Top Projects — Central Oregon Style

by Jeff Martin, President — Cascade Publications Inc.

This edition of Cascade Business News will explore “Top Projects” in Central Oregon. These projects were completed during 2020 and include new builds, remodels, expansions, and tenant improvements.

To be included, local builders, developers, architects and engineers were asked to follow specific criteria. We look for projects within the tri-county area, finished in 2020 with a cost of $1 million or more. We realize there are many Top Projects that are under the $1 million mark and we would love to cover them throughout the year. If you have one you’d like featured in an upcoming CBN, please reach out!

You might expect to find these various projects in our region, like one of my favorites, the CrossCut Warming Hut, a food court area and bar. Manufacturing and industrial facilities include Brian’s Cabinets and Bend Mailing. Medical facilities: Peters Dermatology, Northwest Crossing Medical Clinic as well as continuing upgrades for St. Charles Hospital. Multi-Family units include the Nest and Ridgeview apartments. This is merely a sampling of the diverse projects you’ll find in this edition.

Many thanks to all of the architects, contractors, developers, engineers and others for helping CBN acquire and publish all of the information gathered for this edition.

We strive to publish every company involved in each project — from origin to excavation to finished carpentry. The teamwork, scheduling and all different skills it takes to complete projects on this scale is a testament to the true professionals we have working and living here in the high desert.

2020 Top Projects Spotlight — Pages 11-33

Lazarus 3D Revolutionizing Healthcare
Biomedical Pioneers Creating Lifelike Printed Organs to Help Hone Surgical Skills

by Simon Matner — CBN Feature Writer

A pair of biomedical pioneers — whose company was a finalist in 2020’s Bend Venture Conference showcasing the most promising emerging start-ups — is aiming to “revolutionize medicine and healthcare” by replicating realistic models of human anatomy for surgical rehearsals through adaptation of 3D printing technology.

It may come as a surprise to many that traditional methods for teaching surgeons in preparation for invasive and potentially complex procedures have included practicing on food items, including making incisions on bananas or bell peppers, and sewing them back together.

Medical schools often also use cadavers for surgical training, but they don’t accurately represent a functioning human part or the state of a patient needing an operation.

So, in an effort to move the needle to help physicians better “operate with confidence” (a motto they have since trademarked), Doctors Jacques Zaneveld and Smitri Zaneveld — who were trained at the prestigious Baylor College of Medicine — hit on the idea of finding a better preparatory path through “additive manufacturing” and formed Lazarus 3D in an effort to create more effective training models.

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The Central Oregon Intergovernmental Council (COIC), together with Deschutes and Jefferson counties, offered another round of grants to Central Oregon small businesses and nonprofits negatively impacted by the economic downturn caused by COVID-19. The application period opened December 4, and closed at midnight on Wednesday, December 9.

Deschutes County is receiving more than $2.2 million from the State of Oregon as part of this CARES relief funding allocation. The County will also be contributing an additional $75,000 of CARES relief funding to the program. Eligible applicants can receive grants up to $20,000 each.

Jefferson County is receiving over $700,000 from the State of Oregon from CARES Act funding. Eligible personal preferences, we specialize in building sustainable, energy-efficient homes and specializing in Net-Zero homes.

Building high performance, energy-efficient homes was named Builder of The Month by Earth Advantage. SolAire is a custom homebuilder focused on building sustainable, energy-efficient homes and specializing in Net-Zero homes.

Our team has been building beautiful, high-efficiency, healthy homes since 1995, and taking great care to work with our clients to create custom designs that fit their unique vision and home site.

While we cater to our client’s specific personal preferences, we specialize in high-performance construction. Our unique niche combines passive solar design, active solar power and water heating, great indoor air quality, energy efficiency and environmentally conscious materials with high-quality custom home construction.

“We breathe easier when I’m inside my home. The low VOC finishes, the clean air filtration system and the tight house construction have made my home more comfortable than I could have ever imagined.” Building a dream home is an exciting process. Whether our clients are at the beginning of the home design process or already have a plan in mind, we help design and build a more durable, energy efficient and healthy home. We walk our homeowners through the entire process, from site planning and design to construction and landscaping. Building high performance, energy-efficient homes requires intentional

SolAire Homebuilders Named Builder of The Month for December 2020 by Earth Advantage

SolAire Homebuilders, known for its quality construction, diverse design and energy-efficient homes was named Builder of The Month by Earth Advantage. SolAire is a custom homebuilder focused on building sustainable, energy-efficient homes and specializing in Net-Zero homes.

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Continued on Page 38

HOT NEWS

Fratzke Commercial Real Estate Advisors, Inc, Principal Broker Tom Tapia represented the Buyer and Fratzke Commercial Real Estate Advisors, Inc. Broker Brian Fratzke represented the Seller in the sale of Sisters Car Wash in Sister, OR for $785,000. Brokers Howard Friedman, CCIM, Jay Lyons, SIOR, CCIM and Grant Schultz of Compass Commercial Real Estate Services represented the seller; Helena Family, LLC, in the sale of 777 NW Wall Street in Bend. The 19,215 SF office building sold for $4,300,000. Brian Fratzke, CCIM, Principal of Fratzke Commercial Real Estate Advisors, Inc. represented the Buyer in the sale of 777 NW Wall Street in Bend for $4,300,000. Compass Commercial Real Estate Services brokers Ron Ross, CCIM and Terry O’Neil, CCIM represented the buyer, Summer Skin, LLC, in the acquisition of 63290 N Highway 97 in Bend. Brokers Graham Dent, Jay Lyons, SIOR, CCIM and Grant Schultz of Compass Commercial Real Estate Services represented the seller, Moore Fun Investors, LLC. The 8,409 SF retail building was purchased for $1,700,000. Fratzke Commercial Real Estate Advisors, Inc. Broker Nick Vaughn and Brian Fratzke, CCIM, Principal represented the Landlord in the 5 year lease of 3,003 +/- SF of space to Hale Men’s Clinic LLC at 40 SW Century Drive in Bend. Brokers Graham Dent, Jay Lyons, SIOR, CCIM and Grant Schultz of Compass Commercial Real Estate Services represented both the landlord, Allegiant Partners, Inc, and the tenant, Seran Bio Science, Inc, in the lease of a 3,860 SF industrial suite located at 63056 Lower Meadow Drive in Bend. Mosaic Medical has signed a 3 year lease of 2,400 +/- SF of industrial space at 20784 Carmen Loop in Bend. Dan Steelhammer, Broker of Fratzke Commercial Real Estate Advisors, Inc. represented the Landlord. Compass Commercial Real Estate Services brokers Joel Thomas, CCIM and Russell Hunter, CCIM represented the landlord, C.T. Woodard Properties, LLC, in the lease of a 1,710 SF industrial suite located at 2797 NW Clearwater Drive in Bend. The tenant, Sunrise Physio, was represented by principal broker Bruce Churchill of Compass Commercial Real Estate Services. American Innovative Technologies has signed a 36 month lease of 2,400 +/- SF of industrial space at 20784 Carmen Loop in Bend. Dan Steelhammer, Broker of Fratzke Commercial Real Estate Advisors, Inc. represented the Landlord. Prestige Cabinetry LLC has signed a 36 month lease of 1,800 +/- SF of industrial space at 20784 Carmen Loop in Bend. Dan Steelhammer, Broker of Fratzke Commercial Real Estate Advisors, Inc. represented the Landlord. GoFSR LLC has signed a 5 year lease of 6,669 +/- SF of industrial space at High Desert Industrial Park at 2543 NE 4th Street in Bend. Tom Tapia, CCIM, Principal of Fratzke Commercial Real Estate Advisors, Inc. represented the Landlord and Brian Fratzke, CCIM, Principal of Fratzke Commercial Real Estate Advisors, Inc. represented the Tenant. Fratzke Commercial Real Estate Advisors, Inc. Principal Broker Brian Fratzke, CCIM, represented the Landlord & Tenant in a 5 year lease of 3,325 +/- RSF of office space to Century West Engineering at 1020 SW Emway in Bend.

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Cascade Business News • December 16, 2020
In the past couple months of doing business appraisals, I have been surprised by the levels of value for some clients. They were at a time in their lives that it was time to sell no matter what. I was dreading having to tell them that the value of their business was down because of the current events. To my surprise, however, as we dug into the financial and operational analysis, we learned that some businesses are actually performing better than in previous years.

While the current events are causing real hardships, there have been upsides for some business owners. The value of your business may have increased this year and put you in a good position to sell if:

**Demand has increased and revenues are up:** Does your business provide something that has seen increased demand this year? Outdoor recreation has grown this year, as travel is restricted, and people are looking for socially distanced activities. Home improvement projects have also increased, as people want to improve their quarantine space.

**Restricted supply has increased prices and margins:** Many hard goods manufacturers have not been able to keep factories open, resulting in a decreased supply. Retailers who had an excess of inventory benefited from increased prices and margins. This can be, of course, a double-edged sword. If inventory runs out, then there are no sales to make. Retailers who have managed to keep inventory in stock, however creatively, have profited from the situation.

**Expenses are down:** Personnel is typically one of our biggest expenses as business owners. Ironically, many businesses laid off employees in March and then experienced a resurgence of demand. In some cases, businesses realized they did not need so many employees. Some businesses were only able to provide core services and in others, a few team members were able to cover the gap. In all these cases, however, personnel expenses were lower, improving net income.

**Risk is down:** Volatility = risk. If your business maintained or increased revenues in this volatile year, your business stability versus the volatile market shows lower risk. Lower risk means a lower interest rate. (Think of it in term of consumer loans. Someone with a high credit score has lower risk, and therefore can obtain credit with lower interest rates.) All other factors being equal, lower interest rates result in high values.

**Interest rates drive consumers to your business:** If your business offers a product or service that consumers usually finance, low interest rates increase demand. Outdoor recreation sales and home improvements have doubled benefited from increased demand due to the situation, as well as an increase in ability to finance large purchases at favorable interest rates.

**Competition has decreased:** Some businesses were already at risk coming into the year. Some have had to foreclose. While this is an unfortunate situation because of the families and livelihoods impacted, the loss of a competitor affects the surrounding competitors. Less competition can make your business more attractive to an investor.

Running a business is more than having the right product in the right place at the right time. It takes management to bring all the factors together and keep a business profitable. As this year has demonstrated, there are additional factors outside of managers’ and owners’ control that also affect the business. The situations listed above may have impacted your business in positive ways, and may enable you to grow or sell your business sooner than you may have thought a few months ago.

CapstoneValuations.com
Navigating Workplace Accommodations

by NATALIE PATTISON — Barran Liebman LLP

Navigating workplace accommodations can be a difficult task for employers and HR professionals. With significant legal ramifications for failing to navigate these situations correctly, Oregon employers should remain diligent and informed about what their obligations are under both federal and state law.

When Is an Employee Entitled to a Workplace Accommodation?

An employee is entitled to a workplace accommodation when they have a disability which qualifies under one of any number of federal or state laws — including the Americans with Disabilities Act (ADA), the Family Medical Leave Act (FMLA), the Oregon Family Leave Act (OFLA) or any other state-specific law covered under Oregon statute (specifically those covered under ORS 659A). FMLA and OFLA leave may be taken for a "serious health condition," which may also qualify as a "disability" under federal and state disability laws.

The ADA and Oregon’s statutory scheme covering qualifying disabilities require employers to provide reasonable accommodations to persons with disabilities unless doing so would impose an undue hardship or pose a direct threat to the safety of the employee or others. A person with a disability is an individual who has a physical or mental impairment that substantially limits one or more major life activities, or an individual who is perceived as having such an impairment. An employer’s statutory obligations begin when the employer becomes aware of the need for an accommodation. Ideally, an employee with a disability requests an accommodation, but even if they do not, an employer is required to initiate the process if they are aware that an employee needs an accommodation.

What Accommodations Must Employers Provide?

Reasonable accommodations. A reasonable accommodation is a modification or adjustment that enables a person with a disability to have the same opportunity that an applicant or employee without a disability enjoys. Employers must provide a reasonable accommodation that enables a person with a disability to apply for a job, perform the essential functions of a job or enjoy the same benefits and privileges of employment as other applicants or employees.

What constitutes a reasonable accommodation under the circumstances depends on a number of different factors — including the nature of the work, the job duties of the employee and the expense associated with the requested accommodation. Generally, an accommodation is reasonable unless it would create an "undue hardship" or "direct threat." An undue hardship is "an action requiring significant difficulty or expense" in light of the employer's size, available resources and nature of the business. A direct threat is a "significant risk to the health or safety" of the individual requesting the accommodation or others in the workplace.

