

Barnes Butte Elementary School

1875 NE Ironhorse Drive • Prineville • 541-447-5664 • www.barnes.wp.hdesd.org

Property Owner/Developer:
Crook County School District – Prineville

Method for Construction:
Construction Manager/General Contractor (CM/GC)

Contractor: CS Construction and P&C Construction

Project Cost: \$17,000,000

Square Footage: 73,113

Financing: Bond Measure 7-61 from the School District.

CS Construction Project Manager:
Eric Meeuwsen

CS Construction Site Superintendent:
John Lester

P&C Construction Senior Project Manager: Steve Anderson



PHOTO | COURTESY OF CROOK COUNTY SCHOOL DISTRICT

P&C Construction Project Engineer:
Ken Fehringer

School District Project Manager:
Jerry Milstead

School Principal: Jim Bates

BLRB Architects:
Lead Architects Mike Gorman and Tom Stark

Design Team: Mike Gorman, Tom Stark, Lee Fenton, Greg McCracken, Jim Landin, Mindy Lyman

Landscape Design: WH Pacific for Civil and Landscape

Structural Design: Eclipse Engineering

Mechanical and Electrical: MFIA

Kitchen Design: Halliday Associates

Subcontractors and Suppliers

7 Peaks Paving, A-game Courts, Alpine Glass, American Direct, American Fence, American Sprinkler, Apollo Mechanical, Architectural Metalcrafters, Architectural Specialties, Barclay Dean, Bend Commercial D & H, Campbell’s Custom Tile, Eagle Roofing, CRJ Construction, Davidson’s masonry, Dixon Steel, ECI, ESG/ACME, Fab Tech, Fabulous Floors, Gowdy Brothers Electrical, H.A. McCoy, Integrated Interiors, Interior Tech, LaRusso, Moyes Drywall, NW Playground, Palmer Hamilton, Prosteel, Roger Langeliers, Sawtooth Caulking, Shamrock Northwest, Shields Painting, SI Contracting, Smith Sheet Metal, Thyssen Krupp, Tomco Electric, Verne Samples, Wallace Steel, Westmark Production / Bend Cabinet, WH Cress

Brief Description of Project

The new Barnes Butte 73,000 square foot building features 25 classrooms divided into seven learning pods. Barnes Butte currently has approximately 660 students and the school has a capacity of 700 students.

The seven learning pods are arranged by grade level with each classroom in the pod facing a shared learning commons that facilitates individualized attention and enhances student-teacher relationships. Each pod is identified by a unique name taken from geographical areas of Crook County and a color scheme which is anchored by a photo that depicts the name of each pod. The structure is multi-level, and includes a 6,000-square foot gymnasium for use by both the school district and entire community.

Upon entering the school a two-story high and 15’ wide hallway has learning community display areas for each grade to display their work. This area continues into an open community living room at the core, from which you can access the library, cafeteria, gym, music room, stairs to the second floor, and the Learning Communities. The hallway to the Learning Communities has a durable wainscot base and a 4’-0” continuous tackable wall covering.

The project features a “two-story facility include twenty-five classrooms, an over-sized gymnasium with bleachers, a full-service kitchen and cafeteria, a state-of-the-art library/media center, and an exterior of CMU, heavy timbers, and metal panels.”

Bend Research Commercial Manufacturing Facility

64550 Research Road • Bend • 541-382-4100 • www.bendresearch.com

Property Owner/Developer: Capsugel

Design Build / Contractor: Kirby Nagelhout Construction Company

Project Cost: \$15 million, \$27 million with equipment

Square Footage: 5,800

Financing: N/A

Project Managers: Joe Waggoner, Matt Olts, Mike Taylor, Chris Prah

Supervisor: Tim Miner, Pete Showers

Engineer: Coffman Engineering

Architect: BCA

Principal Architect: BlaiseCacciola

Structural Engineer:
Froelich Consulting Engineers

Civil Engineer: Don Kliewer

Mechanical Engineer: Tim Garoutte

Electrical Engineer: Chris Barker



PHOTO | BY CASCADE BUSINESS NEWS

Subcontractors and Suppliers

ACI Mechanical & HVAC Sales, Advanced Fireproofing, Air Tec Co., Alpine Glass Company, AltroUSA, Inc., ASI Doors, Inc., Bell Hardware of Bend, Bend Research, Inc., Blaise Cacciola Architect LLC, BMWC Constructors, Inc., Carlson Sign Company, Cement Elegance, Central OR Garage Door Inc., Coffman Engineers, Eagle Roofing Company, Energy Conserv. Insulation Co., Fabulous Floors, Inc., File (Kirby Nagelhout Const. Company), J & R Fire, LLC, Judson Painting of Oregon Inc., KINGSPAN API, Knife River - Central Oregon, MacDonald-Miller / Facility Solutions, Inc., Mike’s Fence Center, Inc., Moyes Drywall, Neudorfer Engineers Inc., Norman S. Wright Mech Equip NW, North Country Bldg Spec. LLC, OR Cascade Plumbing & Heating, Overhead Door Co. of Cent. OR, Powers of Automation, Inc., Professional Plastics, Inc., Ryan, Leanne (Bend Research, Inc.), Siemens Industry, Inc., Taylor Northwest, LLC, Tomco Electric, Inc., Trane U.S. Inc. DBA Trane, Tri County Paving, LLC, True Line Steel, Inc., Waggoner, WhiteStar Enterprises LLC

Brief Description of Project

Technological trailblazer Bend Research Inc. is continuing to lead the way in pharmaceutical industry innovation with the completion of a new commercial manufacturing facility poised to expand its scope for ever more sophisticated and efficient medicinal delivery methods.

Parent company Capsugel - a global leader in delivering high-quality, innovative dosage forms and solutions - has completed construction of a new spray-dried dispersion (SDD) plant at Bend Research’s burgeoning complex off Builders Court in NE Bend, representing the final phase of a two-year, \$25 million investment to expand commercial manufacturing capabilities at the site.

Bend Research Vice President Tanya Hayden said the new multi-story commercial-scale 5,800 square foot facility allows Bend Research to expand its renowned drug development technology to include the final stages of manufacture, providing additional capability for the company’s growing customer base.

The state-of-the-art building - designed by local specialists Blaise Cacciola Architects and built by general contractor Kirby Nagelhout Construction Company, who are both long-time collaborators with Bend Research in its campus-style evolution - is itself a marvel of engineering efficiency featuring different levels of atomizing and drying equipment and employing cutting edge technology linked through several floors of a compact 50 ft tall building envelope.

The latest 3-D building information modeling techniques were used to generate digital representations of the physical and functional characteristics of the new highly complex and creatively customized building, with the tool continuing to be employed as a useful “map” of the facility.

Top Projects 2015

Aspen Villas and Reindeer Meadows Apartment Remodel: Architect: Pinnacle Architecture, Contractor – LMC Construction, Cost – Construction: \$1.7 Million (Aspen) and \$1.1 Million (Reindeer)

BarnesButteElementarySchool:Architect–BLRB Architects , Contractor – CS Construction and P&C Construction, Cost – \$17 Million

Bend Research Commercial Manufacturing Facility: Architect – BlaiseCacciola, Contractor – Kirby Nagelhout Construction Company, Cost: \$15 Million, \$27 Million with Equipment

Bend Senior High School Remodel: Architect – Steele Associates Architects, LLC, Contractor – CS Construction, Cost: \$5.4 Million

Bend Whitewater Park & Pedestrian Bridge: Geotechnical Engineer: Wallace Group, Cost: \$9.7 Million

Black Butte Ranch Lakeside Bistro and Pool: Architect – Hacker Architecture, Contractor – Kirby Nagelhout Construction Company, Cost: \$11.5 Million

COCC Ochoco Hall Remodel: Architect - Pinnacle Architecture, Contractor - Griffin Construction, Cost - \$2.4m project cost

COCC Residence Hall: Architect – Pinnacle Architecture, Mahlum Architects, Contractor – Lease-Crutcher-Lewis, Cost: \$21 Million

