



**Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994**

## Historic Post Office Plaza Building Sold



POST OFFICE PLAZA | PHOTO COURTESY OF COMPASS COMMERCIAL REAL ESTATE SERVICES

by **LAUREN EVANS —  
Compass Commercial Real Estate Services**

The historic downtown Bend building known as Post Office Plaza recently sold for \$4,300,000. The 19,352-square-foot building located at 777 NW Wall Street has maintained its location in the heart of Bend's historical district since 1932. Compass Commercial Real Estate Services brokers Howard Friedman, CCIM, Jay Lyons, SIOR, CCIM and Grant Schultz represented the seller of the property. Brian Fratzke, CCIM and president with Fratzke Commercial Real Estate Advisors Inc., represented the buyer.

The previous family owned the historic landmark since 1998. Friedman worked with the family from the very beginning, later bringing Lyons and Schultz to the table. The property offered a rare opportunity to own a piece of downtown Bend history. Interest was strong out of the gate, with an offer made after a short time on the market.

"This trophy, historic downtown property is a landmark in downtown Bend," Friedman stated. "It is one of the last and oldest remaining properties that were not razed for development over the last century, like the Pilot Butte Inn, the Crane Shed or the A.M Drake Lodge. The purchase of the property by a quality buyer will ensure its legacy in Central Oregon."

The buyer, Deschutes Opportunity Commercial Redevelopment, LLC, plans to redevelop the site, while keeping its historical architecture intact. The three-story building originally consisted of a 4,000-square-foot foundation with one of the levels below grade. An addition was constructed in the 1980s bringing the square footage up to the 19,352 square feet it is today.

"The buyer completed an in-depth due diligence process to confirm the highest and best use for the property. Several options were considered, including housing and hotel options, upgraded executive offices and retail uses. As

PAGE 38

## 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.



PHOTO | COURTESY OF STEMACH DESIGN + ARCHITECTURE

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 MATHER — 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 Smriti Zaneveld — who



LAZARUS 3D MEDICAL TRAINING MODELS, SUCH AS THE HEART PICTURED ABOVE — PRODUCED THROUGH ADAPTATION OF LATEST 3D PRINTING TECHNOLOGY — ALLOW PHYSICIANS TO TRAIN ON SOFT ANATOMICALLY ACCURATE REPLICAS OF PATIENT BODY PARTS BEFORE PERFORMING THE ACTUAL SURGERY | PHOTO COURTESY OF LAZARUS 3D

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.

PAGE 7



We're local.  
We're committed.  
We get it done.



SUMMITBANK

OREGON'S BUSINESS BANK™

560 SW Columbia Street in Bend | 541-317-8000 | [www.SBKO.bank](http://www.SBKO.bank)

Member  
FDIC

INSIDE  
THIS ISSUE

Business & Industry ..... 2

Hot News ..... 4

Construction Review ..... 11

Commercial Contractors ..... 12

Commercial Permits  
Over \$1 Million ..... 33

Money & Investment ..... 34

Who's Who ..... 35

Businesses Serving Community ... 35

Business Calendar ..... 39

Permits ..... 39



A Division of Cascade Publications Inc.

Opinions expressed by contributing writers and guest columnists do not necessarily reflect the opinions of the publisher and/or editorial board. Questions and comments about a particular article should be addressed to the individual contributor. Letters to the Editor will be accepted and possibly printed if signed by the writer. Reproduction in whole or in part is strictly prohibited without written permission.

CBN is published the first and third Wednesdays of each month.

Subscriptions are \$35 for one year (\$40 for out of tri-county).

CBN is a division of Cascade Publications Inc. which also publishes the monthly Cascade Arts & Entertainment magazine, Book of Lists, Sunriver Magazine, Premiere Builders Exchange Directory, Bend-La Pine High Schools Fall & Winter Sports Programs and the Art & Wine Auction Program. Locally owned and operated since 1994.

404 NE Norton, Bend, Oregon 97701

541-388-5665

[www.cascadebusnews.com](http://www.cascadebusnews.com)

Send press releases/photos to [cbn@cascadebusnews.com](mailto:cbn@cascadebusnews.com)

CONTRIBUTORS

LAUREN EVANS ..... 1

LAURA LEMCO ..... 5

NATALIE PATTISON ..... 6

BRUCE BARRETT ..... 10

ED WETTIG ..... 34

The Producers

Founder ..... Pamela Hulse Andrews

President/CEO ..... Jeff Martin

Editor/Production Director/  
Feature Writer .... Marcee Hillman Moeggenberg

Production Artist/Design/  
Online Communications ..... Natalie Nieman

Assistant Editor/Reporter ..... Ronni Wilde

Feature Writer ..... Kenneth Marunowski, Ph.D.

Feature Writer ..... Simon Mather

Feature Writer ..... Alec Martin

Feature Writer ..... Kari Mauser

Feature Writer ..... Kristine Thomas

Distribution ..... David Hill

The Editorial Board

Steve Buettner ..... SunWest Builders

Preston Callicott ..... Five Talent

Theresa Freihoefer ..... C.O. Community College

Katie Hartz ..... Hyphn

Neal Huston ..... Neal Huston Architects

Jim Lee ..... InvitExcellence

Ron Miller ..... The Miller Company

David Rosell ..... Rosell Wealth Management

Eric Sande ..... Redmond Chamber

Howard Schor ..... Business Consultant

Chris Schroeder ..... Morgan Stanley

Brian Shawver ..... Security Pros

Scott Steele ..... Steele Associates Architects

Susie Stevens ..... Consultant

Chris Telfer ..... Spectrum CPA Group LLP



*Thank you for entrusting your  
2020 commercial real estate  
needs to Coldwell Banker Commercial  
Bain Real Estate.  
We wish you a prosperous 2021.*

## **ESTABLISHED. EXPERIENCED. EXPERT.**



**Paula Van Vleck**

541.280.7774

paulavanvleck@cbbain.com



**Al Eastwood**

541.350.0987

eastwood@bendnet.com



**Meg Watkins**

541.530.1620

meg@megwatkinsre.com



**Bill Pon**

541.815.4140

billpon@cbbain.com

### **Celebrating Our First Anniversary with Coldwell Banker Bain**

- Bain Commercial Broker Team
- 34 Offices
- 63 Commercial Brokers
- Serving All Markets in the Pacific Northwest

**COLDWELL BANKER COMMERCIAL BAIN REAL ESTATE**

**BROKERS LICENSED IN THE STATE OF OREGON**

**541.382.4123**



## COIC, Together with Deschutes & Jefferson Counties, Launches Relief Grants for COVID-19-Affected Small Businesses

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

Continued on Page 38 ►

## 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.

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.

"I 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

Continued on Page 38 ►

## RECENT TRANSACTIONS

**Fratzke Commercial Real Estate Advisors, Inc.** Principal Broker **Tom Tapia** represented the Buyer and **Fratzke Commercial Real Estate Advisors, Inc.** Principal 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 62929 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 Huntamer, 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 Emkay in Bend.

## Know Its Value, Chart Your Course

Business valuations for legal and tax issues, transition and succession planning.



**CAPSTONE**  
VALUATIONS

A DIVISION OF CAPSTONE CERTIFIED PUBLIC ACCOUNTANTS, LLC

Direct: (541) 797-0630

Mobile: (303) 994-6919

[www.capstonevaluations.com](http://www.capstonevaluations.com)

**HYPHN**  
BETTER SPACES BY DESIGN



Thoughtful design and craftsmanship doesn't simply survive a 9-5, it absorbs creative energy and amplifies it.

We create solutions for your workspace that foster human-to-human interaction while reconnecting your company with its goals, culture, and community.



**Call for a Consult**

Katie Hartz  
Workplace Consultant  
503.226.4151  
[katie.hartz@hyphn.com](mailto:katie.hartz@hyphn.com)

[www.hyphn.com](http://www.hyphn.com)

**Subscribe to  
Cascade Business  
News E-Headlines**



**Go to [CascadeBusNews.com](http://CascadeBusNews.com)  
to sign up, or send an email to  
[ads@cascadebusnews.com](mailto:ads@cascadebusnews.com) and  
receive our twice-weekly headline  
news stories.**



# Now Might Be a Good Time to Sell Your Business

by LAURA LEMCO, Certified Valuation Analyst — Capstone Valuations

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 benefitted 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 doubly benefitted from the 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



## Humane Society of Central Oregon

Help make a difference in the lives of the animals by volunteering at our shelter or thrift store.

541.382.3537  
www.hSCO.org

Make your house a home.  
Adopt today.

AT SKYLINE RIDGE

1777 SW CHANDLER AVE., BEND, OR


**Completely Remodeled!**  
**Class A Office & Industrial Suites**

With stunning glass entries, a second floor catwalk, Ben Hull custom artwork and furniture, and high-end modern finishes, Compass Commercial is pleased to present The Quad at Skyline Ridge, Bend's newest and most impressive business campus.

Office suites for lease from 255 – 8,824 SF  
Industrial/flex space for lease up to 22,707 SF

*Now scheduling private broker and tenant tours!*

**Contact Brokers Dan Kemp or Adam Bledsoe  
at 541.383.2444 to book your tour!**

**COMPASS COMMERCIAL**  **REAL ESTATE SERVICES**

541.383.2444 | CompassCommercial.com/Quad



# 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 employees.

What counts as 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 employee 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 Pattison is labor and employment attorney at Barran Liebman LLP. For questions about workplace accommodations, contact her at 503-228-0500 or [npattison@barran.com](mailto:npattison@barran.com).

[barran.com](http://barran.com)

## FEATURED PROPERTIES

### 56890 Venture Lane Sunriver, Oregon



**\$275,000**

Certified PreSchool, 45 student cap. Full enrollment with wait list. Business opportunity. Lease of building to negotiated.

Contact **Bruce Barrett**  
541-410-3484

### 1101 SW 17th St Redmond Oregon

**\$369,000**

**Own your own office with owner financing.**

Great for therapists, medical or any professional use. 4 offices with conference and reception areas.  
ADA accessible and bathroom.  
Lots of parking.



Contact **Mike Reinemer**  
541-280-6709

### 813 SW Highland Avenue - For Sale



**\$1,375,000**

**5554 square feet**

Class A Office Building with a nice blend of strong tenants. Built in 1996, 5554 SF Beautifully finished inside and out. This is truly one of Redmond’s finest office buildings.

Contact **Pete Rencher**  
541-420-3423

## “Home of the Finest Real Estate Professionals in Central Oregon”



**Pete Rencher**

541-420-3423

[Pete@windermere.com](mailto:Pete@windermere.com)



**Bruce Barrett**

541-410-3484

[Barrett@windermere.com](mailto:Barrett@windermere.com)



**Tony Levison**

541-977-1852

[Alevison@windermere.com](mailto:Alevison@windermere.com)



**Christin Hunter**

541-306-0479

[Christinhunter@windermere.com](mailto:Christinhunter@windermere.com)



**Gary Diefenderfer**

541-480-2620

[Garydief@windermere.com](mailto:Garydief@windermere.com)



**Mike Reinemer**

541-280-6709

[Mikereinemer@gmail.com](mailto:Mikereinemer@gmail.com)



**CentralOregonCommercial.com**

Windermere Central Oregon Real Estate

695 SW Mill View Way Bend, OR 97702 • 821 SW 6th Street Redmond, OR 97756



# Lazarus 3D

Continued from page 1

In a real homegrown 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 lifelike 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 Zanevels 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 operation, 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.

Smriti 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 benefitting 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."

Rule 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 aim to generate long-term enterprise value and attractive returns on capital.

As scientists and entrepreneurs, Smriti Zaneveld said they have also tried to offer the benefit of their experience to help inspire the next generation of graduates in taking innovations to market, including advising a recent forum streamed by OSU-Cascades in connection with the university's Center of Excellence for Innovation and Entrepreneurship in the College of Business

Under the Zanevels' leadership, Lazarus 3D has increased sales exponentially since its inception, and is currently providing medical training models across the country. It has also adapted its 3D modelling to develop and produce personal protective equipment face-shield prototypes for use in combatting the COVID-19 pandemic.

The main future thrust of the company will be the advancement of its "PRE-SURE" (PRE-operative SURgical REhearsal) medical device product line, using patented 3D printing technology to fabricate the lifelike models from soft silicones or hydrogels in-house, which allows faster turnaround times, with the goal of scaling up nationally and eventually internationally as demand increases.

The Additive Manufacturing (AM) approach also provides optimal flexibility and makes it easier to create realistic details with extremely precise tolerances, especially on small components like the cardiac vein.

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 dimensions 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.

laz3d.com



Dr. Jacques Zaneveld,  
Founder and CEO  
Lazarus 3D



Dr. Smriti Zaneveld,  
President and Founder  
Lazarus 3D



## Industrial Opportunities in Central Oregon

### FOR SALE

#### Bend Flex Building

OFFERED AT: \$4,150,000



#### 1004 SW EMKAY DRIVE, BEND

18,430 +/- RSF flex designed industrial/manufacturing building located just two blocks from Oregon State University. Zoned Mixed Use Urban (MU).

### FOR SALE

#### Bend Industrial Building

OFFERED AT: \$1,849,000



#### 1212 NE 1ST STREET, BEND

Building totals 11,157 +/- RSF on a 0.60 acre (26,136 SF) tax lot. The building is on 1st Street, minutes from downtown Bend. Located in the Central Business District and Opportunity Zone.

### FOR LEASE

#### Southeast Bend Industrial

LEASE RATE: \$0.75-\$1.10/SF/MO +NNN



#### AMERICAN LANE/CARMEN LOOP

1,750-2,400 +/- RSF units available, some with frontage on American Lane. Professionally managed, clean industrial spaces, 14 foot garage doors, 3-phase power available.

### FOR LEASE

#### High Desert Industrial Park

LEASE RATE: \$1.10/SF/MO NNN



#### 2561 NE 4TH STREET, BEND

This project features seven modern designed buildings in an industrial park setting. Lease space ranges from 3,344-26,674 +/- RSF (an entire building). Excellent parkway visibility and access.

### FOR SALE

#### Bend Development Land

OFFERED AT: \$1,140,000



#### 20875 REDSIDE COURT, BEND

1.87 acres of grade level development land located in the Basalt Industrial Park. Parcel is flat and ready to develop with utilities stubbed to the site and a clean Phase I.

### FOR SALE

#### Redmond Industrial w/Warehouse & Office

OFFERED AT: \$5,138,000



#### 250 SE TIMBER AVENUE, REDMOND

38,342 +/- RSF owner-user two-story industrial property located in the Opportunity and Enterprise Zone in Redmond. Move in ready production/warehouse/manufacturing facility.

... CONTACT US FOR MORE INFORMATION ...

**BRIAN FRATZKE** CCIM, PRINCIPAL  
**NICK VAUGHN** BROKER

**TOM TAPIA** CCIM, PRINCIPAL  
**DAN STEELHAMMER** BROKER

FRATZKECOMMERCIAL.COM...541-306-4948



# Duke Warner Trend Report for November 2020

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.

