

## How We Identify New Solar Development Sites A Conversation



PHOTO | PxHERE

by MAX ROE — Shasta Power

Our team at Shasta Power is deep in the process of finding the best possible locations for our new solar projects. We are frequently asked how we build solar projects and how we choose sites.

There is a lot that goes into finding a viable solar project site, and this is a commonly underappreciated aspect of solar development. A frequent mistake is to believe that any sunny property is ripe and ready for solar picking. This is far from the reality of project site selection.

One of the most consistent calls our office gets is from landowners or investors who want to sell or lease their land to us for solar projects. Below is a version of how this call goes, and we think it helps to paint a simplified picture of our project assessment process.

**Landowner:** Hi, I own 20 acres in the desert in Nevada, and I know it's perfect for solar! How much can you pay me to lease it?

**Representative:** Hi, thanks for calling. We're happy to take a look at the property and help you determine if it's usable for one of our projects. Just a few questions first.

**Landowner:** Well, I already know that the solar irradiance is high, so can't you just put some panels on it, and work out the price for a lease?

**Representative:** Not exactly. There are a few things we need to take a look at before then.

**Landowner:** Sure, no problem, what kind of stuff do you need to know?

**Representative:** Well, we will need to sell the power to someone, and your local utility is probably the most likely buyer unless there is a very large industrial or commercial off-taker (energy customer) nearby. Do you know who the potential buyer might be?

**Landowner:** I don't know exactly, but there is a very big power line near the land — I don't know who runs it, but it's only like four miles away. That's good, right?

**Representative:** It depends on a lot of things, but generally it's not relevant, because large, high-voltage lines like you're describing are not designed to accept new lines and four miles is a long way. So, we will need to compile a list of these possible off-takers, including the owner of that line, and determine who, if anyone, is already serving

## 2021 Top Projects in Central Oregon

by JEFF MARTIN, President — Cascade Publications Inc.

Cascade Business News is proud to share Central Oregon's "Top Projects." These projects were completed in 2021 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!

Projects included are from a wide variety of industries, including health care, manufacturing, warehouse, restaurants, schools, pools and more. In all, these projects injected hundreds of millions of dollars into the Central Oregon economy.

Thank you!... To all of the architects, contractors, developers, engineers and others for helping CBN acquire and publish all of the information gathered for this edition.



HANAI | PHOTO COURTESY OF HD ARCHITECTURE

We strive to publish every company involved in each project — from origin to excavation to finished carpentry. The teamwork, scheduling and all of the 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.

### 2021 Top Projects Spotlight — Pages 10-40

## C-PACE Financing Helps Commercial Clean Energy Projects Pencil

by PAULA LATASA — 350Deschutes

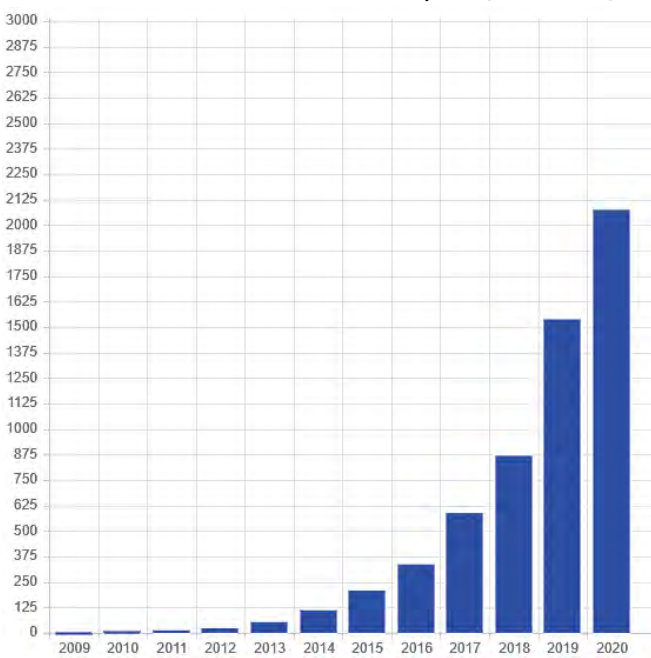
Nationwide, commercial property owners and developers are asking for Commercial Property Assessed Clean Energy (C-PACE). C-PACE has been used in over 2,560 commercial projects to finance water conservation, energy efficiency, renewable energy, battery storage, EV charging availability, seismic stability and other resiliency features. Demand is skyrocketing as property owners learn how C-PACE overcomes barriers to investments in building performance and resiliency.

C-PACE is enabled in the state of Oregon, but has to be authorized by a local government in order for commercial property owners to take advantage of it. Once authorized, C-PACE provides access to long-term, low-cost financing for energy efficiency, water conservation, renewable energy and resiliency projects. Multnomah County has authorized C-PACE, and Deschutes County Commissioners are currently considering whether to make C-PACE available.

More than 40 business and industry stakeholders have endorsed C-PACE authorization, including: Central Oregon Association of Realtors, Bend Chamber of Commerce, La Pine Chamber of Commerce, Brightwood Corp., First Interstate Bank, Pinnacle Architecture, Brooks Resources, Neil Kelly, St. Francis Catholic Church, Deschutes Brewery, Sunriver Brewing, Pioneer Ranch, Sungrounded Farm, LEDG Capital and AMERESCO. The effort is being spearheaded by 350Deschutes, a local nonprofit that advocates for a just transition to a clean energy economy.

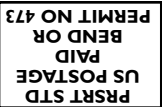
"C-PACE is an efficient solution to fill gap financing,

CUMULATIVE C-PACE INVESTMENT, MM (2009-2020)



DEMAND FOR C-PACE FINANCING IS SKYROCKETING AS COMMERCIAL PROPERTY OWNERS LOOK FOR WAYS TO IMPROVE CASH FLOW. SOURCE: PACINATION.ORG | GRAPHIC COURTESY OF 350DESCHUTES

literally having the potential to flip a prospective project from a 'no' to a 'yes,'" according to Todd Gray of Mereté Hotel



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404 NE Norton, Bend, Oregon 97701  
541-388-5665

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

CONTRIBUTORS

MAX ROE ..... 1

PAULA LATASA..... 1

CHARLOTTE HODDE..... 5

GUNNAR HAUGEN ..... 7

BRUCE BARRETT..... 9

ED WETTIG ..... 41

The Producers

Founder..... Pamela Hulse Andrews

President/CEO..... Jeff Martin

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

Assistant Editor/Reporter..... Ronni Wilde

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

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RECENT TRANSACTIONS

**Compass Commercial Real Estate Services** brokers **Jay Lyons, SIOR, CCIM** and **Grant Schultz** represented the seller, **Sproul & Sproul Inc.**, in the sale of 2185 NE 2nd Street in Bend. **Lyons** and **Schultz** also represented the buyer, **Paul Alston**, along with **Compass Commercial Real Estate Services** broker **Peter May, CCIM**. The 5,000 SF industrial building on 0.66 acres sold for \$1,775,000.

Broker **Russell Huntamer, CCIM** with **Compass Commercial Real Estate Services** represented the buyer, **Weekapaug Holdings**, in the acquisition of the former Kebaba Restaurant Building located at 1004 NW Newport Avenue in Bend. The 1,177 SF retail building on 0.18 acres was purchased for \$1,140,000.

**Compass Commercial Real Estate Services** broker **Howard Friedman, CCIM** represented the buyer, **Stereo Planet LLC**, in the sale of 61523 American Loop in Bend. The 3,367 SF industrial building on 0.48 acres sold for \$1,100,000.

Bend Businesses Team Up to Launch New Beer

Iconic Bend-based businesses Bend Brewing Company (BBC) and Newport Avenue Market have teamed up with Bend-based Bohemian Roastery to create an exclusive blended barrel-aged coffee stout dubbed Not Your Usual Barrel-Aged Stout. The beer became available in 16-ounce cans on December 3, exclusively at Newport Avenue Market in Bend, Oliver Lemon's in Sisters and Terrebonne and at BBC's downtown Bend brewpub.



LABEL | COURTESY OF BEND BREWING COMPANY AND NEWPORT AVENUE MARKET

Not Your Usual Barrel-Aged Stout was conceived by BBC Lead Brewer Ryan Blasquez and Newport Avenue Market Beer and Wine Manager Robert McCarthy. The beer is a blend of Export Stout aged 15 months in Bourbon barrels from Oregon Spirit Distillers, one-year-old Imperial Stout and fresh Imperial Stout. The combination of these stouts was conditioned on 40 pounds of organic Honduran Estrella Lenca coffee, wood-fire roasted by Bend-based Bohemian Roastery.

"We worked with Jeff and Shelley from Bohemian Roastery on a previous project and were blown away by the coffee flavor and aroma their wood-fire roasted coffee brought to the beer, so naturally, we thought to include them in this collaboration," says Ryan Blasquez, BBC lead brewer.

Continued on Page 46 ▶

Heart of Oregon Corps YouthBuild Launches Child & Youth Development Career Training Track

Heart of Oregon Corps' (HOC) YouthBuild program announces a new Child and Youth Development (CYD) career track starting in January 2022. It introduces young adults into child and youth development fields and trains them for the future workforce. The new training track helps fill the gap in quality childcare and youth development programs, and the workers needed to staff them. This new track is in addition to the YouthBuild program's current

construction training track. "Central Oregon is a childcare desert," says Tanner Rohne, the Child and Youth development trainer at YouthBuild. "Currently, according to an Oregon State University study, there are three plus children between the ages of 0 to 5 for every one spot available for child care due to the lack of teachers and early

Continued on Page 46 ▶

Overland Expo Heads to the Pacific Northwest with New, Fourth Annual Event

Lodestone Events, producers of the Overland Expo event series, announced a fourth annual event, Overland Expo Pacific Northwest, to be held July 8-10, 2022 at Deschutes County Fairgrounds & Expo Center in Redmond.

Tickets and camping packages for all four of the Overland Expo 2022 events are on sale now. Booth space is on sale now for returning clients and

will go on sale to new exhibitors on December 15, 2021.

"It was incredible to see the reception and feel the support our fans and exhibitors gave us in 2021 after such a tough year away. Based upon the success of the new Mountain West

Continued on Page 46 ▶

Deschutes County Partners with COIC to Offer Recovery Grants for Small Businesses & Nonprofits Impacted by COVID-19

Deschutes County, through a partnership with Central Oregon Intergovernmental Council (COIC), is offering grants to small businesses and nonprofits in Deschutes County that were negatively impacted by the COVID-19 pandemic. Applications are available now, and close on Friday, January 7.