EM Thompson Historic Remodel / LARK Mountain Modern: Architect – Ascent Architecture & Interiors, Contractor – Mission Building and Renovation, Cost: \$460,000

My Place Hotel Bend: Architect – Richardson Design Group , Contractor – Legacy Builders, Cost – \$2.7 Million

Murray Road Industrial Center: Architect – Pinnacle Architecture, Contractor – SunWest Builders, Cost: Not Provided

NorthWest Crossing Self-Storage: Architect: BBT Architects, Contractor: SunWest Builders, Cost: \$1.9 Million

Oregon Spirit Distillers: Contractor – Architect: Ascent Architecture & Interiors, Contractor – KEA Construction, Cost: \$1.5 Million

Pacific Crest Middle School: Architect – BBT Architects , Contractor – Kirby Nagelhout Construction Company, Cost- \$26.5 Million

Reed Market Road: Third Street to Newberry Drive: Contractor – Knife River Corporation – Northwest

Robberson Ford-Lincoln Remodel: Architect – BBT Architects, Contractor – Kirby Nagelhout Construction Company, Cost – \$4.38 Million

Sam Johnson Community Park Hope Playground: Design – Harper Houf Peterson Righellis Inc., Cost – \$1 Million

Silver Rail Elementary School: Architect – Steele Associates Architects LLC, Contractor – Kirby Nagelhout Construction Company, Cost – \$17.3 Million

Social Security Administration: Architect: Matt Tynan, Stemach Design & Architecture, Contractor – SunWest Builders

St. Charles Prineville Hospital: Design-Build – The Neenan Company, Cost – \$30 Million

Sunriver Resort Lodge Carson’s Restaurant and Twisted River Restaurant: Architect – DKA Architects, Contractor – SunWest Builders, Cost – \$4.5 Million

Sunriver Resort The Cove Aquatic Facility: Contractor – Architect – DKA Architects, R & H Construction, Cost – \$3.8 Million

Sunriver Lodge Condo Room Renovations: Architect – RCI Inc. Design Consultants, Contractor – SunWest Builders, Cost – \$2.15 Million

The 1001 Tech Center: Architect – Brandon Olin Architect, Contractor – SunWest Builders. Cost – \$1.5 Million

The Capitol: Architect – Stemach Design & Architecture, Contractor: Compass Commercial Construction, Cost: \$600,000

The Parks at Eastlake: Architect – Merryman Barnes Architects, Inc., Contractor – R&H Construction , Cost – \$5.1 Million

Unitarian Universalist Fellowship of Central Oregon: Contractor: Architect – THA Architect now Hacker Architect, Contractor – Kirby Nagelhout Construction Co., Cost – \$8.4 million

Utility Trailer: Architect – CIDA, Inc., Contractor – SunWest Builders, Cost – \$2.5 Million

Bend Senior High School Remodel

230 NE Sixth Street • Bend • 541-355-3700 • www.bend.k12.or.us/bsh



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS LLC

Property Owner/Developer:
Bend LaPine School District
Contractor:
CS Construction
Project Cost: \$5,402,801
Sitework Start: May 2015
Completion:
November 2015
Square Footage: 18,500
Amenities: Classrooms,
Medical Clinic, Daycare
Financing: None

Project Manager for Owner:
Hal Beumel, BLSD
Supervisor for GC: Eric Meeuwssen
Architect:
Steele Associates Architects, Inc.
Principal Architect: Scott Steele
Project Manager for Arch: Darek Olson
Structural Engineer:
Froelich Engineers, Inc.
Civil Engineer: DOWL/HKM
Mechanical Engineer: MFIA, Inc.
Landscaping: WH Pacific

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Subcontractors and Suppliers

Tomco – Electrical, Deschutes Painting – Painting, Grizzly Excavation – Earthwork,
Deschutes Concrete – Concrete, Botanical – Landscaping, Bend Commercial Glass –
Window replacement, Beynon – Track resurfacing

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Brief Description of Project

The project added three new classrooms, renovated the Art Room and Library, added one medical clinic, added one daycare, and added a new field house and new grass soccer field. The project also re-painted the exterior of the existing school, replaced all single pane windows with energy efficient double pane windows, and repaired and replaced the track surface. The field lighting was replaced with energy efficient LED fixtures.

Bend Whitewater Park & Pedestrian Bridge

Deschutes River • Bend • www.bendparksandrec.org/bend-whitewater-park

Property Owner: Bend Park
& Recreation District
Project Manager: Chelsea Schneider, BPRD
Construction Manager:
Brian Hudspeth, BPRD
Geotechnical Engineer: Wallace Group
Geotechnical Project Manager:
Mark V. Herbert, P.E.
Project Cost: \$9.7 Million
Sitework Start: October 2014
Completion: August 2015
Amenities: Safe passage channel, habit
channel and four drop whitewater channel
with adjustable pneumatic bladders.
Financing: GO Bond 9-86
River Channel Designer: River Restoration



PHOTO | COURTESY OF THE WALLACE GROUP, INC.

Civil Engineer: OTAK
Permit Specialist:
Pacific Habitat Services
Landscaping: N/A
General Contractor:
Hamilton Construction Company
Earthwork Contractor:
JAL Construction

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Brief Description of Project

Bend Park & Recreation District voters approved Bond Measure 9-86 in November 2012. This measure provided funding for a dam modification, pedestrian bridge and habitat restoration project directly downstream of the Colorado Avenue Bridge crossing of the Deschutes River.

The project provides a safe passage route for river users over an historic, lumber mill dam, in addition to constructing a whitewater park with improved fish passage and wildlife habitat. The project includes three channels (bypass for safe passage, a natural channel to enhance fish habitat and riparian vegetation and an adjustable, four-drop whitewater channel for recreational and competition paddlers). The whitewater channel is the first of its kind in the Pacific Northwest and will attract whitewater enthusiasts and spectators from around the region.

Starting in 2011, Wallace Group was part of the project design team lead by OTAK to plan, design, permit and construct various project elements while maintaining the integrity of the existing dam. Wallace Group's scope of services included comprehensive subsurface explorations and geotechnical analysis at both upland and riverbed locations to support design and construction of the pedestrian bridge, two artificial, mid-channel islands and new park features within adjacent McKay Park.

Wallace Group engineers performed detailed seepage analysis as part of a critical flow-control cut-off wall design within the island separating the whitewater/habitat channels.

Lakeside Bistro & Pool at Black Butte Ranch

800-452-745 • www.blackbutteranch.com

Contractor: Kirby Nagelhout
Construction Company
Project Cost: \$11.5 Million
Square Footage: 15,000
Financing: Homeowners Association
Supervisor: Alec Hansen
Engineer for Pool: Water Technology Inc.
Architect: Hacker Architecture
Principal Designer: Corey Martin
Structural Engineer: Madden and
Baughman Engineering Inc.
Civil Engineer: Harper Houf
Peterson Righellis HHPR



PHOTO | COURTESY OF BLACK BUTTE RANCH

Mechanical Engineer:
PAE Consulting Engineers
Lighting Engineer: LUMA Lighting Design
Landscaping: Walker Macy
Landscape Architects

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Subcontractors and Suppliers

Tri County Paving, Baxter Builders, Bend Commercial Glass, Bend Heating & Sheet Metal Inc., Blue Flame Specialties, CCI Bend, Deschutes Painting, Earths Art, Edmondson's Drapery, Energy Conserv. Insulation Co., Fabulous Floors Inc., Floors Solutions, Frame to Finish, GH Surveying, Huntco Supply, Il-S Mechanical, J & R Fire, Latham Excavation, LDC, Inc., MC Interior, Mike's Fence Center, Moderncrete West, North Country Bldg Spec, Ogden Construction, Portland Millwork, River Roofing Bend, Sierra pacific Windows, Stephen's Heating & Cooling, The Pool Company, TOMCO Electric, True Line Steel

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Brief Description of Project

The heart of venerable regional resort gem Black Butte Ranch has been rejuvenated with the completion of the Lakeside complex including new pool facility, bistro and recreational center all framed by stunning Cascade Mountain vistas.