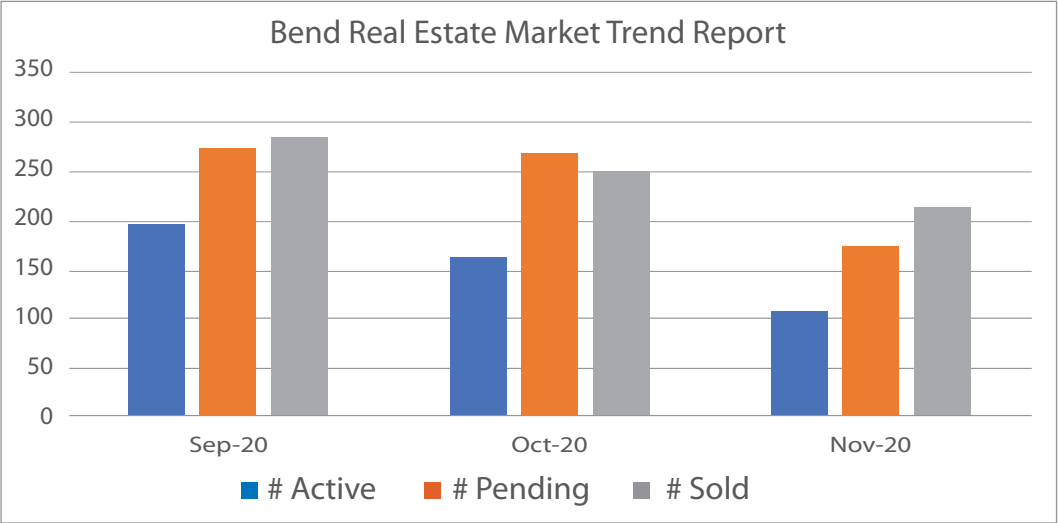
**December 1 Inventory and November Activity**

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. In Redmond, we saw 142 sold in October and 77 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](mailto:info@dukewarner.com).

[dukewarner.com](http://dukewarner.com)

**DUKE  
WARNER**  
- R E A L T Y -

**Raising the Bar  
on Real Estate  
in Central Oregon  
Since 1967**

[dukewarner.com](http://dukewarner.com) | 541.382.8262



# Patrick’s Corner Executive Suites a Blend of Old & New

## Remodeled Historical Building Will Retain Redmond’s Retro Charm While Receiving Vital Updating

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 conference 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.

“In the 1,336-square-foot space on the east side, we are hoping to create a coffee house-style meeting space,” explains Keith. “When we first got involved, we were going to convert it to a family-style restaurant, but the way things have happened and the cost of doing business have made that a risky proposition.” Keith says that because the building butts Centennial Park and is centrally located, a restaurant could have been helpful

there, but COVID caused the team to rethink the plan.

With completion anticipated by mid to late January, Keith says they already have two, and possibly a third, of the executive offices leased. “On the east side is the coffee shop, or a small professional office space that could house six to eight people. On the west side, there is a space of almost 2,000 square feet that houses eight office spaces. Seven of those are for lease, and one is the common shared conference room,” he says. Offices are available for lease starting at \$475 per month.

In the course of renovating, Keith said some leftover inventory from the building was found in the basement, including documents and photographs. “We recovered some items, but we haven’t decided how to use them yet,” he says. “Lawnae’s concept is to frame old documents and information in shadow boxes, and we are inviting people to share stories regarding the historical building and documents, similar to the City Hall building. But the scale will be different; this building is much smaller than City Hall.” He adds, “We want to tie the building to its past, visually, through photographs and the shadow boxes. “We are looking for personal stories involving the building: Some people were born here.”

According to the Redmond Historic Landmarks Commission, the original Patrick Medical Building had 17 beds, a surgery room, nursery, three wards, four private rooms and a top-of-the-line automatic 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



THE BUILDING AT 708 SW DESCHUTES AVENUE, WHICH BEGAN AS THE PATRICK MEDICAL BUILDING AND IS NOW PATRICK’S CORNER EXECUTIVE SUITES | RENDERING & PHOTO COURTESY OF JONATHON KEITH

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 ►

**We Protect, You Prosper!™**

**Our Security Services:**



- ✓ Nightly Mobile Business Patrols
- ✓ Burglary Alarm First Response
- ✓ Posted Officers at your Location
- ✓ Construction Watch Team



OREGON DPSST # 858

**Your Total Assurances:**

- ✓ Protecting \$1 Billion Locally
- ✓ Proof-of-Work Accountability
- ✓ The Most Local References
- ✓ Huge Patrol Coverage 6PM-6AM
- ✓ All-Wheel Drive Vehicles
- ✓ 26 Years of Business Excellence



1994 Celebrating 26 Years 2020

**541-330-0404**  
**541-548-1992**

**securityprosbend.com**



DESIGN / BUILD REMODELING  
HANDYMAN SERVICES  
CUSTOM HOMES



## DON'T JUST BUILD A HOME, CRAFT A LEGACY.

Achieve the perfect balance between your dreams and your budget, your design ideas and functionality, technology and nature. All with uncompromising construction quality and unmatched service.

**Schedule a complimentary custom home building or remodeling consultation.**

Visit [neilkelly.com/consultation](http://neilkelly.com/consultation) or call 541.382.7580



**Neil Kelly**

OR CCB#1663 | WA L&I #NEILKC118702



# 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 don't 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 fast is your business growing?* If your business is booming and you anticipate rapid growth in the next few years, then leasing gives you greater flexibility to move if you outgrow the new facilities. If you purchase, you may outgrow the building or purchase more building than you need, with the associated expenses. This also applies if you think your business may downsize in the next few years.

*How's your local economy?* Historically, real estate has been a stable investment opportunity, 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 time to invest. Here are some additional pros and cons for your consideration.

**Pros and cons of leasing:**

*Pros*

- Leasing has low initial financial commitment with no down payment, just a deposit.



- 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*

- Rent usually increases annually and when you renew a lease.
- The landlord may have rules concerning the use and state of outside areas that may impact parking, outside storage space and impact on neighbors.
- Even if you have a good landlord now, that could change in the future.

**Pros and cons of buying:**

*Pros*

- You build equity, which you can use as collateral in loans.
- If you have extra space, you can rent it out to add to your revenue.
- Your mortgage payments will likely stay steady.
- Interest payments are tax-deductible.
- You can claim building depreciation.
- You can make any changes to the building you like (within local ordinances).
- Since you own the property, when you retire, you can sell it or become a landlord by leasing to another business.

*Cons*

- There are huge initial expenditures for down payment and closing fees.
- 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](http://centraloregon.score.org).*

[centraloregon.score.org](http://centraloregon.score.org)



**DOES THIS  
LOOK LIKE  
YOUR WORK  
ENVIRONMENT?**

**WE  
HAVE THE  
SOLUTION!**

**COMING SOON!**

**5 private Executive Office Suites**  
Starting at \$475.00/month



"Picture is a representation and may not accurately reflect final product."

**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**



**Shop  
Local**



[CascadeBusNews.com/2020-Made-in-Central-Oregon](http://CascadeBusNews.com/2020-Made-in-Central-Oregon)

**VOLUNTEER**  
Your expertise. Your skills. Your passion.

Join **SCORE** to help small businesses succeed through:

Small Business Advice

Local Workshops

Online Mentoring



**YOUR REAL WORLD EXPERTISE IS NEEDED!**

- Give back to the business community
  - Share business experiences
  - Build new relationships

Become a volunteer mentor with SCORE Central Oregon.

Flexible to YOUR schedule Join now! We need your expertise!



**SCORE**  
FOR THE LIFE OF YOUR BUSINESS

It's easy to become a SCORE volunteer  
Go to **[www.SCORE.org](http://www.SCORE.org)** and click **Volunteer** for more information and to fill out an application.  
CALL us to connect: (541) 316-0662



## 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: R&H Construction  
Project Cost: \$8,800,000

**Central Christian School Gym**

Contractor: Kirby Nagelhout Construction Company (KNCC)  
Project Cost: \$2,560,000

**Connors 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: R&H Construction  
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: \$11,200,000

**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**

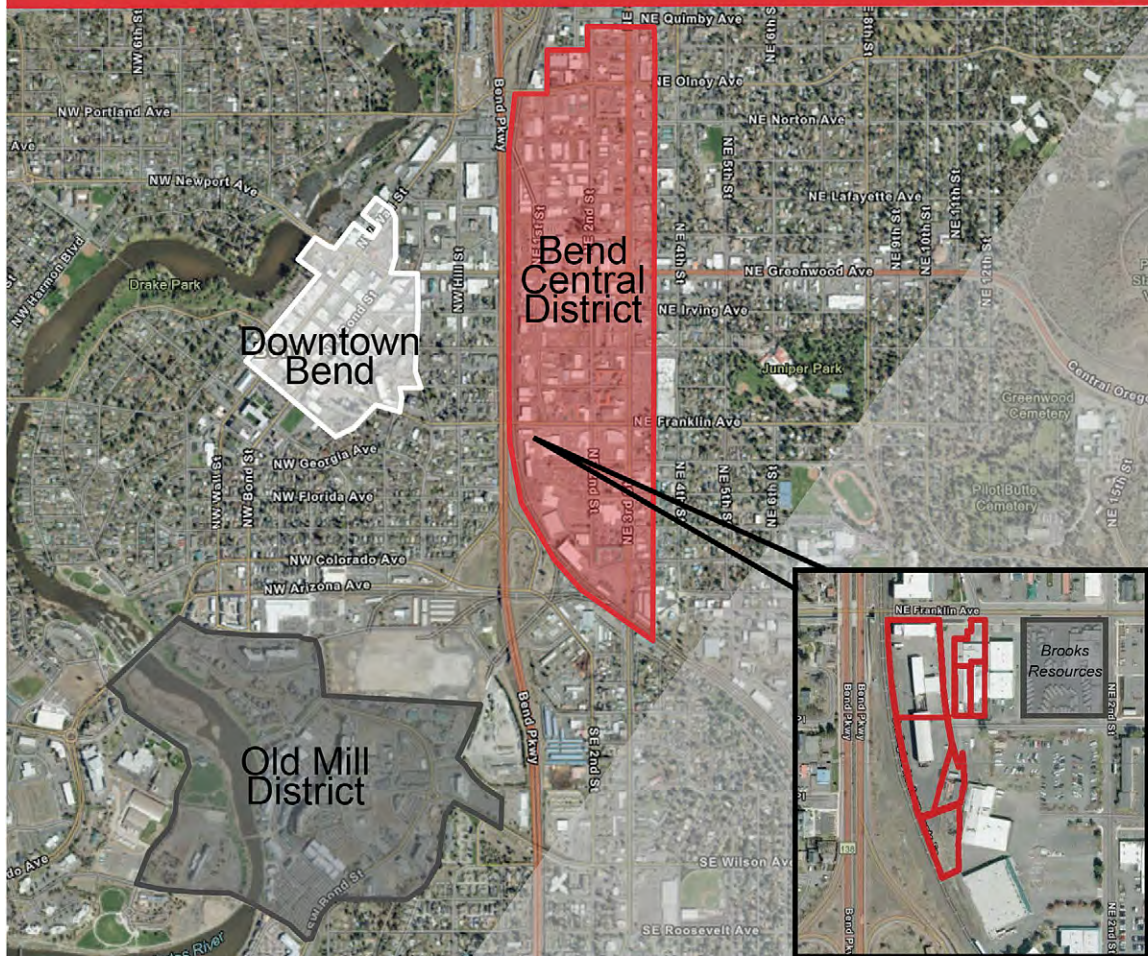
Contractor: Empire Construction and Development, LLC  
Project Cost: \$2,500,000

# Redevelopment Opportunity

3.53 AC in the heart of the Bend Central District

105 NE Franklin Ave  
Bend, OR 97702

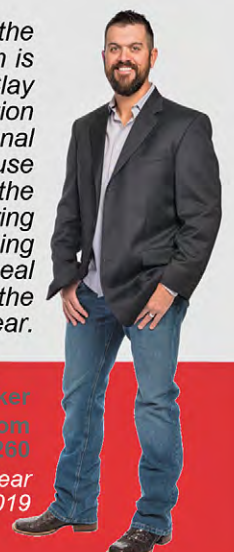
\$5,400,000



- 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 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.