The Deschutes County Commission allocated \$1.5 million in American Rescue Plan Act (ARPA) investments to support these grants. Grant funds are intended to help small businesses and nonprofits that were ineligible for previous grant

Continued on Page 46 ▶

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paulavanvleck@cbbain.com



BILL PON

541.815.4140

billpon@cbbain.com



JED BELLEFEUILLE

503.740.8399

jedbellefeuille@cbbain.com

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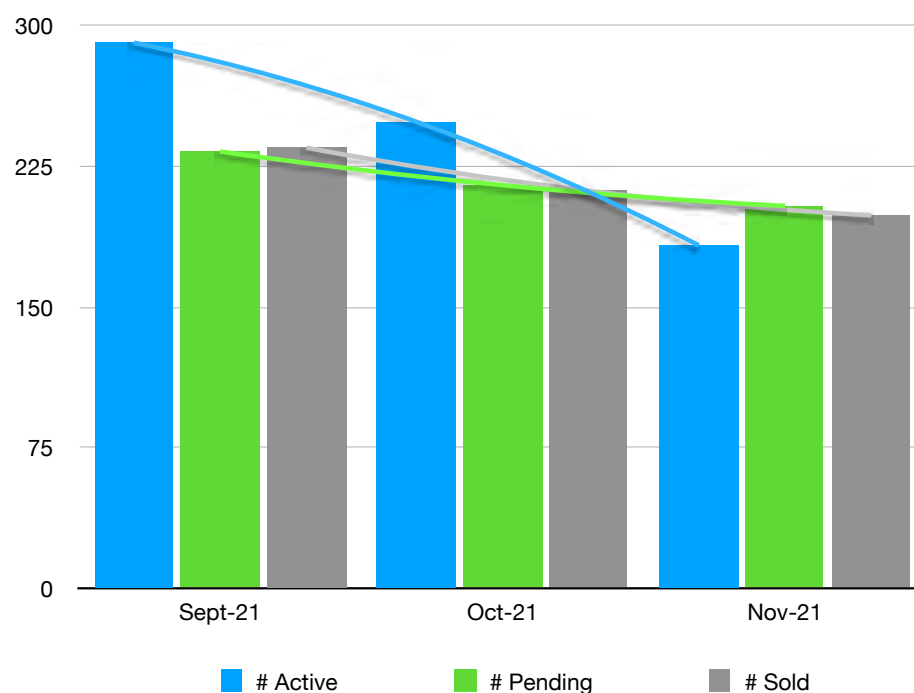
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# Duke Warner Real Estate Market Trend Report

## Bend Real Estate Market Trend Report



With the winter holidays upon us in Central Oregon, Bend's real estate market remains brisk with the number of active listings down 17 percent from last month, while at the same time pending and sold properties were down only moderately from the torrid pace during previous months. The real estate trends continue to be positive due to many homebuyer's abilities for remote working and where many are able to upscale their lifestyle as compared to urban metropolitan areas. In Duke Warner Realty's monthly Trend Reports we offer valuable insights by analyzing last month's real estate market activity in Central Oregon. This information can be a beneficial resource for any upcoming or changing trends we might see during the fourth quarter of 2021.

### December 1 Inventory and November Activity

With 183 active listings as of December 1, the Bend market saw a 17 percent decrease in available listings, down from 249 from the previous month. Pending homes were at 204, down from 215 from the previous month but homes still continue to sell at an impressive pace, leaving some potential homebuyers empty-handed and ready to buy on the spot. Now is an excellent time for a homeowner who might otherwise wait until later to list a home for sale. Both Bend and Redmond's current listings are being snapped up very quickly with average days on market at only 17 days and 13 days respectively. Redmond's active listings as of December 1, showed 86 homes, down from 115 in the previous month. As we progress into the winter months, we see the combined active listings for Central Oregon at 269 homes.

November numbers for the Redmond market shows us 89 homes sold, 53 new homes on the market, down from 110 from the previous month, and 79 homes pending. The bulk of active homes on Redmond's market remain in the \$525,000-and-up price range, showing 48. The \$225,000-\$325,000 had no active listings, the \$425,000-\$525,000 range had 25 active listings and the \$325,100-\$425,000 price range showed 23 active listings.

For Bend, the numbers in November continued to illustrate a market with relatively low inventory. There were no active listings in the \$225,000-\$325,000 range, and one in the \$325,100-\$425,000 range, 9 in the \$425,100-\$525,000 range and 27 in the \$525,100-\$625,000 price range. The \$625,000-\$725,000 had 43 active listings, the \$725,000-\$825,000 had 24 actives and the \$825,000-\$925,000 showed 18 active homes listed. As you can see from our Market Trend Report, there was a decrease in homes available in the higher price ranges, showing 61 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 are able to relocate to our beautiful area. It truly is a very healthy 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 Warner brokers know how to price properties according to the market trends and current housing competition.

### Sold and Pending Listings

Bend had 204 pending homes in November down from 215 in October. These numbers still showcase the need for more listings to keep up with the demand to buy a new home in Central Oregon. For sold listings in Bend, there were 199 in November as compared to 212 in October. In Redmond, we saw 89 sold in November down from 91 sold in October. 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).

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# COVID-19 Regulation Roundup – Things Have Changed for Employers Since Last Month

by CHARLOTTE HODDE — Barran Liebman LLP

Are you having a déjà vu moment? I promise, this is not the same article you read in last month's issue. Believe it or not, state and federal COVID-19 rules and regulations for employers have changed even since last month's edition. We want to make sure you are operating in the current regulatory landscape.

### Federal & Oregon Vaccine/Testing Mandate

The federal government's private-employer vaccine and testing mandate is on hold and the State of Oregon is following suit. Shortly after the federal Occupational Safety and Health Association released an emergency temporary standard (ETS) implementing President Biden's vaccine mandate for the country's larger employers, lawsuits were filed challenging the implementation of the federal OSHA standard. On November 12, 2021, the United States Court of Appeals for the Fifth Circuit granted a motion to stay OSHA's testing and vaccine standard until further court order.

In response, OSHA halted its original plan to enforce the testing and vaccine requirements that would have applied to private employers with 100 or more employees nationwide starting January 4, 2022. Another appellate court, the Sixth Circuit, will review the constitutionality of the vaccine and testing mandate and decide whether the federal government's original standard can be enforced at all. If the court again ordered the rule not to be enforced, the federal government may decide to appeal the decision to the United States Supreme Court.

When OSHA originally released the ETS, Oregon OSHA anticipated issuing its own version of the vaccine and testing rule by December 4, 2021. For states that have an OSHA-approved State Plan (such as Oregon), the state's OSHA has the authority to adopt accompanying state-specific rules that are at least as protective as the federal standard or to provide an explanation of how the federal rules coordinate with existing state laws and regulations. In Oregon, employers were especially interested to see how Oregon OSHA would determine employers' responsibility for paying for mandatory COVID-19 testing, because Oregon statute requires employers to pay for medical examinations if the test is a condition of an employee's job. Moreover, the Oregon OSHA rules would likely extend the federal vaccine and testing mandate to public employers within the state.

When the federal standard was blocked by court order, at first it appeared that Oregon would proceed with its own, similar mandate. However, Oregon employers will have to wait for Oregon-specific rules because, on November 18, 2021, the Governor's office and Oregon OSHA published a statement explaining their intent



to wait until the federal courts determined whether to lift or make permanent the stay that is currently in place.

Most recently, the federal contractor vaccine mandate met a similar hurdle. On December 7, 2021, a federal judge issued a nationwide injunction preventing enforcement of the vaccine mandate specific to federal contractors, which would have taken effect on January 4, 2022. The injunction relieves federal contractors and subcontractors across the country from complying with the mandate unless and until the injunction is overturned.

### Oregon Outdoor Masking Mandate Lifted

Until last month, Oregon was the only state still imposing an outdoor mask mandate. However, on November 23, 2021, the Oregon Health Authority rolled back the part of its mask mandate requiring everyone to wear a mask in outdoor, public spaces where social distancing was not possible. Because Oregon OSHA never implemented rules to apply the Governor's outdoor mask mandate to workplaces, employers will not have to wait for additional rule-making processes. The rollback of the outdoor mask mandate was effective immediately. The indoor mask mandate remains in effect until February 2022, unless specifically amended sooner. As part of its announcement, the Oregon Health Authority specified that there was no anticipated plan for lifting the remaining indoor mask mandates.

### Updated Federal Resources for Fielding Religious Exemption Requests

For many employers, responding to a vaccine mandate gives rise to their first time fielding employee religious accommodation requests. There are two religious accommodation forms floating around the Internet from federal agencies that employers can use for employee religious exemption requests. One is the United States Equal Opportunity Commission's own internal form, which the agency has made available on its website. The other is issued by the White House's Safer Federal Workforce Task Force. The latter form was updated after the legality of some of the questions on the form were questioned. The updated version eliminates the questions about other medications the employee has abstained from using for religious reasons. Although these forms do not represent an official position by the agencies, the changes signal the evolution of the federal agencies' opinion about employers questioning an employee's medical history in an attempt to determine the sincerity of their religious objection to the COVID-19 vaccines.

Charlotte Hodde is an attorney at Barran Liebman LLP. For any questions related to navigating COVID-19 in the workplace, contact her at 503-276-2102 or [chodde@barran.com](mailto:chodde@barran.com).

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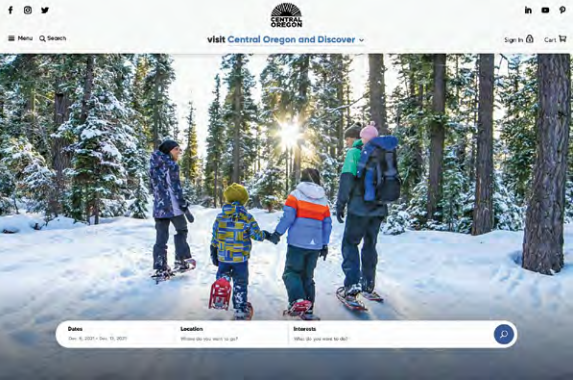


PHOTO | COURTESY OF VISIT CENTRAL OREGON

# Visit Central Oregon Unveils New Logo & Revamped Website

In an effort to further emphasize the region’s increasingly recognizable place name, Visit Central Oregon recently unveiled a new logo and website as part of a broader consumer-facing rebrand. The bold and distinctive new identity drops the traditional use of ‘visit’ in the identity, and is undeniably representative of the area’s toponym no matter the season. The fresh visual icon, which represents the region’s abundant sunshine, was introduced along with the launch of an intuitively reimaged website as part of the rebrand.

“Travelers increasingly want to make deeper and more immediate connections to a specific place as opposed to an organization,” said Julia Theisen, CEO of Visit Central Oregon. “While Visit Central Oregon remains the Regional Destination Management Organization, the place that our audience holds dear to their heart is simply Central Oregon and we felt it was time for our brand to reflect that affinity.”

In addition to the newly revamped Central Oregon identity, Visit Central Oregon also launched a completely redesigned user experience at VisitCentralOregon.com as part of the rebrand. The new site, which more intuitively allows travelers to refine their searches by city, activity or interests, features a real-time booking engine to make building a complete itinerary from lodging and dining, to sightseeing, tours and more with just a few clicks.

“From the identity to the website, and from our social media channels to consumer and industry email communication, our intent is to deliver the Central Oregon message to many different audiences in a way that resonates strongly with them, further differentiates the region, and upholds our vision to foster an enduring economy for Central Oregon through a thriving tourism industry,” said Theisen. “I’m confident that the new logo helps us achieve this, and the shift toward a greater emphasis on the sense of place, while subtle, will further strengthen the bonds and connections we forge with travelers.”

VisitCentralOregon.com



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# Moving Assets from an S Corporation to a Partnership

by GUNNAR HAUGEN, Senior Manager — Kernutt Stokes

From an income tax perspective, business owners often view S corporations and partnerships as fungible forms of doing business. Although both entities generally avoid an entity-level tax by “passing-through” their income to their owners, partnerships often have significant advantages over S corporations. Assuming that a taxpayer can otherwise choose between the two types of entities, some of the potential benefits of using a partnership (and other entities that can be treated as partnerships for tax purposes, such as LLCs) include the following:

- A partnership may generally distribute appreciated property to its partners without gain recognition with respect to such property. But (outside of narrow circumstances) an S corporation will trigger gain upon the distribution of appreciated property to its shareholders.
- A partnership’s partners include the debt of the partnership in determining their basis in the partnership. This can, for instance, help the partners benefit from any losses incurred by the partnership. But an S corporation shareholder can only obtain a similar benefit if the shareholder makes a direct loan to the corporation.
- Upon the sale or exchange of a partnership interest (or the death of a partner), a transferee of the partnership interest can receive a “step-up” in the basis of the partnership’s appreciated assets. But no similar election is permitted with respect to an S corporation.
- A partnership is permitted significant flexibility in allocating its income and loss among its partners. But an S corporation must allocate its income and loss equally across each of its shares.