The 15,000 square foot facility is comprised of a new infinity swimming pool — three times larger than the previous one. The pool is open to residents and guests of the resort May through October. An outdoor 24-person hot tub is open year round. A bistro with indoor and outdoor dining features a casual menu with seasonal offerings based on locally-sourced produce and showcasing some of Central Oregon's most sumptuous views. Guests and residents can expect poolside service, a fitness facility, ample locker rooms and an activity center.

The Lakeside Bistro's cathedral-like ceilings and extensive windows give an expansive, airy feel while optimizing views of Mt. Washington and the Cascades peaks beyond including Three Sisters.

Central Oregon Community College Ochoco Hall Remodel

2600 NW College Way • Bend • 541-383-7700 • www.cocc.edu



PHOTO | COURTESY OF COCC

Property Owner/Developer:
Central Oregon Community College
Contractor: Griffin Construction
Project Cost: \$2.4m project cost
Completion: July 2015
Square Footage: 31,028
Financing: COCC, November 2009
Bond Measure and Construction Fund
Project Manager: COCC, Rich Breck

Architect: Pinnacle Architecture
Principal Architect: Peter Baer
Project Architect: Mark Rossi
Structural Engineer:
Froelich Consulting Engineers
Mechanical Engineer:
PAE Consulting Engineers
Landscaping:
Environmental: Paulsen Environmental

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Brief Description of Project

The two phase remodel provides office space for the Humanities Department, adds a computer lab, a conference room, a Language Lab and an Anthropology/Geography Lab. The remodel provides more flexible and technology friendly classrooms to support 21st century learning. Classrooms are designed to and allow the professors and students to switch between group work and traditional lecture easily.

Central Oregon Community College
Residence Hall

2600 NW College Way • Bend • 541-383-7700 • www.cocc.edu

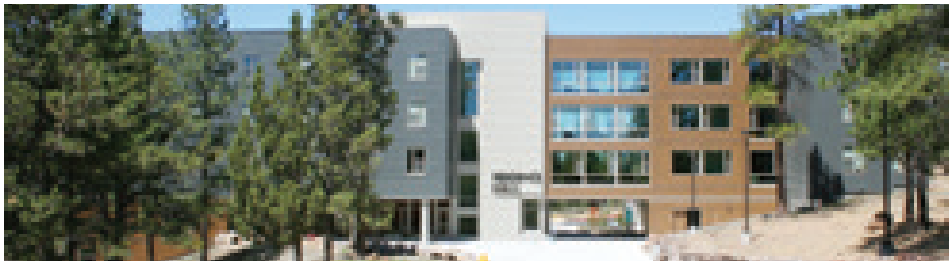


PHOTO | BY CASCADE BUSINESS NEWS

Contractor: Lease-Crutcher-Lewis
Project Cost: \$21 million
Square Footage: 83,913
Financing: Bonds
Project Manager: Rick Hayes
Supervisor: Matt McCoy,
Vice President for Administration
Architect: Pinnacle Architecture,
Mahlum Architects

Principal Architect:
Mahlum Architects
Structural Engineer:
KPFF Consulting Engineers
Civil Engineer: Harper Houf
Peterson Righellis Inc.
Mechanical Engineer: PAE Engineers
Landscaping: Harper Houf
Peterson Righellis Inc.

Subcontractors and Suppliers

Ogden Construction, Acousti-Level, Sunburst Fabrication, Trueline, Baxter Builders with Miller Lumber, LDC Inc., 2G Construction, AM-1 Roofing, Northwest Quality Roofing, Insulation Contractors, Bell Hardware, Western Partition, Zesbaugh, Inc., Alpine Glass, Mid-Valley Glass, Sierra Pacific Windows, CCI, Floor Solutions, Tom Oller Painting, BMS, Standard TV & Appliance, Diversions Window Coverings, Otis, Intuitive Fire, Apollo Mechanical, Aspin Ridge Electric, Jack Robinson & Sons, Van Nevel Concrete, Botanical Landscape, Mike's Fencing, Regional Cleaning, Turtle MT Construction Company, Center Pointe Signs

Brief Description of Project

330-bed Residence Hall features quad suite-style living with each unit housing four students in double or single bedrooms furnished with beds, desks and drawers, with a shared common area and bathroom. The modern residence building, which emphasizes natural light and maximizes prime mountain views, also includes a host of other amenities including wireless network and cable TV access, group study rooms, a community kitchen, laundry rooms, roommate matching, secure/controlled access, elevators linking multiple floors, TV lounge, patio area and conference rooms. Student living guidance is also provided by ten live-in Community Advisors.

EM Thompson Historic Remodel/
LARK Mountain Modern

831 NW Wall Street • Bend



RENDERING | COURTESY OF ASCENT ARCHITECTURE & INTERIORS

Property Owner/Developer:
Karen and Scott Letourneau
Contractor: Mission Building
and Renovation
Project Manager: Francis Senger
Supervisor: Rex Parks
Architect: Ascent Architecture
& Interiors

Architectural Team: Seth Anderson,
Sara Laudenslayer, Travis Smith
Structural Engineer: Joe Speck,
Walker Structural Engineering
Project Cost: \$460,000
Sitework Start: March 2015
Completion: August 2015
Square Footage: 3,700

Subcontractors and Suppliers

Electrical: Integrated Electric, Plumbing: Firkus Plumbing, Mechanical: Griffin Heating and Cooling, Concrete: JUCC, and Shatz Construction, Tile: Nelson Tile and Stone, Flooring: Nelson Tile and Stone, Glass: BCG, Paint: Pacific Painting, Awning: Carlson Sign, Lumber: Miller Lumber, Roofing: Stone Roofing, Steel: Baldwin Custom Welding

Brief Description of Project

The owners of the EM Thompson building wanted to give their downtown Bend building a much needed facelift and approached Ascent Architecture & Interiors to help orchestrate their vision for the building. Built in 1916, the building has gone through nearly a century of tenant changes and cosmetic alterations. The owners wanted to bring the building back to prominence by doing a complete façade remodel while keeping the historic nature of the design. The interior also received a complete overhaul, which included exposing the existing brick walls, lighting upgrades, new stair and a new mezzanine build-out.

Bend My Place Hotel

550 SW Bond Street • Bend

541-213-2108 • 855-200-5685 • www.myplacehotels.com

Property Owner/Developer:
Pacific Northwest
My Place Hotels, LLC
Contractor:
Legacy Builders
Square Footage:
63 Units
Project Manager:
Joe Dinger, VP
of Development, Pacific Northwest
My Place Hotels, LLC
Architect:
Richardson Design Group,
Salt Lake City



PHOTO | BY CASCADE BUSINESS NEWS

Subcontractors and Suppliers

Alex Hodge Construction, Ogden Construction, Inc., Siding Unlimited Northern Div., Cascade Heating & Specialties, Inc., Severson Fire Protection, Baxter Builders, Becon LLC, AM-1 Roofing Inc., ThyssenKrupp Elevator, DakComm Solutions, Inc., High Desert Aggregate & Paving, Wolf Steel Inc., Elevate Flooring, Pine Mountain Acoustical, Millsite Landscape Services, Russell and Sons Plumbing, Country Construction/ Masonry, Ultra Quiet Floors, FEI Testing & Inspection, Reynolds Electric, Tim Dally Drywall, Inc., Energy Conservation Insul., Bend Commercial Glass

Brief Description of Project

As Bend's lodging market continues to heat up with guest numbers exceeding pre-recession levels and more operators planning projects, the latest entrant into the market is set to occupy a unique affordable accommodation niche in the City's vibrant Old Mill District. Construction is now complete on the four-story, 63-unit My Place economy hotel at 550 SW Bond Street, which also offers the option of extended stays with nightly, weekly and monthly rates. Guests will have internet access and on-site laundry and storage options, as well as pet-friendly accommodations and a 24-hour store located in the lobby. Company leaders believe the efficient concept, which dispenses with extras like swimming pools and conference centers, means value can be maximized and savings passed on to the traveler.