**NAI Cascade**  
NAICascade.com | +1 541 706 9370

**Walt Ramage** Broker  
wramage@naicascade.com  
+1 541 771 8280

Commerical Transaction of the Year  
Award recipient 2014, 2018 & 2019



Commercial Contractors *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Apex Stone Bend, OR 97701	541-706-9158	N/A	www.apexstonecare.com jess@apexstonecare.com	Jesse Harms	2	2004	Natural stone care & restoration; cleaning, polishing, grinding, honing, sealing & maintenance. Residential.	Tower Theatre
Audio Visual Bend 20585 Brinson Blvd. Bend, OR 97701	541-388-1732	800-761-5850	www.avbend.com tony@avbend.com	Tony Sprando	4	2014	Sound systems, video conferencing, media systems.	N/A
BELFOR Property Restoration 61563 American Lp. Bend, OR 97702	541-312-2500	541-312 2515	www.belfor.com todd.lane@us.belfor.com	Todd Lane	6	2010	Disaster recovery & property restoration.	Trinity Episcopal Church & Trinity Hall, Bend, Federal Emergency Management Agency projects, Woodgrain Mill Prineville.
Bend Window Works 19260 Cherokee Rd. Bend, OR 97702	541-593-8372	N/A	www.bendwindowworks.com vanessa@bendblinds.com	Andrew Brookman, Vanessa Brookman	2	1994	Window coverings, interior design, custom Northwest/Western style furniture, general contracting. CCB# 205259.	N/A
Compass Commercial Construction Services 600 SW Columbia St., Ste. 6100 Bend, OR 97702	541-330-2449	541-330-2450	www.compasscommercial.com/CS csinfo@compasscommercial.com	Steven Hendley	10	2008	Commercial improvements including office, restaurant, retail, industrial & medical properties, tenant improvements, remodeling, ground-up construction.	Lone Pine Coffee, Cascade Axes, Pacific Office Automation, Best Care Treatment, Deschutes Business Center (multiple projects), Empire Corporate Park, CentraTel, Ferguson Waterworks, Forum Shopping Center (multiple projects).
Complements Home Interiors 70 SW Century Dr., Ste. 145 Bend, OR 97702	541-322-7337	541-322-7338	www.complementshome.com pjulber@complementshome.com	Patricia Julber	4	2003	Light residential & remodels.	Full interior remodels with addition, Westside Bend; interior damage repair/remodels, Central Oregon, bathrooms, kitchens & more. No project too small or too large.
CS Construction 1506 NE First St., Unit 1 Bend, OR 97701	541-617-9190	541-617-9590	www.csconstruction.com deniseg@csconstruction.com	Denise Gorman	58	2005	Commercial & residential.	The Hixon @ Westside Yard, Juniper Springs Senior Center, Desert Orthopedics, Bend Science Station, Bend Self Storage, Tensility, River's Place Food Court, Tumalo Food Court, 10 Barrel Brewery Expansion & more.
D.E. Rink Construction Inc. PO Box 5962 Bend, OR 97708	541-388-0719	N/A	www.derink.com liz@derink.com	Liz Rink, David Rink	5	1979	Custom homes & remodels, commercial, tenant improvements, medical buildings.	Central Oregon
Deschutes Construction Corporation 494 SW Veterans Way, Ste. 5 Redmond, OR 97756	541-923-1440	541-923-9663	www.dccoregon.com info@dccoregon.com	Matt Floyd	39	2006	Concrete & excavation.	N/A
Eagle Mountain Construction, Inc. 19930 McClellan Rd. PO Box 8000 Bend, OR 97702	541-382-3622	541-610-1625	N/A	Steve Rzonca	8	1979	Commercial, development, residential.	University of Oregon - Pine Mountain Observatory, Oregon State University - Corvallis campus, Center for Human Development, McDonald's USA, Alfa & Beta Corporation, Washington Federal Savings & more.
Empire Construction & Development, LLC 63026 Lower Meadow Dr., Ste. 200 Bend, OR 97701	541-389-0070	541-383-2477	www.empirecon-dev.com sspencer@ksstone.com	S. Spencer	7	2004	Custom home & commercial custom residential, commercial & industrial areas	Throughout Central Oregon.
GJ Miller Construction PO Box 789 Sisters, OR 97759	541-549-6691	541-549-1142	www.gjmilller.com glenn@gjmilller.com	Glenn Miller	3	1979	High end residential & commercial.	Throughout Central Oregon, Broken Top & Black Butte Ranch.
Griffin Construction 1411 NW Murphy Ct. Prineville, OR 97754	541-447-7237	541-447-2244	www.griffinconstructionllc.com info@griffinconstructionllc.com	Sam Griffin	35	2000	Commercial Construction	Huntington Lodge at Pronghorn Resort, Deschutes County Fire Stations 302 & 306, Prineville Apartment Complex, Deschutes Labs, LLC, Central Oregon Interagency Dispatch Center, North Lake SD Expansion & Addition & more.
Hooker Creek Companies, LLC 95 SW Scalehouse Lp., Ste. 100 Bend, OR 97702	541-389-0981	Call First	www.hookercreek.net scarlson@hookercreek.net	Scott M. Carlson	130	1995	Equipment & supplies, concrete, asphalt, excavation, civil construction.	N/A
JD III Construction & Equipment Co. Inc. 19081 River Woods Dr. Bend, OR 97702	541-382-7008	N/A	tdickensi@bendcable.com	Tom Dickens	2	1969	Commercial, industrial.	El Rancho Grande II, Mazatlan Restaurants in Redmond & Madras.
Kallberg Construction LLC PO Box 3500 Sisters, OR 97759	541-549-0549	N/A	www.kallbergeconstructionllc.com	Curt Kallberg	1	1990	Custom homes, remodel, commercial & light industrial. Smaller jobs, custom decks, siding & finish work.	Three Creeks Brewing, Sister's Movie House & Five Pine Lodge Convention Center.
Keeton King Contracting, LLC. 18159 Hwy 126 Sisters, OR 97759	541-923-0704	541-923-5502	www.keetonking.com info@keetonking.com	Arland Keeton, Tom Keeton	30	1964	Commercial, underground & streets.	Sisters Middle School - Sisters, Country Side Living - Redmond, Pilot Butte Middle School Reconstruction Phase I - Bend, Dogwood Waterline & Street Reconstruction - Redmond, Mill Race Station Storage - Lebanon,Autzen Otter Exhibit Remodel - High Desert Museum, Thompson Park Pool - The Dalles & more.
KellCon, Inc. 50 SW Bond St., Ste. 2 Bend, OR 97702	541-312-4034	N/A	rk@kell-con.com	Rob Kelleher	18	2015	Commercial, industrial, residential & building maintenance.	Box Factory TIs, Apple Small projects, Left Coast Burger Co., Deschutes County various projects, Aspen Development (& Applebees Demo), Bend Bulletin, CrowdStrike, Deschutes County Stabilization Building, East End Shell & TIs & more.
Kirby Nagelhout Construction Company 63049 Lower Meadow Dr. Bend, OR 97701	541-389-7119	541-385-5834	www.knccbend.com ChrisN@KirbyNagelhout.com	Chris Neumaier	140	1986	Commercial.	COCC Science Building, COCC Madras Campus, Bend Research, OSU Andrews Forest Housing, Mt Bachelor Administration Building Crane shed Commons, Pacific Crest Middle School, Silver Rail EL, UUFco Church, Daimler Test Facility
Knife River 64500 OB Riley Rd. Bend, OR 97701	541-388-0445	541-388-8932	www.kniferiver.com chris.doan@kniferiver.com	Chris Doan	150	1968	Grading, paving, asphalt, aggregates, ready mix concrete.	Reed Market Road Reconstruction, Murphy Road, Colorado Avenue Undercrossing, Sunriver Entrance Loop Road Reconstruction
Kortay Northwest Inc. 1345 NW Wall St., Ste. 200 Bend, OR 97703	541-948-2730	N/A	www.kortaynw.com jeff@kortaynw.com	Jeff Korish	5	2006	Building repairs, T.I., structural mods, steel buildings, arenas, agricultural. Designing, planning, organizing & managing the construction of industrial & more. CCB#213186	UPS Package Facility, Butler Aircraft Hangar, Pac West, KTN Kortay Northwest, Jerry's Outdoor, Standard TV, Redmond Design Center, Marken Building, Pahlisch Recreation Center, Arbor Building, Aircraft Rubber & more.
Mountain View Builders, Inc. 1415 NW Awbrey Rd. Bend, OR 97703	541-318-1346	N/A	www.mvbbend.com buildbend@gmail.com	Dave Schnake	4	1996	Residential, commercial, multi-family & remodels.	Fairway Heights, Awbrey Butte, Hawk's Ridge, Shevlin Ridge & Downtown Bend.
Panterra Homes PO Box 700 Bend, OR 97709	541-385-7700	N/A	www.panterrahomes.com jeff@panterrahomes.com	Jeff Payne	1	2000	Custom Homes, select remodels, aging in place conversions, wine cellars, green houses, light commercial.	Bend & Sunriver.
Proper Tile & Stone 14253 SW Chinook Dr. Terrebonne, OR 97760	541-816-6457	N/A	dropknee1980@gmail.com	Shane Delanzo	1	2019	All types of work with natural stone, ceramic & porcelain tile.	N/A
R&H Construction 61426 American Lane, Ste. 100 Bend, OR 97702	541-312-2961	541-312-2962	www.rhconst.com centraloregon@rhconst.com	Gary North	60	1979	General commercial, remodel, tenant improvement, custom residential	River West Residence, Hawks View Estates, Ponderosa Heights Apartments, Sunriver Brewing Eugene, Pilot Butte Middle School, Red Lion Bend, Crosswater Clubhouse, Redmond Treatment Center, Sunriver Resort, Deschutes Brewery & more.
Skanska 777 NW Wall St., Ste. 300 Bend, OR 97701	541-504-9525	541-504-9529	www.skanska.com Hans.Rindfleisch@skanska.com	Hans Rindfleisch	12	1948	Commercial, industrial & general contracting.	Jefferson County Community Health Building, St. Charles Tenant Improvements, Redmond City Hall, St. Charles ICU Tower, Deschutes County Parole & Probation.
Spectrum Building & Restoration 90 SE Bridgeford Blvd., Ste. A Bend, OR 97702	541-385-0752	541-385-0197	www.spectrum-bend.com Charlene@spectrum-bend.com	Charlene	16	1988	Fire, water restoration, mold remediation, disaster restoration, trauma scene cleanup & new construction.	Various residential & commercial construction projects in Burns, Madras, Sisters, Gilchrist, La Pine, Redmond, Sunriver & Bend.
Steve Keeton Construction, Inc. 68590 Cloverdale Rd. Sisters, OR 97759	541-549-6571	N/A	www.stevekeetonconstruction.com Keetonskc@gmail.com	Steve Keeton	12	1990	Residential, commercial, excavating, remodel work.	Hans Bldg.-Prineville, Hickman William Bldg.-Bend, S.O.A.R.-Sisters, River Bend Equipment. Luv's Donuts.
Stilson Builders, Inc. 70 SW Century Dr., Ste. 100-502 Bend, OR 97702	541-419-2556	N/A	www.stilsonbuilders.com rick@stilsonbuilders.com	Rick Stilson	4	2018	Commercial & residential.	N/A
SunWest Builders 2642 SW Fourth St. PO Box 489 Redmond, OR 97756	541-548-7341	541-548-2855	www.sunwestbuilders.com swb-info@sunwestbuilders.com	Steve Buettner	55	1989	Commercial, custom residential.	Custom Residential include: Broken Top, Sunriver, Caldera,Eagle Crest, Crosswater, Black Butte, Northwest Crossing,Commercial & resort projects include: Tetherow Hotel, Tetherow Event Pavilion & Cabins, Iron Horse Lodge, Mt. Bachelor Assisted Living & Memory Care, Azimuth Affordable Housing & more.
Taylor Northwest LLC 18500 Bull Springs Rd. Bend, OR 97703	541-382-7887	541-382-3505	www.taylornw.com vzavala@taylornw.com	Todd Taylor	116	2003	Heavy construction services including land clearing, demolition, excavation, utility construction, storm drainage, aggregate base, paving & more. CCB#: 159999	Central Oregon
Vic Russell Construction Inc. Finley Butte Aggregate & Paving 17900 Finley Butte Rd., PO Box 2520 La Pine, OR 97739	541-536-3478	541-536-3526	www.vicrussellconstruction.com Vickir@VicRussellConstruction.com	Vic Russell, Vicki Russell	30	2015	Excavation, site work, utilities, paving asphalt, rock product manufacturing, asphalt manufacturing.	N/A

**CBN has made every effort to ensure that all information is accurate and up-to-date. We cannot, however, guarantee it. Please contact us immediately if you know that certain information is not correct or you would like to be added to a list, 541-388-5665 or email [cbn@cascadebusnews.com](mailto:cbn@cascadebusnews.com).**



# 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.



PHOTO | COURTESY OF BLRB ARCHITECTS

.....

**Subcontractors and Suppliers:**

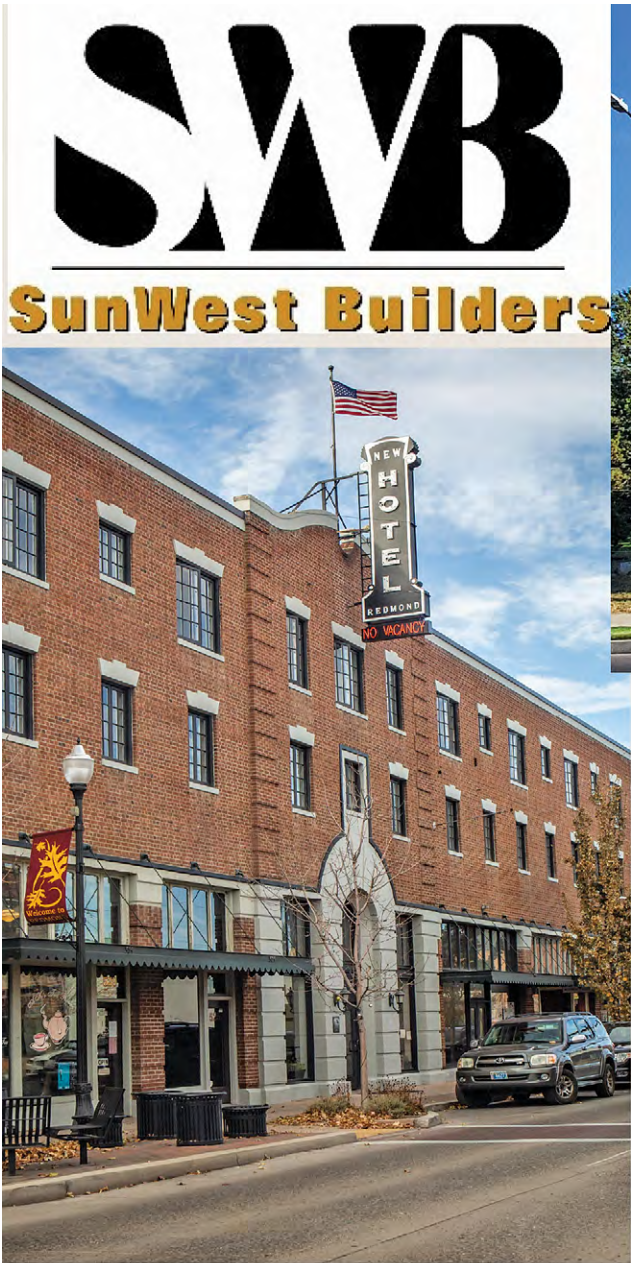
Certified Service of Central Oregon, Severson Plumbing & Mechanical, Inc.,  
Aaken Corporation Electric, J&R Fire, LLC

.....

**Brief Description of Project:**

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.



The New Hotel Redmond by SCP  
2020 DeMuro Award for Excellence in Historic Preservation



400 Bond Building—Bend

Thank you Central Oregon  
Best Wishes for a healthy and  
prosperous 2021

COMMITMENT • CRAFTSMANSHIP • COMMUNITY  
FOR OVER 30 YEARS



# 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  
**Sitework Start:** May 2020  
**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



PHOTO | COURTESY OF BLRB ARCHITECTS

**Structural Engineer:**  
Craig Davis, PE,  
Walker Structural Engineering, PC  
**Mechanical Engineer:**  
Michael Leavitt, Rob James, PE,  
ColeBreit Engineering, LLC

**Subcontractors and Suppliers:**

Aspen Ridge Electric, Inc., Bargreen Ellingson, Bell Hardware, DBI Construction LLC, Deschutes Fence LLC, Downtown Ornamental Iron, Eagle Roofing Company, Fabulous Floors Inc., High Lakes Glass & Mirror LLC, Let’s Construction Cleaning, Oregon Cascade Plumbing & Heating Inc., Phoenix Fire Protection, Stephen’s Heating & Cooling Inc., Wessco, Inc.

