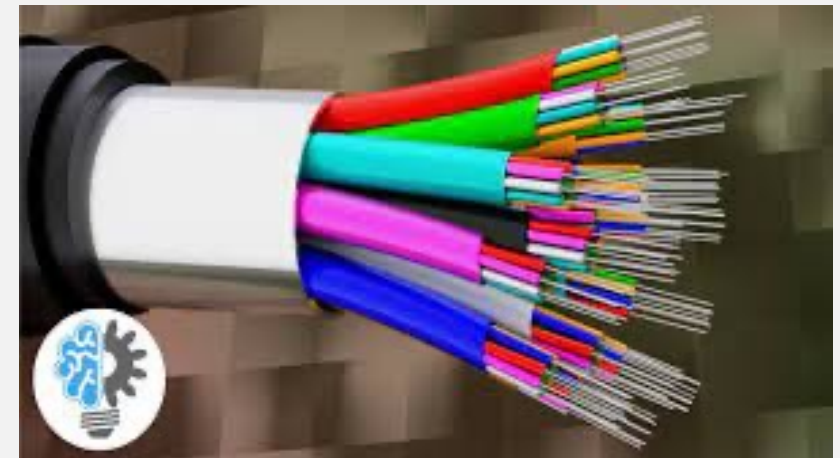
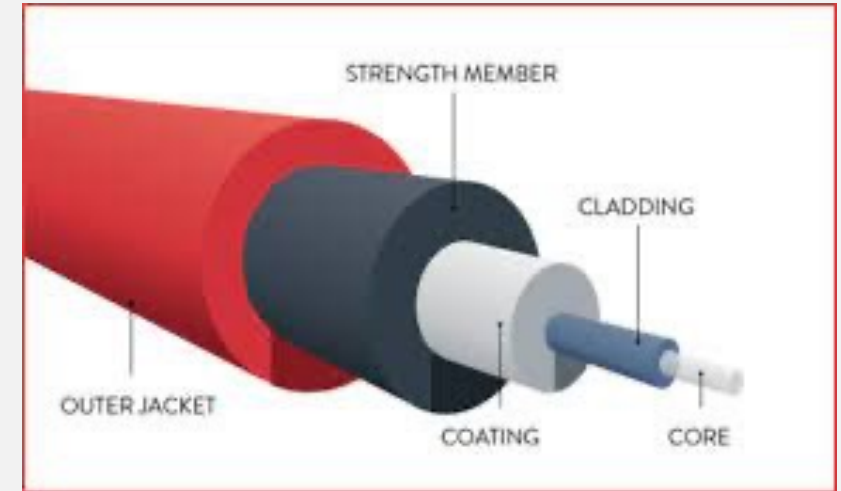
- ▶ Task Force Chartered January 2019
- ▶ Current Membership:
 - ▶ SROA Management
 - ▶ James Lewis, GM
 - ▶ Keith Kessar, Assistant GM
 - ▶ Brad Olson, IT
 - ▶ Mark Smith, Public Works
 - ▶ Joe Healy, Controller
 - ▶ SROA Board Members
 - ▶ Keith Mobley, President
 - ▶ Gerhard Beenen, Treasurer
 - ▶ SROA Residents
 - ▶ John Salzer
 - ▶ Jim Fister
 - ▶ Doug Palin
 - ▶ Dick Luebke
 - ▶ Rental Agencies
 - ▶ Bryan Kotaniemi, Sunriver Resort

January 2020 IAMP Survey Results

Infrastructure Project	Percent Placing in Top Three	#1 Rank	#2 Rank	#3 Rank
Telecommunications Infrastructure	64%	51%	30%	19%
Public Works Facility	52%	25%	35%	40%
New Recycling Center	51%	44%	34%	22%
Restrooms for pathway system and parks	48%	37%	34%	29%
Sunriver Service District (Police/Fire)	25%	22%	37%	40%
Cottonwood Road entrance	15%	24%	28%	48%
Administrative Facilities	6%	10%	28%	62%

FUTURE OF SUNRIVER TELECOMMUNICATIONS

- Fiber-To-The-Home Identified as the best solution for Sunriver
 - Fiber has an expected lifetime of 50+ years
 - Fiber eliminates many problems experienced by Sunriver owners
 - Fiber isn't subject to electrical interference
 - Fiber has "unlimited" bandwidth, eliminating congestion during peak usage
 - 99.9% availability guaranteed by BBB/TDS
 - Unavailable less than 2 minutes/day
 - Unavailable less than 45 minutes/month
 - Unavailable less than 9 hours/year
 - Fiber can provide symmetrical transmission speeds in excess of 100Gbps
 - Fiber is relatively inexpensive from a material perspective (glass)
- Wireless technologies
 - Capable of 1Gbps transmission speeds
 - Limited range in a highly treed environment
 - Requires a fiberoptic connection to each base station