Many times, an appropriate reasonable accommodation is obvious (e.g., an employee who uses a wheelchair requests an adjustment in the height of her desk). When an appropriate accommodation is not obvious, the Equal Employment Opportunity Commission (EEOC) recommends employers engage in an "interactive process." In other words, the employer and employer with a disability work together to determine an appropriate accommodation through a flexible, interactive process. The interactive process obligation is triggered by an employer's knowledge of the need for an accommodation, and the EEOC recommends employers:

1. Analyze the particular job involved and determine its purpose and essential functions;
2. Consult with the individual with a disability to ascertain the precise job-related limitations imposed by the individual’s disability and how those limitations could be overcome with a reasonable accommodation;
3. In consultations with the individual to be accommodated, identify potential accommodations and assess the effectiveness each would have in enabling the individual to perform the essential functions of the position; and
4. Consider the preference of the individual to be accommodated and select and implement the accommodation that is most appropriate for both the employee and the employer.

Can an Employer Terminate an Employee Who Has a Disability?

Yes, but only if the employer can show that the employee cannot perform the essential functions of their job with or without an accommodation. Employees who are unable to perform the essential functions of their job with or without an accommodation are not considered qualifying individuals under federal and state disability laws.

However, employers should exercise extreme caution when considering taking any adverse employment action (including termination) against an employee who has a disability or who has recently returned from medical leave. Employers should err on the side of being as accommodating as possible — and should ensure that they have adequately exhausted the interactive process prior to making a definitive determination that the employee is unable to perform the essential functions of their position, even with an accommodation.

Navigating workplace accommodations is extremely tricky. When navigating this fact-intensive process, we encourage employers to reach out to counsel with questions to ensure compliance with applicable laws.

Natalie Patterson is labor and employment attorney at Barran Liebman LLP. For questions about workplace accommodations, contact her at 503-228-0500 or npattison@barran.com.

Barran Liebman LLP

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CentralOregonCommercial.com

Windermere Central Oregon Real Estate

695 SW Mill View Way  Bend, OR  97702 • 821 SW 6th Street  Redmond, OR  97756
In a real homogenous story, over a sustained period of trial and error, the Molecular and Human Genetics PhDs turned their kitchen into an experimental printing lab and worked on producing life-like models of human organs. Jacques Zaneveld, who is company CEO, said, “I was always fascinated by 3D printers and quickly realized their potential for use in healthcare, and specifically for training — but it took several years to develop the technology to create realistic human anatomy models.”

“We adapted pre-existing 3D printing technology in a novel proprietary way that eventually allowed us to, even as quickly as overnight, build soft, silicone or hydrogel models mimicking the real tissue of human anatomy.”

Working nights and weekends, the Zanevelds developed a method to 3D print exact copies of patients to precise details from Magnetic Resonance Imaging (MRI) and Computerized Tomography (CT) scan data utilizing realistic lifelike materials.

Such soft replicas of patients’ organs can be used to hone skills and perform surgical rehearsals ahead of time, before a patient’s permission, allowing doctors to optimize their surgical plan and practice in a safe way. Models can also be used to effectively explain and illustrate to patients what surgeries they are about to receive.

Smiti Zaneveld said, “We formulated the concept for Lazarus 3D when we were students and saw an urgent need to improve how physicians were getting trained.”

“Students, residents and fellows were being trained hands-on medical skills using fruits and vegetables. The reality is that when physicians do learn, they are learning on the job, which means there is an inherent risk. So, what really drives our team, our passion, is the impact we can have on patient outcomes.”

After pooling resources and moving from the kitchen to more formal production facilities over several years, Lazarus 3D more recently relocated to Oregon, with a facility in Corvallis benefiting from proximity to Oregon State University’s hi-tech expertise.

Jacques Zaneveld observed, “We felt like Oregon had the right mix of affordability and quality of life, as well as having a supportive and collaborative ecosystem for entrepreneurial activity, and we also wanted to keep this hi-tech type of manufacturing in the U.S.”

“We have used our patented technology to print generic medical practice models and sales have allowed us to self-fund in terms of growth, which is somewhat unusual for an early-stage venture.

“The next step is to seek a round of equity funding of around $6 million to complete the steps of FDA approval for patient-specific modelling, which will significantly increase perceived value, as well as allowing for more marketing to increase exposure and additional hires in sales and manufacturing to facilitate future expansion.”

Such changes also look like allowing patients to bill the cost for the model to insurance and Medicare, which could also increase revenue projection models.

A testament to the company’s progress and prospects came this year when it was selected as an “Impact Stage” finalist out of some 85 candidates at the Bend Venture Conference, hosted by Economic Development for Central Oregon (EDCO) and now recognized as the largest angel investor conference in the Pacific Northwest.

The category includes for-profit companies, whose business models are integrated with a mission to, “have a significant and measurable social or environmental impact” and to generate long-term enterprise value and attractive returns on capital.

As scientists and entrepreneurs, Smiti Zaneveld said they have also tried to offer the benefit of their experience to help inspire the next generation of graduates in the medical field.

“Medical professionals have already noted the precision and realism of the 3D printed models — especially the patient-specific versions used to prepare for surgical procedures such as the removal of a tumor.”

Lazarus 3D Head of Biomedical Engineering Mouna Taroua, who is focused on developing a pipeline for management of large-scale manufacturing of high-fidelity medical models, added, “It is critical for the surgeon to have the exact dimensional parameters of the organ and the tumor, so the rehearsal can reflect the same outcomes and difficulties as the real-time surgery.

“In one recent case, a patient with only one kidney had kidney cancer. The tumor was large and directly involved in the renal artery, so the surgeon reported that practicing on an exact replica of the patient’s organs was very useful: it helped save the patient’s only kidney.”

Lazarus 3D reported a revenue increase of some 70 percent for 2019 over the previous year, showing that its innovation has a pivotal role to play in future development of surgical preparation and medical training.
The winter season is upon us in Central Oregon, and a new year is in sight. The real estate market remains record-breaking and in high demand, regardless of the seasonal changes, which typically indicate a slower-paced real estate environment. With the holidays right around the corner, and more urbanites working remotely than ever before, the real estate trends continue to escalate due to many homebuyers relocating to more desirable locations to call home. In our monthly Trend Reports, we offer valuable insights by reviewing last month’s market activity. This information can be a beneficial resource for any upcoming or changing trends we might see as we finish 2020 and head into January 2021.

December 1 Inventory and November Activity

With 108 active listings as of December 1, the lowest we have seen in the last two months, the Bend market dwindles in available listings on the market. Homes continue to sell at a rapid pace leaving homebuyers empty-handed and ready to buy on the spot. Now would be an excellent time for a homeowner who might otherwise wait until spring to list a home for sale. Both Bend and Redmond’s current listings are far fewer than previous months and those currently listed will not stick around for long. Redmond’s active listings, as of December 1, showed 86 homes overall. As we gear up for a long winter, we see the combined active listings for Central Oregon at 194 homes.

November numbers for the Redmond market show us 77 homes sold, 82 new homes on the market and 112 homes pending. The bulk of active homes on Redmond’s market were in the $325,100-$425,000 price range, showing 37. The $225,000-$325,000 had three active listings, the $425,000-$525,000 range had 17 actives and the $525,000 & up price range showed 27 active listings.

For Bend, the numbers in November continued to illustrate a market with low inventory. There were two active listings in the $225,000-$325,000 range, nine in the $325,100-$425,000 range, 15 in the $425,100-$525,000 range and ten in the $525,100-$625,000 price range. The $625,000-$725,000 had nine active listings, the $725,000-$825,000 had 15 actives and the $825,000-$925,000 showed ten active homes listed. As you can see from our Market Trend Report, there were fewer homes compared to previous years available in the higher price ranges, showing 38 homes in the $925,100-and-up price range. For Central Oregon overall, the supply and demand are not equally matched as more out-of-state buyers eagerly attempt to relocate to our beautiful area. It truly is an unmatched seller’s market for those homeowners considering selling their property for top value.

With a fast-paced market, buyers often look for competitive pricing as they consider properties. If you are selling your home and trying to price your property, we encourage you to consult with your trusted Duke Warner Broker for seasoned, expert advice. Our brokers will share their experience, knowledge and excitement while they work for you. Our Duke brokers know how to price properties according to the market trends and current housing competition.

Sold and Pending Listings

Bend had 268 pending homes in October and 174 in November. These numbers showcase the need for more listings to keep up with the demand to buy a new home in Central Oregon. For sold listings, there were 250 in October and 212 in November. History in the making as we continue to see real estate needs escalating in the Bend and Redmond real estate market!

Looking Ahead

Many of us know and value this special place we call home. Central Oregon is a beautiful place to live and no matter what stage of life you are in, there is something for everyone in the real estate market. As you consider your housing needs, start to plan and look ahead, whether you want to buy or sell a home, keep us in mind for your real estate ventures. Our professional brokers are here to offer great insights as you navigate your next home experience. Give us a call today and let us help you get started! We can be reached at 541-382-8262 or send us an email at info@dukewarner.com.

dukewarner.com
by RONNI WILDE — CBN Reporter

Downtown Redmond is rich with history, and the Patrick Medical Building is a nostalgic slice of the town's memorable past. Located at 708 SW Deschutes Avenue adjacent to Centennial Park, the former 17-bed hospital was built nearly 80 years ago and is reminiscent of the Art Deco period of the 1920s and '30s. In 2015, the building was set to be demolished after sitting vacant and in need of repair, but was thankfully spared the wrecking ball.

The Patrick Medical Building received a second chance at life when new owner Lawnae Hunter, principal Broker of PLUS Property Management in Redmond and Bend and Jonathon Keith, broker of Special Projects for PLUS, got involved in 2018. It was then that the eventual transformation of the building was launched, and its new incarnation — Patrick's Corner Executive Suites — is expected to be completed in the next 30 to 45 days.

“We looked at trying to help the original owner because he was an old friend, and we wanted to help salvage the building. It needed to be renovated,” says Keith. "In September 2019, the ownership changed. We'd gotten involved in 2018, but when the ownership changed, the building's new incarnation started taking shape. That was the phoenix of it."

Patrick’s Corner Executive Suites will house private office suites, and will offer WiFi and all utilities, a shared waiting room and coffee bar for meetings, heat/air controlled by individual units in each office, opening windows, on-site mail delivery, overnight parking, on-site parking and a location that is convenient to all of downtown Redmond.

“In the 1,336-square-foot space on the east side, we are hoping to create a coffee house-style meeting space,” explains Keith. “In September 2019, the ownership changed. We'd gotten involved in 2018, but when the ownership changed, the building’s new incarnation started taking shape. That was the phoenix of it.”

Patrick’s Corner Executive Suites will house private office suites, and will offer WiFi and all utilities, a shared waiting room and coffee bar for meetings, heat/air controlled by individual units in each office, opening windows, on-site mail delivery, on-site parking and a location that is convenient to all of downtown Redmond.

“Been working to convert it to a family meeting space, “ explains Keith. “When we first got involved, we were going to convert it to a family meeting space,” says Keith. "In September 2019, the ownership changed. We'd gotten involved in 2018, but when the ownership changed, the building’s new incarnation started taking shape. That was the phoenix of it.”

Patrick’s Corner Executive Suites will house private office suites, and will offer WiFi and all utilities, a shared waiting room and coffee bar for meetings, heat/air controlled by individual units in each office, opening windows, on-site mail delivery, on-site parking and a location that is convenient to all of downtown Redmond.

“The opportunity to save and repurpose a historic building was the main drive. Lawnae went above and beyond expense-wise signaling system. It was later acquired by Patrick, who was an early builder in Redmond, though this particular facility was not built by him, but rather was acquired by him. The Patrick Medical Building is part of the Landmark Commission's Heritage Walk, a walking tour consisting of 36 commercial and residential buildings constructed between 1905 and 1941 in downtown Redmond. The Heritage Walk brochure describes the old structure as a medical-dental facility that was built at a cost of $20,000 and drew a crowd of more than 400 people — about a quarter of Redmond’s population at the time — to its grand opening.

When asked why the structure at 708 SW Deschutes Avenue was selected to house Patrick’s Corner Executive Suites, Keith says the project was a labor of love. “The opportunity to save and repurpose a historic building was the main drive. Lawnae went above and beyond expense-wise to make sure this Redmond gem is preserved.”

Continued on Page 38
Office Space Needs Change

Should You Lease or Buy?

by BRUCE BARRETT

Now, more than ever, office space needs are changing. Some companies are finding that in the age of COVID, some employees can work well from home and need a dedicated office area. In some cases, those working in an open office will now require more privacy. Whatever your unique situation, you might be considering a change in your office environment and that brings up a question of how appropriate it is to lease or buy your new space.

The decision of whether to lease or buy your next office space involves several factors. Availability of property, of course, is the first consideration. If you can’t find what you need for rent, you may have to commit to purchase, and vice versa. Certainly, the tight commercial market in Central Oregon makes it difficult to find an exact fit. Two local companies that have unique space needs are Medline in Redmond and Lonza in Bend. They have very specific needs for their work environment and this can only be accommodated by having their own facility. However, you may find landlords who are willing to work with you by remodeling existing properties.