**“Converting” an S Corporation to a Partnership**

Given these and other advantages of doing business through a partnership, one question business owners have is whether an S corporation can convert to a partnership. Unfortunately, a simple conversion of an S corporation to a partnership will be considered a taxable liquidation of the S corporation, resulting in the recognition of gain on the corporation’s appreciated assets. Accordingly, such a conversion is generally not advisable.

**“Migrating” Assets from an S Corporation to a Partnership**

While a simple conversion of an S corporation to a partnership may not be advisable, it is possible for an S corporation to “migrate” its assets into a partnership over time. One way to accomplish this migration without recognizing gain is to (i) transfer the S corporation’s assets in a transaction that qualifies as a “reorganization” for federal income tax purposes and (ii) contribute new capital to the business.



For instance, let’s assume that the stock of an existing S corporation, Corporation X, has a value of \$80 and that the owners of Corporation X desire to migrate into a partnership structure. This could be done using the following steps:

- The owners of Corporation X form a new corporation, Corporation Y (which will be treated as an S corporation), and Corporation Y forms a new limited liability company, New LLC.
- Corporation X then merges with and into New LLC, with New LLC surviving the merger and the owners of Corporation X receiving solely shares of Corporation Y stock in the merger. After the merger, the owners hold all the Corporation Y stock, Corporation Y holds all the units of New LLC, and New LLC holds all the assets formerly held by Corporation X.
- Immediately following the merger, the owners contribute \$20 in cash to New LLC (equal to 20 percent of the value of New LLC, as measured after the contribution), and in exchange for such cash, New LLC issues to the owners all the ordinary units of New LLC. After the \$20 contribution, New LLC is considered a partnership for tax purposes. At the same time, all the New LLC units held by Corporation Y are converted to preferred units, which entitle Corporation Y to a fixed, annual preferred distribution from New LLC. The preferred units have a value of \$80 (i.e., the value of the Corporation X stock before the transactions were undertaken), which equates to 80 percent of the equity in New LLC.

Assuming there is a “good” business purpose for the merger of Corporation X into New LLC, that transaction should qualify as an “F” reorganization for income tax purposes. Accordingly, none of the parties to the merger should recognize any gain or loss. With respect to the \$20 capital contribution to New LLC, if the appropriate steps are taken, this transaction may also be executed without the recognition of any gain or loss.

After the dust settles, the owners hold all the stock of Corporation Y and all the ordinary units of New LLC, Corporation Y holds all of the preferred units in New LLC, and New LLC holds all the business assets. What have the owners accomplished? To answer that, let’s assume that, in future years, the value of the preferred units of New LLC remains \$80, owing to the fixed return on such units, but that the total equity value of New LLC has grown to \$200. In that case, the owners would now hold ordinary units in New LLC that have increased in value from \$20 to \$120. In other words, the owners have gone from holding the entire value of the business through an S corporation to holding 60 percent of that value through a partnership, New LLC, and 40 percent (indirectly) through an S corporation, Corporation Y. In this way, the owners have “migrated” a portion of the value into a partnership structure, granting the owners the advantages of holding assets through that structure.

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# Solar Development

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their current and future energy needs. We'll need to look at the current energy producers nearby, such as coal plants, hydro-electric plants, natural gas plants or others, and see if any of these have decommissioning dates, and if so, whether there are already new solar or wind projects in the pike to back-fill this future unmet capacity.

After that, we will need to evaluate the existing transmission infrastructure, e.g. substation capacity and design, existing transmission lines, interconnection queues, Power Purchase Pricing and timelines for connecting.

**Representative:** Have you undertaken any of these desktop-level analyses?  
**Landowner:** No. How long does that take? Is it expensive?

**Representative:** You know, the process can take months or years unless you know the right people to work with and the right questions to ask. Have you established any relationships with the local permitting authority? How about any engineers?

**Landowner:** No.  
**Representative:** The same goes for pricing. Without the right approach, a small-scale development can easily be swamped in multi-six-figure analysis and due diligence expenses, only to find out that it won't work. Since this process is costly, we find that the scale needs to be quite a bit larger than your 20 acres for a development to be cost-effective.

**Landowner:** Like how big?  
**Representative:** Solar panel technology is advancing rapidly, but the price of power has been declining, so depending on the market, between 600 and 2,000 acres is the minimum acreage for a utility project to have legs. Have you spoken with all of your neighbors and gotten them on board as well?

**Landowner:** No. Actually, I only know one of them, and they think solar is useless and kinda ugly.  
**Representative:** Well, that's certainly a challenge, but not one that we can't handle. Our team is expert in discussing solar development with cold landowners.

**Landowner:** Well, I'm glad you think you may be able to bring the neighbors along, but I had no idea the scale had to be so big. I figured I could just do something on my property by itself. I'm sort of annoyed with the realtor that sold me the land saying it would be good for solar; he didn't mention any of this stuff.

**Representative:** Honestly, we hear that all the time. Many real estate professionals sell the idea of energy on a property and ignore or just don't know the reality. I am sorry you had to work with someone like that. I'm sure it's frustrating to be getting all of this at once. But you own the land now, so let's keep trying to see if there's an opportunity here for you.

Have you conducted any recent evaluations of the endangered, threatened or sensitive species habitat on or near your property?

**Landowner:** As far as the endangered species go, I really don't know. I guess there



was an article some time back about the Greater Sage Grouse, but I didn't think it mattered for my land. Do you think that's an issue?

**Representative:** If an environmental evaluation determines that the presence of a protected species like the Greater Sage Grouse is present, then there will be mitigation requirements from many possible agencies, and it largely depends on the jurisdiction of your property, its zoning, the population of the species and many other factors. But the short answer is yes, it's very relevant for solar or any other development.

**Landowner:** Dang, this is nuts, I had no idea this was going to be so much work. I figured I could just call you up and we could work out a deal. I mean, is there any chance we can build on this land?

**Representative:** I'll be honest with you, rarely does someone call up and their land is just exactly right for a solar project, but I want to get through a few more things before making a determination. So stay strong!

One of the additional criteria has to do with other property title and mineral rights. Do you own the mineral rights under your property, or have they been severed? Are there any easements, liens or other encumbrances on your property?

**Landowner:** Shoot, I have no idea about the minerals, and I'm not sure what severed means. I assumed those rights just came with the land. As far as other issues: the taxes are all paid up, and there are no liens that I know of, but I don't know anything more on easements or other stuff. How important is that?

**Representative:** Very. If we can't deliver a clean title, then the land is uninsurable, and uninsurable land is unfinanceable, and unfinanceable land in a multi-million dollar project means it won't get built. So we will need to clear all of that up first. If you own title insurance, it will need to be very recent, or we will need to obtain a new policy. Just something to keep in mind down the road.

**Landowner:** Geeze man, this is pretty insane. Does all of this really need to be looked at? Can't we just put a few panels on the land?

**Representative:** I wish that were true, but the reality is more complicated, and honestly, this is just the warm-up. We still need to talk about flood zones, other waterways like ephemeral streams, archeological surveys, geological surveys and elevations, other environmental impact studies, permitting, stakeholder engagement, labor issues and engagement with local unions, tax implications, regulatory framework, political risk/advantages, budgeting, long-term irradiance studies and much more, all of which are unique to your area. Given the small scale of your property, and at this early stage, it's hard to say if your land is right without a deeper dive.

**Landowner:** Honestly, I'm going to have to think all of this over before we take it any further. By the way, since this sounds so complicated, but I am still interested in solar investing, is there any way to just invest with you all?

**Representative:** Yes. We would love to have that conversation with you, and we would welcome your investment if it's the right fit for you.

This fictional conversation is an amalgam of hundreds of calls our team has had over the years, and we think it demonstrates some of the work our team is doing behind the scenes. But we couldn't do this without our investor support, which is the other half of this equation. This way of creating Power By People is new in the solar development world, but we know it's the right way to do it.

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# Should Your Business Consider a Merger or Acquisition?

by **BRUCE BARRETT, Certified SCORE Mentor — SCORE Central Oregon**

Two hundred thousand businesses above the normal may have closed throughout the United States from March, 2020 to February, 2021, according to a recent Federal Reserve survey. While that is fewer than expected, it still shows a significant impact from the Pandemic.

Individual companies account for about two-thirds of the extra closures according to the Fed economists, who examined businesses with employees.

Barber shops, nail salons and other providers of personal services appear to be hardest hit, according to the Fed study, accounting for more than 100,000 establishment closures beyond historically normal levels.

If your business is among those who have adapted to new market conditions and are thriving as the economy recovers, this might be the ideal time to take advantage of growth opportunity through a business merger or acquisition.

### Merger

A merger occurs when company owners of two or more businesses agree to combine their companies in an attempt to expand their reach, gain market share from competitors and reduce the cost of operations. In larger firms, their respective boards of directors should approve the merger, and seek approval from both companies' shareholders.

Usually, the companies that agree to merge are almost equal in size and earnings; thus such deals are often called "merger of equals." After a merger, the two individual companies cease to exist, and a new company is born.

### Acquisition

Unlike mergers, acquisitions are technically purchases. A more profitable company decides to buy most or all of the company's shares in order to gain control of that portion of the company. There might be competitors or compatible businesses available at bargain prices due to current economic conditions.

If the acquiring party purchases the entire company, then the latter becomes entirely part of the acquiring firm or if the acquisition has a favorable market position, it might be beneficial to keep the current business branding.



### Consolidation

Consolidation is an M&A agreement that creates a new company with all the assets, liabilities and other financial entities of the responsible parties. This combination is done to combine talents, increase profitability and transform competing firms into one, cooperative enterprise.

### When to Consider M&A

Now that you are aware of some of the common terms under the M&A umbrella, you should determine when your company needs to enter an M&A deal. Mergers and acquisitions can take place due to a variety of reasons:

**Grow income and market share** — These are the two most common reasons firms enter into M&A agreements. For instance, if a shoe company wants to expand its merchandise to men's and women's apparel, it can acquire another business that already has a loyal consumer base in those markets. If the merger or acquisition goes smoothly, that business may be able to enjoy increased market share, more profit and a wider audience.

**Survive unforgiving competition in the industry** — In some cases, a business may find itself outdated and outgunned when it comes to the latest innovations in the industry. (Just look at Kodak.) That particular company could soon become unprofitable and experience a painful demise.

**Take over competitors** — One traditional way to get rid of competitors is through acquisition. However, even if you have the finances to take over your rivals, you have to make sure you can streamline their operations into yours. In addition, you also need to ensure that the employees of the acquired company can cultivate a workplace culture that is similar, if not identical, to yours.

M&A is a powerful strategy that companies have been using for many decades. As long as it is done correctly and with enough preparation, you'll be able to enjoy its benefits, in the long run, should you choose to do it.

*Bruce Barrett is a Commercial Broker with Windermere Commercial RE and a Certified SCORE Mentor. He may be contacted at [barrett@windermere.com](mailto:barrett@windermere.com)*

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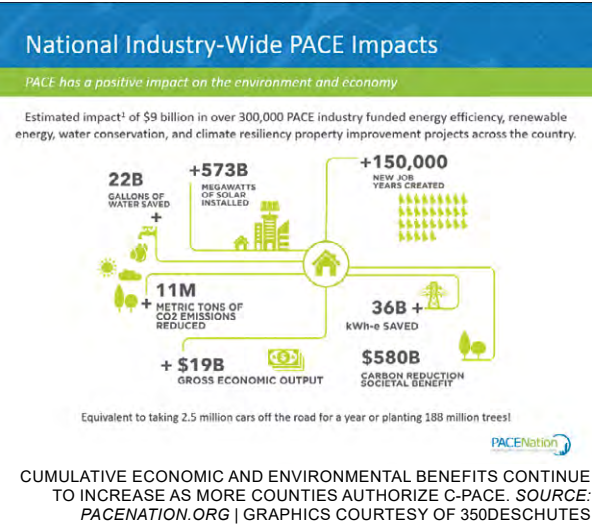


C-PACE

Continued from page 1

Management and Sycan B. Corp. Mereté and Sycan are strong proponents for C-PACE; they own Element and Holiday Inn Express in Bend among many other hotels in the state. The companies are exploring how the availability of C-PACE financing could revitalize a local project that was delayed due to the pandemic.