**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.

# 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  
**Sitework Start:** September 2018  
**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:**  
Heidi Slaybaugh, AIA, BLRB Architects  
**Project Manager:**  
Meghan Bowman, R&H Construction  
**Supervisor:** Gary North  
**Superintendent:** Andy Hewes



PHOTO | COURTESY OF BLRB ARCHITECTS

**Structural Engineer:**  
Ashley & Vance Engineering, Inc.  
**Landscaping:**  
Aspen Landscape Development

**Subcontractors and Suppliers:**

7 Peaks Paving LLC, 97 Painting, LLC, A&E Masonry & Construction, Advanced Underground Utility Locating, Inc., Alpine Abatement Association, Inc, Anderson Clark Interiors Inc, Aspen Landscape Development, Bend Commercial Glass, Bend Heating & Sheet Metal Inc, Bend Heating & Sheet Metal Inc, BLRB Architects, CCI Bend LLC, Classic Coverings and Design Inc., Deschutes Painting Inc., Energy Conservation Insulation Co., Fabulous Floors Inc, J & R Fire LLC, J Helm Enterprises Inc, Lee Ramsey Plumbing, Inc., Mike’s Fence Center Inc, North Rim Electric LLC, Northwest Quality Construction Inc, Northwest Quality Roofing, LLC., Overhead Door/Central Oregon, Paulsen Environmental Consulting, Inc., Pro Shop Millwork & Design, Quality Heating, Severson Plumbing & Mech Inc, Sign Pro of Central Oregon, Smalling Construction, Inc., Sunburst Fabrications Inc., Tiger Painting LLC, We Cut Concrete Inc, Western Protective Coatings LLC

**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.

## 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.



- BUSINESS
- HOME
- AUTO
- HEALTH
- LIFE

**CENTURY**  
INSURANCE GROUP, LLC

When things are at their worst,  
we’re at our best.

541-382-4211 | 1-800-599-2387  
320 SW Upper Terrace, Suite 104 Bend, Oregon 97702  
www.CenturyIns.com



# BLRB Architects Office Suite Tenant Improvement

Crane 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



PHOTO | COURTESY OF BLRB ARCHITECTS

**Project Manager:**

Robert Frazier

**Superintendent:**

Scott Thompson

**Mechanical, Plumbing,**

**Electrical Engineer:**

ColeBreit Engineering, LLC

.....

**Subcontractors and Suppliers:**

Tomco Electric, Inc., Cascade Heating & Specialties, Inc., Severson Plumbing & Mechanical, Deschutes Painting, Inc., Fabulous Floors, The Harver Company, Inc., Bend Commercial Glass & Door

.....

**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."

# BMS Technologies

20901 Cooley Rd. • Bend, OR 97701



PHOTO | COURTESY OF C A ROWLES ENGINEERING AND BUILDING DESIGN

**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

**Structural Engineer:**

Allan Tompkins, PE

**Civil Engineer:**

C A Rowles Engineering and  
Building Design

**Mechanical Engineer:** ColeBreit  
Engineering

**Electrical Engineer:** OS Engineering

**Landscaping:** Scott Schultz

.....

**Subcontractors and Suppliers:**

Collins and Sons Excavating Inc., Severson Fire Protection, Emery Plumbing, Elite Electric, Websteel Steel Buildings, 5H Erectors

.....

**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.



## LARGEST THIRD RACK AVAILABLE\*

The KitchenAid® FreeFlex™ Third Rack fits 6" glasses, mugs, bowls and cooking tools. Plus it's the only third rack that cleans with two rotating wash jets. All without compromising space for larger items below.

\*Among leading brands based on usable volume. Available on select models. ©/™ © 2020 KitchenAid. All rights reserved. Printed in the U.S.A. D200134XX



**KitchenAid®**



**JOHNSON BROTHERS**  
APPLIANCES

*We're your local appliance experts. Come enjoy outstanding selection, unparalleled expertise, and friendly service start to finish!*



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!



**C A ROWLES**  
ENGINEERING & DESIGN

**LAND USE PLANNING · CIVIL ENGINEERING · BUILDING DESIGN**  
**WWW.CAROWLESENGINEERING.COM · 541-585-2207**

1345 NW WALL STREET, SUITE 200 BEND, OREGON 97703-1967



# 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  
**Architect:** Adam Stephen, STEELE  
Associates Architects LLC  
**Principal Architect:** Scott Steele,  
STEELE Associates Architects LLC



PHOTO | BY CASCADE BUSINESS NEWS

**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, Gale 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 Reindeer Ave. • Redmond, OR 97756

**Property Owner/Developer:**  
Housing Works  
**Contractor:** R&H Construction  
**Project Cost:** \$8.8M  
**Sitework Start:** October 7, 2020  
**Completion:** N Bldg.: October 14, 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.



PHOTO | BY GARY EIDSMOE

**Civil Engineer:**  
Ashley & Vance Engineering, Inc.  
**Mechanical Engineer:**  
System Design Consultants, Inc.  
**Landscaping:**  
Aspen Landscape Development

.....  
**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., McLean 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  
Protection Inc, Severson Plumbing & Mech Inc, Smalling Construction, Inc., South  
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.  
The client wanted to maximize the number of housing units while providing quality  
homes that integrate into the community. All homes have private outdoor patios  
with storage. Large windows bring in daylight, and efficient and open floorplans  
create a base for family living.



**FOR 15 YEARS**  
Empire Construction has completed  
**50+ projects, including the development  
of industrial business parks,  
commercial buildings &  
luxury residential homes.**

**Let us help with  
your projects.**

63026 Lower Meadow Dr. #200, Bend  
www.empirecon-dev.com  
Office: 541-389-0070 • Fax: 541-383-2477



We've got your recycling and  
waste disposal needs covered:

- ✓ Drop Box & Rent-A-Bin rentals
- ✓ Cleanup projects
- ✓ Remodeling jobs
- ✓ 24/7 online account access
- ✓ Compost

Call 541.382.2263 today for rates and  
container size options.





# 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.  
**Financing:** Central Christian School  
**Architect/Project Manager:** Eric Nielsen, BLRB Architects  
**Principal Architect:** Seth Anderson, AIA  
**Project Manager:** Joe Waggoner, Kirby Nagelhout Construction Company  
**Supervisor:** Ed Parker, Kirby Nagelhout Construction Company



PHOTO | COURTESY OF BLRB ARCHITECTS

**Electrical Engineer:** Mike Schaefer, MJS Electric; Mike White, Stantec  
**Structural Engineer:** Craig Davis, PE, Walker Structural Engineering, PC  
**Civil Engineer:** Jim Lord, PE, Ashley & Vance Engineering, Inc.  
**Mechanical Engineer:** Larry Scharf, PE, CEA Consulting Engineers

**Subcontractors and Suppliers:**

Ascent Architecture, Bend Cabinet and Fixtures, Bend Commercial Glass, Central Christian School, Energy Trust of Oregon, Fabulous Floors, Inc., Harver, J & R Fire, LLC, Kirby Nagelhout Construction Company, Latham Excavation, Max Manufacturing, McLean Concrete, McMurray & Sons, MJS Electric, Mountain View Heating, Inc., Northwest Framing Systems, Oregon Cascade Plumbing & Heating, Inc., Premier Builder’s Exchange, Rickabaugh Construction, Rugby Syndicate, Soriano Floor Finishing, True Line Steel, Inc., Walker Structural Engineering LLC, WH Cress Company, Inc.

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



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS, LLC

**Structural Engineer:** Michael Peterson, Froelich Engineers  
**Civil Engineer:** Andy Lindsey, Anderson Perry & Associates, Inc.  
**Aviation Engineer:** Tracy May, Precision Approach Engineering, Inc.  
**Mechanical Engineer:** Jim McClelland, Interface Engineering, Inc.  
**Electrical Engineer:** Mark O’Leary, Interface Engineering, Inc.  
**Landscaping:** Becky Shaw, Homeland Design, LLC

**Subcontractors and Suppliers:**

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

**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 Rappel 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.

# Connors Medical Office Building

2546 NE Connors Ave. • Bend, OR 97701



PHOTO | COURTESY OF CS CONSTRUCTION

**Property Owner/Developer:** Bob Smith/Woodside Development  
**Contractor:** CS Construction  
**Project Cost:** \$2,570,000  
**Sitework Start:** July 2019  
**Completion:** September 2020  
**Square Footage:** 9,392 sq. ft.  
**Project Manager:** Eric Meeuwsen  
**Supervisor:** Joe Fiacco

**Engineer:** Dylan Moore  
**Architect:** CS DesignBuild  
**Principal Architect:** Glen Camuso  
**Structural Engineer:** LB Engineering  
**Civil Engineer:** LB Engineering  
**Mechanical Engineer:** CEA Consulting Engineers  
**Landscaping:** Land Effects Landscaping & Design

**Subcontractors and Suppliers:**

Bell Hardware, Bend Commercial Glass, Bend Concrete, Cascade Heating, CCI Drywall, Central OR Roofing, ECI Insulation, Elite Electric, Fabulous Floors, Grizzly Mountain Excavation, High Desert Aggregate, Mikes Fence, NW Framing, Pacific Painting, Severson Plumbing/Fire, Sunburst Fabricators, ThyssenKrupp Elevator, Ultra Quiet Floors

**Brief Description of Project:**

A two-story, CMU/wood-framed medical office building for lease.



**KIRBY NAGELHOUT**  
CONSTRUCTION CO.

*Wishing Everyone  
a Happy &  
Healthy  
Holiday Season!*

**BEND | PORTLAND | PENDLETON**

[www.KirbyNaghelout.com](http://www.KirbyNaghelout.com)



# 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 loft area seating.

**Financing:** Private

**Project Manager:** Matt Freeman

**Supervisor:** DJ Pantone

**Engineer:** Matt Amhrein

**Architect:**  
Stemach Design + Architecture

**Principal Architect:** Stacey Stemach



PHOTO | COURTESY OF STEMACH DESIGN + ARCHITECTURE

**Structural Engineer:**  
Rolf Armstrong, Eclipse Engineering

**Civil Engineer:**  
Mark Risch, Corona Design Group

**Mechanical Engineer:**  
Rob James, ColeBreit Engineering

**Landscaping:**  
Eileen Obermiller, Dappled Earth

# 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



PHOTO | BY GARY EIDSMOE

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

**Structural Engineer:**  
Ashley & Vance Engineering

**Mechanical Engineer:**  
CEA Consulting Engineers

**Subcontractors and Suppliers:**  
Grizzly Mountain Excavation, Oregon Concrete, White River Construction, Kustom Craft Sheetmetal, Bell Hardware, Gale Contractors, Philgood Contractors, Downtown Ornamental Iron, Miller Lumber, Pella Windows and Doors, Lakeside Lumber, Vazquez Painting, Tri Country Paving, Central Oregon Gutter, North Country Building Specialties, 1776 Restoration, Blankenship Garage Doors, JT Plumbing, Shepherd Heating and Air Conditioning, Crawford Electric

**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.

**Subcontractors and Suppliers:**  
All Aspects Fencing, High Mountain Construction, White River Construction, Inc., Pagh Custom Woodworking, Inc., 3 Form, Energy Conservation Insulation Co., Bend Commercial Glass, Precision Glass Service Co., Central Oregon Garage Door, Inc., CCI Bend, LLC, John A. Varner Construction, Inc., Tom Oller Painting, LLC, Fabulous Floors, LLC, Severson Fire Protection, Inc., Severson Plumbing Mechanical, Inc., Central Oregon Heating & Cooling, Inc., Tomco Electric, Inc.

**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.

"SINCE 1911"



**Miller Lumber**

BEND  
PRINEVILLE  
REDMOND  
MADRAS

[www.mlumber.com](http://www.mlumber.com)

Congratulations to the following general contractors for being included in this publication:

**CS Constuction**

**Griffin Construction**

**Kellcon Construction**

**Kirby Nagelhout Construction**


**Mission Building & Renovation**

**R & H Construction**

**SunWest Builders**


We value our relationships and look forward to continuing to earn your business.

Subscribe to Cascade Business News E-Headlines




Go to [CascadeBusNews.com](http://CascadeBusNews.com) to sign up or send an email to [ads@cascadebusnews.com](mailto:ads@cascadebusnews.com) and receive our twice-weekly headline news stories.

New Construction | Master Planning | Renovation Sustainable Design | Industrial | Residential & Commercial in Bend and Beyond!




Crosscut - Warming Hut No. 5 | Bend, OR



East End at Neff Place | Bend, OR

"Thoughtful, innovative design for projects large and small!"

Lone Pine Coffee Roasters | Bend, OR



**STEMACH**  
Design + Architecture

(541) 647-5661 | [www.stemachdesign.com](http://www.stemachdesign.com)



# 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 Burris, 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



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS, LLC

.....

### Subcontractors and Suppliers:

Roger Langeliers Construction Co., Bend Concrete, Superior Garage Floors, True Line Steel, Inc., Northwest Framing Systems, Inc., Central Oregon Trim & Door, Cascade Cabinets & Countertops, LLC, Energy Conservation Insulation, Dimar Siding, Miller Lumber, AM-1 Roofing, SealTech, LLC, Bell Hardware, Garage Harmony, Central Oregon Garage Door, Guarantee Glass & Mirror, CCI Bend, LLC, Fabulous Floors, Northwest Painting & Restoration, WhiteStar Enterprises, North Country Building Specialties, Green State Builders, Johnson Brothers Appliances, Elite Electric, Christen Plumbing, Quality Heating, J&R Fire, Watchdog

.....

### 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 radiused 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 Burris, 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



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS, LLC

.....

### Subcontractors and Suppliers:

Roger Langeliers Construction Co., Bend Concrete, Solid Rock Masonry Co., True Line Steel, Inc., Northwest Framing Systems, Inc., SealTech, LLC, Energy Conservation Insulation, Dimar Siding, Miller Lumber, AM-1 Roofing, Bell Hardware, Guarantee Glass & Mirror, Central Oregon Garage Door, J. Helm Enterprises, Northwest Painting & Restoration, WhiteStar Enterprises, North Country Building Specialties, The Park Catalog, J & R Fire, LLC, Christensen Plumbing Solutions, Cascade Heating & Specialties, Elite Electric, Quality Heating, Watchdog

.....

### 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:** June 2019  
**Completion:** November 2020  
**Square Footage:** 4,396 sq. ft.  
**Amenities:** This will be Stifel investment banking’s new office. Building includes, private office, balcony, break room, conference room, 749 sq. ft. balcony, roll-up overhead doors.  
**Financing:** First Interstate Bank  
**Project Manager:** Kristen Burris, 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



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS, LLC

.....

**Subcontractors and Suppliers:**

Roger Langeliers Construction Co., Bend Concrete, True Line Steel, Inc., Northwest Framing Systems, Inc., Central Oregon Trim & Door, Cascade Cabinets & Countertops, LLC, Superior Garage Floors, Energy Conservation Insulation, Dimar Siding, Miller Lumber, AM-1 Roofing, SealTech, LLC, Bell Hardware, Garage Harmony, Central Oregon Garage Door, Custom Tint, Guarantee Glass & Mirror, J. Helm Enterprises, CCI Bend, LLC, Fabulous Floors, Northwest Painting & Restoration, North Country Building Specialties, Johnson Brothers Appliances, The Park Catalog, J & R Fire, LLC, Christensen Plumbing Solutions, Quality Heating, Elite Electric, Watchdog

.....

**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. Exterior finishes include 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. shell  
**Amenities:** Open office space, with multiple meeting areas, breakroom, patio, overhead roll-up doors.  
**Financing:** First Interstate Bank  
**Project Manager:** Kristen Burris, 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



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS, LLC

.....