Cost is also important, and if you are choosing between two equally attractive properties, it pays to do a cost comparison for the short and long term. However, each option has unique benefits and challenges that affect how you do business as well as your pocketbook. Here are some considerations to help you make the best decision for your business.

The three questions you should ask yourself:

How long can you commit to a location or building? Financial studies have shown that, for a short term, leasing is more cost-effective than buying. However, if you are considering a property where you can make your headquarters for a decade or more, then buying becomes more financially attractive. One analysis indicated that seven years seems to be the tipping point, but each case differs. Consider consulting with an experienced commercial real estate broker who can help with this analysis.

How's your local economy? Historically, real estate has been a stable investment but now it’s more volatile depending on the location. In Central Oregon, there has been a consistent increase in land and building values making this a good opportunity, but now it’s more volatile depending on the location. In Central Oregon, it depends on how your business is faring, whether cash flow is more important than equity. If you prefer to control your property or have the ease of someone else caring for it and myriad other factors. Take time to consider the pros and cons so that your decision is well informed.

Pros and cons of leasing:

Pros

• Low initial financial commitment with no down payment, just a deposit.
• Rent usually increases annually and when you renew a lease.
• You build equity, which you can use as collateral in loans.

Cons

• There are huge initial expenditures for down payment and closing fees.
• Even if you have a good landlord now, that could change in the future.
• The landlord might handle repairs and maintenance depending on whether it is a modified gross or a NNN lease.

Pros and cons of buying:

Pros

• Lease payments are tax-deductible.
• The landlord might handle repairs and maintenance depending on whether it is a modified gross or a NNN lease.
• Some landlords will remodel to suit and depending on the length of the lease, might amortize the cost over the term of the lease.
• The landlord may pay for some of the maintenance costs and utilities.
• It’s easier to leave if you outgrow the space.

Cons

• There is a higher opportunity cost. In other words, the money you invest in the property could be used to grow your business in other ways. You need to determine if that is an issue.
• You pay for remodeling, repairs and maintenance.
• If you outgrow the space, you will have to sell the property if there is not option to expand.

Each business has a different reason to purchase or lease their next property. It depends on how your business is faring, whether cash flow is more important than equity. If you prefer to control your property or have the ease of someone else caring for it and myriad other factors. Take time to consider the pros and cons so that your decision is well informed.

Bruce Barrett is a Commercial Real Estate Broker with Windermere Central Oregon Real Estate and a Certified SCORE Mentor. He can be reached at 541-410-3484. Whether you want to start or grow your business, SCORE can help. Find a mentor today at centraloregon.score.org.

centraloregon.score.org

Does this look like your work environment?

WE HAVE THE SOLUTION!

COMING SOON!

Patrick’s Corner Executive Suites
In a renovated and re-purposed Redmond Historical Building
708 SW Deschutes Avenue
Redmond, OR 97756

FEATURES

• WiFi and all utilities
• A shared conference room and coffee bar for meetings
• Heat/Air controlled by individual units in each office
• Opening windows
• On-site mail delivery
• Convenient to all of Downtown
• On-site parking

Lawnae Hunter, Principal Broker, 541-550-8635
Jonathon Keith, Broker, 541-419-8708

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Top Projects — Central Oregon Construction Review

Top Projects in 2020

6th Street Apartment Remodel  
Contractor: Mission Building & Renovation  
Project Cost: $1,000,000+

Bend-La Pine Schools Central Kitchen Remodel  
Contractor: Griffin Construction  
Project Cost: $1,600,000

Bend-La Pine Schools Secure Vestibules  
Contractor: R&H Construction  
Project Cost: $3,118,000 approximate

BLRB Architects Office Suite Tenant Improvement at Crane Shed Commons  
Contractor: Kirby Nagelhout Construction Company (KNCC)

BMS Technologies  
Contractor: David Brown Construction  
Project Cost: $5,200,000

Brian's Cabinets  
Contractor: Empire Construction & Development, LLC

Canyon Edge (aka Red Canyon)  
Contractor: SunWest Builders  
Project Cost: $8,800,000

Central Christian School Gym  
Contractor: Kirby Nagelhout Construction Company (KNCC)  
Project Cost: $2,560,000

Conners Medical Office Building  
Contractor: CS Construction  
Project Cost: $2,570,000

CrossCut Warming Hut No. 5  
Contractor: CS Construction

Deschutes County Stabilization Center  
Contractor: Kellcon Construction  
Project Cost: $1,200,000

District 2 East, Building 2 — Dutchie  
Contractor: SunWest Builders

District 2 East, Building 3 — Shell Building  
Contractor: SunWest Builders

District 2 East, Building 4 — Stifel  
Contractor: SunWest Builders

District 2 East, Building 5 — Plateau Forest Products  
Contractor: SunWest Builders

Glenwood Industrial  
Contractor: Empire Construction & Development, LLC

HiLine Homes Office Building  
Contractor: Juniper Ridge Construction LLC dba HiLine Homes

Liberty Lodge Permanent Supportive Housing  
Contractor: R&H Construction  
Project Cost: $1,200,000

Mid Oregon Credit Union — Sisters Branch  
Contractor: SunWest Builders

Northwest Crossing Medical Clinic, West Bend Family Medicine & Rode Physical Therapy  
Contractor: Mission Building & Renovation  
Project Cost: $950,000

Peters Dermatology Clinic  
Contractor: R&H Construction

Pilot Butte Middle School, Phase III  
Contractor: Griffin Construction  
Project Cost: $2,140,000

Prineville Soroptimist Senior Center Rehabilitation  
Contractor: Griffin Construction  
Project Cost: $1,700,000

Red Barn Industrial Center — Bldg. #1  
Contractor: SunWest Builders

Ridgeview Heights Apartments  
Contractor: Empire Construction & Development

Rolling Sage (aka Red Canyon)  
Contractor: SunWest Builders  
Project Cost: $3,800,000

SCHS Bend Hospital — Short Stay Unit  
Contractor: Skanska USA Building, Inc.  
Project Cost: $2,709,075

SCHS Prineville Hospital — Clinic & Rehab Expansion  
Contractor: Skanska USA Building, Inc.  
Project Cost: $3,719,250

Sisters High Lakes Urgent Care  
Contractor: Empire Construction & Development

Snow Removal Equipment Building  
Contractor: Kirby Nagelhout Construction Company (KNCC)  
Project Cost: $1,200,000

Sunriver Resort Lodge Village Guest Suites Remodel  
Contractor: R&H Construction

The Hixon at Westside Yard  
Contractor: CS Construction  
Project Cost: $36,000,000 approximate

The Nest Apartments  
Contractor: CS Construction  
Project Cost: $12,000,000

Thuren Fabrication  
Contractor: Empire Construction and Development, LLC  
Project Cost: $2,500,000

Redevelopment Opportunity

3.53 AC in the heart of the Bend Central District

105 NE Franklin Ave  
Bend, OR 97702  
$5,400,000

- Seven tax lots totaling 3.53 acres, zoned ME and CL
- On the Franklin corridor, the gateway to Historic Downtown Bend and minutes from the Old Mill
- Located in Bend’s Enterprise Zone, Opportunity Zone, and Central District (BCD)
- Abutting Hwy 97: outstanding visibility for future building and signage
- ADT on HWY 97 of 40,319
- ADT on Franklin of 11,934
- Adjacent 1.75 AC to be redeveloped by Brooks Resources
- Ideal location and zoning for mixed use/multifamily

CONGRATS TO LES SCHWAB  
GROUNDBREAKING ON THIRD STREET!

The available 3.53 AC parcel was the flagship location of Les Schwab which is being relocated to 3rd St between Clay Ave and Burnside Ave. The relocation required an unprecedented conditional use permit approval of an auto-dependent use in Bend’s Central District. Walt saw the 21-month process to close spurring development in the BCD: increasing pedestrian connectivity and curb appeal on 3rd St and earning Walt the Commercial Transaction of the Year Award recipient 2014, 2018 & 2019.

Walt Ramage  
BROKER  
walt@bendcommercial.com

Commercial Transaction of the Year Award recipient 2014, 2018 & 2019
<table>
<thead>
<tr>
<th>Company / Address</th>
<th>Phone</th>
<th>Fax</th>
<th>WebSite/Email</th>
<th>Contact</th>
<th>Staff</th>
<th>CO Year Est.</th>
<th>Type of Construction</th>
<th>Area Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eagle Mountain Construction, Inc.</td>
<td>541-536-3478</td>
<td>541-536-3526</td>
<td><a href="http://www.vicrussellconstruction.com">www.vicrussellconstruction.com</a></td>
<td>Vicki Russell</td>
<td>541-617-9190</td>
<td>541-617-9590</td>
<td><a href="http://www.csconstruction.com">www.csconstruction.com</a></td>
<td>Todd Lane</td>
</tr>
<tr>
<td>Audio Visual Bend</td>
<td>541-563-3478</td>
<td>541-563-3526</td>
<td><a href="http://www.vicrussellconstruction.com">www.vicrussellconstruction.com</a></td>
<td>Vanessa Brookman</td>
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- Eagle Mountain Construction, Inc.
- Mountain View Builders, Inc.
- Audio Visual Bend

**Contact**
- Vicki Russell
- Patricia Julber
- Vanessa Brookman

**Staff**
- Todd Lane
- Steven Hendley
- Todd Lane

**CO Year Est.**
- 541-617-9190
- 541-617-9590
- 541-617-9190

**Type of Construction**
- Commercial projects including offices, restaurants, industrial and industrial properties; commercial/industrial & building maintenance
- Commercial and industrial projects
- Commercial and industrial projects

**Area Projects**
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- Steven Hendley
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Top Projects — Central Oregon Construction Review

6th Street Apartment Remodel
445 SW Sixth St. • Redmond, OR 97756

Property Owner/Developer:
Four S Properties

Contractor:
Mission Building & Renovation

Project Cost: $1,000,000+

Sitework Start: January 2019

Completion: February 2020

Square Footage: 4,754 sq. ft.

Amenities: Located in downtown Redmond, includes two new, upscale apartments, ground-floor parking garage and commercial space that is leased by Ida's Cupcakes.

Financing: Private

Project Manager: Emily Freed, Associate AIA, BLRB Architects

Principal Architect: Seth Anderson, AIA

Project Manager: Francis Senger, Mission Building & Renovation

Supervisor: Keith Hawes, Mission Building & Renovation

Structural Engineer: Craig Davis, PE, Walker Structural Engineering, PC

Civil Engineer: Jim Lord, PE, Ashley & Vance Engineering, Inc.

Subcontractors and Suppliers:
Certified Service of Central Oregon, Severson Plumbing & Mechanical, Inc., Aaken Corporation Electric, J&R Fire, LLC

The 6th Street project converted this previously underused and dated structure into a modern mixed-use building providing two luxury housing units with a private garage and a ground-floor, street-facing retail space. Enhancing the exterior modernized the building and helped to attract new business to downtown Redmond. With sustainability in mind, many existing materials were revitalized and repurposed. Existing wood flooring and beams were salvaged and re-used in the new apartments and throughout the building as new flooring, accents, benches and shelving. Reusing materials adds to the charm of a structure that was previously a storage facility. This newly revitalized space helps bring new life into downtown Redmond, creating a vibrant addition to this burgeoning community.

Thank you Central Oregon Best Wishes for a healthy and prosperous 2021
**Bend-La Pine Schools Central Kitchen Remodel**

230 NE Sixth St. • Bend, OR 97701

Property Owner/Developer:
Bend-La Pine Schools

Contractor:
Griffin Construction

Project Cost:
$1,600,000

Completion:
August 2020

Square Footage:
7,275 sq. ft.

Amenities:
New cook-chill system, kitchen equipment and trash compactor.

Financing:
Bend-La Pine Schools

Architect/Project Manager:
Eric Nielsen, BLRB Architects

Principal Architect:
Seth Anderson, AIA

Project Manager:
Chad Young, Griffin Construction

Supervisor:
Nicholas Lilly, Griffin Construction

Electrical Engineer:
Michael Nelson, MBA, ColeBreit Engineering, LLC

**Subcontractors and Suppliers:**

**Brief Description of Project:**
The Central Kitchen is the primary kitchen for Bend-La Pine Schools, providing meals to all schools throughout the district. Critical improvements were incorporated into this production kitchen allowing for more efficient and higher volume meal preparation. Updates include a new cook-chill system, new equipment in the bakery and existing equipment was relocated to better suit kitchen needs. Exhaust hoods and mechanical, electrical and plumbing were added to support the new kitchen equipment. Additionally, a new trash compactor was installed to improve waste management for the kitchen and Bend Senior High School. With these changes, the Central Kitchen is now better equipped to serve the needs of the ever-growing Bend-La Pine Schools.