Murray Road Industrial Center

20499 Murray Road • Bend



PHOTO | BY CASCADE BUSINESS NEWS

Property Owner / Developer:
Murray Road 1, LLC
Contractor: SunWest Builders
Project Cost: N/A
Sitework Start Date: September 17, 2014
Completion Date: May 18, 2015

Square Footage: 115,000
Project Manager: Wayne Powderly
Superintendent: Mike Jones
Architect: Pinnacle Architecture
Structural Engineer: Eclipse Engineering
Civil Engineer: HWA

Subcontractors and Suppliers

Reinhart Construction Inc., Jack Robinson & sons, Inc., Aspen Landscape Development, Deschutes Concrete Const., Rasmussen Masonry, Fab-Tech Manufacturing, Inc., JLM Steel II, Inc., Cascade Interior Trim & Door, Energy Conservation Insulation, JLM Steel II, Inc., LDC, Inc., Bell Hardware, the Dannick Corporation, Central Oregon Garage doors, alpine glass Company, Pine Mountain Acoustical, Inc., Cascade Painting & Design, Alpine Abatement Associates, North Country Building Spec., Severson Plumbing, Black Diamond Plumbing, J&R Fire, LLC, Mountain View Heating, Inc., Bend Electric, Inc., Apex Telecom, Inc.,

Brief Description of Project

A creative repurposing project has breathed new life into the site of a former manufacturing facility in Bend, which is now poised to act as a catalyst for economic growth in the rebounding industrial sector. The 125,000 square foot former Fuqua Homes factory spanning several acres on Murray Road in Northeast Bend was once a major employer in the city – with a workforce numbering over 300 at the height of production in 2006, constructing hundreds of manufactured and modular homes. The investor vision for the property included saving as many of the existing structures as possible, and with the help of utilizing Systems Development Charge (SDC) and trip credits for fees already paid, plans were formulated for reconfiguring the facility into potential varying sized industrial suites. The Center is now able to accommodate separate industrial suites from 1,761 square feet to larger scale units of over 20,000 square feet to provide options for companies moving to Bend or existing operators looking for more space.

NorthWest Crossing Self-Storage

2825 NW Lolo Drive • Bend • www.nwxstorage.com



JEFF PAYNE OWNER OF NORTHWEST CROSSING SELF STORAGE | PHOTO BY CASCADE BUSINESS NEWS

Property Owner / Developer: NorthWest Crossing Self-Storage, LLC
Contractor: SunWest Builders
Project Cost: \$1.9 Million
Sitework Start Date: October 2014
Completion Date: July 2015
SQ Footage: 65,100
Amenities: Storage Facility with Office Space

Financing: Lewis & Clark Bank
Project Manager: Adam Bowles
Superintendent: Monte Burch
Architect: BBT Architects
Structural Engineer: Trachte Building Systems, Walker Structural Engineering
Civil Engineer: Rhine-Cross Group, LLC
Landscape Designer: Botanical Developments

Subcontractors and Suppliers

Shamrock Northwest, Wilson Curb, Inc., Botanical Developments, Mike’s Fence Center, High Desert Aggregate & Paving, Bend Concrete Service, ConSeal, Inc., Rasmussen Masonry, Havern Cabinetry & Design, Matheson Construction, Energy Conservation Insulation, Stone roofing & Construction, Bell Hardware, Performance Building Products, Lake View Millworks Sales, guarantee Glass & Mirror, Inc., J. L’s Drywall, Inc., Cascade Painting & Design, I&J Carpets Inc., Forge Building Company, Bryan Young Plumbing, Inc., Quality Heating, Tomco Electric, Inc.

Brief Description of Project

Complete development of four-acre site and construction of 13 self storage buildings and one office building. The 65,000 square foot building will house 360 drive-up accessible units and garages. The units range in size from 5’x10’ to 10’x20’. The secure garages, most complete with automatic garage door openers, range from 12’x26’ to 14’x40’. The facility will be open from 6am-10pm daily.

Oregon Spirit Distillers

Barrel Thief Lounge, Distillery & Barrel Storage

740 NE First Street • Bend • 541-382-0002 • www.oregonspiritdistillers.com



PHOTO | COURTESY OF ASCENT ARCHITECTURE & INTERIORS

Property Owner/Developer: Oregon Spirit Distillers
Contractor: KEA Construction
Project Manager: Danny Boyce
Supervisor: Tom Bennett
Architect: Ascent Architecture & Interiors
Architectural Team: Seth Anderson, Sara Laudenslayer
Structural Engineer: Jonny Walker, Walker Structural Engineering
Civil Engineer: Tim Weishaupt, Sun Country Engineering & Surveying
Mechanical Engineer: Rob James, ColeBreit Engineering
Electrical Engineer: Jim Krumsick, Paradigm Engineering

Project Cost: \$1.5 Million
Sitework Start: March 2015
Completion: September 2015
Square Footage: Lounge and Distillery: 7,200 square feet, Barrel Storage: 4,200 square feet

Subcontractors and Suppliers:

Deschutes Construction, We Cut Concrete, Bryan Young Plumbing, Overhead Door, Mt. View Heating, NW Quality Roofing, Top Notch Electric, Butch’s Masonry, American Sprinkler, Comfort Insulation, Watchdog Security, Superior Garage Floors, Steel Smith, BIJl’s Construction, NW Cascade Painting, Pine Mountain Acoustical, Break Away Glass, Latham Excavation, Kevin Spencer Masonry, 7 Peaks Paving, Bend Commercial Glass Countertops Unlimited, Chillmen, American Rooter, Bend Syc, Botanical Development, Dana Signs, Bargreen Ellingson, Advanced Systems, Cascade Disposal, Deschutes Window & Door, Platt, G&D Chillers, Rite Engineering & Manufacturing, Miller Lumber, Bend Construction Supply, PARR, Standard Paint, Carlson Testing, H&W Doors, Labor Ready, Mutual Materials, Oregon Wholesale Hardware, Ridgeline Metal, All American Extinguishers, Technical Glass Products, GTS, Cleansweep of Bend, Sign Pro, KNOX, Bend Steel Supply, Bend Mapping & Blueprints, Sherwin Williams

Brief Description of Project

Ascent Architecture & Interiors worked with Oregon Spirit Distillers in Bend, Oregon, to renovate the former Habitat Restore building at the southeast corner of Hawthorne and NE First Street into a distillery, which includes a restaurant, tasting room, offices, and production space. We developed a building layout that incorporated Oregon Spirit’s required spaces within the existing 7,200-square-foot building footprint, worked with the client to provide the most efficient production space and coordinated code requirements for the various occupancies, including high hazard requirements, within the building. One of the other on-site buildings was converted for use as barrel aging storage.

Pacific Crest Middle School

3030 NW Elwood Lane • Bend • 541-355-7800 • www.bend.k12.or.us/PCMS

Property Owner/Developer: Bend-La Pine School District
Contractor: Kirby Nagelhout Construction Company
Project Cost: \$26,535,000
Square Footage: 126,000
Financing: May 21, 2013
Ballot Measure \$36.9 million
Project Manager: Dave Henneman, Brian Powell
Supervisor: Jesse Oatman, Mark Leavitt
Architect: BBT Architects
Principal Architect: Todd Turner, BBT Principal Architect; Renee Alexander, BBT Principal Architect; Kevin Shaver, BBT Associate and Project Architect



RENDERING | COURTESY OF BBT ARCHITECTS, INC.