**Subcontractors and Suppliers:**

Roger Langeliers Construction Co., Bend Concrete, Superior Garage Floors, Solid Rock Masonry Co., G & K Masonry, Inc., True Line Steel, Inc., Northwest Framing Systems, Inc., Cascade Cabinets & Countertops, LLC, T.V.M Waterproofing, Energy Conservation Insulation, Dimar Siding, Miller Lumber, AM-1 Roofing, Bell Hardware, Cascade Interior Trim And Door, Guarantee Glass & Mirror, Central Oregon Garage Door, Custom Tint, CCI Bend, LLC, Fabulous Floors, Northwest Painting & Restoration, WhiteStar Enterprises, North Country Building Specialties, Green State Builders, Bend Fireside, Inc., Johnson Brothers Appliances, Classic Window Coverings, The Park Catalog, J & R Fire, LLC, Lee Ramsey Plumbing, Quality Heating, Elite Electric, Christen Plumbing, Watchdog

.....

**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 6527sq. 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.





# STEELE Associates Architects

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



# Glenwood Industrial

693 SE Glenwood • Bend OR 97701



PHOTO | BY CASCADE BUSINESS NEWS

**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

**Mechanical Engineer:** Larry Scharf, CEA Consulting Engineers

**Landscaping:** 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.

# HiLine Homes Office Building

2430 NW Seventh St. • Redmond, OR 97756



PHOTO | BY ROSS CHANDLER

**Property Owner/Developer:** HiLine Homes Antler Acquisitions LLC

**Contractor:** Juniper Ridge Construction LLC dba HiLine Homes

**Sitework Start:** March 2019

**Completion:** April 2020

**Square Footage:** 8,800 sq. ft., two stories

**Amenities:** Two-story office building with two conference rooms, 17 offices, reception area, break room, outdoor deck and attached work garage.

**Financing:** Self-financed

**Architect:** BLRB Architects; Nicholas Radon, AIA, Architect/Project Manager

**Project Manager:** Richard Bruce, HiLine Homes

**Supervisor:** Richard Bruce, HiLine Homes

**Structural Engineer:** Walker Structural Engineering, PC

**Civil Engineer:** Corona Design Group

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

**Landscaping:** JBattleson Design

**Subcontractors and Suppliers:**

Advanced Precast Products LLC, Alpine Glass, Apex Masonry Inc., Ashton Leigh Crabb, Bell Hardware of Bend Inc., Bend Plumbing and Heating Inc., BLRB Architects, Bobcat & Sun Inc., Brian E Glaab General Contractor, Build.com, Builders FirstSource, Power Cleaning & Maint (Carla Kline dba), Cascade Heating & Specialties Inc., Cement Products Mfg Co Inc., Centerline Construction of the Cascades LLC, Central Oregon Redi-Mix LLC, Central Oregon Sound & Security LLC, Cornerstone Residential LLC, Cox Custom Welding LLC, Custom Concrete Inc., Cut Rite Concrete Cutting, D E L Electric OR Inc, Dry River Construction, ElderWoodworks, Flatline Concrete Pumping, Gale Contractor Services, Home Depot, Hooker Creek Companies, Longreach Concrete Pumping, McDermott Fence & Const Inc., McMurray and Sons Inc., Concept Closets (Michael Pringle dba), Mike's Fence Center Inc., Neathery Landscape & Maintenance LLC, Nuvo Construction LLC, Pear Point Investments LLC, Performance Bldg. Prod., Inc. Redmond, Peterson Machinery Co, Quality Truss, RedBuilt LLC, Redmond Fencing & Pole Structures LLC, Resist-All Seamless Gutters, Rock Products Mfg Inc., Roofline Supply & Delivery, Sierra Pacific Windows, Smile-A-Mile Painting, Straightline Contracting Inc., T. Waldbillig General Contracting, TCS Contract, Inc., The Hardwood Floor Co LLC, Travis Vail, Tri County Paving Inc, Van Nevel Concrete & Curb Inc., Wallace Group, Westside Concrete Accessories & Supply, York Brothers Excavation LLC

**Brief Description of Project:**

This office building was a collaborative design approach between HiLine Homes and BLRB 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.

# Liberty Lodge Permanent Supportive Housing

1624 SW Quartz Ave. • Redmond, OR 97756



PHOTO | BY GARY EIDSMOE

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

**Contractor:** R&H 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 Clifford, 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:**

Advanced Underground Utility Locating, Inc., AM-1 Roofing Inc, Bend Electric Inc., Bend Plumbing & Heating Inc., Cascade Heating & Specialties Inc, CCI Bend LLC, Elite Construction Contracting, Finer Cabinetry & Woodwork Inc, Green Thumb Industries, Guarantee Glass & Mirror Inc, H.A. McCoy Engineering & Surveying LLC, High Desert Aggregate & Paving, Inc., J & R Fire LLC, John Sanna Construction, Johnson Brothers TV & Appliance, Lakeview Millwork Sales, Inc., Lanz Cabinet Shop Inc., LETS Construction Cleaning, Inc., McLean Concrete Construction, Mike's Fence Center Inc, North Country Building Specialties, Northwest Framing Systems Inc, Pavement Protectors Sweeping LLC, Performance Insulation & Energy Services Inc, PG Long Floorcovering, LLC, Redmond Welding & Contracting, South Fork Excavation LLC, Suburban Door Company Inc, Tom Oller Painting LLC, Ultra Quiet Floors, US Mailboxes, We Cut Concrete Inc, West Coast Tub Repair, Central OR Division

**Brief Description of Project:**

Multiple studies show supportive housing (combining housing with onsite services) increases housing stability, improves health and lowers public costs. A new permanent supportive housing development focuses on intellectually/developmentally disabled (I/DD) residents with incomes no higher than 50 percent of the area median. The two-story building is home to eight one-bedroom units. The 601 sq. ft. homes are comfortable and functional with open floor plans. The materials are durable and easy to maintain while providing a calm environment for the residents to make a home.



Design for Living

Commercial | Housing | Hospitality | Healthcare | Retail

BLRB architects | 541.330.6506 BEND



# 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:**  
Darek Olson, STEELE Associates Architects, LLC  
**Structural Engineer:**  
Ashley & Vance Engineering, Inc.  
**Civil Engineer:** HWA, Inc.  
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Landscaping:** Homeland Design, LLC



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS, LLC

.....

**Subcontractors and Suppliers:**

7 Peaks Paving, Anderson Clark Interiors, Inc., Aspen Landscape Development, Bell Hardware - Bend, Bend Concrete Services, Co., Carlson Sign, CCI Bend, LLC, Commercial Office Interiors, Cook Security Group, Dimar Siding Company, Eagle Roofing, ECI, Energy Conservation Insulation, Evergreen Consulting Group - Central Electric Co-op, Fabulous Floors, LLC, Homeland Design, LLC, K & R Sheetmetal Inc., Lakeview Millwork Sales, Inc., Manciu Construction, Marc Riverman Painting, LLC, North Country Building Specialties, Northwest Framing Systems, Precision Glass Service, Sealtech, LLC, Solid Rock Masonry Con., Stephen's Heating & Cooling, Sunburst Fabrications, Inc., Superior Garage Floors, Sweeney Plumbing, Timber Canyon Construction, Tomco Electric, Inc.

.....

**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



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



PHOTO | BY ROSS CHANDLER

**Supervisor:**  
Keith Hawes,  
Mission Building & Renovation

**Structural Engineer:**  
Walker Structural Engineering, PC

**Civil Engineer:**  
Hickman, Williams & Associates, Inc.

**Mechanical Engineer:**  
Interface Engineering, Inc.

**Landscaping:**  
SZABO Landscape Architecture, LLC

**Subcontractors and Suppliers:**

S&F Land Services, Collins & Sons Excavating Inc., Mission Building & Renovation, Severson Plumbing & Mechanical, Aaken Corporation Electric, Certified Service, Brian's Cabinets, Kolt Ceniga, Pine Mountain Acoustical and Drywall, LLC, Floor Solutions, LLC, Pella Windows & Doors, Precision Glass Service Co., Countertops Unlimited, Central Oregon Construction & Management, LLC, Bell Hardware, Aspen Landscape Development, CR Fabrication, LTD., Stone Roofing & Construction, LLC, Comfort Gutters & Insulation, Pacific Painting, Gas Pipe Systems

**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.



WE ARE BUILDERS.

safety. projects. careers. relationships. community.



OR CCB#: 38304

# Peters Dermatology Clinic

2353 NE Conners Ave. • Bend, OR 97702



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS, LLC

**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

**Architect:**  
STEELE Associates Architects, LLC

**Principal Architect:**  
Tristan Shepherd

**Structural Engineer:**  
Ashley & Vance Engineering

**Civil Engineer:**  
BECON Civil  
Engineering & Land Surveying

**Mechanical Engineer:**  
Interface Engineering, Inc

**Landscaping:**  
Homeland Design, LLC

**Subcontractors and Suppliers:**

Alpine Abatement Association, Inc., Anderson Clark Interiors Inc., Aspen Landscape Development, Baptista Tile Co., Bell Hardware of Bend, Bend Commercial Glass, Bend Electric Inc., Bend Heating & Sheet Metal Inc, CCI Bend LLC, Classic Coverings and Design Inc., Deschutes Painting Inc., Dimar Siding, Fabulous Floors Inc., G & K Masonry, Inc., H.A. McCoy Engineering & Surveying LLC, Hollman Inc., Johnson Brothers TV & Appliance, Joni's Construction Cleaning, McLean Concrete Construction, North Country Building Specialties, Northwest Framing Systems Inc., Northwest Quality Construction Inc., Performance Insulation & Energy Services Inc., River Roofing Bend, LLC, Severson Fire Protection Inc., Severson Plumbing & Mech Inc., Sunbelt Controls, Inc., Sunburst Fabrications Inc., Superior Garage Floors, LLC, Taylor Drilling & Contracting, ThyssenKrupp Elevator, Timber Canyon Construction LLC, Ultra Quiet Floors, We Cut Concrete Inc., West Coast Tub Repair, Central OR Division, Western Protective Coatings LLC

**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, Mohs rooms, administration offices and nurses' stations. Exterior amenities include Central Oregon inspired landscaping, 26 new parking spaces and snow-melt system.

Building Central Oregon  
for over 30 years.



541-389-9351 | hwa-inc.org



# Pilot Butte Middle School, Phase III

1501 NE Neff Rd. • Bend, OR 97701

**Property Owner/Developer:**  
Bend-La Pine Schools

**Contractor:** Griffin Construction

**Project Cost:** \$2,140,000

**Sitework Start:** Spring 2020

**Completion:** Fall 2020

**Square Footage:** 19,378 sq. ft.

**Amenities:** Interior finish renovation, updated journalism/media classroom, updated library.

**Financing:** Construction Bond

**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:** MFIA Inc. Consulting Engineers

**Electrical Engineer:** Landis Consulting



PHOTO | COURTESY OF BLRB ARCHITECTS

**Subcontractors and Suppliers:**

Deschutes Painting, Inc., Tomco Electric Inc., Cascade 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

**Project Cost:** \$1.7M

**Sitework Start:** March 2020

**Completion:** August 2020

**Square Footage:** 11,500 sq. ft.

**Amenities:** New interior finishes, roof, canopies and ADA upgrades.

**Financing:** Oregon Community Development Block Grant

**Project Manager:** Chris Thome, AIA, STEELE Associates Architects, LLC

**Architect:** Tristan Shepherd, AIA, STEELE Associates Architects, LLC

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

**Structural Engineer:** Ashley & Vance Engineering, Inc.

**Civil Engineer:** Ashley & Vance Engineering, Inc.

**Mechanical Engineer:** CEA Consulting Engineers

**Landscaping:** Homestead

**Subcontractors and Suppliers:**

Dirt Monkey, Aspen Ridge Electric, Stephens Heating and Cooling, Fabulous floors, CCI Bend, Northwestern Roofing

**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

**Sitework Start:** October 22, 2019

**Completion:** May 21, 2020

**Square Footage:** 13,206 sq. ft.

**Project Manager:** Kristy Thompson

**Supervisor:** Anthony Hammond

**Architect:**  
Tekneek Architecture

**Principal Architect:**  
Tekneek Architecture, Larry Wright

**Structural Engineer:**  
Walker Structural Engineering

**Civil Engineer:**  
H.A. McCoy Engineering & Surveying

**Mechanical Engineer:**  
Colebreit Engineering

**Landscaping:**  
Eddie Landeros, RAM Landscape and Irrigation, LLC



PHOTO | COURTESY OF SUNWEST BUILDERS

**Subcontractors and Suppliers:**

Tim Bloom Construction, Inc., High Desert Aggregate & Paving, Inc., Mike's Fence Center, Deschutes Concrete Construction, Kevin Spencer Masonry, H & W Doors, Inc., Garage Harmony, Overhead Door Co. of Central Oregon, Pacific Painting, Overland Company, J & R Fire, LLC, Quality Heating, Christensen Plumbing, Elite Electric

**Brief Description of Project:**

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







# 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, Rubensteins, 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.

Local Team.  
Local Experience.

More than 25 years of building what matters in Central Oregon.

SCHS, Bend Medical Center - 2600 Building Remodel

SCHS, Bend Medical Center - ICU Tower

SCHS, Prineville CAH Clinic



# SCHS Prineville Hospital — Clinic & Rehab Expansion

384 SE Combs Flat Rd. • Prineville, OR 97754



PHOTOS | COURTESY OF SKANSKA USA INC.

**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.

**Financing:** Owner Funded  
**Project Manager:** Brittany Reinhart  
**Supervisor:** Jason Biever  
**Architect:** Clark/Kjos Architects  
**Principal Architect:** Tyler Carlson, Project Manager  
**Structural Engineer:** Lewis and Van Vleet, Inc.  
**Civil Engineer:** HWA, Inc.  
**Mechanical Engineer:** MFIA  
**Landscaping:** Botanical Developments

.....  
**Subcontractors and Suppliers:**

Sunburst Fabrication, SMAF, Tomco Electric, Cascade Heating & Specialties, Severson Plumbing, Severson Fire, DBI, Deschutes Concrete, Bend Commercial Glass, Bell Hardware, Insulation Contractors, K & R Sheetmetal, New Horizons Woodwork, Rubensteins Contract Flooring, Eagle Roofing, Sather Masonry, Advanced Fireproofing, Building Material Specialties, Long Painting, Botanical Development, EZ-Way, Dorma, Let's Construction Cleaning

.....  
**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.

# Sisters High Lakes Urgent Care

354 W Adams Ave. • Sisters, OR 97759



PHOTO | BY CASCADE BUSINESS NEWS

**Property Owner/Developer:** Richard & Roxylee Rumgay/  
Empire Construction & Development  
**Contractor:** Empire Construction & Development  
**Sitework Start:** September 2020  
**Completion:** March 2020  
**Square Footage:** 2,500 sq. ft.  
**Amenities:** Addition for new exam rooms, nurse stations and staff lounge.  
**Project Manager:** Bruce Page,  
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, Susnset Plumbing, Springtime

.....  
**Brief Description of Project:**

Addition to High Lakes existing building in Sisters for new exam rooms, nurse stations and staff lounge.