**PHOTO | COURTESY OF BLRB ARCHITECTS**

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**Bend-La Pine Schools Secure Vestibules**

Various addresses throughout the School District

Property Owner/Developer:
Bend-La Pine School District

Contractor:
R&H Construction

Project Cost:
$3,118,000 approximate

Completion:
March 2020

Square Footage:
20,000 sq. ft. approx.

Amenities:
Various elementary, middle and high school vestibules added throughout Bend-La Pine School District.

Financing:
Bond

Architect/Project Manager:
Hedi Slabyaugb, AIA, BLRB Architects

Project Manager:
Meghan Bowman, R&H Construction

Supervisor:
Gary North

Superintendent:
Andy Hawes

**Brief Description of Project:**
Twenty schools in the Bend-La Pine School District received essential safety upgrades to their main building entry sequences. Security cameras, controlled entry vestibules, welcome lobbies, visitor management systems and other access control devices were provided to meet new school safety standards. These updates vastly improve the safety of students, staff and faculty throughout Bend-La Pine Schools while maintaining a welcoming and friendly environment.

**PHOTO | COURTESY OF BLRB ARCHITECTS**

---

**Peace of mind when you’re up a creek.**

You never know when a sudden disaster is going to put your business in deep trouble. But with Century Insurance backing you up, things will always come out swimmingly.
BLRB Architects Office Suite  
Tenant Improvement  
Cranes Shed Commons • 721 SW Industrial Way, Ste. 130 • Bend, OR 97702

Property Owner/Developer:  
BLRB Architects

Contractor: Kirby Nagelhout  
Construction Company (KNCC)

Sitework Start: January 2020  
Completion: May 2020

Square Footage: 3,250 sq. ft.  
Amenities: Reception area, two conference rooms, two private offices, private phone room, open workspace and staff kitchen/breakroom.

Architect: Heidi Slaybaugh, AIA, Architect/Project Manager, BLRB Architects;  
Principal Architect: Seth Anderson, AIA

Interior designers:  
Mindy Lyman, Lynn Baker, Taylor Roosa, Julia Payton

Project Manager: Robert Frazier  
Superintendent:  
Scott Thompson  
Mechanical, Plumbing, Electrical Engineer:  
ColeBreit Engineering, LLC

Subcontractors and Suppliers:  

Brief Description of Project:  
This tenant improvement project created a modern office space for BLRB Architects. An open work layout was designed, making the best use of the space while encouraging a collaborative environment. Contemporary interior design features were incorporated including use of wood slats at reception desk, full height glazing at conference rooms, electric adjustable sit/stand workstations, acoustic perforated wood sound baffles and a local topographic mural throughout. Breakout spaces allow for teams to work together and collaborate, while a phone room provides space for privacy when needed. Custom cabinetry not only separates the work area from the staff kitchen/breakroom, but it also serves as a creative storage space for interior design materials. The result is a space that one staff member says, “Makes you feel relaxed while at work.”

PHOTO COURTESY OF BLRB ARCHITECTS

BMS Technologies  
2001 Cooley Rd. • Bend, OR 97701

Property Owner/Developer:  
Di Spaltro Enterprises, LLC

Contractor: David Brown Construction

Project Cost: $5.2M  
Sitework Start: November, 2018  
Completion: September, 2020

Square Footage: 45,368 sq. ft.  
Amenities: 11,641 sq. ft.: second floor (office, support, storage, deck); 33,464 sq. ft. mfr/warehouse area.

Financing: Columbia Bank

Project Manager: David Brown

Engineer: C A Rowles Engineering and Building Design  
Principal Engineer: Charlie Rowles, PE

Civil Engineer: C A Rowles Engineering and Building Design  
Mechanical Engineer: ColeBreit Engineering  
Electrical Engineer: OS Engineering

Landscaping: Scott Schultz

Subcontractors and Suppliers:  

Brief Description of Project:  
Project is the new home of BMS Technologies, a Bend-based business of more than 20 years that was located in southeast Bend. The building is a two-story structure with the second floor as corporate management offices. The main floor contains the printing and document assembly/publishing equipment and manufacturing areas along with product storage. One element on the main floor is a humidity-controlled space in which certain printing equipment must operate in order to sustain premium-level performance of the equipment.

PHOTO COURTESY OF C A ROWLES ENGINEERING AND BUILDING DESIGN

C A Rowles Engineering and Building Design is grateful for the opportunity to have worked with the Di Spaltro family, owners of BMS Technologies, as we brought their new building visions and design to life. The construction teams lead by Dave Brown Construction have built an extremely beautiful and efficient new manufacturing facility for the Di Spaltros.  

Congratulations!
Brian's Cabinets
20780 Sockeye Place • Bend, OR 97701

Property Owner/Developer:
Brian's Cabinets
Empire Construction & Development

Contractor: Empire Construction & Development, LLC

Sitework Start: August, 2019
Completion: October, 2020

Square Footage: 42,000 sq. ft.

Amenities: Showroom, production
area, conference and meeting rooms,
employee kitchen/break room
featuring a glass-paneled overhead
door, ground level outdoor patio and
partial upper mezzanine.

Project Manager: Bruce Page, Empire
Construction & Development, LLC

Supervisor: Mark Meredith, Empire
Construction & Development, LLC

Bruce Page, Empire Construction &
Development, LLC

atlantic Construction & Development, LLC

Principal Architect: Scott Steele,
STEELE Associates Architects LLC

Structural Engineer: John Fischer,
Ashley & Vance Engineering

Civil Engineer: Erik Huffman, BEACON
Civil Engineering & Land Surveying

Mechanical Engineer: Larry Scharf,
CEA Consulting Engineers

Landscaping: Scott Anderson,
Springtime Landscape & Irrigation

Subcontractors and Suppliers:
American Sprinklers, Inc., BECON, LLC, Behlen Mfg. Co., Blue Barrel Signs LLC, Cascade
Painting & Design, Inc., CEA Consulting Engineers, Concrete Worx, Consolidated
Supply Co., Deschutes Concrete Construction, Inc., Deschutes Window & Door Co.
Inc., Direct Flooring Center, Elite Electric, Empire Construction and Development,
LLC, Empire Steel Works, Empire Steele Company, Empire Stone Co, Empire Truck
Works, FirePro, LLC, Gals Contractor Services, Inc., GTS Interior Supply, Guarantee
Glass & Mirror, Inc., Hooker Creek Co LLC, Hoyt's Hardware, John Varner Construction,
Kevin Spencer Masonry, Mike's Fence Center, Inc., Overhead Door Company of
Central Oregon, Rockall Construction, LLC, Sage Ridge Inc., Springtime Landscape &
Irrigation, Inc., Steele Associates Architects LLC, Steve Olson Heating & Cooling, Inc.,
Sunset Plumbing of Bend Inc., Superior Garage Floors, LLC, Tennison Company

Brief Description of Project:

New Industrial building — cabinet shop in the Brinson Business Park in NE Bend.
The majority of the new space is occupied by the main production area, featuring
40-foot ceiling height and voluminous natural light, thanks to elevated windows
throughout the manufacturing facility, flanked by a showroom and offices on the
ground level and a partial upper mezzanine overlooking the shop floor.

Canyon Edge (aka Red Canyon)
1575 Reinbeer Ave. • Redmond, OR 97756

Property Owner/Developer:
Canyon Edge

Contractor: R&H Construction

Project Cost: $8.8M

Sitework Start: October 7, 2020
Completion: N Bldg.: October 7, 2020

Square Footage: 61,381 sq. ft.

Amenities: Views, quality design, walking
paths, playground, covered patios.

Financing: Oregon Housing and
Community Services

Project Manager: Keith Wooden,
Housing Works

Architect: Melanie Whedon,
Pinnacle Architecture

Principal Architect: Peter Baer,
Pinnacle Architecture

Structural Engineer: Ashley & Vance Engineering, Inc.

Mechanical Engineer: Ashley & Vance Engineering, Inc.

Civil Engineer: Ashley & Vance Engineering, Inc.

System Design Consultants, Inc.

Subcontractors and Suppliers:
97 Painting, LLC, Advanced Underground Utility Locating, Inc., AM-1 Roofing
Inc, Aspen Landscape Development, Bend Electric Inc., Cascade Heating &
Specialties, Inc, CCI Bend LLC, Daniel Simmons Contracting Inc, Grassmasters,
Guarantee Glass & Mirror Inc, Heniges Construction LLC, Johnson Brothers TV &
Appliance, Lakeview Millwork Sales, Inc., Lanz Cabinet Shop Inc., LETS Construction
Cleaning, Inc., McClain Concrete Construction, North Country Building Specialties,
Northwest Framing Systems Inc, Performance Insulation & Energy Services Inc, Pro
Shop Millwork & Design, Redmond Fencing & Pole Structures LLC, Severson Fire
Fork Excavation LLC, Standard Paint & Flooring LLC, Suburban Door Company Inc,
Sunburst Fabrications Inc., Ultra Quiet Floors, US Mailboxes, We Cut Concrete Inc,
West Coast Tub Repair, Central OR Division, Western Protective Coatings LLC

Brief Description of Project:

With so many rent-burdened residents in the region, Red Canyon's addition is
critical to helping solve Central Oregon's housing crisis. It is a unique project spread
across two sites just 300 feet apart from other multi-family and single-family homes.

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Central Christian School Gym

2731 SW Airport Way • Redmond, OR 97756

Property Owner/Developer: Central Christian School
Contractor: Kirby Nagelhout Construction Company (KNCC)
Project Cost: $2,560,000
Sitework Start: August 2019
Completion: May 2020
Square Footage: 15,000 sq. ft.

Amenities:
- Athletic gym, kitchen, concessions, classrooms, weight room, locker rooms and storage.

Principal Architect:
Seth Anderson, AIA
Architect/Project Manager:
Joe Waggoner, Kirby Nagelhout Construction Company
Supervisor:
Ed Parker, Kirby Nagelhout Construction Company

Electrical Engineer:
Mike Schaefer, MJS Electric

Structural Engineer:
Craig Davis, PE, Walker Structural Engineering, PC
Jim Lord, PE, Mike White, Stantec

Civil Engineer:
Jim Lord, PE, Ashley & Vance Engineering, Inc.

Mechanical Engineer:
Larry Scharf, PE, CEA Consulting Engineers

Subcontractors and Suppliers:


Brief Description of Project:
This project converted an existing office building into a new athletic facility for Central Christian School in Redmond. The facility includes a new lobby with concessions, classrooms, locker rooms and a regulation-size basketball court. To provide adequate ceiling height for the basketball court, the middle portion of the building interior and roof were removed, and a new steel roof frame was inserted. Clerestory windows line each side of the gym to bring in natural light. This new facility allows Central Christian School to host athletic events, graduation ceremonies and other community events.

Central Oregon Helibase

4550 Airport Way • Prineville, OR 97754

Property Owner/Developer: Crook County, Oregon
Contractor: Kirby Nagelhout Construction Co.
Project Cost: $4,823,000
Sitework Start: June, 2019
Completion: May, 2020
Square Footage: 9,999 sq. ft.

Amenities:
- Fitness room with glass sectional door. Break room, shower facilities, covered patio, PA system, conference room with operable partition divider, new three-pad helicopter parking and taxiway.

Project Manager: Tristan Shephard, STEELE Associates Architects, LLC
Architect: Tristan Shephard, STEELE Associates Architects, LLC
Principal Architect: Scott Steele, STEELE Associates Architects, LLC

Subcontractors and Suppliers:

Nichiha, River Roofing, Bend Commercial Glass, Fabulous Floors, Deschutes Painting, Inc., Anderson Clark Interiors, Ultra Quiet Floors

Brief Description of Project:
This building was collaborative design between the design team and Crook County, the City of Prineville and the U.S. Forest Service. The project is designed to function as a leasable commercial building that currently serves the needs of the U.S. Forest Service Central Oregon Helibase and Rappeler Operations. The building provides storage space for wildfire management supplies, as well as locker space for rappeler firefighters. A fitness room with a large glass sectional door opens out to a large grass training field and overlooks the helicopter pads. The remainder of the interior supports helicopter and forest fire operations: large open office, conference/training room, pilots’ lounge, mission planning, base manager, mission operations and a staff breakroom. The exterior incorporates low-maintenance materials while meeting the design vision of the USFS. Natural timber window canopies and a large timber structure patio brings natural materials and warmth to the exterior.
CrossCut Warming Hut No. 5
566 SW Mill View Way • Bend, OR 97702

Property Owner/Developer:
Bob Libby, Warming Hut, LLC

Contractor:
CS Construction

Project Cost: $702,127

Sitework Start: October 2019

Completion: May 2020

Square Footage:
7,700 sq. ft. (courtyard),
2,146 sq. ft. (building)

Amenities:
Variety of food carts, indoor lounge with wood fireplace, open bar and bar seating, outdoor lounge areas and lift area seating.