Gray hopes the County will make C-PACE available soon to provide businesses with more economic recovery and sustainable financing options. “Bringing a new sustainable hotel to the area creates jobs and also increases the tax base while minimizing impacts to resources and infrastructure. Our business will benefit by offering our customers a healthier, more desirable eco-friendly experience while reducing our operating costs.”



C-PACE has proven to be an invaluable tool for new construction and renovations. Peter Baer of Pinnacle Architecture also hopes C-PACE will soon be an option for his clients. “CPACE is a win-win-win in our book. The business reduces operating costs, the building is healthier for occupants and environmental impacts are reduced through private market investments.”

“Healthcare, nonprofit and senior living clients are

focused on COVID response, and we are looking for ways to help. In addition to financing energy efficiency, C-PACE can be used for resiliency and health measures such as touchless fixtures, HVAC and indoor air quality improvements, HEPA filtration, bi-polar ionization and UV light purification,” Baer added.

Neil Kelly recently used C-PACE to fund a major renovation on their Portland headquarters. They installed a 30-kilowatt solar array, performed significant seismic work, updated lighting and other efficiency measures and installed six EV chargers,” noted Tom Kelly, company president. “The project solved existing structural issues and significantly reduced energy and water demand. C-PACE was the right package for the project. We hope to be able to put solar on our Bend office, and C-PACE availability drastically increases the likelihood of us moving forward.”



Local proponents are particularly excited about successful C-PACE projects in affordable multi-family housing, homeless shelters, nonprofits and in the agricultural industry.

C-PACE can be used to fund 100 percent of the hard and soft costs for clean energy improvements on commercial properties. Financing and servicing for C-PACE typically comes from the private market and is secured by a voluntary Benefit Assessment Lien. The lien has a longer pay-back period that correlates with the energy savings. C-PACE allows for landlords and tenants to share the benefits. Investors and developers like C-PACE because the lien stays with the property and transfers to the new owner when a property is sold.

The special assessment process has been used by property owners for over a hundred years to finance improvements that have a public benefit like fire, sewer, lighting and mosquito abatement districts. In 2008, the federal government added utility savings to the special assessment process which created PACE options.

Deschutes County Commissioners are exploring options for implementing C-PACE. The County has been researching other C-PACE programs. From their research, the County was most impressed with the programs in Clark County, Washington; Milwaukee, Wisconsin and Omaha, Nebraska. 350Deschutes is encouraging the County to implement a program similar to Clark County.

Clark County adopted their C-PACE program in late October. They created an efficient, streamlined program based on industry best practices. In just three months, seven applications are in progress. Thus far, Clark County has not needed to hire additional staff; however, they anticipate program demand to increase and the potential to hire a part-time person. Clark County charges a one percent application fee with a cap of \$15,000. Similar to other successful programs, Clark County expects that application fees will more than cover costs of the program and demand will increase.

Deschutes County Commissioners could decide to adopt a program similar to Clark County, or wait for a statewide C-PACE program which is likely to take years. It took New Jersey seven years to adopt a statewide program. Additionally, Deschutes County stakeholders would

lose the opportunity to design a program based on what’s best for our community. Commissioners should not make local businesses wait for an economic opportunity that is readily available, paid for by user fees and funded by private lenders.

Tom Kelly advised, “In the height of an economic and environmental crisis, Deschutes County Commissioners should not miss this opportunity to create private market solutions for private property investments in cost-saving sustainable and resiliency measures. Deschutes County can make this program available now based on local rule with local stakeholder input.”

There is still time to show support for C-PACE at [bit.ly/3dv0tXg](https://bit.ly/3dv0tXg).

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CONSTRUCTION PRACTICE

# Top Projects in 2021

**69 Newport**

Contractor: R&H Construction

**Acme Construction Supply Co., Inc.**

Contractor: Empire Construction & Development

**BASX Warehouse Expansion**

Contractor: SunWest Builders

**Bend Factory Stores**

Contractor: SunWest Builders

**Bend International School Gymnasium**

Contractor: Empire Construction & Development

**Bendistillery**

Contractor: Trailhead Design + Build LLC

Project Cost: \$2,300,000

**Caldera High School**

Contractor: Kirby Nagelhout Construction Company

Project Cost: \$116M

**Canal Commons Phase 1**

Contractor: SunWest Builders

Project Cost: \$10.9M

**Deschutes County Courthouse Renovation**

Contractor: Kirby Nagelhout Construction Company

Project Cost: \$1.26M

**District 2 East Building 4 - Stifel**

Contractor: SunWest Builders

**District 2 East Building 5 - T.I.**

Contractor: SunWest Builders

**Hanai**

Contractor: Leader Builders

Project Cost: \$2,800,000

**Hayden Homes Amphitheater**

Contractor: R&H Construction

**High Desert Industrial – Building #5**

Contractor: Dominion Construction

**High Desert Industrial – Building #7**

Contractor: Dominion Construction

**Juniper Elementary School Addition**

Contractor: Kirby Nagelhout Construction Company

Project Cost: \$2.9M

**Juniper Swim and Fitness Indoor Pool Renovation**

Design Build Contractor: Pence Construction

Project Cost: \$3,150,000

**Larkspur Community Center**

Contractor: Pence Construction

Project Cost: Construction: \$18,500,000; Overall: \$23,000,000

**Legacy Landing**

Contractor: R&H Construction

**My MD**

Contractor: CS Construction

Project Cost: \$2,200,000

**Partners In Care Hospice House**

Contractor: SunWest Builders

Project Cost: \$520 per sq. ft. — 14,840 sq. ft.

**Phoenix Crossing**

Contractor: R&H Construction

**Prineville Industrial – Lot 3**

Contractor: Empire Construction & Development

**Prineville Water Treatment Plant**

Contractor: SunWest Builders

**Reserves at Pilot Butte Apartments**

Contractor: R&H Construction

Project Cost: \$14,000,000

**Roam**

Contractor: Owner performed

**Shevlin Wellness Building #2**

Contractor: SunWest Builders

**Sunlight Solar Energy, Inc.**

Contractor: Sunlight Solar Energy, Inc.

Project Cost: \$2,000,000

**Tetherow HOA Pool**

Contractor: SunWest Builders

**The Cove Aquatic Center**

Contractor: R&H Construction

**The Grove at Northwest Crossing**

Contractor: SunWest Builders

Project Cost: \$8.6M

**Third Street Marketplace**

Contractor: SunWest Builders

**Thompson Elementary School Renovations**

Contractor: R&H Construction

Project Cost: \$4.8M

**Watson Hangar**

Contractor: Empire Construction & Development



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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<br>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<br>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<br>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<br>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<br>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, CentralTel, 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<br>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<br>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, Bellevue Apartments & more.   |
| D.E. Rink Construction Inc. PO Box 5962 Bend, OR 97708   | 541-388-0719 | N/A          | www.derink.com<br>liz@derink.com                                    | Liz Rink, David Rink                          | 5     | 1979         | Custom homes & remodels, commercial, tenant improvements.   | Central Oregon.   |
| Deschutes Construction Corporation 494 SW Veterans Way, Ste. 5 Redmond, OR 97756                       | 541-923-1440 | 541-923-9663 | www.dccoregon.com<br>info@dccoregon.com                             | Matt Floyd                                    | 39    | 2006         | Concrete & excavation.  | N/A   |
| Eagle Mountain Construction, Inc. 19930 McClellan Rd. 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, Alpa & Beta Corporation, Washington Federal Savings, The Church of Jesus Christ of Latter-Day Saints & more.  |
| Empire Construction & Development, LLC 63026 Lower Meadow Dr., Ste. 200 Bend, OR 97701                 | 541-389-0070 | 541-383-2477 | www.empirecon-dev.com<br>sspencer@ksstone.com                       | S. DeMoss                                     | 10    | 2004         | Commercial, multi-family residential, custom home residential.  | Acme Electric Corporation Prineville, OR; Stoner Electric Group Prineville, OR; CESCO Prine-ville, OR; Ridgeview Townhomes Redmond, OR; Reed South at 27th & Reed Bend, OR; Three Peaks Industrial Park Sisters, OR & more.   |
| GJ Miller Construction PO Box 789 Sisters, OR 97759  | 541-549-6691 | 541-549-1142 | www.gjmilller.com<br>glenn@gjmilller.com                            | Glenn Miller                                  | 3     | 1979         | High end residential & commercial.  | Throughout Central Oregon, Broken Top & Black Butte Ranch.  |
| Griffin Construction 1411 NW Murphy Court Prineville, OR 97754   | 541-447-7237 | 541-447-2244 | www.griffinconstructionllc.com<br>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, Redmond Wilco & more.  |
| Hooker Creek Companies, LLC 95 SW Scalehouse Lp., Ste. 100 Bend, OR 97702                              | 541-389-0981 | Call First   | www.hookercreek.net<br>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.kallbergconstructionllc.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<br>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 & more.   |
| Kellcon, Inc. 50 SW Bond St., Ste. 2 Bend, OR 97702  | 541-312-4034 | N/A          | www.kell-con.com<br>rk@kell-con.com                                 | Rob Kelleher                                  | 18    | 2015         | Commercial, industrial, residential & building maintenance.   | Apple Small Projects & Maintenance, Baxter Harder Law Office, Bosa Restaurant, Cascade Middle School Locker Replacement, Confluence Fly Shop TT, Deschutes County Service Shop, East End Shell & TIs, Jiffy Lube, On Tap Remodel & more.  |
| Kirby Nagelhout Construction Company 63049 Lower Meadow Dr. Bend, OR 97701                             | 541-389-7119 | 541-385-5834 | www.knccbend.com<br>MikeC@KirbyNagelhout.com                        | Mike Custer                                   | 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<br>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<br>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, light commercial & more.                                       | 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, Vanguard Building & more.  |
| Mountain View Builders, Inc. 1415 NW Awbrey Rd. Bend, OR 97703   | 541-318-1346 | N/A          | www.mvbbend.com<br>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<br>jeff@panterrahomes.com                     | Jeff Payne                                    | 1     | 2000         | Custom Homes, select remodels, aging in place conversions, wine cellars, green houses, light commercial.  | Bend & Sunriver.  |
| Pence Construction 1051 NW Bond St., Ste. 310 Bend, OR 97701   | 541-323-3393 | 503-256-3684 | www.pence.net<br>john.williamson@pence.net                          | Karl Nottelmann, Cory Loomis, John Williamson | 435   | 1992         | Commercial.   | Larkspur Community Center, Juniper Swim & Fitness Renovation, multiple multifamily projects.  |
| R&H Construction 61426 American Lane, Ste. 100 Bend, OR 97702  | 541-312-2961 | 541-312-2962 | www.rhconst.com<br>centraloregon@rhconst.com                        | Gary North                                    | 47    | 1979         | General commercial, remodel, tenant improvement, custom residential.  | Les Schwab Amphitheater, Sunriver Resort Aquatic Center at the Cove, Amity Creek at Thompson Elementary Restoration, 69 Newport Mixed-Use, Mosaic Medical, Sen Thai Hot Pot, Sunriver Resort Guest Suite Remodels & more.   |
| Skanska 2275 NE Doctors Dr., Ste. 3 Bend, OR 97701   | 541-504-9525 | 541-504-9529 | www.skanska.com<br>Taylor.Blevins@Skanska.com                       | Taylor Blevins                                | 8     | 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<br>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<br>Keetonskc@gmail.com              | Steve Keeton                                  | 7     | 1990         | Residential, commercial, excavating, remodel work.  | Hans Bldg.-Prineville, Hickman William Bldg.-Bend, S.O.A.R.-Sisters, River Bend Equipment-Bend; Luv's Do-nuts-Bend; Mid-State Power Products-Redmond.   |
| Stilson Builders, Inc. 70 SW Century Dr., Ste. 100-502 Bend, OR 97702                                  | 541-419-2556 | N/A          | www.stilsonbuilders.com<br>rick@stilsonbuilders.com                 | Rick Stilson                                  | 20    | 2018         | Commercial & residential.   | N/A   |
| SunWest Builders 2642 SW Fourth St. Redmond, OR 97756  | 541-548-7341 | 541-548-2855 | www.sunwestbuilders.com<br>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<br>vzavala@taylornw.com                            | Todd Taylor                                   | 116   | 2003         | Heavy construction services including land clearing, demolition, excavation, utility construction, storm drainage, aggregate base, paving, concrete curbs & sidewalks, footing excavation & backfill, landscaping & more. | Central Oregon.   |
| Vic Russell Construction Inc. Finley Butte Aggregate & Paving 17900 Finley Butte Rd. La Pine, OR 97739 | 541-536-3478 | 541-536-3526 | www.vicrussellconstruction.com<br>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).