Structural Engineer: Jonny Walker
Civil Engineer: WH Pacific
Mechanical Engineer: MFIA Engineering
Landscaping: WH Pacific

Subcontractors and Suppliers

7 Peaks Paving LLC, Inc., ADP Lemco, Inc., AM-1 Roofing, Inc., Architectural Metalcrafters, Bargreen Ellingson, Bell Hardware of Bend, Bend Commercial Glass, Bend Heating & Sheet Metal, Inc., Beynon Sports Surfaces, Inc., Brandsen Hardwood Floors, Inc., Carlson Sign Company, Cascade Heating & Specialties, Central OR Garage Door Inc., Central OR Janitorial, Central Oregon Maintenance, CONRTEC, Inc., Contract Decor, Inc., Doug Dewitt Construction Inc., Environmental Controls Corp, Fabulous Floors Inc., Farwest Steel Reinforcing Co., Fremont Millwork Co., G & K Masonry Inc., GH Surveying LLC, Insulation Contractors, Inc., Interior Technology, Inc., Intuitive Fire LLC, K. A. Veltman Concrete LLC, Mike’s Fence Center, Inc., NOR-PAC Seating, Inc., Northwest Handling Systems Inc., Northwest Playground Equipment, Northwest Quality Roofing LLC, Otis Elevator Company, PBS Supply Co., Inc., Pro Barrier Construction LLC, R & R Nursery and Landscape, RC Building Specialties, RC Building Specialties LLC, Roger Langeliers Const. Co., SBI Contracting, Inc., Solar Light & Energy LLC, Sportsfield Specialties Inc., Stephen Waldroup Construction, Stoner Electric, Inc., Stringham Inc., Taylor Northwest LLC, Tomco Electric, Inc., True Line Steel, Inc., Wenger Corporation, Western Floors Inc., Western Partitions, Inc., Western Protective Coating LLC, Portland Coatings Inc., Hooker Creek Companies LLC, Sheldon Laboratory Systems

Brief Description of Project

The 900-capacity school includes cathedral-like ceilings in communal areas, as well as stellar mountain views and LED lighting, and new technology is in evidence throughout, including learning labs with 3-D printers, glass-plated whiteboards and adjustable height science room tables.

Reed Market Road

Third Street to Newberry Drive • Bend



PHOTO | BY RICHARD SCOTT NELSON

Owner: City of Bend
Construction Management: HDR Engineering

General Contractor: Knife River Corporation – Northwest

Subcontractors and Suppliers

4S Signs, Aaken Corporation Electrical, Coral Construction Company, Green Thumb Industries, Jensen’s Tree Service, JR Faulkner Excavation, Key Constructors, Kevin Spencer Masonry, Mikes Fence Center, Povey and Associates, Reinhart Construction, Roger Langeliers Construction, Specialized Pavement Marking, TFT Construction, We Cut Concrete, WH Pacific

Brief Description of Project

Knife River Corporation (KRC) was awarded the second phase of the Reed Market Road Corridor project, Third Street to Newberry Drive, and broke ground in July 2014 opening completely to traffic in October 2015, one month ahead of schedule. The project was divided into three stages: roundabout at 15th and Reed Market, Third Street to Ninth Street and Ninth Street to 15th Street. In addition, the road width had to be constructed half at a time to allow eastbound traffic flow during the entire process. Numerous upgrades to the existing utility infrastructure, road surface and pedestrian corridor occurred, including: 3,050 linear feet of storm sewer pipe, Storm swales (17), Storm manholes (7), Storm inlets (40), Sedimentation manholes (9), Drywells (7), 2,613 linear feet of sewer pipe, Sewer manholes (9), 2,290 linear feet of 12 inch ductile iron water pipe, Traffic signal at Reed Market and American Lane, 8,344 linear feet of electrical conduit, American Lane Bridge, Retaining walls (2), Cast-in-place concrete wall (1), 23,260 tons of base rock, 3,416 tons of asphalt, 16,987 linear feet of curb and gutter, 36,666 square yards of concrete pavement, 78,183 square feet of sidewalk.

Robberson Ford-Lincoln Remodel

2100 NE Third Street • Bend • 541-382-4521 • www.robberson.com

Contractor: Kirby Nagelhout Construction Company
Project Cost: \$4.38 Million
Square Footage: 28,476
Financing: Bank of the Cascades
Project Manager: Matt Stockton
Supervisor: Chris Inman
Architect: BBT Architects
Principal Architect: Don Stevens, Matt Appleby
Structural Engineer: Walker Structural Engineering
Civil Engineer: Kilewer Engineering & Assoc.
Mechanical Engineer: Cole Breit Engineering, LLC



PHOTO | BY CASCADE BUSINESS NEWS

Landscaping: Springtime Landscaping

Subcontractors and Suppliers

Cascade Insulation Inc., Taylor Northwest, LLC, Terminix, Stephen Waldroup Construction, Streamline Masonry, LLC, True Line Steel, Inc., D. Ditmore Consulting, Inc., Energy Conserv. Insulation Co., Skyline Sheet Metal, Inc. McMurray & Sons Inc.. Central Oregon Garage Door Inc., Alpine Glass Company, CCI Bend LLC, Deschutes Painting, Inc., Pinkham Specialty Company, Classic Coverings & Design Inc., Intuitive Fire LLC, Crow Plumbing Inc., Bend Heating & Sheet Metal Inc., Bend Radiant Heating, Inc., Bend Electric, Inc., Tomco Electrics, Inc., Bend Sync Limited, Eastern States Paving, JKD Construction, Mesa Tile & Stone, Tri County Paving, Terminix, Thyssenkrup Elevator, Sign Pro of Central Oregon, Bend Rigging, Ed Staub & Sons, Swift Steel, Norco, Mikes Fence, Bell Hardware, Miller Lumber, Oregon Wholesale, Denefeld Paints, Little Johns Portable Toilets, Longreach Concrete Cutting, Bend Construction Supply, Hooker Creek, Cleaning Unlimited, Cutrite Concrete Cutting

Brief Description of Project

Robberson Ford was revitalized with enhanced modern sales showroom, administrative office and customer support areas to better serve a loyal and growing customer base. As part of the renovation, cutting edge technology has been accommodated in areas such as service diagnostics for a team which has a higher ratio of qualified master technicians than any other Ford dealership in the state. Highlights of the project include an expanded waiting lounge area and showroom with each salesperson now having a private office, additional parts, service and support capabilities including service desk and bay featuring the deployment of latest technology and a new enclosed vehicle delivery area where customers can pick up their purchase and be briefed on vehicle operation particulars.

Silver Rail Elementary School

61530 Stone Creek Lane • Bend • 541-355-2900 • www.bend.k12.or.us/SilverRail

Property Owner/Developer: Bend-La Pine School District
Contractor: Kirby Nagelhout Construction Company
Project Cost: \$17.3 Million
Square Footage: 75,100
Financing: May 21, 2013 Ballot Measure
Project Manager: Brian Powell
Supervisor: Mike Carter Jr.
Engineer: Lance Lingelbach
Architect: Steele Associates Architects LLC
Principal Architect: Scott Steele, Steve Olson
Structural Engineer: Froelich Consulting Engineers



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS LLC

Civil Engineer: WH Pacific
Mechanical Engineer: Interface
Landscaping: WH Pacific

Subcontractors and Suppliers

7 Peaks paving LLC, A-Game Courts, LLC, Alpine Glass Company, AM-1 Roofing, Inc., Architectural Metalcrafters, Aspen Ridge Electric, Inc., Bargreen Ellingson, Baxter Builders, LLC, Bell Hardware of Bend, Bell Hardware of Wilsonville, Bobcat & Sun, Inc., Building Material Specialties, Carlson Sign Company, Central OR Heating & Cooling, Central Oregon Maintenance, Consurco, Decoustic Saint-Gobain, Deschutes Concrete Constr., Deschutes Painting, Inc., Energy Conserv. Insulation Col, Environmental Controls Corp., Fabulous Floors, Fremont Millwork Co., G & K Masonry Inc., G. A. Bovero Tile & Marble Inc., GH Surveying LLC, Green Thumb Industries, Inc., H2 Wall Systems, LLC, Integrated Interiors LLC, Intuitive Fire LLC, Latham Excavation, Lovisone Construction, Inc., Mike's Fence Center, Inc., North Country Bldg Spec., LLC, Northwest Handling Systems Inc., Oregon Cascade Plumbing & Heating, Otis Elevator Company, Overhead Door Co. of CO, Pine Mountain Acoustical Inc., Pinkham Specialty Company, Pro Barrier Construction LLC, Saxton, Bradley Inc., Stagecraft Industries, Inc., Stoner Electric, Inc., Sustainable Flooring Solutions, Western Protective Coating, WH Cress Company, Willamette Graystone, Inc., Wood Tech Services, Steel Encounters Inc.