Financing:
Private

Project Manager: Matt Freeman

Supervisor: DJ Panton

Engineer: Matt Amhrein

Architect:
Stemach Design + Architecture

Principal Architect: Stacey Stemach

Subcontractors and Suppliers:

Brief Description of Project:
A new Food Court located across from the Box Factory includes a 2,146 sq. ft. tap house building with indoor seating for dining, a small bar area with seating, accessible restrooms and a mezzanine for storage and additional seating. The Food Court also includes an open air trellis structure housing three food carts. The site has accessible pathways to the food carts, outdoor seating and fire pit areas.

Deschutes County Stabilization Center
63311 Jamison St. • Bend, OR 97703

Property Owner/Developer:
Deschutes County

Contractor:
Kellcon Construction

Project Cost: $1.2M

Sitework Start: November 18, 2019

Completion: May 11, 2020

Square Footage: 5,263 sq. ft.

Amenities:
Stabilization room, one-way glass for observation.

Financing:
Government grants to Deschutes County

Project Manager: Dan Hopper, Deschutes County

Architect:
Briana Manfrass (Designer), Pinnacle Architecture

Structural Engineer:
Rolf Armstrong, Eclipse Engineering

Civil Engineer:
Mark Bosch, Corona Design Group

Mechanical Engineer:
Rob James, ColeBreit Engineering

Landscaping:
Eileen Obermiller, Dappled Earth

Subcontractors and Suppliers:

Brief Description of Project:
Pinnacle was chosen to bring the first stabilization center to Central Oregon. The center is designed for those experiencing a mental health crisis (e.g., psychosis, paranoia, abuse to self or others, etc.) to stabilize and receive treatment instead of being sent to jail or the ER. The design includes the renovation of an existing building on Deschutes County’s Public Safety Campus. The design is focused on creating a safe, calming environment with an emphasis on patient and employee workflow. A one-way window allows staff to monitor patients in the stabilization room while deescalating and receiving treatment.
District 2 East, Building 2 — Dutchie

2728 NW Potts Ct. • Bend OR 97703

Property Owner/Developer:
Brooks Resources & Taylor Northwest

Contractor:
SunWest Builders

Sitework Start:
August 2019

Completion:
December 2020

Square Footage:
13,054 sq. ft.

Amenities:
This will be Dutchie’s new office. Building includes private office space, break room and flex areas, gaming room, conference rooms, various meeting rooms, outdoor patios, overhead roll-up doors.

Financing:
First Interstate Bank

Project Manager:
Kristen Burrus, SunWest Builders

Supervisor:
David Mata, SunWest Builders

Architect:
Adam Stephen, STEELE Associates Architects, LLC

Principal Architect:
Scott Steele, STEELE Associates Architects, LLC

Structural Engineer:
Michael Peterson, Froelich Engineers

Civil Engineer:
Chris Chambers, AKS Engineering & Forestry

Mechanical Engineer:
Rob Yambert, MDA Engineering; Larry Scharf, CEA Consulting Engineers

Electrical Engineer:
Ron Timko, MDA Engineering

Landscaping:
Becky Shaw, Homeland Design, LLC

Subcontractors and Suppliers:

Brief Description of Project:
This building is the second building on the new District 2 East Campus in Northwest Crossing. The campus will house a variety of tenants ranging from typical office, research & design, software & tech to more light industrial type users. Building shell and buildout with office spaces. Exterior finishes include T&G cedar at overhang and sunshades on the windows. Interior buildout includes offices, meeting rooms, restrooms with showers, break room, kitchen and reception area. Mechanical mezzanines are located above the restrooms. The large open area in the center of the building features unique steel column radiuses walls to separate a smaller open work area. A side patio includes power and gas hook ups for a BBQ and outdoor events.

District 2 East, Building 3 — Shell Building

2723 NW Potts Ct. • Bend OR 97703

Property Owner/Developer:
Brooks Resources & Taylor Northwest

Contractor:
SunWest Builders

Sitework Start:
May 2019

Completion:
June 26, 2020

Square Footage:
10,853 sq. ft.

Amenities:
Shell space for future tenant improvements. The building will support three-four suites for future tenants.

Financing:
First Interstate Bank

Project Manager:
Kristen Burrus, SunWest Builders

Supervisor:
David Mata, SunWest Builders

Architect:
Adam Stephen, STEELE Associates Architects, LLC

Principal Architect:
Scott Steele, STEELE Associates Architects, LLC

Structural Engineer:
Michael Peterson, Froelich Engineers

Civil Engineer:
Chris Chambers, AKS Engineering & Forestry

Mechanical Engineer:
Rob Yambert, MDA Engineering; Larry Scharf, CEA Consulting Engineers

Electrical Engineer:
Ron Timko, MDA Engineering

Landscaping:
Becky Shaw, Homeland Design, LLC

Subcontractors and Suppliers:

Brief Description of Project:
This building is the third building on the new District 2 East Campus in Northwest Crossing. The campus will house a variety of tenants ranging from typical office, research & design, software & tech to more light industrial type users. Building shell with expected use of light industrial flex and office spaces. Exterior finishes include T&G cedar at overhang and sunshades on the windows. Overhead roll-up doors at the front of the building provide natural light and views of the mountains. As an addition to the site, a covered rideshare structure was built at the end of Potts Court, in front of this building.
District 2 East, Building 4 — Stifel

2731 NW Potts Ct. • Bend OR 97703

Property Owner/Developer:
Brooks Resources & Taylor Northwest
Contractor: SunWest Builders
Sitework Start: April 2019
Completion: May 2020
Square Footage: 13,054 sq. ft.

Amenities: This building is the fourth building on the new District 2 East Campus in Northwest Crossing. The campus will house a variety of tenants ranging from typical office, research & design, software & tech to more light industrial type users. Building shell and buildout with light industrial flex and office spaces. The other half of the shell was built out for a tenant and has T&G cedar at overhang and sunshades on the windows. Interior buildout includes offices, a conference room, restrooms, break room and reception area. The interior includes unique suspended drywall clouds for acoustics. An overhead roll-up door in the breakroom opens to a large deck with views of the surrounding neighborhood.

Subcontractors and Suppliers:

Brief Description of Project:

This building is the fourth building on the new District 2 East Campus in Northwest Crossing. The campus will house a variety of tenants ranging from typical office, research & design, software & tech to more light industrial type users. Building shell and buildout with light industrial flex and office spaces. The other half of the shell was built out for a tenant and has T&G cedar at overhang and sunshades on the windows. Interior buildout includes offices, a conference room, restrooms, break room and reception area. The interior includes unique suspended drywall clouds for acoustics. An overhead roll-up door in the breakroom opens to a large deck with views of the surrounding neighborhood.

District 2 East, Building 5 — Plateau Forest Products

2739 NW Potts Ct. • Bend OR 97703

Property Owner/Developer:
Brooks Resources & Taylor Northwest
Contractor: SunWest Builders
Sitework Start: April 2019
Completion: May 2020
Square Footage: 13,054 sq. ft.

Amenities: Open office space, with multiple meeting areas, breakroom, patio, overhead roll-up doors.

Subcontractors and Suppliers:

Brief Description of Project:

This building is the fifth building on the new District 2 East Campus in Northwest Crossing. The campus will house a variety of tenants ranging from typical office, research & design, software & tech to more light industrial type users. Building shell with approximately 6527 sq. ft. of future light industrial flex and office spaces. The other half of the shell was built out for a tenant and has an open office floor plan and large boardroom with sloped exposed ceilings, break room, board room, restrooms and shower, offices and a mezzanine for mechanical equipment. Exterior features include heat trace, sun shades at windows and T&G cedar at overhang. A side patio includes power and gas hook ups for a BBQ and outdoor events.
Thank you to all our wonderful clients for your trust, collaboration and camaraderie.

To everyone impacted by the pandemic we wish you the best and hope for a speedy return to normalcy.

A bright future through brilliant design
Liberty Lodge Permanent Supportive Housing
1624 SW Quartz Ave. • Redmond, OR 97756

**Property Owner/Developer:** Housing Impact LLC, a partnership between NeighborImpact and Housing Works

**Contractor:** MJH Construction

**Project Cost:** $1.2M

**Sitework Start:** July 9, 2019

**Completion:** April 24, 2020

**Square Footage:** 5,448 sq. ft.

**Amenities:** Quality design, community room, onsite support services.

**Financing:** Oregon Housing and Community Services

**Project Manager:** Keith Wooden, Housing Works

**Architect:** Shaun Clifton, Pinnacle Architecture

**Principal Architect:** Peter Baer, Pinnacle Architecture

**Structural Engineer:** Ashley & Vance Engineering

**Civil Engineer:** Ashley & Vance Engineering

**Mechanical Engineer:** System Design Consultants, Inc.

**Subcontractors and Suppliers:**


**Brief Description of Project:**

This office building was a collaborative design approach between HiLine Homes and BLJB Architects. The building combines a mix of traditional materials in a way that is both contemporary and rustic. Large windows in the entry and throughout all spaces create an open feel with plenty of light, and also allow for beautiful mountain views. Natural landscaping, including a water feature, was incorporated in front of the main entry for a welcoming feel as you enter this modern building.

---

Glenwood Industrial
693 SE Glenwood • Bend OR 97701

**Property Owner/Developer:**
Rock Ridge Investments LLC/Empire Construction & Development, LLC

**Contractor:** Empire Construction & Development, LLC

**Sitework Start:** April 2020

**Completion:** December 2020

**Square Footage:** 12,500 sq. ft.

**Amenities:** Three light industrial suites with warehouse and office.

**Project Manager:** Bruce Page, Empire Construction & Development, LLC

**Supervisor:** Mark Meredith, Empire Construction & Development, LLC

**Architect:** Adam Stephen, STEELE Associates Architects, LLC

**Principal Architect:** Scott Steele, STEELE Associates Architects, LLC

**Structural Engineer:** John Fischer, Ashley & Vance Engineering

**Civil Engineer:** Erik Huffman, BECON Civil Engineering

**Land Surveying:** Larry Scharf, CEA Consulting Engineers

**Landscape:** Scott Anderson, Springtime Landscape & Irrigation

**Subcontractors and Suppliers:**

- Elite Electric, Cascade Heating, Sunset Plumbing, Springtime

**Brief Description of Project:**

New Industrial building South of Bend High School with three future tenant suites.
Mid Oregon Credit Union — Sisters Branch

650 N Arrowleaf Trail • Sisters, OR 97759

Property Owner/Developer: Mid Oregon Credit Union
Contractor: SunWest Builders
Sitework Start: April 2020
Completion: November 2020
Square Footage: 3,005 sq. ft.
Amenities: Public plaza and artwork.
Project Manager: Wayne Powderly, SunWest Builders
Supervisor: Brian Riley, SunWest Builders
Architect: STEELE Associates Architects, LLC
Principal Architect: Scott Steele, STEELE Associates Architects, LLC
Project Manager: Derek Olson, STEELE Associates Architects, LLC
Structural Engineer: Ashley & Vance Engineering, Inc.
Civil Engineer: HWA, Inc.
Mechanical Engineer: CEA Consulting Engineers
Landscaping: Homeland Design, LLC

Subcontractors and Suppliers:


Brief Description of Project:
A new 3,005-square-foot credit union. The building was designed to meet the City of Sisters 1880's design theme. Natural cedar soffits were used to add warmth and natural materials under the covered walk and drive-through canopy. The sidewalks are heated to provide safe passage during cold freezing conditions. The sidewalks are stamped to look like the old wood sidewalks that were common in Sisters years ago.

Thank you to our building partners, SunWest Builders, Steele Associates Architects, Todd Taylor/Taylor NW— for their upmost professionalism and delivering the keys on time.
As well as Ponderosa Forge & Ironworks— for the beautiful artwork!

Mid Oregon Credit Union would like to thank our building partners, SunWest Builders, Steele Associates Architects, Todd Taylor/Taylor NW— for their upmost professionalism and delivering the keys on time.
As well as Ponderosa Forge & Ironworks— for the beautiful artwork!

www.midoregon.com 541-382-1795
Northwest Crossing Medical Clinic, West Bend Family Medicine & Rode Physical Therapy
633 NW York Dr. • Bend, OR 97703

Property Owner/Developer: NWX Health Care
Contractor: Mission Building & Renovation
Project Cost: $950,000
Sitework Start: July 2019
Completion: March 2020
Square Footage: 3,356 sq. ft.
Amenities: New building with a shared lobby, two professional medical suites with treatment and exam rooms, as well as a gym.
Architect: Emily Freed, Associate AIA, Project Manager, BLRB Architects
Principal Architect: Seth Anderson, AIA
Project Manager: Francis Senger, Mission Building & Renovation

Brief Description of Project:
Inspired by Northwest contemporary design, this new building’s prominent shed roof reaches out south and east, welcoming clients from the street and from the parking lot in the rear of the building through a central lobby. With a focus on cohesiveness, sustainability, cost-effective materials and creating an aesthetically pleasing palette, the two wings of the building meet the unique requirements of each business while accommodating separate spatial needs with different material finishes. These businesses are now able to better serve the community, focusing on medical care unrestricted by space and workflow limitations.