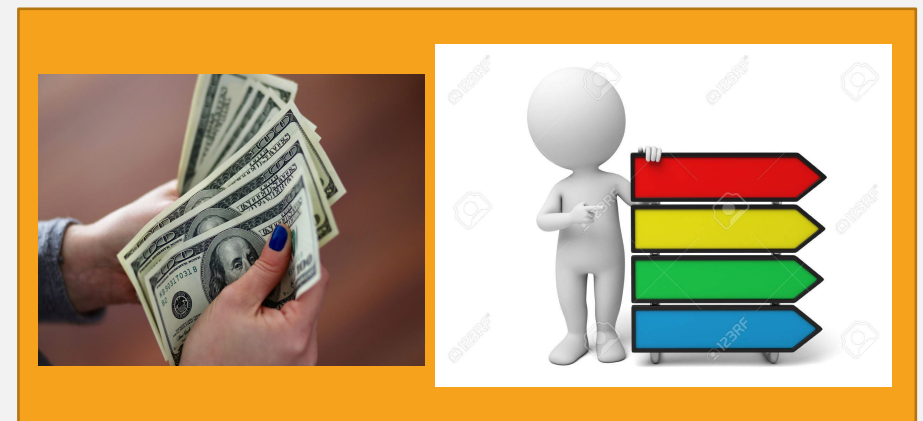
OPTIONS FOR SUNRIVER

- Task force reviewing two main options
 - Renew contract with Bendbroadband/TDS
 - 10–15-year agreement
 - Single supplier
 - Services similar to what we have today
 - Build a SROA owned FTTH network
 - Network owned by Sunriver owners
 - Service provider(s) contracted by SROA
- Either Option
 - Provides Sunriver owners with state-of-the-art telecommunication services
 - Eliminates network congestion issues
 - Increases the value of your Sunriver home

“Lease”



“Buy”



CONTRACT WITH BENDBROADBAND / TDS

- Two Options Available
 - 15-year “standard” services agreement
 - BBB/TDS to build a FTTH network in Sunriver
 - Services offered similar to current BBB offering
 - Service pricing to remain similar to today
 - Comparable to what Bend customers pay
 - 10-year “bulk” agreement
 - All homes/business in Sunriver served by BBB/TDS
 - SROA to pay BBB \$32/month for each home
 - Price fixed for duration of contract
 - Each home receives 300Mbps (up/down) fiber service, modem and WiFi router
 - SROA to increase annual maintenance fee to cover cost



SROA OWNED FTTH NETWORK

- SROA builds a FTTH Network owned by SROA owners
 - Construction Cost: \$20M
 - Owners pay for construction similar to SHARC
 - One-time payment: approx. \$4,800
 - 15 annual payments: approx. \$400/year
 - 180 monthly payments: approx. \$33/month
 - SROA contracts with Internet Service Provider(s)
 - ISP(s) provide internet connection service
 - Owners choose their video & voice communication providers from internet offerings
 - One ISP provides maintenance services
 - Internet service cost estimate (1Gbps): approx. \$35/month



HIGH-LEVEL SUMMARY

Feature	BBB Standard	BBB Bulk	Sunriver Owned
Network Ownership	BBB/TDS	BBB/TDS	SROA
Network Type	Proprietary FTTH	Proprietary FTTH	Open FTTH
Network Cost per Sunriver Owner	None	None	~\$33/month for 15 years
Estimated Network Turn-up date	December 2025	December 2025	June 2027
Customer/Vendor	Sunriver Owner/BBB	SROA/BBB	Sunriver Owner/ISP
Internet Service	Optional	Mandatory	Optional
Contract Duration	15 years	10 years	SROA set
Monthly Internet Service Cost	300 Mbps: \$74.99 1 Gbps: \$99.99 Gateway/Router: \$10	300 Mbps: \$31.95 Gateway/Router: \$0	1 Gbps: ~\$35.00 Gateway/Router: ?
TV & Phone Services	BBB or Internet	BBB or Internet	ISP or Internet
Network Maintenance	BBB	BBB	SROA contractor
Service Support	Out of Bend	Out of Bend	“On-Site”