**RE/MAX**  
KEY PROPERTIES

**HAPPY HOLIDAYS**



RESIDENTIAL • LUXURY • COMMERCIAL • RANCH & LAND • NEW DEVELOPMENT

**CONTACT US**

541.728.0033  
info@keypropertiesbend.com

**BEND**

431 NW Franklin Ave  
Bend, Oregon 97703

**SISTERS**

330 W Hood Ave  
Sisters, Oregon 97759



# 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

**Engineer:** Morrison Maierle

**Architect:** Nathanael Werner, BBT Architects

**Principal Architect:** Al Leverage, 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



RENDERING | COURTESY OF BBT ARCHITECTS

**Subcontractors and Suppliers:**

7 Peaks Paving, LLC, American Sprinklers, Inc., Aspen Landscape Development, Inc., Bend Commercial Glass, Building Material Specialties, Central Oregon Heating & Cooling, Creative Signs, Deschutes Painting, Inc., Energy Conservation Insulation Inc, Engineered Products, A Pape Co, Fabulous Floors, Inc., Gibson Steel Fabricating, Harver, Kevin Spencer Masonry, Kronsberg Electric, Inc., LDC, Inc., Milwaukee Crane & Equipment, Mountain Sky Landscaping, Inc, Oregon Cascade Plumbing & Heating, Inc., Pacific Building Systems, Pavement Protectors, Pence/Kelly Concrete, LLC, Sunburst Fabrications, Inc., Taylor Northwest, LLC

**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.



**Thank you to all of our partners for choosing  
American Sprinklers in 2020 for your  
fire protection needs.**

**7950 N Lone Pine Road—Terrebonne OR 97760**

**Office 541-504-0837 • Fax 541-504-4244**

**CCB #64890**



# Sunriver Resort Lodge Village Guest Suites Remodel

17600 Center Dr. • Sunriver, OR 97707

**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

**Subcontractors and Suppliers:**

97 Painting, LLC, Anderson Clark Interiors Inc., CutRite Concrete Cutting, LLC, Dust B Gone Cleaning Services, Elite Electric, LLC, Fabulous Floors Inc., Guarantee Glass & Mirror Inc, I & J Carpets Inc., Imagine Stoneworks Inc., J Helm Enterprises Inc., Severson Plumbing & Mech Inc., Tri-County Climate Control, LLC, West Coast Tub Repair, Central Oregon Division



PHOTOS | COURTESY OF R&H CONSTRUCTION

**Brief Description of Project:**

Spanning over several phases to allow for minimum guest disruption, R&H partnered with Sunriver Resort and Kristi Wolfe Designs to refresh 81 guest rooms and suites, while the hotel remained occupied. The rooms have received upgraded modern 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 Architect:** GGLO Design  
**Project Manager:** Eric Meeuwssen, 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



PHOTO | BY TOBIN ROGERS

**Subcontractors and Suppliers:**

ABD Engineering & Design, Aluma Systems Concrete Construction, AM-1 Roofing, Anderson Clark Interiors, Avenue 5, Bar-M Steel Commercial, Inc., Baxter Builders, Bend Commercial Glass, BESTVU Blinds, Blake Surface, CCI Bend, CenturyLink, Chiddix Ent rises, Inc., Compaction and Recycling Equipment, Davidson's Masonry, Deschutes Concrete, Deschutes Painting, Edmondson's Drapery, Inc., Energy Conservation Insulation, Energy Trust of Oregon, Essex General Construction Inc., Fabulous Floors, Inc., G Group, LLC, GE Appliances, Georgia-Pacific, GL3 Architects, Grizzly Mountain Excavation, Heniges Construction, Imagine Stoneworks, Innova NW, Interior Tech, JKD Construction, K&R Sheetmetal, Knife River, Lanz Cabinets, Lets, Inc., MacWest, LLC, MC Smith Signs, Mid-Valley Glass & Millwork, Morrison Hershfield, Moyer's Drywall, North Country Building Specialties, North West Handling Systems, Otis, Overhead Door Company of Central Oregon, Pacific Building Systems, Parkrose Hardware, PG Long Floor Covering, PT Windows, Pure Safety Group (Guardian), Rasmussen Masonry, Revel Strategies, Reynolds Electric, Severson Fire Protection, Sierra Pacific Windows, Simpson StrongTie, Spray-Lock, Sunburst Fabrications, Inc., Superior Garage Floors, The Wallace Group, Inc, Ultra Quiet Floors, VPI Quality Windows, WeidnerCA, West Coast Tub Repair, Western Protective Coatings, Zweigart Construction, Inc.

**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 Amrhein  
**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:**

Lets Inc, Broken Top Window Covering, Lanz Cabinet Shop, Inc., Grizzly Mountain, Bar-M Steel Commercial Inc. Baxter Builders, Blake Solutions, Sunburst Fabrications, Inc., Energy Conservation Insulation, ThyssenKrupp Elevator Corp, Severson Fire Protection, Inc., Interior Technology, Inc., Steelport, LLC, Severson Plumbing, AM-1 Roofing, Inc., New Reynolds Electric, Inc., Bend Commercial Glass, JKD Construction, Inc., Cascade Heating & Specialties, A&E Masonry and Construction, GE Appliances, Vazquez Painting and Const., Ultra Quiet Floors, Moye's Drywall Inc., Heniges Construction, LLC, Rocky Mountain Crane, Compaction and Recycling, Superior Garage Floors, LLC, US Mailboxes, PG Long Floor Coverings, High Desert Aggregate & Paving, Bend Fireside Inc., Botanical Developments, Lance Douglas Peterson, Sweeney Construction



PHOTO | COURTESY OF CS CONSTRUCTION

.....  
**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

**Property Owner/Developer:** Thuren Fabrications, Don Thuren  
**Contractor:** Empire Construction and Development, LLC  
**Project Cost:** \$2,500,000  
**Sitework Start:** February 2019  
**Completion:** June 2020  
**Square Footage:** 29,900 sq. ft.  
**Amenities:** Thuren Fabrication office space and manufacturing warehouse, as well as a secondary smaller office and manufacturing space for lease.  
**Project Manager:** Emily Freed, Associate AIA, BLRB Architects  
**Principal Architect:** Seth Anderson, AIA  
**Project Manager:** Kevin Spencer, Empire Construction and Development, LLC  
**Supervisor:** Bruce Page, Empire Construction and Development, LLC



PHOTO | COURTESY OF BLRB ARCHITECTS

**Structural Engineer:** Jon Walker, PE, Walker Structural Engineering, PC  
**Civil Engineer:** Brett Parker, PE, Hickman, Williams & Associates, Inc.  
**Mechanical Engineer:** Larry Scharf, PE, CEA Consulting Engineers  
**Landscaping:** Springtime Landscape & Irrigation

**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 attractive views 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



PHOTO | COURTESY OF SUNWEST BUILDERS

**Property Owner/Developer:** Washington Family Ranch — Young Life  
**Contractor:** SunWest Builders  
**Sitework Start:** September 9, 2019  
**Completion:** July 13, 2020  
**Square Footage:** 20,950 sq. ft.  
**Senior Project Manager:** Adam Bowles  
**Supervisor:** Robert Matheney

**Engineer:** Tessa Cox  
**Architect:** Ankrom Moisan Architects  
**Principal Architect:** Emily Jones  
**Structural Engineer:** Stonewood Structural Engineers, Inc.  
**Civil Engineer:** Parametrix  
**Mechanical Engineer:** R&W Engineering  
**Landscaping:** Parametrix

**Subcontractors and Suppliers:**

Bell Hardware, Bend Commercial Glass, Bend Heating & Sheetmetal, Inc., Bend Mapping & Blueprint, Big Mountain Gutters, BMC, Building Material Specialties, Carlson Geotechnical, a Division of Carlson Testing, Inc., Carlson Testing, CCI Bend, LLC, Central Oregon Builders Association (COBA Prints), Commercial Door & Hardware, Cox Custom Welding, Daniel Simmons Contracting, Inc., Doyle Electric, ECI, Ei Dynamics Inc, Fabulous Floors, LLC, Garage Harmony, LLC, InteliFab, J & R Fire Protection, Leighton Enterprises, Inc., Long Building Technologies, M & W Electric, Inc., Marc Riverman Painting, LLC, Miller Lumber, Mission Construction, Inc., Parametrix, Peter Winberg Construction Inc., R & w Engineering, River Roofing Bend, LLC, Severson Plumbing & Mechanical, Stonewood Structural Engineers, Inc, SunWest Builders, Super Sport Siding, York Bros. Excavation, Young Life's Washington Family Ranch