Photo by Ross Chandler

Peters Dermatology Clinic
2353 NE Conners Ave. • Bend, OR 97702

Property Owner/Developer: Peters Dermatology
Contractor: R&H Construction
Sitework Start: September 2019
Completion: September 2020
Square Footage: 9,400 sq. ft.
Project Manager: Kyle Hartley
Supervisor: Gary North
Superintendent: Jim Stewart

Brief Description of Project:
Recently completed, this two-story ground-up 9,400 sq. ft. medical office building features a modern atrium reception lobby, procedure rooms, exam rooms, Mohns rooms, administration offices and nurses’ stations. Exterior amenities include Central Oregon inspired landscaping, 26 new parking spaces and snow-melt system.


Brief Description of Project:
Inspired by Northwest contemporary design, this new building's prominent shed roof reaches out south and east, welcoming clients from the street and from the parking lot in the rear of the building through a central lobby. With a focus on cohesiveness, sustainability, cost-effective materials and creating an aesthetically pleasing palette, the two wings of the building meet the unique requirements of each business while accommodating separate spatial needs with different material finishes. These businesses are now able to better serve the community, focusing on medical care unrestricted by space and workflow limitations.

PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS, LLC
PHOTO | BY ROSS CHANDLER
Top Projects — Central Oregon Construction Review

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Pilot Butte Middle School, Phase III
1501 NE Neff Rd. • Bend, OR 97701

Property Owner/Developer: Bend-La Pine Schools
Contractor: Griffin Construction
Architect: Heidi Slaybaugh, AIA, Architect/Project Manager, BLRB Architects
Principal Architect: Seth Anderson, AIA
Project Manager: Chad Young, Griffin Construction
Structural Engineer: Ashley & Vance Engineering, Inc.
Mechanical & Plumbing Engineer: MREA Consulting Engineers
Electrical Engineer: Landis Consulting
Subcontractors and Suppliers:
Dirt Monkey, Aspen Ridge Electric, Stephens Heating and Specialties, Inc.,
Oregon Cascade Plumbing & Heating, Inc., Fabulous Floor Inc.

Brief Description of Project:
This third and final phase of Pilot Butte Middle School upgrades includes renovation of building interiors to provide contemporary finishes and improved functionality throughout Building C, which includes the school’s library and some classrooms. The interior of the library received all new finishes and the ceiling was raised to expose the glulam roof beams and add additional glazing at the top of the north window wall, providing additional natural light. To increase security, electronic access functionality was added to the entry doors, wireless access points were incorporated in all classrooms and the fire alarm system was renovated throughout the building. These critical improvements will help educators make the most of their current school and keep students safe for years to come.

Prineville Soroptimist Senior Center Rehabilitation
180 NE Belknap St. • Prineville, OR 97754

Property Owner/Developer: Soroptimist International of Prineville Charitable Trust
Contractor: Griffin Construction
Architect: Tristan Shepherd, AIA, STEELE Associates Architects, LLC
Principal Architect: Scott Steele, STEELE Associates Architects, LLC
Structural Engineer: Ashley & Vance Engineering, Inc.
Mechanical Engineer: CEA Consulting Engineers
Landscaping: Homestead

Brief Description of Project:
Remodel of existing Senior Center including: new roof, New HVAC equipment, new walk-in freezer and cooler, new interior finishes, new LED lighting, new parking lot and drainage, new entry canopies and ADA upgrades.

Red Barn Industrial Center – Bldg. #1
1090 NE 11th St. • Redmond, OR 97756

Property Owner/Developer: Red Barn Industrial Center, LLC
Contractor: SunWest Builders
Architect: Heidi Slaybaugh, AIA, Architect/Project Manager, BLRB Architects
Project Manager: Kristy Thompson
Supervisor: Anthony Hammond
Architect: Teknneek Architecture
Principal Architect: Larry Wright
Structural Engineer: Walker Structural Engineering
Civil Engineer: H.A. McCoy Engineering & Surveying
Mechanical Engineer: CEA Consulting Engineers
Electrical Engineer: Landis Consulting
Landscaping: Eddie Landeros, RAM Landscape and Irrigation, LLC

Brief Description of Project:
New construction, large pre-engineered metal building shell, ready for tenant improvement buildout(s), complete with full sitework package.

Subcontractors and Suppliers:
Rolling Sage (aka Red Canyon)
246 NE Jefferson St. • Madras, OR 97741

Property Owner/Developer: Housing Works
Contractor: R&M Construction
Project Cost: $3.8M
Sitework Start: August 19, 2019
Completion: October 16, 2020

Square Footage: 20,869 Sq. ft.
Amenities: Views, quality design, community room, covered patios.

Financing: Oregon Housing and Community Services
Project Manager: Keith Wooden, Housing Works
Architect: Melanie Whedon, Pinnacle Architecture
Principal Architect: Peter Baer, Pinnacle Architecture

Subcontractors and Suppliers:

Brief Description of Project:
Nearly a third of Madras households are cost-burdened (paying more than 30 percent of their income on housing) due to the lack of affordable housing. Red Canyon is adding 23 quality, two-bedroom homes to relieve the pressure on Madras’ workforce. The new development includes two three-story buildings, many with remarkable views of the Cascade Mountains. The exterior design features multiple dark/light patterns typically seen in townhouses bringing a more residential, comfortable scale to the development. The residents have a place to mingle in the shared community room, including an outdoor patio for additional gathering space.

PHOTO | BY GARY EIDSMOE

Ridgeview Heights Apartments
3753 SW Badger Ave. • Redmond, OR

Property Owner/Developer: Three Sisters LLC
Contractor: Empire Construction & Development
Completion: April 2020
Square Footage: Three 18-plex buildings at 21,805 sq. ft. and three 12-plex buildings at 13,830 sq. ft.

Amenities: Two-bedroom apartments with balconies & open floor plan.
Project Manager: Colton Mayberry, Empire Construction & Development

Supervisor: Kevin Tension, Empire Construction & Development
Architect: Adam Stephen, STEELE Associates Architects, LLC
Principal Architect: Scott Steele, STEELE Associates Architects, LLC
Structural Engineer: John Fischer, Ashley & Vance Engineering
Civil Engineer: Erik Huffman, BECON Civil Engineering & Land Surveying
Landscaping: Scott Anderson, Springtime Landscape & Irrigation

Subcontractors and Suppliers:
Elite Electric, Cascade Heating, Sunset Plumbing, Springtime

Brief Description of Project:
New 90-unit apartment complex near Ridgeview High School. Apartments feature a variety of two-bedroom layouts, on site storage units for residents, pavilion and amazing views of the Three Sisters.

PHOTO BY BEND AERIAL IMAGING

Housing | Commercial | Healthcare | Senior Living
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SCHS Bend Hospital - Short Stay Unit
2500 NE Neff Rd. • Bend, OR 97701

Property Owner/Developer:
St. Charles Health System, Inc.
Contractor: Skanska USA Building, Inc.
Project Cost: $2,709,075
Sitework Start: April 22, 2019
Completion: April 4, 2020
Square Footage: 9,800 sq. ft. remodel
Amenities: Single- and multi-patient rooms provide exterior views from large rooms that provide space for patient families. Ceiling lifts built into several rooms provide for ease of patient movement. Existing skylights in corridors were maintained for natural lighting.
Financing: Owner Funded
Project Manager: Ryan Lamb
Supervisor: Jacob Struck
Architect: PKA Architects
Principal Architect: Timothy Clem
Mechanical Engineer: PAE
Electrical Engineer: Stantec

Subcontractors and Suppliers:
Tomco Electric, Apollo Mechanical, Severson Fire, The Harver Company, Don Frank Flooring, Legend Millwork, Long Painting, Eagle Roofing, Rubenstein, Bend Commercial Glass, Building Material Specialties, Let's Construction Cleaning, Davidsons Masonry

Brief Description of Project:
With the new ICU construction, the old ICU suite was converted into a Short Stay Unit (SSU). This unit serves as an 18-bed recovery suite for cardiac patients after surgeries prior to discharge or admittance overnight. Project included majority of replacement of MEP systems, fire sprinkler upgrades, new finishes throughout and additional support spaces for caregivers.

PHOTO | COURTESY OF SKANSKA USA INC.
Sisters High Lakes Urgent Care
354 W Adams Ave. • Sisters, OR 97759

Property Owner/Developer: Richard & Roxylee Rumgay
Empire Construction & Development

Supervisor: Mark Meredith,
Empire Construction & Development
Architect: Adam Stephen,
STEELE Associates Architects, LLC
Principal Architect: Scott Steele,
STEELE Associates Architects, LLC
Structural Engineer: John Fischer,
Ashley & Vance Engineering
Mechanical Engineer: Steve Olson, Olson Heating

Subcontractors and Suppliers:
Elite Electric, Olson Heating, Sunset Plumbing, Springtime

Brief Description of Project:
Addition to High Lakes existing building in Sisters for new exam rooms, nurse stations and staff lounge.

Property Owner/Developer:
St. Charles Health System, Inc.
Contractor: Skanska USA Building, Inc.
Project Cost: $3,719,250
Sitework Start: April 8, 2019
Completion: February 24, 2020
Square Footage: 10,336 sq. ft. (4,018 sq. ft. remodel, 6,318 sq. ft. addition)
Amenities: Expanded immediate care facilities with incorporation of an inpatient and outpatient rehabilitation clinic to the county hospital.

Subcontractors and Suppliers:

Brief Description of Project:
With the hospital approaching five years old, the needs of the community have changed, causing an increased need for a larger immediate care and rehabilitation spaces. To minimize disruption to hospital services, a temporary rehabilitation trailer was installed to keep services onsite and operating efficiently. Construction was completed in multiple phases to minimize disruption to the hospital. In addition to the added spaces, remodel of the lobby to improve patient experience and added landscaping to improve the campus.
Top Projects — Central Oregon Construction Review

Snow Removal Equipment Building
1300 SE USFS Dr., Redmond, OR 97756

Property Owner/Developer:
City of Redmond/
Redmond Municipal Airport
Contractor:
Kirby Nagelhout Construction Company (KNCC)
Project Cost: $11.2M
Sitework Start: August 1, 2019
Completion: December 2020
Square Footage: 42,000 sq. ft.
Amenities: Projects consists of a storage, office & support space. It's a combination of a pre-manufactured steel building and a CMU building.
Financing: Public funding and FAA Airport Capital Improvement Program
Project Manager: Robert Frazier, KNCC
Supervisor: Dan Brinton, KNCC
Architect: Nathanael Werner, BBT Architects
Principal Architect: Al Levage, BBT Architects
Structural Engineer: Chad Taylor
Morrison Maierle
Civil Engineer: Tim Orthmeyer,
Morrison Maierle
Mechanical Engineer: Eric Webber,
Morrison Maierle
Landscaping: Jay Battleson,
J Battleson Design

Subcontractors and Suppliers:

Brief Description of Project:
This new 42,000 sq. ft. facility will house the Redmond Municipal Airport's expanded fleet of snow removal equipment. With a prominent position at the airport, it will be visible from the airfield and to pilots and passengers flying overhead. The inspiration for the building's form and character celebrates the important and essential role that the maintenance and operations staff perform for the airport.

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7950 N Lone Pine Road–Terrebonne OR 97760
Office 541-504-0837 • Fax 541-504-4244
CCB #64890
Subcontractors and Suppliers:

Property Owner/Developer: Sunriver Resort
Contractor: R&H Construction
Sitework Start: May 2019
Completion: May 2020
Square Footage: Approx. 9,720 sq. ft. combined
Amenities: Gas fireplace, fresh paint, new carpeting, quartz countertops, alder cabinetry, local artwork, LED lighting, updated furniture, drapery and bedding.
Project Manager: Dan Stockel, Rachael Schulte
Supervisor: Gary North
Superintendent: John Burris
Architect: Kirsti Wolfe Designs, Inc.

Principal Architect: Kirsti Wolfe

Brief Description of Project:
Spanning over several phases to allow for minimum guest disruption, R&H partnered with Sunriver Resort and Kirsti Wolfe Designs to refresh 81 guest rooms and suites, while the hotel remained occupied. The rooms have received upgraded finishes featuring rich textures to complement the natural setting in Sunriver; including, new carpeting, ceramic tile floors and showers, fresh paint, quartz countertops, alder cabinetry, new electrical fixtures and modern wall paneling.