Brief Description of Project

The interior is efficient and compact while retaining a spacious feel and includes a number of breakout collaborative areas, while a second-floor sky bridge affords views into the music room and gymnasium, down to the media center and into the courtyard. The red cedar wood facade on the exterior of the school is mirrored inside, where wood columns juxtapose with the polished concrete floors. Classrooms pods are organized in wings around common spaces to facilitate team-teaching at the various grade levels.

Hope Playground
Sam Johnson Community Park

333 Southwest 15th Street • Redmond
541-548-7275 • www.facebook.com/FriendsOfSamJohnsonPark



PHOTO | COURTESY OF HARPER HOUF PETERSON RIGHELLIS INC

Property Owner/Developer: City of Redmond
Project Advocates: Kiwanis International/Playground Steering Committee
Project Cost: \$1 Million
Sitework Start: June 2015
Completion: October 2015
Amenities: ADA Accessible Play Equipment and Surfaces

Financing: Public and Community Grants and Donations
Project Manager: David Olsen, RLA HHPR
Structural Engineer: Harper Houf Peterson Righellis Inc.
Civil Engineer: Harper Houf Peterson Righellis Inc.
Landscape Architect: Harper Houf Peterson Righellis Inc.
Surveying: Povey Surveying

Subcontractors and Suppliers

Play Equipment: Buell Recreation and Burke Play Equipment, Concrete: Kim Veltmann Concrete, Wall Surfaces: Gordon Gribbling Contracting, Excavation: Latham Excavation, Ornamental Iron: Redmond Welding and Contracting, Construction Mgr: Able Construction, Irrigation & Planting Construction: City of Redmond Public Works Department

Brief Description of Project

Design and Construction of a Regional *Play for All* park facility located in the heart of Redmond Oregon. Hope Playground is a nearly one-acre playground which draws its inspiration from the surrounding Smith Rocks and offers an accessible and safe environment for kids and adults to climb, explore and recreate. Facilities include traditional swings and slides, a zip-line, climbing walls, a scaled version of Monkey Face, fall surfacing and a rolling lawn feature.

St. Charles Prineville Hospital Campus

384 SE Combs Flat Road • Prineville • 541-447-6254 • www.stcharleshealthcare.org



PHOTO | COURTESY OF THE NEENAN COMPANY

Property Owner/Developer: St. Charles Health System
Design-Build: The Neenan Company
Project Cost: The \$30 million health care campus includes a primary care and specialty physician clinic along with hospital services including inpatient beds, an emergency department, surgery suites, a laboratory, imaging services and much more.
Sitework Start: April 2014

Completion: July 2015
Square Footage: 62,000
Financing: private
Project Manager: Randy Stewart, The Neenan Company
Architect: Chris Wesche, Fort Collins, Colorado
Civil Engineer: WH Pacific
Mechanical & Plumbing Engineer: Balzhiser & Hubbard Engineers
Kitchen Design: JBK Consulting and Design Inc.

Subcontractors and Suppliers

Cascade Heating, Sparling, Tomco Electric, Intuitive Fire

Brief Description of Project

The new replacement facility includes a primary care medical home at the core, comingled with a critical access hospital. The critical access hospital's features include an emergency department, imaging and laboratory services, two surgical suites and a procedure room, inpatient beds, physical and respiratory therapy and was designed to accommodate 12 primary care practitioners and visiting specialists. Two onsite residential units were also included for visiting practitioners. The Neenan Company used a strong thermal envelope and efficient systems to greatly improve the facility's efficiency in comparison to the systems used in the current facility. Through its design, The Company was able to reduce space and staff needs while increasing flexibility and capacity for patient care, at a lesser cost than other design options, by delivering shared emergency department space, pre- and post-operative space, and observation patient rooms. The new facility was constructed specifically with the Prineville community in mind. The campus is located on a 20-acre site purchased from Ochoco Lumber Company, and has been transformed into a key community space providing hospital patients and staff with closer access to town than allowed with the current facility's landlocked position. The facility was designed to be "right-sized" based on access, population, healthcare needs and caregiver availability.

Sunriver Lodge Food & Beverage
Carson's Restaurant &
Twisted River Restaurant

17600 Center Drive • Sunriver • 855- 420-8206 • www.sunriver-resort.com

Property Owner / Developer:

Sunriver Resort
Contractor: SunWest Builders
Start Date: January 5, 2015
Completion Date: May 15, 2015
Project Cost: \$4.5 Million
Square Footage: 12,777
Project Manager: Rick Stilson
Supervisor: Mike Maxham
Architect: John Kvapil, NCARB
Principal Architect: DKA Architecture & Design PC
Kitchen & Interiors Design: Hatch Design Group
Structural Engineer: Walker Structural Engineering LLC



PHOTO | COURTESY OF SUNWEST BUILDERS

Mechanical Engineer: MFIA Inc. Consulting Engineers
Landscaping: Springtime Landscaping & Irrigation

Subcontractors and Suppliers

JUCC, Inc., Joe Floyd & Sons, Iron West Metal Studios, Sunburst Fabrications, Pro Shop Millwork & Design, Cascade Interior Trim & Door, Sanna Carpentry, Energy Conservation Insulation, Stone Roofing, Bell Hardware, Western Pacific Building, Lakeview Millwork Sales, Guarantee Glass & Mirror, Pine Mountain Acoustical, Cascade Painting & Design, Summers Wood Flooring, Fabulous Floors, Inc., Leewens Corp., Custom Floor Covering, Porsche Paper Hanging, Baptista Tile Co., Classic Coverings & Design, Severson Plumbing, Bend Heating, Northwest Control Company, OMNITEAM, Inc., All American LLC, J&R First, LLC, Elite Electric

Brief Description of Project

The remodel includes a complete overhaul of existing restaurant with another new restaurant, Caron's and added a lobby bar, The Twisted Tavern. Renovation and remodel of the existing lodge kitchen, restaurant and bar.

Sunriver Resort Lodge Village
The Cove

17600 Center Drive • Sunriver • 855- 420-8206 • www.sunriver-resort.com

Property Owner/Developer:

Sunriver Resort
Contractor: R&H Construction
Project Cost: \$3 Million
Sitework Start: September 2, 2014
Completion: Opened Memorial Day Weekend, May 2015
Square Footage: 20,000 square foot patio & pool deck; 3,200 square-foot pool
Project Manager: Duane Francis, Senior Project Manager for R&H Construction
Superintendent: Brandon Jolley
Architect: DKA Architecture
Principal Architect: John Kvapil
Civil Engineering & Landscape Architecture: WH Pacific



RENDERING | COURTESY OF ALLISON+PARTNERS

Structural Engineer: Walker Structural Engineering
Landscaping: Springtime Irrigation & Landscaping

Subcontractors and Suppliers:

97 Painting, A&E Masonry & Construction, Anderson Pool Works, Baptista Tile, BargreenEllingson, Baxter Builders, Bend Cabinet & Fixtures, Bend Electric, Bend Heating & Sheetmetal, Calvin Andrus Construction, Carlson Sign Co., Central Oregon Sound & Security, Cleaning Unlimited, Cole Breit Engineering, CTL Construction, CutRite Concrete Cutting, Downtown Ornamental Iron, Gale Contractor Services, GH Surveying, High Desert Aggregate & Paving, J Helm Enterprises, Knife River, LDC, Inc., Mike's Fence Center, Norris Plumbing, North Country Building Specialties, Northwest Quality Construction, Old World Cobblestone, Oswego Drywall Installers, Overhead Door of Central Oregon, Patio Heaven, Sign Pro of Central Oregon, Springtime Irrigation & Landscaping, Stone Roofing & Construction, Sunburst Fabrications, Tomco Electric

Brief Description of Project

The project included demolition of the Lodge Village Pool built on the site in 1996 and construction of a completely new pool and surrounding amenities.