# 69 Newport

69 Newport Ave., Bend, OR 97701

**Property Owner/Developer:**  
Sean Cavanagh  
**Contractor:** R&H Construction  
**Square Footage:**  
East Building: 6,100 sq. ft.,  
West Building: 6,400 sq. ft.  
**Senior Project Manager:**  
Jacob Hartley R&H Construction  
**VP/Shareholder:**  
Gary North, R&H Construction  
**Project Superintendent:**  
Ryan Myhra, R&H Construction  
**Project Engineer:**  
Rachael Schulte, R&H Construction  
**Structural Engineer:** Ashley & Vance  
**Architect:**  
Jim Landin, LRS Architects  
**Civil Engineer:**  
Hickman Williams & Assoc.  
**Mechanical Engineer:**  
Bend Heating & Sheet Metal Inc.  
**Landscaping:**  
Aspen Landscape Development



PHOTO | BY CHRIS MURRAY

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**Subcontractors and Suppliers:**

7 Peaks Paving LLC, A&E Masonry & Construction, A-Core of Oregon LLC, Advanced Underground Utility Locating, Inc., Alpine Abatement Association, Inc, AM-1 Roofing Inc, Aspen Landscape Develop-ment, Baxter Builders, LLC, Bend Commercial Glass, Bend Concrete Service Co, Bend Electric Inc., Bend Heating & Sheet Metal Inc, Carlson Sign Co, Cascade Civil Corp, CCI Bend LLC, Ceniga’s Masonry, Central Oregon Garage Door, Dansky Cabinetry, Deschutes Painting Inc., Deschutes Window & Door Co Inc, Elite Construction Contracting, Energy Conservation Insulation Co., Fabulous Floors Inc, Guarantee Glass & Mirror Inc, H.A. McCoy Engineering & Surveying LLC, Havern Cabinetry Design, I & J Carpets Inc, Imagine Stoneworks Inc, Johnson Brothers TV & Appliance, Kaminski Construction LLC, Lakeview Mill-work Sales, Inc., LDC Inc, North Country Building Specialties, Northwest Quality Construction Inc, Out-west Builders LLC, Paulsen Environmental Consulting, Inc., Pavement Protectors Sweeping LLC, Performance Insulation & Energy Services Inc, Pioneer Millworks Inc, Portland Millwork, Inc, Revient LLC, Roger Langeliers Construction Co, Sage Window Cleaning, Severson Fire Protection Inc, Severson Plumbing & Mech Inc, Storlie Brothers Construction LLC, ThyssenKrupp Elevator, Tim Bloom Construction Inc, TURF Design Inc, We Cut Concrete Inc, Western Protective Coatings LLC

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**Brief Description of Project:**

Development of two mixed-use commercial buildings, each measuring over 6,000 feet. The buildings feature liberal use of stone and steel but each has its own distinct characteristics. Each is two-story, featuring exposed beams and trusses, with restaurant amenities on the ground level and offices above.



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Acme Construction Supply Co., Inc.

938 SW Page Ct., #101, Prineville, OR 97754



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:** Chainring VII LLC/  
Empire Construction & Development  
**Contractor:**  
Empire Construction & Development  
**Sitework Start:**  
October 2020  
**Completion:**  
July 2021  
**Square Footage:**  
10,064 sq. ft.


**Amenities:**  
Distribution office and warehouse  
**Project Manager:**  
Mark Meredith  
**Supervisor:**  
Mark Meredith  
**Architect:**  
Steele Associates Architects  
**Architect Team:**  
Adam Stephen, Danielle Burns, Scott Steele

**Structural Engineer:**  
Ashley & Vance Engineering  
**Civil Engineer:**  
Becon Civil Engineering  
**Mechanical Engineer:**  
Olson Heating  
**Landscaping:**  
Springtime Irrigation

**Subcontractors and Suppliers:**  
Elite Electric, Sunset Plumbing, American Sprinkler,  
Olson Heating, Springtime Irrigation

**Brief Description of Project:**  
New light industrial distribution center for  
Acme Construction Supply's Prineville branch.

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Christina Nist  
Property Manager

Trish Parks, LPM  
Senior Property Manager

Chuck Brazer  
Broker

Katy Haines  
Principal Broker

Walt Ramage  
Partner/Broker

Jenn Limoges, CCIM  
Partner/Principal Broker

Jeff Reed  
Broker

Ken Streater  
Principal Broker

Lynn Coker  
Broker

Karen Koppel, CCIM  
Broker

# BASX Warehouse Expansion

3500 SW 21st Place, Redmond, OR 97756

**Property Owner/Developer:** BASX  
**Contractor:** SunWest Builders  
**Sitework Start:** July 6, 2020  
**Completion:** May 15, 2021  
**Square Footage:** 72,000 sq. ft.  
**Amenities:** Manufacturing Warehouse with gantry cranes  
**Project Manager:** Wayne Powderly  
**Supervisor:** Tim Curry  
**Architect:** Blaise Cacciola Architect  
**Principal Architect:** Lisa Reynolds, Blaise Cacciola Architect  
**Structural Engineer:** Ashley & Vance Engineering  
**Civil Engineer:** Hickman Williams Engineering  
**Mechanical Engineer:** Coffman Engineers  
**Geotechnical Engineer:** Wallace Group, Inc.



PHOTO | COURTESY OF BASX SOLUTIONS

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**Subcontractors and Suppliers:**

Alex Hodge Construction, American Buildings, Anderson Clark Interiors, Inc., Apollo Mechanical, Ashley & Vance Engineering, Aspen Landscape Development, Baptista Tile, Barepaws - Testing, BASX Solutions, Bell Hardware, Bell Hardware - Bend, Bend Commercial Glass, Bend Concrete Services, Co., Bend Electric Inc., Blaise Cacciola Architect, Broken Top Window Coverings, Inc., C.H.I Companies, CS Excavation Carlson Sign, Cascade Civil Corp, Cascade Painting & Design, Inc., CCI Bend, LLC, Central Oregon Builders Association (COBA Prints) Central Oregon Redi-Mix, Classic Window Coverings, Coffman Engineers, Inc., Collins and Sons Excavating, Inc, Cox Custom Welding, Cutrite Concrete Cutting Daley Construction, Day Wireless, Eagle Roofing, ECI, Ei Dynamics Inc, Empire Stone Company, Erectors, Inc., Fabulous Floors, LLC, Forge Building Co., Garage Harmony, LLC, HD Fowler Company, Hickman Williams & Associates, HWA Inc., High Desert Steel Detailing LLC, Integrity Industries, LLC dba Cement El, J & R Fire Protection, J. Helm Enterprises, K & R Sheetmetal Inc, Kevin Spencer Masonry, Knife River, Konescranes, Marc Riverman Painting, LLC, Miller Lumber, Milwaukee Crane & Equipment, Morales VanBlokland Inc., Mountain Sky Landscaping, Inc., North Country Building Specialties, Northwest Framing Systems, OR Concrete, OverHead Door of Central Oregon, Redbuilt Engineered Wood Products, River Roofing Bend, LLC, Skyliner Print & Design, Stone Roofing & Construction, Inc., Sunburst Fabrications, Inc., SunWest Builders, Superior Garage Floors, ThyssenKrupp, Tri County Paving, Ultra Quiet Floors

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**Brief Description of Project:**

72,000 sq. ft. pre-engineered metal building, manufacturing warehouse, gantry cranes.



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[pmacmillan@watrust.com](mailto:pmacmillan@watrust.com)



# Bend Factory Stores

61334 S Hwy. 97, Bend, OR 97702



PHOTO | COURTESY OF SUNWEST BUILDERS

**Property Owner/Developer:**  
NorthWest Asset Management Co.  
**Contractor:**  
SunWest Builders  
**Sitework Start:**  
September 28, 2020  
**Completion:**  
June 15, 2021

**Project Manager:**  
Wayne Powderly  
**Supervisor:**  
Todd Benson  
**Architect:**  
BLRB Architects  
**Principal Architect:**  
Emily Freed

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**Subcontractors and Suppliers:**

Barepaws - Testing, Bend Commercial Glass, Carlson Sign, Cascade Disposal, Deschutes Window & Door, Dimar Siding Company, Elite Electric, G2 Fire and Back Flow, Miller Lumber, NW Quality Roofing, Pacific Painting, Solid Rock Masonry Con.

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**Brief Description of Project:**

Replacement of exterior envelope; new metal roofing, metal siding, new lighting, painting, new site concrete, brick pavers.



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# Bend International School Gymnasium

63034 OB Riley Rd., Bend, OR 97701

**Property Owner/Developer:**  
Empire Construction & Development  
**Contractor:**  
Empire Construction & Development  
**Sitework Start:**  
February 2021  
**Completion:**  
December 2021  
**Square Footage:** 7,180 sq. ft.  
**Amenities:** Basketball and volleyball courts with bleacher seating, music room, concessions and stage.  
**Project Manager:**  
Mark Meredith  
**Supervisor:**  
Mark Meredith  
**Architect:**  
Steele Associates Architects  
**Architect Team:** Adam Stephen, Danielle Burns, Scott Steele  
**Structural Engineer:**  
Ashley & Vance Engineering  
**Civil Engineer:**  
Becon Civil Engineering  
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Geo Engineering:**  
Foundation Engineering, Inc.  
**Landscaping:**  
Springtime Irrigation



PHOTO | BY CASCADE BUSINESS NEWS

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**Subcontractors and Suppliers:**

Elite Electric, Sunset Plumbing, American Sprinkler, Cascade Heating, Springtime Irrigation

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**Brief Description of Project:**

New Gymnasium for the Bend International School, Bend La-Pine school district's only K-8 Public Charter School dedicated to international education. This gives students a place for after school activities, P.E. class and rain/snow day recess indoors.

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# Bendistillery

19330 Pinehurst Rd., Bend, OR 97703

**Property Owner/Developer:**  
Bendistillery

**Contractor:** Trailhead Design + Build LLC

**Project Cost:** \$2,300,000

**Sitework Start:** October 2020

**Completion:** Winter 2021

**Square Footage:** 17,230 sq. ft.

**Amenities:** Loading dock, office, walk-in cooler and freezer, blending tanks, pasteurization equipment, canning line

**Architect:** BLRB Architects

**Architect/Project Manager:**  
Eric Nielsen

**Principal Architect:**  
Seth Anderson, AIA, BLRB Architects

**Project Manager:** Jesse Krueger,  
Trailhead Design + Build LLC

**Supervisor:** Scott Briles,  
Trailhead Design + Build LLC



PHOTO | COURTESY OF BLRB ARCHITECTS

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

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

**Mechanical Engineer:**  
CEA Consulting Engineers

**Geotechnical Engineer:**  
Wallace Group, Inc.

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**Subcontractors and Suppliers:**  
Pacific Building Systems

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**Brief Description of Project:**  
Built to accommodate shipping, receiving, bottling, production and storage, this new building provides much needed space for Bendistillery to increase their storage and grow their production. In true Central Oregon fashion, the facility combines functionality with the beauty of our surrounding area. The new facilities are housed in a prefabricated metal building designed to complement the regions agricultural character. The production facilities feature ample glazing with northern views of the Cascades, as well as infrastructure for blending tanks, pasteurization equipment and a canning line. The storage space includes a loading dock, office and a walk-in cooler and freezer. A gabled roof has clerestory windows along the entire length of the building to provide natural light throughout. With this new building, Bendistillery will have a comfortable, highly functional space to accommodate their busy operations.