ADDITIONAL INFORMATION

- Sunriverowners.org website
 - Recordings of recent town hall meetings
 - Representatives from BendBroadband (TDS)
 - Representatives from community owned FTTH networks
 - FAQ
 - Sunriver Scene articles
 - Pros/Cons of different options
 - Regularly updated with new information

SUNRIVER OWNERS ASSOCIATION

CONTACT STAFF SCENE CALENDAR JOBS EMERGENCY TRANSLATE

OWNERS DEPARTMENTS DOCUMENTS & FORMS COMMUNITY I WANT TO

Fiber-to-the-Home in Sunriver

Owners > Capital & Reserve Projects > Telecommunications

In January 2019, the SROA Board of Directors authorized the formation of the Telecommunications Task Force (TTF) to research bringing Fiber-to-the-Home (FTTH) to the Sunriver community.

The TTF has engaged owners and reviewed past telecom work and various other resources in developing a recommended update to SROA's telecommunication infrastructure. The TTF will provide a recommendation for any implementation by prioritizing segments of the plan as well as justifications for the prioritization. Use of the SROA Decision Making Checklist, when and where applicable, will be followed.

The task force is researching the following:

- Connectivity to all SROA owners
- Potential of multiple vendors to provide services
- Potential for SROA to manage infrastructure for connectivity and security
- Redundancy and expandability for the future
- Create a plan that will last 30 plus years

This image shows the proposed fiber infrastructure

UPCOMING TOWN HALLS

Town halls will be held to inform and educate owners about a proposal to build a fiber-to-the-home network in Sunriver. The meeting will discuss the advantages and disadvantages of continuing to work with BendBroadband or for SROA to create its own fiber infrastructure. There will be an opportunity for questions and answers.

The meetings will be virtual via Zoom. [To register, CLICK HERE](#)

Meeting dates:

- Tuesday, Jan. 25, 3:30-5 p.m.
- Friday, Jan. 28, 3:30-5 p.m.
- Wednesday, Feb. 2, 3:30-5 p.m.

Telecommunications Task Force Members

- Gerhardt Beenen
- James Lewis
- Joe Healy
- Mark Smith
- Brad Olson
- Keith Mobley
- John Salzer
- Jim Fister
- Dick Luebke
- Keith Kossaris

Have a question?
Please email the task force

DOCUMENTS

- Telecommunications Town Hall Presentation

STORY UPDATES

- 2020 7 July
- 2020 9 September
- 2020 10 October
- 2020 11 November
- 2021 1 January
- 2021 6 June
- 2021 12 December

Pros & Cons of Fiber-to-the-Home in Sunriver

NOTE: The overall goal is for a fiber to the home (FTTH) network for all properties in Sunriver whether constructed/provided by BendBroadband/TDS (BBB), or by SROA/owners. A fiber system (regardless of the provider) will offer improved internet service over the existing coaxial system currently utilized and maintained by BBB/TDS. Currently, BBB is the only provider that has stated an interest in constructing a FTTH network within Sunriver.

Fiber-to-the-Home with BendBroadband >

SROA Ownership of Fiber Infrastructure >

Other Frequently Asked Questions

BendBroadband currently offers up to 100Mbps service, isn't that fast enough? >

How would Sunriver owners pay for the installation of a FTTH network? >

If SROA contracts with multiple service providers, would we still get CATV and telephone services? >

If Sunriver installed their own network who would be responsible for maintaining it? >

What type of services would a Fiber-To-The-Home (FTTH) network allow? >

Why is SROA considering an extension to BendBroadband's contract? >

Why not invest in 5G or have a provider build out a 5G network? >

Would BendBroadband increase prices after completing their FTTH network? >

Office: 57455 Abbot Drive
Mailing Address: PO BOX 3278, Sunriver, OR 97707
Created by: GRANICUS - Connecting People and Government

Phone: 541.593.2411 Toll Free: 888.284.6639
Hours: Mon-Fri, 9am to 5pm | Foyer open 24/7
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NEXT STEPS

- Sunriver Owners Survey
 - Gauge owner's interest / willingness to support building an SROA owned FTTH network
 - Desirability of owning the network
 - Willingness to wait until 2027 for FTTH
 - Level of dissatisfaction with BBB/TDS
 - Willingness to endure short-term pain for long-term gain
- Provide recommendation to SROA board
 - Task force to narrow options for potential owner's vote
- SROA board to discuss at April board meeting
 - Board decision whether to proceed to vote of the owners
 - Decision in April would allow sufficient time for including telecommunication options on August ballot