The Cove features a raised hot tub, two fire pits, three cabanas, a full-service restaurant and bar with expansive outdoor seating and poolside service, multiple water features and children's play areas.

Water features include two children's play areas, as well as a water slide that mimics natural waterslides included in the local Paulina Plunge adventure tour. The natural pond feature is a preserved habitat for the spotted frog, a protected species that lends its name to the full-service Spotted Frog Restaurant.

Sunriver Lodge Village
Guest Rooms

17600 Center Drive • Sunriver • 855- 420-8206 • www.sunriver-resort.com



PONDEROSA SUITE LIVING AND DINING AREAS



LODGE LOBBY | PHOTOS COURTESY OF SUNWEST BUILDERS

Property Owner / Developer:

Sunriver Resort
Contractor: SunWest Builders
Project Cost: \$3.5 Million
Sitework Start Date: November 3, 2014
Completion Date: May 14, 2015

SQ Footage: 40,000
Project Manager: Rick Stilson
Supervisor: Jim Skelly
Architect: RCI Inc. Design Consultants
Structural Engineer: LB Engineering Inc.

Subcontractors and Suppliers

JUCC, Inc., Solid Rock Masonry, Baxter Builders, Pro Shop Millwork & Design, Bunday Builders, Energy Conservation Insulation, Stone Roofing & Company, Western Pacific Building, Parr Lumber, Guarantee Glass & Mirror, CCI Bend LLC, Cascade Painting & Design, TCS Contracts, Inc., Baptista Tile Co., North Country Building, Johnson Brothers Appliances, Classic Coverings & Design, Severson Plumbing, Quality Heating, Gowdy Bros. Electric Inc.

Brief Description of Project

A major transformation project. All the guest rooms have been remodeled, the bathrooms have been redesigned, added new artwork—it's a complete face-lift. Modernized the whole lodge with a fresh look throughout the main lodge building as well as the 245 guest rooms. The remodel includes a complete overhaul of existing restaurant with another new restaurant, The Spotted Frog and added a lobby bar, The Twisted Tavern."

1001 Emkay Tenant Improvement

1001 Emkay • Bend



PHOTO | COURTESY OF BEND AREA HABITAT FOR HUMANITY

Property Owner / Developer: 1001 Building Associates, LLC
Contractor: SunWest Builders
Project Cost: \$1.5 Million
Sitework Start Date: August 15, 2014
Completion Date: August 10, 2015
Square Footage: 26,430
Amenities: Coffee Shop/Café,

Conference Rooms, Event Space, Interior Bike Parking, Individual Office Space For Tech Companies, Collaborative Common Areas, Multiple Tech Companies in One Building.
Project Manager: Justin Kackley
Superintendent: Rob Carter
Architect: Brandon Olin Architect

Subcontractors and Suppliers

Collins & Sons Excavating, Inc., Western protective Coatings, JUCC, Inc., CSN Construction, Cox Custom Welding, Baxter Builders, Sanna Carpentry, Pro Shop Millwork & Design, Energy Conservation Insulation, Lyon Holding, dba Commercial Door, Space Plus, Cascade Interior Trim & Door, Overhead Doors Co., Stone Roofing & Company, CCI Bend, LLC, John A. Varner Construction, ConSeal, Inc., I & J Carpets, Cascade Painting, Paulsen Environmental, Alpine Abatement Associates, J&R First, LLC, Severson Plumbing, Bend Heating, Bend Electric, Inc.

Brief Description of Project

1001 Emkay is a space designed for collaboration. The project consisted of gutting the interior of the existing building and converting it into a space that meets the requirements of today's tech companies. Each office was uniquely designed to meet the needs of each tenant occupying the space. 1001 Emkay consists of several tech companies that all function independently under one roof with a central coffee shop in the middle of it all.

The 1001 Tech Center is dedicated to being an entrepreneurial, collaborative tech hub for Central Oregon. Seven Peaks Ventures, Bend Tech, Five Talent, Pneuma33 Design, Kollective, Stackhouse Café and LCL Ten are currently operating in the space.

The former office building is now a vibrant tech hub where entrepreneurs can gather, work and collaborate. Spacious ceiling heights, an assortment of lounges, several conference rooms, think tank board rooms, indoor/outdoor cafe/bar, redundant fiber internet, ample parking and indoor bike racks are all designed in a beautifully sophisticated way.

Social Security Administration

250 NW Franklin Avenue • Bend • 800-772-1213

Property Owner/Developer: Drake Building Associates
Contractor: SunWest Builders
Project Cost: \$620,000
Sitework Start: April 2015
Completion: August 2015
Square Footage: 5,200
Financing: Federal/GSA
Project Manager: Justin Kackley
Supervisor: Brian Riley
Architect: Matt Tynan, Stemach Design & Architecture
Principal Architect: Rachel Stemach, Stemach Design & Architecture
Structural Engineer: Chris Nelson, Froelich Engineers
Civil Engineer: Eric Huffman, Becon Engineering



PHOTO | COURTESY OF STEMACH DESIGN & ARCHITECTURE

Mechanical Engineer: Laura Breit, Cole Breit Engineering

Subcontractors and Suppliers

JR Faulkner Excavation II, Inc., Alpine Abatement Associates, JUCC, inc., Baxter Builders LLC, Havern Cabinetry & Design, Energy Conservation Insulation, Eagle Roofing Company, Bell Hardware, Cascade Interior Trim & Door, Interior Technologies, Inc., Bend Commercial Glass, Custom Tint LLC, CCI Bend, LLC, Cascade Painting & Design, McWilliams Tile, Inc., I & J Carpets, Inc., John A Varner Construction, Porsche Paper Hanging, North Country Building, Severson Plumbing, Bend Heating & Sheet Metal, J&R Fire Protection, LLC, Bend Electric, Inc., Advent Systems, Inc.

Brief Description of Project

Recently relocated this September to the beautiful Alexander Drake Building at 250 NW Franklin Avenue, Bend’s Social Security Administration offices enjoy generous light and views throughout their contiguous 5,200 square foot suite. The interior demolition of ¾ of the second floor allows the SSA a spacious waiting and check-in area, secure data rooms, secure and private interview rooms, as well as flexible open office work areas, and conference/training rooms. In order to deliver the required space configurations, the two-story open entry on the south side was filled in with a floor above, while still maintaining the formal integrity of the entry and the building as a whole.

The Capitol

190 NW Oregon Avenue • Bend • 541-678-5740

Property Owner/Developer: Sean Day & Nate Edgell
Contractor: Compass Commercial Construction
Project Cost: \$600,000
Sitework Start: June 2015
Completion: November 2015
Square Footage: 6,300 square feet
Financing: private
Project Manager: Steve Hendley
Supervisor: Tom Snell
Architect: Stemach Design & Architecture
Principal Architect: Stacey Stemach, Stemach Design & Architecture
Structural Engineer: Jonny Walker, Walker Structural Engineers
Mechanical Engineer: Laura Breit, Cole Breit Engineering



PHOTO | COURTESY OF STEMACH DESIGN & ARCHITECTURE

Subcontractors and Suppliers

Kevin Snavelly Construction, Loomis Plumbing LLC, Seven Peaks Electric, Rene Guzman Construction, Cascade Heating & Specialties, Inc., Cement Elegance, ConSeal, All American, American Sprinklers Inc., Don Walker Painting, Energy Conservation Insulation, H&W Doors, Inc., Baldwin Custom Welding and Design, Pro Rentals, Oswego Drywall Installers, Inc., Apex Alert, LLC, KJS Construction LLC

Brief Description of Project

Designed around their single Oregon Avenue storefront entrance, The Capitol offers a unique and dramatic experience for the new restaurant and music venue in downtown Bend. Taking cues of the historic Capitol Theatre on Wall Street, the design embraces the challenges of the large basement space and delivers a fully equipped restaurant kitchen and a beautiful, fully stocked bar including specialty liquor infusions. The venue space provides a quality, medium sized place to host events, an amenity that is in high demand. The owners and restaurant team have created a creative menu featuring local, organic, non-GMO ingredients, making their dishes entirely from scratch. The secluded dining area offers intimate booth seating and subdued lighting for an enjoyable dining experience.