The Hixon at Westside Yard
210 SW Century Dr. • Bend, OR 97702

Property Owner/Developer: Westside Forum, LLC
Contractor: CS Construction
Project Cost: $36,000,000 approximate
Sitework Start: July 2018
Completion: September 2020
Square Footage: 20,000 sq. ft. — 203 apartment units, six stories
Amenities: 20,000 sq. ft. of new retail, upper-floor amenity deck and lounge for residents, pet wash for residents, bike lounge for residents, on-site leasing center, covered resident parking, coffee shop.
Financing: Construction loan with private lender
Architect: Nicholas Radon, AIA, Architect/Project Manager BLRB Architects
Design Engineer: GGLO Design
Project Manager: Eric Meeuwsen, CS Construction
Supervisor: Lane Lehrke, CS Construction
Project Engineer: Dylan Moore, CS Construction
Structural Engineer: Catena Structural Engineers
Civil Engineer: Hickman, Williams & Associates, Inc.
Mechanical Engineer: Apollo Mechanical Contractors, ColeBreit Engineering, LLC
Landscape Architecture: GGLO Design

Subcontractors and Suppliers:

Brief Description of Project:
The Hixon at Westside Yard is a mixed-use, multifamily development that offers awe-inspiring views of the city, mountains and surrounding landscape and is designed to reduce the need for commuting. Its height, at six stories, illustrates a solution to the need for cities to grow vertically and protect our natural resources. With that in mind, sustainability features were incorporated throughout the building, including LED interior lighting, Energy Star appliances, low-flow fixtures and EV charging stations. The ground floor incorporates 20,000 sq. ft. of retail space. The upper five stories include 203 apartment units, varying from studios at 500 sq. ft. to two-bedroom units at 1,300 sq. ft. This modern building helps address the ever-increasing housing gap in Central Oregon and is just steps away from everything one needs to take full advantage of the Bend lifestyle.
The Nest Apartments
1609 SW Chandler Ave. • Bend, OR 97702

Property Owner/Developer: Dan Neal and Chris Looney, Paradigm Properties
Contractor: CS Construction
Project Cost: $12,000,000
Sitework Start: July 2019
Completion: September 2020
Square Footage: 62,000 sq. ft.
Amenities: State-of-the-art fitness room, community room with fireplace and breakfast bar, outdoor terrace with fire pit and BBQ, bike storage and repair room, ski/snowboard storage and waxing room, air conditioning in all units, modern sleek kitchens with granite counter tops and stainless appliances.
Financing: Summit Bank
Project Manager: Matt Freeman
Supervisor: Blake Hamilton
Engineer: Matt Amhrein
Architect: Dustrud Architecture, PC
Principal Architect: Paul Dustrud, AIA
Structural Engineer: Structural Source
Civil Engineer: Hickman, Williams & Associates, Inc.
Mechanical Engineer: CEA Consulting Engineers
Landscaping: Botanical Developments

Subcontractors and Suppliers:

Brief Description of Project:
A new 62,000 sq. ft., five-story, 67-unit student housing building with a walk-out basement level and common space. The footprint of the structure is 11,000 sq. ft., and is located across from the OSU-Cascades Campus.

Happy Holidays from Cascade Publications from our Family to Yours.

Thanks to all our clients and friends for another great year despite 2020 and all that it was. Please be thankful and give back to the community to the best of your ability, shop local and order from your favorite restaurants as much as possible.

Looking Forward to a Prosperous and Peaceful 2021!
Thuren Fabrication
20949 Cooley Rd. • Bend, OR 97701

Subcontractors and Suppliers:
Behlen Building Systems, Cascade Heating and Specialties, Inc., Sunset Plumbing, Elite Electric, American Sprinklers, Inc., Watchdog Security

Brief Description of Project:
This new building was designed to provide space for Thuren Fabrication, while also creating leasable space for a related business, thereby supporting their supply chain. The building provides an attractive view towards a unique natural rock outcropping featured on the property. Careful attention to design using standard construction techniques and materials is a cost-effective way to dress up the exterior of a prefabricated building structure. High windows in the warehouse and assembly area provide ample daylight, while large windows create dimension on long wall spans, resulting in strong curb appeal. A central stair in the lobby connects the two floors of offices, allowing the owner to expand in place as their business continues to grow.

Young Life Axehandle Dormitory
1 Muddy Rd. • Antelope, OR 97001

Subcontractors and Suppliers:

Brief Description of Project:
Demolition of existing 1980’s hotel building and construction of a new 20-unit dormitory building for the Young Life high school youth camp.
<table>
<thead>
<tr>
<th>Permit #</th>
<th>Project Details</th>
<th>Owner</th>
<th>Contractor Details</th>
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<td>711-19-002440-STR</td>
<td>Commercial 12,500 sf.</td>
<td>PCC Structurals, Inc.</td>
<td>Dunlap Fine Homes, Inc.</td>
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<td>19-2724</td>
<td>Commercial Addition (BasX) 72,400 sf.</td>
<td>BasX Properties, LLC</td>
<td>Garner Electric Co.</td>
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<td>19-2884</td>
<td>Commercial Alteration (Amity Creek School) 16,454 sf.</td>
<td>School District #1</td>
<td>R &amp; H Construction Co.</td>
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<td>19-2722</td>
<td>Commercial (Glenwood Industrial) 12,488 sf.</td>
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<td>Engineered Structures, Inc.</td>
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<td>19-2855</td>
<td>Commercial Addition (BasX) 65,494 sf.</td>
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<td>Engineered Structures, Inc.</td>
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<td>19-2883</td>
<td>Commercial (Grove Marketplace) 14,675 sf.</td>
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<td>Sunwest Builders</td>
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<td>19-2979</td>
<td>Commercial (Bend Factory Outlets) 6,981 sf.</td>
<td>Sunriver Builders</td>
<td>Sunwest Builders</td>
</tr>
<tr>
<td>19-2879</td>
<td>Commercial (Grove Marketplace) 14,675 sf.</td>
<td>Grove NWX, LLC</td>
<td>Sunwest Builders</td>
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<tr>
<td>19-2984</td>
<td>Commercial Alteration (Amity Creek School) 16,454 sf.</td>
<td>School District #1</td>
<td>R &amp; H Construction Co.</td>
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<tr>
<td>19-2885</td>
<td>Commercial (Grove Marketplace) 14,675 sf.</td>
<td>Grove NWX, LLC</td>
<td>Sunwest Builders</td>
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<tr>
<td>19-2978</td>
<td>Commercial (Bend Factory Outlets) 6,981 sf.</td>
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<td>Sunwest Builders</td>
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<tr>
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Money & Investment

Retirement Plan Contribution Limits for 2021

by ED WETTIG, CFP — Wettig Capital Management

Each fall the Treasury Department announces inflation adjustments to tax-advantaged retirement accounts and income limits for the following tax year. They recently announced contribution limits and changes for the 2021 tax year.

For the most part, contribution limits for employees will remain unchanged, while limits for the self-employed and small-business owners will increase. IRA savers will see slightly increased income limits for deducting contributions, and phase-out income limits for contributing to Roth IRAs. Here are the Retirement Plan Contributions limits for 2021:

- **401(k)s & 403(b)s**
  Contribution limits will remain at $19,500, with a catch-up contribution amount of $6,500 for those age 50+.

- **SIMPLE IRAs**
  Contribution limits will remain at $13,500, with a catch-up contribution amount of $3,000 for those aged 50+.

- **Traditional & Roth IRAs**
  Contribution limits will remain at $6,000, with a catch-up contribution amount of $1,000 for those aged 50+.

- **Combined Overall Contributions**
  Combined overall contribution limit will increase from $57,000 to $58,000.

- **SEP IRAs & Solo 401(k)s**
  Contribution limits increase from $57,000 to $58,000 for the amount that can be saved in SEP IRAs and Solo 401(k)s. The employee compensation limit for calculating contributions increases to $290,000.

There are also changes to income limits for 2021 to be aware of:

- **Traditional IRA**
  The income range limits for deducting contributions to a traditional IRA will increase by $1,000. The AGI phase-out range will be $66,000 and $76,000 for singles and heads of household covered by a workplace retirement plan. The range for married couples filing jointly, where the spouse who makes the IRA contribution is covered by a workplace retirement plan, will be $105,000 to $125,000.

- **Roth IRAs**
  The income eligibility limits for contributing the maximum to a Roth IRA will increase from $124,000 to $125,000 for singles and from $196,000 to $198,000 for married couples filing jointly. The AGI phase-out ranges will increase by $2,000 as well to $198,000 to $208,000 for married couples filing jointly, and to $125,000 to $140,000 for singles and heads of household.

- **Saver’s Credit**
  The saver’s credit that’s designed to help low- to moderate-income workers save for retirement will also see an income limit increase for 2021. For singles it will increase from $32,500 to $33,000; for heads of household it will increase from $48,750 to $49,500; and for married couples filing jointly, it will increase from $65,000 to $66,000.

If you have questions on the 2021 contribution limits, let’s set aside some time to discuss to see how these changes may affect your financial goals.

Provided by Ed Wettig, CFP; Wettig Capital Management, which offers investment management, financial planning and retirement income strategies. Securities, insurance and investment advisory services offered through Royal Alliance Associates, Inc. Member FINRA/SIPC. Wettig Capital Management is a marketing designation.

wettigcapital.com
OnPoint Community Credit Union announced that Cory Freeman will serve as vice president and regional manager of the 20 new branches located within Fred Meyer stores across Oregon and SW Washington that will be opening throughout 2021. As the largest branch expansion in company history, OnPoint’s new in-store branches will be in Albany, Beaverton, Burlingame, Cornelius, Gresham, Hazel Dell (Washington), Hillsboro, Portland, Johnson Creek, Orchards, Salmon Creek (Washington), Sandy, Santa Clara, Scappoose, South Salem, Springfield, Tualatin, Vancouver (Washington) and Walker Road Fred Meyer stores. Each branch will offer members a complete suite of financial services, including membership enrollment, consumer and commercial lending, mortgages, financial planning, ATMs and notarization.

Freeman brings more than 20 years of experience managing branches across the nation. He began his career managing Washington Mutual’s retail branch expansion, and served in multiple branch and district manager roles in Oregon, Utah, Denver, Chicago and Washington. He then returned to Oregon in 2007 to head Chase Bank branches in the East Portland market for six years. Prior to joining OnPoint, Freeman served as a District Manager with U.S. Bank for six years and was responsible for managing its 21 branches in the Portland-metro south and eastside.

An Oregon native, Freeman grew up in Medford and graduated from the University of Oregon with a bachelor of science in finance and accounting. Freeman volunteers and sits on the board member for the Native American Youth and Family Center. He and his wife Celina live in Portland with their sons, Julian and Will.

BBT Architects (BBT) announces that Principal and Architect Al Levage was named an “Icon” honoree as part of Phemons & Icons award by the Daily Journal of Commerce. This annual award recognizes the building industry’s long-time leaders that have shaped the architecture, engineering and construction in the region. Since joining the firm more than 25 years ago, Levage has helped BBT develop a reputation for a thoughtful approach that promotes meaningful interactions. With his guidance, the firm’s collaborative process focuses on connecting the client’s curiosity. He believes that embedding these ideas in every action makes for better design, a more vibrant work culture and enduring client relationships. More than project work, recognition or other accolades, it is the community that he has created at BBT that he is most proud of and will continue to resonate with, and influence staff for years to come.

Paul Merritt, previously with Lumen Technologies’ (Lumen) hyperscalers business as its global managing director, has been appointed to lead Fatbeam as its next CEO.

Merritt’s appointment reflects Fatbeam’s ongoing focus to accelerate growth in Western U.S. markets, as it expands its breadth of fiber-based, business-to-business solutions. This follows the equity investment made by SDC Capital Partners, LLC (SDC) earlier in 2020 which provided significant capital resources to enable the company’s strategic growth. Merritt was most recently with the hyperscalers business segment for Lumen, formerly CenturyLink, where he managed Lumen’s strategy for product and solution development, while also leading sales performance. Immediately prior to his role at Lumen, Merritt directed all aspects of daily sales operations for cloud, software and infrastructure vertical teams at Zayo. Previously, he served as a regional vice president for Comcast Business where he was responsible for all P&L, revenue and operational results across all lines of business for his markets. Earlier in his career, spanning nearly 20 years in the telecom industry, Merritt held a number of revenue-generating leadership positions at XO Communications, Redirty, CenturyLink, Redback Networks, Cox Communications and XO.

Summit Medical Group Oregon (SMGOR) announced another expansion of its Total Care model by the acquisition of Summit Health Solutions, a pain management and physical therapy provider in central Oregon. SMO, owned by Lumen Health, is a national multi-disciplinary provider of orthopedic and pain care with offices in Portland, Bend, Redmond and Medford. The Summit Health Solutions location, at 155 Southeast Johnson Street in Prineville, is expected to open this fall.

Mid Oregon Credit Union’s Holiday Dough fundraiser collected nearly $8,700 in donations, more than doubling the $3,480 raised in 2019. Proceeds from Holiday Dough support local charities that provide food, clothing and shelter for individuals and families in the greatest need during the holidays.

The 2020 Holiday Dough fundraising campaign commenced in early November and concluded on Giving Tuesday (December 2, 2020). Mid Oregon received donations ranging from a few pennies to a $500 gift from a Bend-area art gallery.