**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.



**Thanks to all our partners for choosing J&R Fire in 2020 for all your fire protection needs.**

**541-526-1680 • www.jrfire.com • jim@jrfire.com**

CCB#179850



# COMMERCIAL PERMIT HIGHLIGHTS

## OVER \$1 MILLION, 2020

Information provided by Premier Builders Exchange

<b><u>City of Bend</u></b>	
\$25,500,000.00	- Commercial (OSU Academic Building) 47,185 sf. at 1500 SW Chandler Ave. Bend 97702 OR Owner: Oregon State University, Et Al. 3015 SW Western Blvd. Corvallis, OR 97333 Builder: Swinerton Builders, Inc. 415-421-2980 Permit # 19-5804
\$15,183,851.00	- Multi-FD 139,673 sf. at 171 SW Shevlin Hixon Dr. Bend 97702 OR Owner: Brooks Resources Corp. 409 NW Franklin Ave. Bend, OR 97703 Builder: Exxel Pacific, Inc. 360-734-2872 Permit # 19-5558
\$9,168,517.00	- Commercial (Home 2 Suites) 66,506 sf. at 21241 Livingston Dr. Bend 97701 OR Owner: Bend Lodging Group, LLC 115 W Jackson St. #2D Ridgeland, MS 39157 Builder: Korish Northwest, Inc. 541-460-2420 Permit # 19-0379
\$8,222,890.00	- Multi-FD 61,260 sf. at 2065 NE Tucson Wy. Bend 97701 OR Owner: Central OR Regional Housing Authority 405 SW Sixth St. Redmond, OR 97756 Builder: R & H Construction Co. 503-228-7177 Permit # 20-0292
\$7,500,000.00	- Commercial Alteration (WinCo Foods) 101,477 sf. at 60 NE Bend River Mall Ave. Bend 97703 OR Owner: Atlas Shopko Owner, LLC 808 SW Alder St. #200 Portland, OR 97205 Builder: Engineered Structures, Inc. 208-362-3040 Permit # 19-5524
\$6,200,000.00	- Commercial (Partners In Care) 14,840 sf. at 2071 NE Wyatt Ct. Bend 97701 OR Owner: Partners In Care, Inc. 2075 NE Wyatt Ct. Bend, OR 97701 Builder: Sunwest Builders 541-548-7341 Permit # 19-5379
\$5,220,728.00	- Commercial (Bend High School) 14,817 sf. at 230 NE 6th St. Bend 97701 OR Owner: School District #1 520 NW Wall St. Bend, OR 97703 Builder: CS Construction 541-617-9190 Permit # 20-0932
\$4,400,000.00	- Commercial (Brian's Cabinets) 44,815 sf. at 20780 Sockeye Pl. Bend 97701 OR Owner: Empire Construction & Development, LLC 63026 Lower Meadow Dr. Bend, OR 97701 541-389-0070 Permit # 19-4079
\$4,338,064.00	- Commercial (Juniper Elementary School) 7,762 sf. at 1300 NE Norton Ave. Bend 97701 OR Owner: School District #1 520 NW Wall St. Bend, OR 97703 Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # 19-6127
\$4,241,795.00	- Multi-FD 40,603 sf. at 60853 SW Atwood Dr. Bend 97702 OR Owner: Stillwater Managers, LLC 131 S Higgins Ave. #P-1 Missoula, MT 59802 Builder: Headwaters Construction Co. 866-496-9868 Permit # 20-3238
\$4,241,795.00	- Multi-FD 40,603 sf. at 60835 SW Atwood Dr. Bend 97702 OR Owner: Stillwater Managers, LLC 131 S Higgins Ave. #P-1 Missoula, MT 59802 Builder: Headwaters Construction Co. 866-496-9868 Permit # 20-3239
\$3,340,010.00	- Multi-FD 31,971 sf. at 635 NE Ross Rd. Bend 97701 OR Owner: Outpost 44 Holdings, LLC 210 SW Wilson Ave. #100 Bend, OR 97702 Builder: Pahlisch Homes 541-385-6762 Permit # 19-2723
\$3,135,315.00	- Multi-FD 27,539 sf. at 631 NE Ross Rd. Bend 97701 OR Owner: Pahlisch Commercial, Inc. 210 SW Wilson Ave. #100 Bend, OR 97702 541-385-6762 Permit # 19-2722
\$3,010,252.00	- Multi-FD 29,932 sf. at 2740 NE Sedalia Ln. Bend 97701 OR Owner: Bend Dalton Street Land, LLC 940 Emmett Ave. #200 Belmont, CA 94002 Builder: R & H Construction 503-228-7177 Permit # 19-2885
\$2,947,020.00	- Commercial 18,598 sf. at 1475 NE Forbes Rd. Bend 97701 OR Owner: Central OR Regional Housing Authority 405 SW Sixth St. Redmond, OR 97756 Builder: R & H Construction Co. 503-228-7177 Permit # 20-0307
\$2,940,000.00	- Commercial (Grove Marketplace) 14,675 sf. at 921 NW Mt. Washington Dr. Bend 97703 OR Owner: Grove NWX, LLC 1116 NW 17th Ave. Portland, OR 97209 Builder: Sunwest Builders 541-548-7341 Permit # 19-4066
\$2,900,000.00	- Commercial (Grove) 22,540 sf. at 2838 NW Crossing Dr. Bend 97703 OR Owner: Grove NWX, LLC 1116 NW 17th Ave. Portland, OR 97209 Builder: Sunwest Builders 541-548-7341 Permit # 19-4067
\$2,776,444.00	- Multi-FD 28,586 sf. at 2720 NE Sedalia Ln. Bend 97701 OR Owner: Bend Dalton Street Land, LLC 940 Emmett Ave. #200 Belmont, CA 94002 Builder: R & H Construction 503-228-7177 Permit # 19-2886
\$2,749,068.00	- Multi-FD 28,516 sf. at 610 NE Dalton St. Bend 97701 OR Owner: Bend Dalton Street Land, LLC 940 Emmett Ave. #200 Belmont, CA 94002 Builder: R & H Construction 503-228-7177 Permit # 19-2884
\$2,683,093.00	- Multi-FD 27,974 sf. at 630 NE Dalton St. Bend 97701 OR Owner: Bend Dalton Street Land, LLC 940 Emmett Ave. #200 Belmont, CA 94002 Builder: R & H Construction 503-228-7177 Permit # 19-2883
\$2,644,706.00	- Multi-FD 25,296 sf. at 60828 SW Atwood Dr. Bend 97702 OR Owner: Stillwater Managers, LLC 131 S Higgins Ave. #P-1 Missoula, MT 59802 Builder: Headwaters Construction Co. 866-496-9868 Permit # 20-2792
\$2,500,000.00	- Commercial Alteration (Amity Creek School) 16,454 sf. at 437 NW Wall St. Bend 97703 OR Owner: School District #1 520 NW Wall St. Bend, OR 97703 Builder: R & H Construction Co. 503-228-7177 Permit # 19-5870
\$2,140,000.00	- Commercial Alteration (Pilot Butte Building C) 19,378 sf. at 1501 NE Neff Rd. Bldg. C Bend 97701 OR Owner: School District #1 520 NW Wall St. Bend, OR 97703 Builder: Griffin Construction, LLC 541-447-7237 Permit # 19-5790
\$1,821,017.00	- Multi-FD 17,431 sf. at 639 NE Ross Rd. Bend 97701 OR Owner: Outpost 44 Holdings, LLC 210 SW Wilson Ave. #100 Bend, OR 97702 Builder: Pahlisch Homes 541-385-6762 Permit # 19-2724
\$1,821,017.00	- Multi-FD 17,431 sf. at 647 NE Ross Rd. Bend 97701 OR Owner: Outpost 44 Holdings, LLC 210 SW Wilson Ave. #100 Bend, OR 97702 Builder: Pahlisch Homes 541-385-6762 Permit # 19-2725
\$1,821,017.00	- Multi-FD 1,7431 sf. at 659 NE Ross Rd. Bend 97701 OR Owner: Outpost 44 Holdings, LLC 210 SW Wilson Ave. #100 Bend, OR 97702 Builder: Pahlisch Homes 541-385-6762 Permit # 19-2726
\$1,821,017.00	- Multi-FD 17,431 sf. at 655 NE Ross Rd. Bend 97701 OR Owner: Outpost 44 Holdings, LLC 210 SW Wilson Ave. #100 Bend, OR 97702 Builder: Pahlisch Homes 541-385-6762 Permit # 19-2727
\$1,821,017.00	- Multi-FD 17,431 sf. at 651 NE Ross Rd. Bend 97701 OR Owner: Outpost 44 Holdings, LLC 210 SW Wilson Ave. #100 Bend, OR 97702 Builder: Pahlisch Homes 541-385-6762 Permit # 19-2728
\$1,631,733.00	- Commercial Alteration (Council of Aging Co.) 8,953 sf. at 1036 NE 5th St. Bend 97701 OR Owner: Council on Aging of Central Oregon 373 NE Greenwood Ave. Bend, OR 97701 Builder: Sunwest Builders 541-548-7341 Permit # 19-6202
\$1,500,000.00	- Commercial (Glenwood Industrial) 12,488 sf. at 693 SE Glenwood Dr. Bend 97702 OR Owner: Rock Ridge Investments, LLC PO Box 890 Prineville, OR 97754 Builder: Empire Construction and Development 541-389-0070 Permit # 19-2021
\$1,440,000.00	- Multi-FD Alteration 18,811 sf. at 2320 NW Lakeside Pl. Bldg A Bend 97703 OR Owner: Lakeside Place, LLC 205 E 11th St. #200 Vancouver, WA 98660 Builder: Keeton King Contracting, LLC 541-923-0704 Permit # 20-0152
\$1,150,000.00	- Commercial Alteration (Bend Factory Outlets) at 61334 S Hwy 97 Bend 97702 OR Owner: Kimberly Lynn Branagh, Et Al 3701 Mt. Diablo Blvd. #200 Lafayette, CA 94549 Builder: Sunwest Builders 541-548-7341 Permit # 20-1388
<b><u>City of Redmond</u></b>	
\$6,157,034.00	- Multi-FD 54,603 sf. at 736 NW 5th St. Redmond 97756 OR Owner: Central OR Regional Housing Authority 405 SW Sixth St. Redmond, OR 97756 Builder: Peter E Baer 541-388-9897 Permit # 711-20-000875-STR
\$5,900,000.00	- Commercial Addition (BasX) 72,400 sf. at 3500 SW 21st Pl. Redmond 97756 OR Owner: BasX Properties, LLC 3500 SW 21st Pl. Redmond, OR 97756 Builder: Lisa Reynolds 503-740-0889 Permit # 711-20-001434-STR
\$2,661,700.00	- Multi-FD 23,605 sf. at 2582 NW Kingwood Ave. Bldg A Redmond 97756 OR Owner: Suntrust Land Company 963 SW Simpson Ave. #110 Bend, OR 97702 Builder: Brian D. Carleton 503-206-3170 Permit # 711-20-000994-STR
\$2,500,000.00	- Multi-FD 31,200 sf. at 4528 SW 39th St. Redmond 97756 OR Owner: Pahlisch Commercial 210 SW Wilson Ave #100 Bend, OR 97702 541-385-6762 Permit # 711-19-000730-STR
\$2,500,000.00	- Multi-FD 31,200 sf. at 4528 SW 39th St. Redmond 97756 OR Owner: Pahlisch Commercial 210 SW Wilson Ave #100 Bend, OR 97702 541-385-6762 Permit # 711-19-000731-STR
\$2,500,000.00	- Multi-FD 31,200 sf. at 4528 SW 39th St. Redmond 97756 OR Owner: Pahlisch Commercial 210 SW Wilson Ave #100 Bend, OR 97702 541-385-6762 Permit # 711-19-000732-STR
\$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
\$1,994,000.00	- Commercial 14,976 sf. at 2045 SW Deerhound Ave. Redmond 97756 OR Owner: Charron Metals Corporation 1225 Emory St. San Jose, CA 95126 Builder: Empire Construction and Development 541-389-0070 Permit # 711-20-000805-STR
\$1,943,856.00	- Commercial 14,400 sf. at 1480 NE Jackpine Ave. Redmond 97756 OR Owner: CMK Properties, LLC 2920 SE Brookwood Ave. Hillsboro, OR 97123 Builder: Garner Electric Co. 503-648-4552 Permit # 711-19-002361-STR
\$1,805,118.00	- Commercial 8,000 sf. at 2875 SW 13th St. Redmond 97756 OR Owner: J&A Northwest Properties, LLC PO Box 77610 Seattle, WA 98177 Builder: Baxter Builders, LLC 541-647-2595 Permit # 711-20-000770-STR
\$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
\$1,562,880.00	- Multi-FD 14,142 sf. at 1238 SW Obsidian Ave. Bldg. 12 Redmond 97756 OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616 Builder: David Waldron and Associates 541-588-0917 Permit # 711-19-002380-STR
\$1,562,880.00	- Multi-FD 9,870 sf. at 1238 SW Obsidian Ave. Bldg. 13 Redmond 97756 OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616 Builder: David Waldron and Associates 541-588-0917 Permit # 711-19-002381-STR
\$1,562,880.00	- Multi-FD 14,142 sf. at 1238 SW Obsidian Ave. Bldg. 14 Redmond 97756 OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616 Builder: R & H Residential Construction Co. 503-228-7177 Permit # 711-19-002382-STR
\$1,562,880.00	- Multi-FD 14,142 sf. at 1238 SW Obsidian Ave. Bldg. 15 Redmond 97756 OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616 Builder: R & H Residential Construction Co. 503-228-7177 Permit # 711-19-002383-STR
\$1,400,000.00	- Commercial (Surf Thru Express Car Wash) 4,758 sf. at 2363 NW 4th St. Redmond 97756 OR Owner: Surf Thru, Inc. 2701 Brighton Park Dr. Bakersfield, CA 93311 Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-19-001672-STR
\$1,340,811.00	- Commercial 12,500 sf. at 345 NE Hemlock Ave. Redmond 97756 OR Owner: PCC Structural, Inc. 4600 SE Harney Dr. Portland, OR 97206 Builder: JH Kelly, LLC 360-423-5510 Permit # 711-19-002319-STR
\$1,200,000.00	- Commercial Alteration 10,242 sf at 404 SW 6th St. Redmond 97756 OR Owner: Columbia Hills TH, LLC PO Box 87908 Vancouver, WA 98687 Builder: Mission Building & Renovation, LLC 541-550-2747 Permit # 711-19-002427-STR
\$1,100,000.00	- Multi-FD 4,553 sf. at 630 NW Kingwood Ave. Redmond 97756 OR Owner: Kingswood Lofts, LLC 875 SW Rimrock Wy. #102 Redmond, OR 97756 Builder: Dunlap Fine Homes, Inc. 541-604-4200 Permit # 711-19-002440-STR
<b><u>Deschutes Co.</u></b>	
\$2,000,000.00	- Commercial (Sunriver Pool) 10,000 sf. at 17601 Center Dr. Sunriver 97707 OR Owner: Sunriver Resort Limited Partnership PO Box 3609 Sunriver, OR 97707 Builder: R & H Construction Co. 503-228-7177 Permit # 247-20-000746-STR
\$2,000,000.00	- Commercial (Aquatics Center at The Cove) 10,000 sf. at 17601 Center Dr. Sunriver 97707 OR Owner: Sunriver Resort Limited Partnership PO Box 3609 Sunriver, OR 97707 Builder: R & H Construction Co. 503-228-7177 Permit # 247-20-001962-STR
\$2,000,000.00	- Commercial (Aquatics Center at The Cove) 10,000 sf. at 17601 Center Dr. Sunriver 97707 OR Owner: Sunriver Resort Limited Partnership PO Box 3609 Sunriver, OR 97707 Builder: R & H Construction Co. 503-228-7177 Permit # 247-20-001962-STR
\$1,849,926.00	- Commercial (Sun Ranch Business Park) 17,096 sf. at 260 E Sun Ranch Dr. Sisters 97759 OR Owner: Blumpaulmark, LLC PO Box 699 Sisters, OR 97759 Builder: Larry Wright 541-788-2006 Permit # 247-19-007278-STR
\$1,600,000.00	- Commercial Alteration (MidOregon Credit Union) 3,500 sf. at 650 N Arrowleaf Trl. Sisters 97759 OR Owner: Sisters Corporation 18500 Bull Springs Rd. Bend, OR 97703 Builder: Sunwest One, Inc. 541-548-7341 Permit # 247-20-001188-STR
\$1,525,924.00	- Commercial (Bend Distillery) 17,230 sf. at 19330 Pinehurst Rd. Bend 97703 OR Owner: Bendis Homes Pinehurst, LLC 19330 Pinehurst Rd. Bend, OR 97703 Builder: Seth E. Anderson 541-330-6506 Permit # 247-19-005605-STR
\$1,400,000.00	- Commercial (Transportation Facility) 9,200 sf. at 1700 W McKinney Butte Rd. Sisters 97759 OR Owner: Sisters School District #6 115 N Locust St. Sisters, OR 97759 Builder: Keeton King Contracting, LLC 541-923-0704 Permit # 247-19-007795-STR
\$1,371,488.00	- Commercial Addition (High Lakes Christian Church) 7,109 sf. at 52620 Day Rd. La Pine 97739 OR Owner: High Lakes Christian Church, Inc. 52620 Day Rd. La Pine, OR 97739 Builder: Perry Walters Construction, Inc. 541-536-2746 Permit # 247-20-000854-STR
\$1,127,761.00	- Commercial (Dollar General) 9,100 sf. at 915 W McKinney Butte Rd. Sisters 97759 OR Owner: Threewind Partners, LLC 1825 Happy Ln. Eugene, OR 97401 Builder: GM Northrup Corporation 952-226-3090 Permit # 247-19-005419-STR



# 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

Ask About CBN Free E-Headlines  
541-388-5665 | CascadeBusNews.com

RECESSION-  
PROOF YOUR  
RETIREMENT



David  
ROSELL

CHECK OUT  
DAVID ROSELL'S  
NEW PODCAST  
ON INVESTING  
IN THESE  
UNCERTAIN  
TIMES

...and live the life  
you have  
always imagined

DavidRosell.com

Securities offered through ValMark Securities, Inc. Member  
FINRA, SIPC. 130 Springside Drive, Suite 300, Akron, OH 44333  
800.765.5201 Investment Advisory Services offered through  
ValMark Advisers, Inc., a SEC-registered investment advisor.  
Rosell Wealth Management is a separate entity from ValMark  
Securities, Inc. and ValMark Advisers, Inc.

We Protect, You Prosper!


Our Security Services:

☒ Nightly Mobile Business Patrols

☒ Burglary Alarm First Response

☒ Posted Officers at your Location

☒ Construction Watch Team



OREGON DPSST # 858

Your Total Assurances:

☒ Protecting \$1 Billion Locally


☒ Proof-of-Work Accountability

☒ The Most Local References

☒ Huge Patrol Coverage 6PM-6AM

☒ All-Wheel Drive Vehicles

☒ 26 Years of Business Excellence



SecurityPROS  
INCORPORATED


Certified Security Professionals

1994 Celebrating 26 Years 2020

541-330-0404  
541-548-1992


securityprosbend.com


HOW IS YOUR BUSINESS  
ADAPTING TO THE TIMES?




GET  
REAL

CUSTOMIZED BUSINESS TECHNOLOGY






GIG  
INTERNET



VoIP  
PHONES



REMOTE  
FEATURES

(541) 389 - 4020 | 130 NW Greenwood Ave | BendTel.com



who's who who's who who's who who's who who's who who's who



Cory Freeman

**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, Glisan, Gresham, Hazel Dell (Washington), Hillsboro, Hollywood, 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 and Chicago. 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 is a 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 Leverage** was named an "Icon" honoree as part of Phenoms & Icons award by the *Daily Journal of Commerce*. This annual award honors the Oregon 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, Leverage has helped BBT develop a reputation for a thoughtful approach that promotes meaningful interactions. With his guidance, the firm's collaborative process focuses on conversation and 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.



Al Leverage

**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 Fatbeam's continued 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 responsibilities 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, Qwest/CenturyLink, Redapt and Allstream.

Fatbeam co-founders Greg Green and Shawn Swanby will continue their active roles as board members, sharing their insights and expertise to help shape strategic decisions. Green transitioned from CEO to the Board of Fatbeam earlier this year.



Nicolette Sapigao



Nicole Olney

**Rebound Physical Therapy** welcomes two new staff members. **Nicolette Sapigao**, PT, DPT, CCI, STMT-1, has joined the staff of Rebound Physical Therapy's Redmond Clinic, and **Nicole Olney**, PT, DPT, CF-L2, has joined the staff of Rebound Physical Therapy's East Bend Clinic.

A native of Walla Walla, Washington, Sapigao obtained a doctorate of physical therapy from Loma Linda University in California. She is a former professional motocross rider, and at one point ranked third in the world

among female motocross athletes. Sapigao has extensive experience in outpatient orthopedic PT, and is a certified Instrument Assisted Soft Tissue Mobilization (STMT-1) practitioner as well as a credentialed clinical instructor (CCI).

Sapigao's interests outside of work include motorcycling, snowboarding, hiking and health/nutritional studies. She enjoys spending time with her husband, David, and their young daughters, Grace and Brielle.