The Parks at Eastlake

680 NE Bellevue Drive • Bend • www.housing-works.org

Property Owner/Developer: Housing Works
Contractor: R&H Construction
Project Cost: \$5.1 Million
Square Footage: 36,712 (All Buildings)
Project Manager: Brendon Warren
Supervisor: Lonnie Brant / Andy Hewes
Architect: Merryman Barnes Architects, Inc.
Principal Architect: Doug Benson, AIA
Structural Engineer: BKE Engineers, Bill Berry
Civil Engineer: Hickman Williams & Associates, Inc., Grant Hardgrave
Mechanical Engineer: Colebreit Engineering, Laura Breit

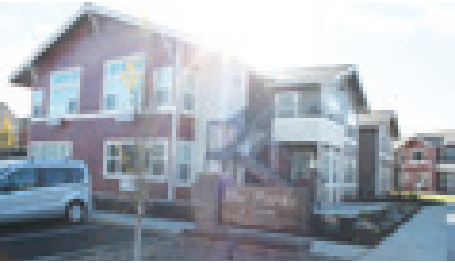


PHOTO | BY CASCADE BUSINESS NEWS

Electrical Engineer: Bend Electric, Bill Warmack
Landscaping: Botanical Developments, Ron Kidder

Subcontractors and Suppliers

7 Peaks Paving, A&E Masonry, Bend Electric, Bend Plumbing & Heating, Botanical Developments, Cascade Heating, Cascade Painting, Countertops Unlimited, Daley Construction, DE-EL Enterprises, Deschutes Window & Door, Dimar Siding, Fabulous Floors, Gale Contractor Services, GH Surveying, J Helm Enterprises, John Sanna Construction, J&R Fire, Lanz Cabinet Shop, Mid-Valley Glass, Mike’s Fence Center, North Country Building Specialties, Northwest Quality Construction, PlayPros, Quality Heating, Quality Truss Co, Sage Ridge, Stone Roofing, Sunburst Fabrications, True Line Steel, Ultra Quiet Floors, US Mailboxes, Western Protective Coatings, Whirlpool

Brief Explanation of Project:

An innovative 40-unit affordable housing complex playing a part in addressing Central Oregon’s pressing workforce housing needs while also winning the first leading multi-family green building designation of its type seen east of the Cascades has been unveiled on Bend’s east side. Brought to fruition by Housing Works — the local tri-county housing authority providing affordable housing, rental assistance and new beginnings for low-and moderate-income Central Oregonians — The Parks at Eastlake affordable apartment community on 2.64 acres off Bellevue Drive has been built to serve city residents making 60 percent or less than median income. The high-quality property provides eight-one bedroom, 16-two bedroom and 16-three bedroom apartment homes, with most serving households under 50 percent of the area median income and the balance dedicated to households under 60 percent of that threshold. Built to Earth Advantage Platinum certification standards in a multi-family project first for Central Oregon, the complex incorporates best practices and innovative construction technologies.

Unitarian Universalist Fellowship

61980 Skyline Ranch Road • Bend • 541-385-3908 • www.uufco.org

Property Owner/Developer: Unitarian Universalist Fellowship of Central Oregon
Contractor: Kirby Nagelhout Construction Co.
Project Cost: \$8.4 million
Completion: February 2015
Square Footage: 17,000
Project Manager: Brian Powell
Supervisor: Rick Ella
Engineer: D-Agostino Parker, LLC
Architect: THA Architect now Hacker Architect



PHOTO | BY CASCADE BUSINESS NEWS

Structural Engineer: Walker Structural Engineering, Inc.
Engineers: PAE Engineers, The Wallace Group, Inc.

Subcontractors and Suppliers

Action-Pride Cabinets, Inc., Advanced Portable Toilets, Wood Tech Services, Rulon International, Arbor 1 Tree Service, Bargreen Ellingson, Baxter Builders, Bell Hardware, Bend Commercial Glass, Bend Concrete Pumping, DeaMor Associates, Inc., Dixon Steel & Supply Co., Building Material Specialties, Cascade Sound, Inc., Cascade Disposal, Cascade Nature Gas, Classic Coverings & Design, Inc., Crow Plumbing, Inc., D’agostino Parker LLC, DeaMor Associates, Inc., Deschutes Plumbing, Deschutes Painting, Inc., Deschutes Recycling, Eagle Roofing Company, Inc., East Cascade Security, Ecowarm Radiant Board, Energy Conservation Insulation Inc., Fabulous Floors, Inc., Fireside, Inc., H2Wall Systems LLC, Heery International, Hessel Custom, High Desert Aggregate & Paving Inc., Hooker Creek, J & R Fire LLC, Johnson Air Products, Jack’s Upholstery, John A. Varner Construction, K A Veltman Concrete, Kevin Spencer Masonry, Leatherneck Hardware, Inc., North Coast Electric, M. Marino Consulting, Inc., Miller Lumber Company, ModernCrete Concrete Design & Polishing, National Construction Rentals, North Coast Electric, Orepac Building Products, Overhead Door Company, Pella Windows & Doors, River Roofing, Stagecraft Industries, Inc., Pacific Architectural Millwork, Pella Windows & Doors, Pine Mountain Acoustical, Inc., Redbuilt, Schnitzer Steel, Sign Pro, Solar Light, Stagecraft Insutries, Inc., Stedman Sheetmetal, Inc., Stephens Heating & Cooling, LDC, Inc., Summers Flooring & Design, Sun Valley Granite, Inc., Szymanski Company LLC, TCS Contracts Inc., Taylor Northwest, LLC, Tomco Electric, Tru Line Steel, Inc., Truss Components, We Cut Concrete, Inc., Western Protective Coatings, Willamette Greystone, Wilson Curb Inc., Wintercreek Restoration, Wood Tech Services

Brief Description of Project

This project consists of mass excavation and utility work on an approximately 12.5 acre site for the construction of a new approximately state-of-the-art 17,000 square foot church. The facility is a green, sustainable, energy-efficient, low maintenance building—a model for the community. It is a warm, inviting, and welcoming space with outside areas for gatherings, gardens, meditation and play. Simple elegance is a guiding principle. The use of clean, flowing lines can delight the eye, and the regular use of vertical and horizontal lines can give a sense of stability. Curves can help connect to the land, provide gentle guiding and flow and be warm and soothing, even in such minor details as a subtle curve over a doorway.

Utility Trailer

852 NE Hemlock • Redmond • 541-316-7100 • www.utilitytrailerore.com



PHOTOS | COURTESY OF SUNWEST BUILDERS

Property Owner / Developer:

Utility Trailer
Contractor: **SunWest Builders**
Project Cost: **\$2.5 Million**
Sitework Start Date: October 2014
Completion Date: June 2015
Square Footage: 27,000
Amenities: Office, Shop,
Overhead Crane, Paint Booth

Financing: Bank of the Pacific
Project Manager: Adam Bowles
Superintendent: Tim Curry
Architect: CIDA, Inc.
Structural Engineer: CIDA, Inc.
Civil Engineer:
Angle Consulting Engineering, LLC
Landscape Designer:
Joyce Jackson

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Subcontractors and Suppliers

McKernan Enterprises, Inc., Wilson Curb, Inc., Aspen Landscape Development, Mountain Sky Landscaping, Western Protective Coatings, Northwest Quality Construction, Solid Rock Masonry, Fab-Tech Manufacturing, Inc., Havern Cabinetry & Design, Baxter Builders, LLC, Energy Conservation Insulation, H&W Doors, Inc., The Dannick Corporation, Performance Building Products, Guarantee Glass & Mirror, Inc., CCI Bend, LLC, Cascade Painting & Design, I&J Carpets, Inc., North Country Building, David Tracy Construction, Inc., Severson Plumbing, American Sprinklers, Inc., Bend Heating & Sheet Metal, Gowdy Bros. Electric, Inc.

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Brief Description of Project

Complete development of five-acre site and construction of 27,000 square foot metal building including offices, shop and paint booth.