# Caldera High School

60926 SE 15th St., Bend, OR 97702

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

**Contractor:** Kirby Nagelhout  
Construction Company

**Project Cost:** \$116M

**Sitework Start:** July 2019

**Completion:** August 2021

**Square Footage:** 260,000 sq. ft.

**Financing:** Capital construction bond

**Project Manager:** Mike Lawrence, KNCC

**Supervisor:** Alec Hansen, KNCC

**Architect:** Kevin Shaver, BBT Architects

**Principal Architect:** Renée Alexander,  
BBT Architects



PHOTO | COURTESY OF BBT ARCHITECTS

**Structural Engineer:**  
Walker Structural Engineering

**Civil Engineer:** DOWL

**Mechanical Engineer:** PAE

**Geotechnical Engineer:** Wallace Group, Inc.

**Landscape Architect:**  
Cameron McCarthy

.....

**Subcontractors and Suppliers:**  
ADPLemco Inc., Airline Louvers, Apollo Mechanical Contractors, Architectural Millwork Mfg., Bakko Backboards, Bar M Steel, Barclay Dean Architectural Products, Inc., Bell & Bell Builders Overhead Doors, Bell Hardware, Bell Installations, Bend Commercial Glass, Bend LaPine School District, Beynon Sports Surfaces, Inc., Bridgetown Sales, Broken Top Window Coverings, Inc., Carroll Construction Supply, Center Pointe Signs, Inc., Central Oregon Garage Door, Inc., Centric Elevator, No people are associated with Centric Elevator, Centric Elevator, Communications Technology Services, Convergint Technologies LLC, CRJ Construction Co., CTS-DAS, Curtis Restaurant Equipment, Inc., Cutrite Concrete Cutting Company, LLC, Daktronics, DBI, Delta A/V Systems, Inc., Delta AV, Deschutes Concrete Construction. Deschutes Painting, Inc., Do It Tennis, Doyles Manufacturing, Elevator Solutions, Inc., Elmers Flag & Banner, Inc., Energy Conservation Insulation Inc, Environmental Controls Corp, Ferguson Waterworks 1614, GH Surveying LLC, GVA NW LLC, Halliday Associates, Inc, Hallman Sales, Harry L. Stearns, Hilti, Huntco Supply, LLC, Hussey Seating, J & R Fire, LLC, J.R. Clancy Inc, Jack Robinson & Sons, Inc., Jay Battleson Design, Johnson Brothers Appliances, K&M Rebar, Kevin Spencer Masonry, Keystone Ridge Designs, Krieger Specialty Products, Lapeyre Stair, LDC, Inc., Len Hufford Construction, Lets Construction Cleaning Services, Inc., Listen Acoustics, Loading Dock Supply, Luma: Lighting Design, Made Of Steel, Inc., MAX Manufacturing, Mike's Fence Center, Inc., Miller Lumber Company, Most Dependable Fountains, Inc., Nor-Pac Seating Co., Inc., Norkote, North Star Industries, Inc., Northwest School Equipment Inc., Old Mill Cabinets & Millwork, Olympian Precast, Inc., One-Electric, Pacific Cabinets, PBS Supply Co., Inc., PLA Designs, PNTA, Premier Builder's Exchange, Procore Technologies, Inc., QEDLab, Rasmussen Masonry, Rasmuesen Masonry INC, Red Dog Fabrication, River Roofing - Bend, LLC, Rubenstein's Contract Carpet, Safeguard Industries, Schonert & Associates, Inc., Schonert Tile, Inc, Scientific Environments, Inc., Shaw Sports Turf, Skyliner Print, Soriano Floor Finishing, Southern Bleacher Company, Inc., Sportafence, Sportsfield Specialties, Stoner Electric, Inc., Teufel Landscape, The Harver Company, Tomco Electric, Inc., Tri County Paving, Wenger Corporation, Wessco Waste & Recycling Equipment, Western Protective Coatings, WH Cress Company, Wilson Curb Inc., WJE

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**Brief Description of Project:**  
Provides a flexible, welcoming and innovative learning environment that prepares students to think critically and positively engage in society. The spaces thoughtfully reflect access and equity as core values, empowering each student to interact purposefully with each other and their communities.



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# CEA is proud to have been a part of these projects:

- 69 Newport
- Bend International School Gymnasium
- Canal Commons Phase 1
- District 2 East Building 4
- District 2 East Building 5
- Hanai
- Partners in Care
- Phoenix Crossing
- Prineville Industrial- Lot 3
- Reserves at Pilot Butte Apartments
- Sunlight Solar Energy, Inc
- Shevlin Wellness Building #2
- The Grove at NWX
- Watson Hangar



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# Canal Commons Phase I

21190 Thornhill Ln., Bend, OR 97701

**Property Owner/Developer:** Pacific Crest Affordable Housing  
**Contractor:** SunWest Builders  
**Project Cost:** \$10.9M  
**Sitework Start:** September 30, 2019  
**Completion:** December 4, 2020  
**Square Footage:** 56,000 sq. ft.  
**Amenities:** Quantity two, three-story, 24-unit low-income apartment buildings, total of 48 units, wood framed. One community building with common space, management office and exercise room. Plus 560 LF of new city street.  
**Financing:** First Interstate Bank  
**Project Manager:** Kristy Thompson  
**Supervisor:** Tim Curry  
**Architect:** Jim Landin, LRS Architects  
**Principal Architect:** Jim Landin  
**Structural Engineer:** Ashley & Vance  
**Civil Engineer:** Ashley & Vance



PHOTO | COURTESY OF SUNWEST BUILDERS

**Mechanical Engineer:** ColeBreit Engineering  
**Plumbing Engineer:** CEA Consulting Engineers  
**Geo Engineering:** Carlson Testing & Engineering  
**Landscape Design:** Wintercreek Restoration  
**Landscaping:** Wintercreek Restoration

**Subcontractors and Suppliers:**

Alex Hodge Construction, AM-1 Roofing Inc., Anderson Clark Interiors, B2 Concrete Construction, Baxter Builders, Bell Hardware, Bend Commercial Glass, Bend Concrete Services, Bend Electric Inc., Big Mountain Gutters, Cascade Painting & Design, CCI Bend, LLC, Central Oregon Trim & Door, Central Oregon Waterproofing, Custom Plus Heating, Daniel Simmons Contracting, Diamond Concrete Products, Fabulous Floors, Garage Harmony, High Desert Aggregate, J&R Fire Protection, Johnson Brothers Appliances, Lakeview Millwork Sales, Miller Lumber, North Country Building Specialties, Northwest Laundry Supply, Shamrock Northwest Construction, Sig Pro, Solid Rock Masonry, Sunburst Fabrication, Superior Garage Floors, Teck Plumbing, True Line Steel, Tye Engineering & Surveying, Ultra Quiet Floors, Western Protective Coatings, WinterCreek Restoration

**Brief Description of Project:**

Quantity two, three-story, 24-unit low-income apartment buildings, total of 48 units, wood framed. One community building with common space, management office and exercise room. Plus 560 LF of new city street.

# Deschutes County Courthouse Renovation

1100 NW Bond St., Bend, OR 97703

**Property Owner/Developer:** Deschutes County  
**Contractor:** Kirby Nagelhout Construction Company  
**Project Cost:** \$1.26M  
**Completion:** August 19, 2021  
**Square Footage:** 4,632 sq. ft.  
**Amenities:** Increased security, accessibility and modernized the space.  
**Financing:** Public  
**Project Manager:** Lee Randall, Deschutes County  
**Architect:** Pinnacle Architecture  
**Specialty Courthouse Consultant:** KMB Architects  
**Structural Engineer:** Ashley & Vance Engineering



PHOTO | BY CHERYL MCINTOSH

**Mechanical Engineer:** CEA Consulting Engineers and MDA Engineers  
**Environmental:** Paulsen Environmental Consulting

**Subcontractors and Suppliers:**

About the Grout Tile, LLC, Alpine Abatement Associates Inc., Anderson Clark Interiors Inc., Bell Hardware of Bend, Inc., Deschutes Painting Inc., Eagle Roofing Co, Fabulous Floors LLC, Joni's Construction Cleaning, Kirby Nagelhout Construction Co., Lyon Holdings Inc DBA Bend Commercial Glass, Max Manufacturing, The Harver Company, Tomco Electric Inc.

**Brief Description of Project:**

The 1977 Deschutes County courtrooms were outdated, and the skylights were failing. The Pinnacle + KMB team was retained to renovate and modernize three of the four courtrooms in the Deschutes County Courthouse. Upgrades to acoustics, lighting, technology, seating and millwork updated the space. New skylights are a central design feature in each room. The upgraded LED lighting is tuned to match the natural light from the skylights. More rigid materials in the front of the courtrooms better project the sound to carry to the back of the gallery. Reformation of the seating and millwork allows more space for staff and responds to today's court processes. One of the client's goals was to improve accessibility. Between designing better flow and larger openings at the jury boxes and witnesses stand, the space is now accessible by all. Security improvements include a slightly higher railing between the audience gallery to delay an individual who may charge at participants to give court security more time to respond. "It was a complete success," said Wells B. Ashby, presiding judge of Deschutes County Circuit Court.

Wishing you a joyous holiday season  
and a prosperous New Year.

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# District 2 East Building 4 — Stifel

2731 NW Potts Ct., Bend, OR 97703

**Property Owner/Developer:**  
Taylor Development  
& Brooks Resources  
**Contractor:**  
SunWest Builders  
**Sitework Start:** February 2020  
**Completion:** January 2021  
**Square Footage:** 4,425 sq. ft.  
**Amenities:** Office space, conference room, breakroom and outdoor patio/ balcony  
**Project Manager:** Kristin Burris  
**Supervisor:** David Mata  
**Architect:**  
Steele Associates Architects  
**Architect Team:** Adam Stephen, Danielle Burns, Scott Steele  
**Structural Engineer:**  
Froelich Engineers  
**Civil Engineer:**  
AKS Engineering  
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Geo Engineering:**  
Wallace Group  
**Landscape Designer:**  
Homeland Design



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

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**Subcontractors and Suppliers:**

Elite Electric, CCI Bend, Quality Heating, Cascade Cabinets, J&R Fire, Guarantee Glass & Mirror & Christensen Plumbing

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**Brief Description of Project:**

New branch location for Stifel in District 2 East’s Northwest Crossing campus on Bend’s westside.

# District 2 East Building 5 — T.I.

2739 NW Potts Ct., Bend, OR 97703

**Property Owner/Developer:**  
Brooks Resources  
& Taylor Development  
**Contractor:**  
SunWest Builders  
**Sitework Start:**  
March 2021  
**Completion:**  
November 2021  
**Square Footage:**  
6,220 sq. ft.  
**Amenities:**  
Speculative office space  
**Project Manager:**  
Kristin Burris  
**Supervisor:**  
David Mata  
**Architect:**  
Steele Associates Architects  
**Architect Team:** Adam Stephen, Danielle Burns, Scott Steele  
**Structural Engineer:**  
Froelich Engineers  
**Civil Engineer:**  
AKS Engineering  
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Geo Engineering:**  
Wallace Group  
**Landscape Designer:**  
Homeland Design



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

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**Subcontractors and Suppliers:**

Elite Electric, CCI Bend, Quality Heating, Cascade Cabinets, J&R Fire, Guarantee Glass & Mirror & Christensen Plumbing

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**Brief Description of Project:**

Two new speculative office suites in District 2 East’s Northwest Crossing campus on Bend’s westside.