A native of the San Fernando Valley in California, Olney served for 11 years in the Marine Corps prior to pursuing a career as a physical therapist. She earned a bachelor of science degree in Kinesiology from California State University San Marcos in California, and then a doctorate of physical therapy from the University of St. Augustine for Health Sciences (San Marcos). Olney is passionate about incorporating strength training into her PT practice. She has been a CrossFit coach for almost five years and is a certified Level 2 trainer (CF-L2). Her clinical interests also include pelvic health; Olney recently completed the Pelvic Floor Level 1 course through the Herman & Wallace Pelvic Rehabilitation Institute. Outside of work, Olney enjoys hiking, backpacking, gym workouts and indoor rock climbing.

**Summit Medical Group Oregon** (SMGOR) announced another expansion of its Total Care model by the acquisition of Summit Health Solutions, a pain management clinic and the addition of a highly-skilled pain management specialist, **Jack Berndt**, MD. Berndt began practicing at SMGOR's Eastside Clinic on December 14.

Adding this new specialty will strengthen SMGOR's multi-disciplinary approach to patient care by offering more streamlined access to address pain management needs of those patients in one convenient location.

More Who's Who Page 36 ►

# Businesses Serving Community



MID OREGON'S LA PINE BRANCH PRESENTS A CHECK TO LA PINE CHRISTMAS BASKET ASSOCIATION | PHOTO COURTESY OF MID OREGON CREDIT UNION

### MID OREGON CREDIT UNION

Thanks to the generosity of Central Oregonians, 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:

- The Giving Plate (Bend) — Coordinating the Monthly Food Box program, 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, backpacks 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.
- 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.

Giving back to the community is a core value of Mid Oregon Credit Union, aligning with its credit union philosophy of "people helping people." Kyle Frick, VP of Marketing for Mid Oregon Credit Union, commented, "We are amazed by the generosity of Central Oregonians with this year's Holiday Dough fundraiser. 2020 has presented many individuals and families with challenges. 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."



who's who who's who who's who who's who who's who who's who

Who's Who  
Continued from page 35

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 diplomat 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 first-hand 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



Taylor Patti

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.



Kate Fitzpatrick

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 Water 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.

**Kernutt Stokes** welcomes five new associates.

**Alissa McGuire** is hired in the Bend office after interning at Kernutt Stokes during the summer of 2018. McGuire returned to Pacific University after her internship to complete her undergraduate degree and receive her master of business administration in 2020.

**Katelyn Spurr** is hired after interning for Kernutt Stokes. Spurr graduated from the University of Oregon in 2020 with an undergraduate degree in accounting. Spurr will work in the Eugene office.

**Marina Medina** is hired at Kernutt Stokes after graduating in 2020 from Oregon State University with a degree in accounting. Medina will work in the Eugene office.



Katelyn Spurr



Marina Medina



Mackenzie Blackburn

# MEET THE ACTIVATOR DOCTOR!

Specializing in Gentle,  
Non Invasive Adjustments  
for You & Your Animals!

.....

Massage • Therapeutic Rehabilitative Treatments

## ELK RIDGE

Chiropractic & Wellness Center

# 541-388-3588

elkridgechiropractic@gmail.com | thebendchiropractor.com

# Five Talent

We help companies build  
scalable, affordable solutions  
using today's most advanced  
cloud technologies.

## CUSTOM SOFTWARE FOR THE DIGITAL AGE

- Ideation
- Proofs of Concept
- SaaS based applications
- Custom Mobile, IOT, and Enterprise apps
- Go to market strategies
- AWS Well-Architected best practices

CALL US TODAY  
WE CAN HELP YOU GROW YOUR BUSINESS!

info@FiveTalent.com | 1.800.770.1868



who's who who's who who's who who's who who's who who's who

Who's Who  
Continued from page 36

**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.



Cheryl  
Csiky



Nita  
Belles

The Board of Directors of **IN OUR BACKYARD** announced they have hired **Cheryl Csiky** as their new executive director, and **Nita Belles** will assume the role of founder and president.

Csiky has many years of proven experience in fighting human trafficking and has played a key role in IOB's Super Bowl operations for the last five years. She has been a leader in the fight against human trafficking since 2011 having worked from recovery to restoration, possessing expertise in many aspects of human trafficking.

Csiky's journey was prompted in 2011 by reading a book that confronted the atrocity of human trafficking, *In Our Backyard*, by Belles. Armed with that knowledge, her natural leadership skills compelled her to begin mobilizing other volunteers to serve, resulting in recoveries, safe housing and outreach strategies.

This work also began to stir inside Csiky a realization about the worst experiences of her own childhood. At ten years of age, she was groomed by a peer into doing "dates" for his profit in her suburban middle-class neighborhood. Her new understanding of trafficking caused her to realize she was actually a child trafficking survivor. Csiky courageously lives her healing journey by raising awareness, mobilizing others and disrupting traffickers' tactics and profits. Her experience now compels others to see this atrocity through a child's lens.

Before joining IN OUR BACKYARD, Csiky served as a compassion and justice pastor for a Chicago area megachurch from 2013-2018. In that role, she developed anti-trafficking awareness programs, mobilized volunteers into various positions of nonprofits and has continuously mentored and housed survivors. Her decade of extraordinary leadership marks a legacy of courage of boots on the ground experience.

Among her accomplishments, Csiky developed a program for national recovery efforts with top law enforcement, including FBI; developed a triage response for potential trafficking victims for Amita Health and has led many large

anti-trafficking events, including global anti-trafficking teams to Thailand and Cambodia. In 2019 she was featured in CNN's report on IOB's work surrounding Super Bowls. She is certified to serve youths affected by Commercial Sexual Exploitation of Children (CSEC) and is a Certified Trauma-Informed Story Group facilitator based on The Allender Theory and Methodology.

**Umpqua Bank**, a subsidiary of Umpqua Holdings Corporation (NASDAQ: UMPQ), announced the formation of a new community and business banking division to support the unique challenges and opportunities of businesses with annual revenue between \$1 million and \$15 million. To lead the division, Umpqua has promoted **Ashley Hayslip**, who recently managed the bank's Paycheck Protection Program implementation efforts that helped thousands of West Coast businesses survive the pandemic-induced economic shutdown.

According to Umpqua Bank President Tory Nixon, the formation of Umpqua's business and community banking division under Hayslip's leadership reflects the bank's commitment to reinvent how financial institutions support an underserved segment of businesses whose continued resiliency is critical to economic recovery and future growth.

Hayslip brings more than 15 years of diverse experience to the position, including leadership roles at West Coast regional banks and in the finance departments of emerging businesses. Since joining Umpqua in 2016, she has served as senior vice president of strategy, leading growth and transformation initiatives in the commercial space. Most recently, Hayslip managed Umpqua's bank-wide pivot to deliver more than \$2 billion in financial relief to 17,000 small businesses through the federal Paycheck Protection Program. Under her leadership, Umpqua was one of the first financial institutions in the country ready to accept applications and helped save an estimated 250,000 jobs across the West Coast.

Hayslip graduated with honors and a bachelor of arts in economics and communications from the University of California, Davis, where she was captain of the Division I tennis team. About Umpqua Bank Umpqua Bank, headquartered in Roseburg, Oregon, is a subsidiary of Umpqua Holdings Corporation, and has locations across Idaho, Washington, Oregon, California and Nevada. Umpqua Bank has been recognized for its innovative customer experience and banking strategy by national publications including *The Wall Street Journal*, *The New York Times*, *BusinessWeek*, *Fast Company* and *CNBC*. The company has been recognized for eight years in a row on *FORTUNE* magazine's list of the country's 100 Best Companies to Work For, and was recently named by *The Portland Business Journal* the Most Admired Financial Services Company in Oregon for the 15th consecutive year. In addition to its retail banking presence, Umpqua Bank also owns Financial Pacific Leasing, Inc., a nationally recognized commercial finance company that provides equipment leases to businesses.



Ashley  
Hayslip



Specialized Care Wherever You Call Home



Partners In Care

Hospice | Home Health | Hospice House  
Transitions | Palliative Care | Grief Support

Call 24/7 (541) 382-5882 - PartnersBend.org

Serving Central Oregon since 1979 with  
offices in Bend, La Pine, and Redmond.



# 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



POST OFFICE cir. 1930s | PHOTO COURTESY OF DESCHUTES HISTORICAL SOCIETY

# 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; NeighborImpact; 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.

SolAire Homebuilders has been building energy-efficient homes in Bend and Central Oregon for 25 years. Craftsman, contemporary and everything in between, SolAire has the skills to make our homeowners’ dreams a reality.

solairehomebuilders.com

# 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.

Sign Up for Free E-Headlines

541-388-5665



ads@cascadebusnews.com • CascadeBusNews.com



SUBSCRIBE TO CASCADE BUSINESS NEWS

RECEIVE A FREE COPY OF OUR 2020 BOOK OF LISTS



- **Book of List Online Combo:** \$200 (Out of Area \$210)  
1 Year of Cascade Business News  
1 Year Online Book of lists  
1 Hard Copy of Book of List  
Annual Savings of \$58
- **Cascade Business News:** \$35 (Out of Area \$40)  
(includes online subscription)
- **ONLINE Cascade Business News:** \$22 (Online Only)
- **Cascade A&E:** \$25 (Out of Area \$30)
- **Get ALL print pubs for \$50** (Out of Area \$60)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL for E-News: \_\_\_\_\_

☐ CHECK ENCLOSED PLEASE BILL MY: ☐ VISA ☐ MC

VISA/MC #: \_\_\_\_\_ EXP. DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Published Twice Monthly Since 1994 • www.CascadeBusinessNews.com

Send completed form to: Cascade Publications Inc. 404 NE Norton, Bend, OR 97701 • ph: 541-388-5665



# Central Oregon Business Calendar

Email Your Upcoming Business Events to [CBN@CascadeBusNews.com](mailto:CBN@CascadeBusNews.com)

**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](mailto:wworthington@cocc.edu).

**December 17**

Noon City Club of Central Oregon December Virtual Forum, How to Respectfully Agree to Disagree. [info@cityclub.org](mailto: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](mailto:dsyrnyk@bendoregon.gov) by 2:30pm day of the meeting.

**December 18**

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

## Building Permits

**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 901 NW Carlton Ave. Ste. 1 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 Addition (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. 541-419-0949 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 SW 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



**CITY CLUB**  
OF CENTRAL OREGON

Conversation  
Creates  
Community

# JOIN THE CONVERSATION

## Discover City Club of Central Oregon

A non-partisan community group City Club discusses local issues and connects people to create a stronger community.

affordable housing

water rights

energy

health care

education

transportation

wild fires

tourism

[WWW.CITYCLUBCO.ORG](http://WWW.CITYCLUBCO.ORG)

ATTEND A FORM

follow us on FACEBOOK + TWITTER

# Got Green? We Do!





## MIRROR POND CLEANERS

(541) 389-1411

615 NW Franklin Ave. • Bend, Oregon 97701

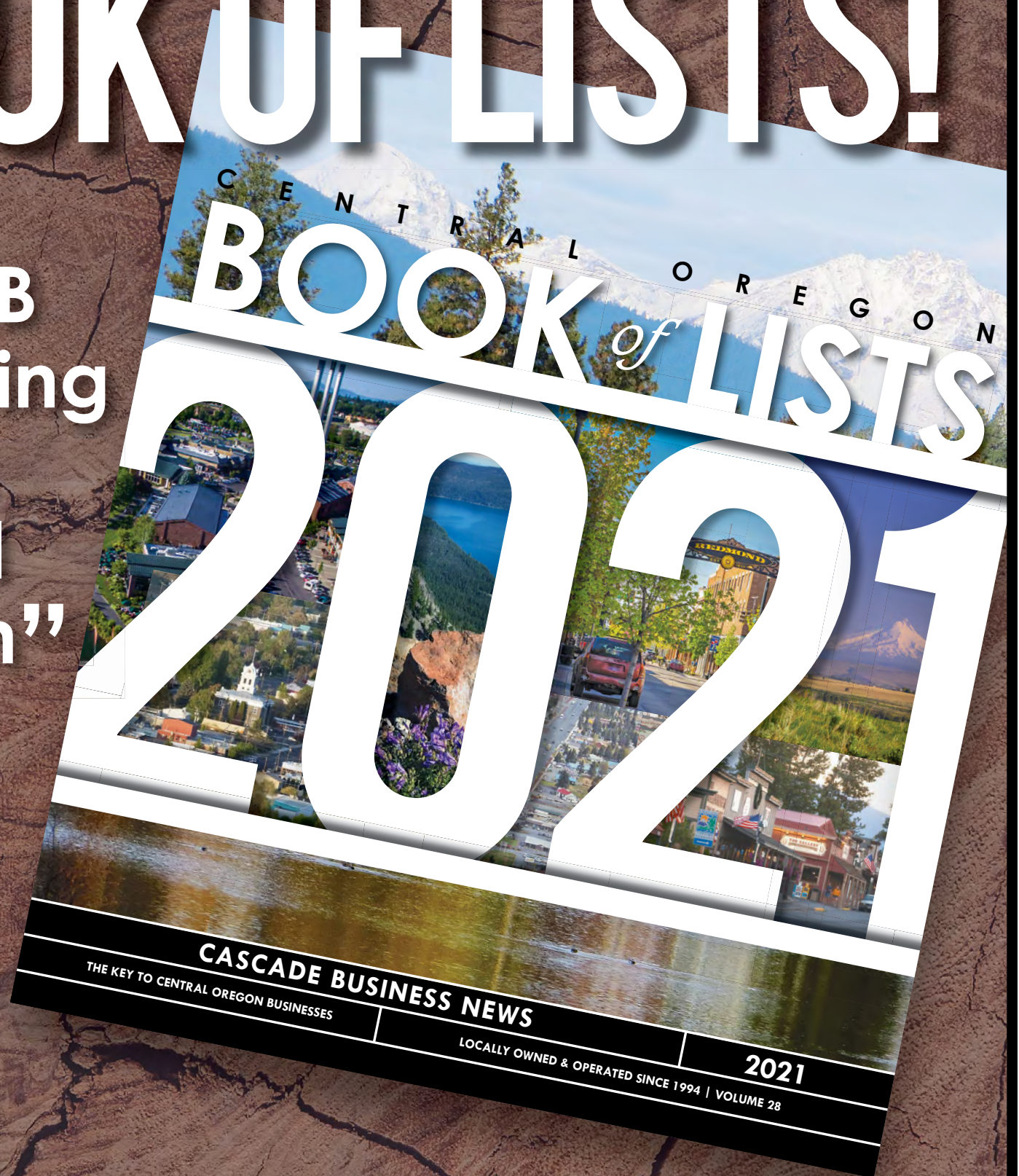




**OUT JANUARY 8!**

# TIME TO GET YOUR BOOK OF LISTS!

**“Best B2B  
Marketing  
Tool in  
Central  
Oregon”**



Online Subscription allows you to export data for mail merge, email, labels, excel spread sheets and more.

**\$25 | Book of Lists Printed Version  
(without CBN Subscription)**

**\$35 | Annual CBN Subscription includes BOL**

**\$200 | Book of Lists, Annual Online Subscription to  
BOL and Cascade Business News**