In past years, Mid Oregon’s Holiday Dough fundraiser invited members to make financial contributions at the branches to assist local food pantries with holiday meals. This year, the credit union anticipated the need would be more significant — and the branch traffic might be lower due to the pandemic. So, in addition to the branch donation efforts, Mid Oregon launched an online form to make it easier for members to make a contactless donation.

All contributions stay in the community where they are collected. One hundred percent of the donations will benefit these local agencies:

- Sisters Kiwanis Food Bank — Distributing more than 60,000 pounds of food annually and helping more than 100 families each month, the food bank offers a shopping-style food pantry to patrons.
- La Pine Christmas Basket Association — Providing food during the Christmas holiday for people in the South Deschutes County area.
- Crook County Holiday Partnership (Prineville) — Providing holiday support to families with children, seniors and disabled citizens in need in Crook County.
- Jefferson County Food Bank (Madras) — Supplying food to families and individuals.
- Crook County Holiday Partnership (Prineville) — Providing holiday support to families with children, seniors and disabled citizens in need in Crook County.
- Sisters Kiwanis Food Bank — Distributing more than 60,000 pounds of food annually and helping more than 100 families each month, the food bank offers a shopping-style food pantry to patrons.
- Grow & Give Garden, Kid’s Korner food bank and Backpacks for Bend.
- La Pine Christmas Basket Association — Providing food during the Christmas holiday for people in the South Deschutes County area.
- Redmond Jericho Road — Providing hot meals, backpacs of food and emergency and housing assistance to those in need in the Redmond area.
- Jefferson County Food Bank (Madras) — Supplying food to families and individuals.
- Crook County Holiday Partnership (Prineville) — Providing holiday support to families with children, seniors and disabled citizens in need in Crook County.

These donations will make a difference for those in need this holiday season. We are grateful for our local agency partners who provide these services.
Berndt is board certified with the American Board of Anesthesiology and a member of the American Academy of Pain Management, the Pain Society of Oregon, the American Medical Association and the Oregon Medical Association. He is a diplomate of the American Academy of Pain Management and certified in Age Management Medicine from the Cenegenics Institute. Berndt received his doctor of medicine from the University of South Dakota in Vermillion and completed his anesthesiology residency at the University of Texas, Galveston. With the addition of Berndt, SMGOR will now be the only Patient-Centered Medical Home in the state of Oregon offering pain management care onsite.

Step & Spine Physical Therapy announces the addition of Taylor Patti, PT, DPT to their Redmond clinic. Patti is a doctor of physical therapy specializing in the treatment of orthopedic and neurological conditions. She also has expertise in manual therapy, low back pain and pelvic floor dysfunction.

A South Carolina native, Patti attended Presbyterian College for her undergraduate degree in psychology, where she played Division I soccer. During a “MayMester” trip in college, Patti traveled to Kenya and helped build a rescue home for young girls who sought a life different from the destructive one they were fated for. Seeing firsthand how these girls thrived in this new, safe environment was life-changing for Patti. She developed a deeper appreciation for the little things that many of us take for granted.

Patti has always had a passion for connecting with and helping others, which guided her toward the medical field. Drawn to physical therapy because of its challenging and rewarding nature, Taylor continued her education by attending High Point University’s Doctor of Physical Therapy program. While in the program, Patti completed one of her clinical rotations in Oregon City. During that time, she devoted herself to traveling and hiking throughout the entire state of Oregon to behold its diverse beauty. Growing up loving everything about the outdoors and developing a passion for exploration, she fell in love with Bend and set her sights on moving to Central Oregon after graduation. Shortly after, Patti graduated in High Point University’s inaugural class.

In addition to treating all orthopedic conditions, Patti has a special interest in neurological disorders such as stroke, Parkinson’s, multiple sclerosis, vestibular disorders and cerebral palsy. She has also completed advanced training in the treatment of low back pain, manual therapy and pelvic floor dysfunction.

For fun, Patti loves to be outside. Depending on the season, you can find her snowboarding, hiking, kayaking, slacklining, wakeboarding, playing soccer or Frisbee, road-tripping, longboarding and wake surfing, usually with her dog and partner in tow. She also likes to brew beer — a skill she learned from her father.

The Deschutes River Conservancy’s (DRC) board of directors announced that they have completed the selection process for the next director of the organization. Current DRC Director of Operations, Kate Fitzpatrick was unanimously selected as the next executive director after a thorough review of over 300 candidates from across the U.S.

Fitzpatrick started her career at the Deschutes River Conservancy in 2004 after earning her master of science in collaborative natural resource management from the University of Oregon. During her tenure at the DRC, Fitzpatrick has provided leadership in the development and implementation of collaborative strategies to restore water to the rivers and streams of the Deschutes Basin. She has also played an active role in both the Upper Deschutes Basin Study and the Deschutes Basin Collaborative.

Fitzpatrick will be transitioning into her new role during the month of December, with the intention to fully take the reins beginning in January. The board and staff are excited to work with Fitzpatrick in her new capacity and welcome her leadership as they continue with their mission to restore streamflow and improve water quality in the Deschutes River Basin. Current Executive Director Ron Nelson will be returning to retirement, but will continue to advise the DRC in the years to come.
Mackenzie Blackburn is hired at Kernutt Stokes after graduating in 2020 from Oregon State University with a degree in accounting. Blackburn will be working in Eugene.

Sonny Herrera is hired at Kernutt Stokes in the Corvallis office after graduating in 2020 from Oregon State University with a degree in accounting.
Historic Post Office Plaza
Continued from page 1

The buyer is originally from Oregon, they wish to improve the building by enhancing its historic features while providing a high-class asset to the downtown core of Bend,” Fratzke stated. “Our community should be excited to see the upgrades and changes beginning in 2021.”

The Old Bend Post Office was constructed by the Public Buildings Program to reduce unemployment and to stimulate the economy. Its architectural style reflects a modern and classical style with its ornamental elements on the east side of the building. The reinforced concrete construction was considered unusual for the Bend area at the time and therefore deemed luxurious by the locals. The building is listed on the National Register of Historic Places.

The building has stood the test of time through the depression era and the recent COVID pandemic. Today, it stands as a reminder of our past and the hope for future progress.

compasscommercial.com

COIC
Continued from page 4

applicants can receive grants from up to $10,000 each. Exceptions may be made for higher awards. Businesses or nonprofits who received grants in previous rounds were eligible to apply again. Eligibility requirements were also expanded to allow for more applicants to qualify for funding compared to previous grant rounds.

Unlike some previous rounds, these grants will not be first-come, first-served. The application period remained open during the scheduled time, and all eligible grant applications were considered for funding.

Eligible applicants must have 100 or fewer employees, be located in Deschutes or Jefferson county and be current on all federal, state and local taxes. Nonprofit organizations must have federal 501C3 status to be eligible.

COIC is administering the delivery of this program in partnership with the OSU-Cascades Innovation Co-lab and a broad network of local and regional partners, including: Deschutes and Jefferson counties; local cities; the Warm Springs Community Action Team; Central Oregon Small Business Development Center (SBDC); Economic Development for Central Oregon (EDCO); the Latino Community Association; Neighborhood Impact; Opportunity Knocks and the La Pine, Sunriver, Bend, Sisters, Redmond, Prineville-Crook County and Madras-Jefferson County chambers of commerce.

This program is funded by CARES Act legislation and administered through the State of Oregon to both Deschutes County and Jefferson County.

COIC was designated a Council of Governments in 1972 under ORS 190 and serves the local governments of Central Oregon. COIC provides regional services for employment and training, alternative high school education, business loans, planning and governance, community and economic development and public trans-portation services operated by Cascades East Transit. COIC.org

Solaire
Continued from page 4

and thoughtful design. It’s not just about installing solar panels on the roof or re-insulating walls — it’s an integrated process that is a wonderful experience when built in harmony.

Conserving the earth’s resources is a core belief for SolAire Homebuilders. And while every building project has a significant amount of waste, we believe in doing our part to use efficient building practices. We do this by recycling waste from the building process and using recycled building materials, sustainably harvested lumber (FSC), WaterWise plumbing fixtures, low-impact site planning and WaterWise and native landscaping techniques.

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Patrick’s Corner
Continued from page 9

Although it might have been easier to tear down the building and start fresh, Keith says that Hunter wanted to salvage the building and do something great for the community.

“There have been some challenges, as in all real estate; none worse or better than what normally happens,” he explains, adding that there are some hurdles they are still jumping over. “COVID complicated the process, but we are working through it. Renovating an old building like this presents its challenges, none the least of which is the expense in doing so. Sometimes, it’s easier to demolish and start over, and then everything is new. But we are proud to be able to renovate a historic building, preserving its integrity, style and color scheme, and to adapt it for use to be applicable to today’s world.”

For more information about Patrick’s Corner Executive Suites, call Lawnae Hunter at 541-550-8635 or Jonathon Keith at 541-419-8708.

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December 16
5:30-6:30pm COCC Virtual Overview of Health Programs Information Session.
To receive Zoom link email date you would like to attend, full name and phone number to wworthington@cocc.edu.

December 17
Noon City Club of Central Oregon December Virtual Forum, How to Respectfully Agree to Disagree. info@cityclub.org.

December 17
5:30pm City of Bend Virtual SE Area Plan Advisory Committee Meeting #12. Meeting materials and information on how to attend HERE. Oral comment: join 15 minutes before the start of the meeting, information on the HERE. Written public comment, submit via email to dsyrnyk@bendoregon.gov by 2:30pm day of the meeting.

December 18
8:30am Redmond Chamber Virtual Coffee Clatter. Facebook Live.

COMMERCIAL PERMITS WEEK ENDING 11-27-2020

City of Redmond
$1,562,880.00 - Multi-FD 14,142 sf. at 1238 SW Obsidian Ave. Bldg. 16 Redmond 97756 OR
Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616 Permit # 711-19-002384-STR

Deschutes Co.
$21,735.00 - Commercial Detached Accessory Structure (BW Ponderosa Lodge) 450 sf. at 500 W Hwy 20 Sisters 97759 OR Owner: Ponderosa Lodge, Inc. PO Box 218 Sisters, OR 97759
Builder: Seth E. Anderson 541-330-6506 Permit # 247-20-007436-STR

City of Bend
$175,000.00 - Commercial Addition (10 Barrel Brewing) 3,915 sf. at 1135 NW Galveston Ave. Bend 97703 OR Owner: Galveston Properties, LLC PO Box 100 Oregon City, OR 97045
Builder: Sunwest Builders 541-548-7341 Permit # 20-3981

$56,790.00 - Commercial Alteration (The Hixon at Westside Yard) 27,000 sf. at 210 SW Century Dr. Bend 97702 OR Owner: Forum Westside, LLC PO Box 529 Eugene, OR 97440
Builder: CS Construction 541-617-9190 Permit # 20-4630

$15,000.00 - Commercial Alteration (Bend Dental Group) 3,325 sf. at 1227 NW Galveston Ave. Bend 97703 OR
Owner: Fifteen SW Colorado, LLC 15 SW Colorado Ave. Ste. 1 Bend, OR 97702 Builder: Stilson Builders, Inc. 541-419-2556 Permit # 20-5148

$10,000.00 - Commercial Alteration (Brother Jons Patio) 1,740 sf. at 1227 NW Galveston Ave. Bend 97703 OR Owner: Never Give Up, LLC 1227 NW Galveston Ave. Bend, OR 97703
Builder: C Potterf Construction, Inc. 541-419-0940 Permit # 20-3207

COMMERCIAL PERMITS WEEK ENDING 12-4-2020

City of Bend
Due to system changes at the City of Bend we are temporarily unable to provide Bend permits at this time.

City of Redmond
$2,300,000.00 - Commercial Addition (Medline ReNewal) 52,674 sf. at 1500 NE Hemlock Ave. Redmond 97756 OR Owner: MRE ROR, LLC 3 Lakes Dr. Northfield, IL 60093
Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-20-001794-STR

$34,762.00 - Commercial Alteration (Neighbor Impact) at 2303 SW 1st St. Redmond 97756 OR Owner: City of Redmond 411 NW 9th St. Redmond, OR 97756
Builder: Fortress Group, Inc. 541-320-7000 Permit # 711-20-002223-STR

$20,000.00 - Commercial Alteration (Consumer Cellular) 150 sf. at 2999 SW 6th St. Redmond 97756 OR Owner: Madrona Redmond, LLC Et Al 210 SW Morrison #600 Portland, OR 97204
Builder: Mastec Network Solutions, LLC 866-545-1782 Permit # 711-20-001928-STR

Lake Co.
$22,489.00 - Commercial Solar (Lakeview Animal Hospital) at 18644 Roberta Rd. Lakeview 97630 OR Owner: Outback Enterprises, LLC 18970 Hwy 395 Lakeview, OR 97630
Builder: Eco Solar, Inc. 541-273-3200 Permit # 497-20-000507-STR

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