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# Hanai

62430 NE Eagle Rd., Bend, OR 97701



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**Property Owner/Developer:**  
Hanai Foundation

**Contractor:** Leader Builders

**Project Cost:** \$2,800,000

**Sitework Start:** June 2019

**Completion:** September 2021

**Square Footage:** 4,000 sq. ft.

**Amenities:** Biophilic design, natural daylighting, radiant heat, advanced framing, flower of life structural harmony, living wall.

**Financing:** Owner

**Architect:** HD Architecture, Inc.

**Designer:** Piper Lucas Design

**Principal Architect:** Gary A. Holbrook

**Structural Engineer:**  
Eclipse Engineering, Inc.

**Civil Engineer:**  
Hickman Williams & Associates

**Mechanical Engineer:**  
CEA Consulting Engineers

**Electrical Engineer:**  
CEA Consulting Engineers

**Landscaping:** Katrina Langenderfer LA

Subcontractors and Suppliers:

Jim Hansen Construction, CWC Construction, Metolius River Plumbing, Kronsberg Electric, Jed’s Woodworking, McKenzie Cascade Excavation, True Line Steel, Sierra Pacific Windows, Bend Heating, WhiteStar Stucco, JL’s Drywall, Cost Less Carpet, Watchdog Security, Classic Window Coverings, Botanical Developments, McPherson Painting, Weld Design Studio.

# Hayden Homes Amphitheater

344 SW Shevlin Hixon Dr., Bend, OR 97702



PHOTO | HAYDEN HOMES AMPHITHEATER

**Property Owner/Developer:**  
William Smith Properties

**Contractor:** R&H Construction

**Sitework Start:** December 2020

**Completion:** June 2021

**Project Manager:** Kyle Hartley

**Superintendent:** Matthew Butler

**Architect:**  
Open Concept Architecture

**Structural Engineer:**  
Clark Reder Engineering

**Civil Engineer:** HWA, Inc.

Subcontractors and Suppliers:

A-Core of Oregon LLC, Advanced Entry & Automation LLC, Advanced Underground Utility Locating, Inc., Alpine Abatement Association, Inc, AM-1 Roofing Inc, CCI Bend LLC, Deschutes Painting Inc., Elite Electric, LLC, Hickman, Williams & Assoc Inc, LETS Construction Cleaning, Inc., Mark Latham Excavation Inc, Northwest Quality Construction Inc, OR Concrete Inc, Severson Plumbing & Mech Inc, Staging Dimensions, Inc., Sunburst Fabrications Inc., Tri-County Paving Inc., Western Protective Coatings LLC,

Brief Description of Project:

Phase I of the multi-phased remodel of newly renamed Hayden Homes Amphitheater included breaking down the previous stage and rebuilding a new 62-foot steel stage on the existing platform, along with accessibility enhancements. The new stage provides an additional 1,840 sq.ff. to the total stage footprint and hosts a minimalist design with architectural accents in recognition of Bend’s sawmill history.



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# High Desert Industrial — Building #5

NE Fourth St., Bend, OR 97701

**Property Owner/Developer:**  
High Desert Bend, LLC  
**Contractor:**  
Dominion Construction  
**Sitework Start:**  
January 2021  
**Completion:**  
December 2021  
**Square Footage:**  
14,500 sq. ft.  
**Amenities:**  
High-lift overhead doors, mezzanines  
**Project Manager:**  
Zach Raab  
**Supervisor:**  
Paul Glaunert  
**Architect:**  
STEELE Associates Architects  
**Architect Team:**  
Andy Harmon, Matt Sjoblom-Chambers, Scott Steele  
**Structural Engineer:**  
Froelich Engineering  
**Civil Engineer:**  
HWA  
**Mechanical Engineer:**  
JET Industries  
**Geotechnical Engineer:**  
Wallace Group, Inc.  
**Landscape Design:**  
Homeland Design



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Brief Description of Project:**

Multi-tenant Light Industrial building in new modern industrial campus on NE Fourth Street in Bend, featuring natural lighting, high-lift overhead doors and mezzanines in each suite.

# High Desert Industrial — Building #7

NE Fourth St., Bend, OR 97701



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**  
High Desert Bend, LLC  
**Contractor:** Dominion Construction  
**Sitework Start:** June 2019  
**Completion:** October 2021  
**Square Footage:** 26,700 sq. ft.  
**Amenities:** High-lift overhead doors, motorized in-floor dock levelers  
**Project Manager:** Zach Raab  
**Supervisor:** Paul Glaunert

**Architect:** STEELE Associates Architects  
**Principal Architect:** Andy Harmon, Matti Sjoblom-Chambers, Scott Steele  
**Structural Engineer:**  
Froelich Engineering  
**Civil Engineer:** HWA  
**Mechanical Engineer:** JET Industries  
**Geotechnical Engineer:**  
Wallace Group, Inc.  
**Landscape Design:** Homeland Design

**Brief Description of Project:**

Multi-tenant Light Industrial building located in a modern industrial campus on NE Fourth Street in Bend, featuring natural lighting, high-lift overhead doors and motorized dock levelers in each suite.

HWA is proud to have been part of so many Top Projects!

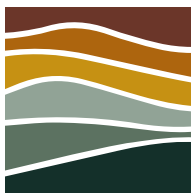
- 69 Newport Commercial Buildings
- BasX Expansion
- Bendistillery Expansion
- Hanai Community Center
- Juniper Elementary School Addition
- Larkspur Community Center
- My MD Office Building
- Reserves at Pilot Butte Apartments
- Third Street Marketplace
- High Desert Industrial – Building #5
- High Desert Industrial – Building #7
- Hayden Homes Amphitheater

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Wallace Group is gratified to have been a part of the team for many of these Top Projects.

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# Juniper Elementary School Addition

1300 NE Norton Ave., Bend, OR 97701

**Property Owner/Developer:**  
Bend-La Pine Schools  
**Contractor:**  
Kirby Nagelhout  
Construction Company  
**Project Cost:** \$2.9M  
**Sitework Start:** May 2020  
**Completion:** August 2021  
**Square Footage:** 12,600 sq. ft.  
**Financing:**  
Capital construction bond  
**Project Manager:**  
Mike Lawrence, KNCC  
**Supervisor:**  
Pete Showers, KNCC  
**Architect:**  
Nathanael Werner, BBT Architects  
**Principal Architect:**  
Renée Alexander, BBT Architects  
**Structural Engineer:**  
Eclipse Engineering  
**Civil Engineer:**  
HWA  
**Mechanical Engineer:**  
PAE  
**Landscape Architect:**  
J Battleson Design



PHOTO | COURTESY OF BBT ARCHITECTS

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**Subcontractors and Suppliers:**

A-Game Courts, American Sprinklers, Anderson Clark Interiors, Apollo Sheet Metal, Arizona Courtlines, Bend Commercial Glass, Bend Heating & Sheet Metal Building Material Specialties, CCI Bend Central Or Garage Door, Central Oregon Roofing, Central Oregon Waterproofing, David Tisiot, Deschutes Painting, Environmental Controls Corp, Fabulous Floors, Insulpro, Kevin Spencer Masonry, Lakeview Millworks Sales, Lets Const Cleaning Services, Mckenzie Cascade Heavy Excavation, Mountain Sky, North Rim Electric, Pence Kelly Concrete, RC Building Specialties, Redmond Fence & Pole Structures, Van Nevel Concrete & Curb, Western Wood Structure

.....

**Brief Description of Project:**

This project focused on the addition of a new gymnasium that would enhance the school’s ability to provide spaces specific to instruction. The project also focused on security upgrades around the campus, enhancing the main entry and providing

its first accessibility pathway to all six buildings across a very sloped site. New boilers were installed for the campus-wide steam mechanical system and snowmelt system on all pedestrian pathways.

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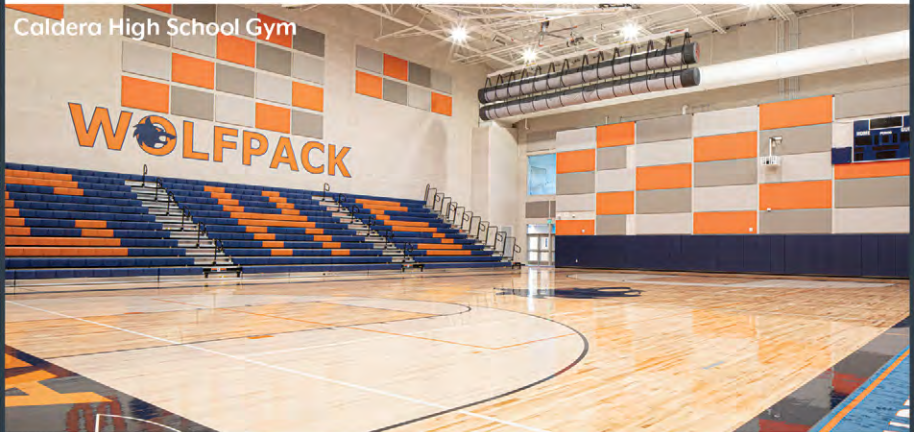
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# Juniper Swim and Fitness Indoor Pool Renovation

800 NE Sixth St., Bend, OR 97701

**Property Owner/Developer:**  
Bend Parks and Recreation  
**Design Build Contractor:**  
Pence Construction  
**Project Cost:** \$3,150,000  
**Sitework Start:** January 4, 2021  
**Completion:** September 3, 2021  
**Square Footage:** 11,680 sq. ft.  
**Amenities:** New pool tanks  
(Lap pool and children's pool)  
and complete replacement  
of pool mechanical system  
**Project Manager:**  
Karl Nottelmann  
**Supervisor:**  
Brian Hudspeth  
**Architect:**  
Barker Rinker Seacat  
**Principal Architect:**  
Daniel Matoba and Andy Stein  
**Structural Engineer:**  
Miller Consulting Engineers  
**Electrical Engineer:**  
AE Design  
**Mechanical Engineer:**  
Ballard Group  
**Aquatic Design:**  
Water Technology Institute



PHOTO | COURTESY OF PENCE CONSTRUCTION

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**Subcontractors and Suppliers:**

Wilson Curb, CEM Aquatics, Oregon Cascade Plumbing, EC Electric, Webfoot Painting, Whitestar Plastering and Stucco, Sunburst, Bend Commercial Glass, Roedel Tile, Mike's Fencing, Joni's Cleaning, Severson Fire Protection

.....

**Brief Description of Project:**

The project included a progressive design build delivery method which included the use of a Myrtha Renovation panel system, liner and gutter components to replace the pool vessels, all new concrete decks and drainage. Project also included a complete replacement of the pool mechanical systems and electrical service gear.

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# Larkspur Community Center

1600 SE Reed Market Rd., Bend, OR 97702

**Property Owner/Developer:**  
Bend Park and Recreation District  
**Contractor:** Pence Construction  
**Project Cost:** Construction: \$18,500,000;  
Overall: \$23,000,000  
**Sitework Start:** April 1, 2019  
**Completion:** August 31, 2020  
**Square Footage:** New Construction: 34,000 sq. ft., Remodeled Sr. Center: 14,000 sq. ft.  
**Amenities:** Indoor walk/jog track, indoor pool with shallow depth pool, current channel, spa, lap pool; fitness center, group exercise rooms, private changing rooms and locker rooms, classrooms, lobby café  
**Financing:** Funded by property taxes saved by district as well as system development charges to respond to community growth.  
**Project Executive:** Philip Johnson, Pence Construction  
**Sr. Project Manager:** Cory Loomis, Pence Construction  
**Project Manager:** Karl Nottelmann, Pence Construction  
**Superintendent:** Leon Methvin, Pence Construction  
**Superintendent:** Paul Sturges, Pence Construction



PHOTO | COURTESY OF KAYLA MCKENZI

**Project Engineer:** Ever Calderon-Valverde, Pence Construction  
**Development Manager:**  
Brian Hudspeth, BPRD  
**Architect:** Barker Rinker Seacat Architecture  
**Principal Architect:** Daniel Matoba, Barker Rinker Seacat Architecture  
**Senior Associate:** Andy Stein, Barker Rinker Seacat Architecture  
**Aquatics Design:** Water Technology Inc.  
**Structural Engineer:**  
Miller Consulting Engineers  
**Civil Engineer:**  
Hickman, Williams & Associates (HWA)  
**Mechanical Engineer:** Glumac  
**Geotechnical Engineer:** Wallace Group, Inc.  
**Landscaping Design:** Cameron McCarthy  
**Kitchen Design:** Clevengber Associates  
**Testing Agency:** Carlson Testing

**Subcontractors and Suppliers:**

Tye Engineering, Deschutes Concrete, Conseal, Cenigas Masonry, Sunburst Fabrications, Straight Up Carpentry, Garage Harmony, Bell Hardware, Anderson Clark Interiors, Insulpro, LDC, Platinum Exteriors, Central Oregon Roofing, Central Oregon Garage Door, Won-Door Corp, Bend Commercial Glass, Cascade Commercial Interiors, Whitestar Enterprises, Roedel Tile, Brandsen Floors, Direct Flooring, Empire Painting, JP Painting, Sign Wizards, WH Cress, BMS, Joni's Cleaning, Curtis Restaurant Equipment, NW Playground, MLS Interior, Anderson Poolworks, Otis Elevator Company, Severson Fire Protection, Black Diamond Plumbing, Cascade Heating and Specialties, Bend Electric, Latham Excavation, Wilson Curb, High Desert Paving, Pavement Protectors, Botanical Developments

**Brief Description of Project:**

State-of-the-art fitness center, 135,000-gallon indoor swimming pool, 5,000-square-foot warm-water pool with a current channel incorporating a hydro feature, bubble benches, soft walk bottom and an adjacent hot tub, 6,000-square-foot fitness center upstairs, including surrounding walk/jog track, state-of-the-art equipment, features alcoves for functional workouts and small group training. Two flanking dedicated fitness rooms complete with mirrors, bars, fitness equipment, audio systems and a maple sprung floor and wheelchair elevator style lift for pool access. Many smart elements were incorporated to support sustainability into the building.

# Legacy Landing

2065 NE Tucson Way, Bend, OR 97701

**Property Owner/Developer:**  
Housing Works  
**Contractor:** R&H Construction  
**Sitework Start:** June 2020  
**Completion:** November 2021  
**Square Footage:** 48,000 sq. ft.  
**Sr. Project Manager:** Jacob Hartley  
**Superintendent:** Jim Stewart  
**Architect:** LRS Architects, Inc.  
**Principal Architect:** Jim Landen  
**Structural Engineer:** Ashley & Vance Engineering, Inc.  
**Civil Engineer:** Ashley & Vance Engineering, Inc.



PHOTO | COURTESY OF R&H CONSTRUCTION

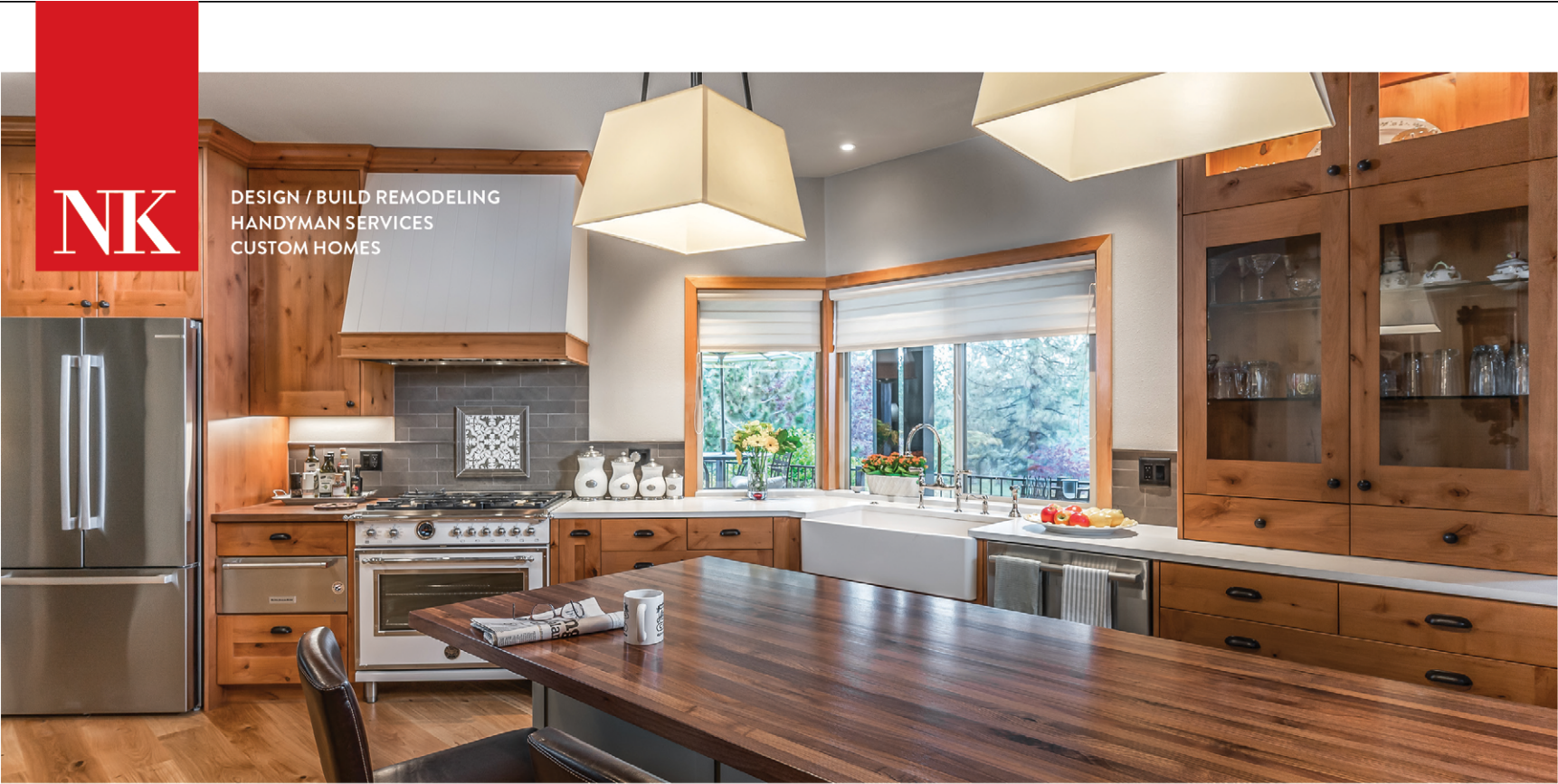
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Landscaping:**  
Aspen Landscape Development

**Subcontractors and Suppliers:**

97 Painting, LLC, A&E Masonry & Construction, A-Core of Oregon LLC, Aspen Landscape Development, Baxter Builders, LLC, Bend Commercial Glass, Bend Electric Inc., BrandSafway Services LLC, Central Oregon Heating & Cooling Inc, Central Oregon Waterproofing, Cleaning Unlimited, Deschutes Concrete Construction, Dimar Siding, Dorman Construction Inc., Fabulous Floors Inc, Gradeline Inc., Guarantee Glass & Mirror Inc, Heniges Construction LLC, Hickman, Williams & Assoc Inc, Hudspeth Land and Water LLC, J Helm Enterprises Inc, Johnson Brothers TV & Appliance, Kaminski Construction LLC, Lakeview Millwork Sales, Inc., McDermott Fence & Construction Inc, Mid-Valley LLC, North Country Building Specialties, Northwest Quality Construction Inc, Old World Cobblestone Inc, Pacific Rim Sash & Door, LLC, Performance Insulation & Energy Services Inc, Pro Shop Millwork & Design, River Roofing Bend, LLC, River Roofing Bend, LLC, Severson Fire Protection Inc, Severson Plumbing & Mech Inc, Sign Wizards Inc., Storlie Brothers Construction LLC, Sunbelt Rentals, Inc., ThyssenKrupp Elevator, Timber Canyon Construction LLC, Truss Components of Oregon Inc, Ultra Quiet Floors, US Mailboxes, Van Nevel Concrete & Curb Inc, Vernam Crane Services Inc, West Coast Tub Repair, Central OR Division, Western Protective Coatings LLC

**Brief Description of Project:**

Partnering with Housing Works and LRS Architects, this three-over-one podium mixed-use project includes three stories of multifamily affordable housing and a 14,000 sq. ft. Mosaic Medical healthcare clinic and pharmacy on the ground floor. The new space provides 47 one- and two-bedroom apartment homes for low-income seniors within the Central Oregon community. Six apartment units have been set aside for qualifying patients of Mosaic Medical with chronic medical conditions that create barriers for independent living. Four apartments are available to previously homeless senior veterans who are working with the Veterans Affairs VASH program. Legacy Landing has been awarded the Earth Advantage Platinum Multifamily certification.



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# MyMD

695 NW York Dr., Bend, OR 97703

**Property Owner/Developer:**  
MACPAC2 LLC  
**Contractor:**  
CS Construction  
**Project Cost:**  
\$2,200,000  
**Sitework Start:**  
January 2020  
**Completion:**  
January 2021  
**Square Footage:**  
9,000 sq. ft.  
**Amenities:** Medical office/exam space and tenant space for lease  
**Project Manager:**  
Matt Freeman  
**Architect:**  
Blaise Cacciola Architect  
**Principal Architect:**  
Blaise Cacciola  
**Structural Engineer:**  
Walker Structural Engineers



PHOTO | COURTESY OF CS CONSTRUCTION

**Civil Engineer:**  
Hickman, Williams & Associates, Inc.  
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Geotechnical Engineer:**  
Wallace Group, Inc.  
**Landscaping:**  
Botanical Developments

## Subcontractors and Suppliers:

AM-1 Roofing, Inc., Bend Commercial Glass, Carlson Sign Inc., Cascade Heating & Specialties, Inc, Grizzly Mountain Excavation, LLC, National Construction Rentals, Inc., Severson Fire Protection, Inc., Severson Plumbing, Ultra Quiet Floors, TK Elevator Corporation, Botanical Developments, JKD Construction, Inc, Moyer's Drywall Inc., Fabulous Floors, Inc., Broken Top Window Coverings, Elite Electric, LLC, Energy Conservation Insulation Co., Inc., Anderson Clark Interiors, Vazquez Painting and Construction LLC, Final Touch Cleaning by Gracie, KG Manufacturing LLC, Ceniga's Masonry Inc, Miller Lumber, Hooker Creek Construction Materials, Builders First Source, Red Built, LLC, Premier Building Systems, Precision Truss, KG Manufacturing, LLC, North Country Building Specialties

## Brief Description of Project:

Two-story, 8,600 sq. ft. new medical office building and the new home for the concierge medical practice of MyMD and Dr. Richard MacDonell.

# Partners In Care Hospice House

2075 NE Wyatt Ct., Bend, OR 97701

**Property Owner/Developer:**  
Partners In Care  
**Contractor:** SunWest Builders  
**Project Cost:** \$520 per sq. ft.  
**Sitework Start:** Excavation/paving/ parking lot: February 2020, broke ground: June 2020  
**Completion:** October 2021  
**Square Footage:** 14,840 sq. ft.  
**Amenities:** 12 private patient suites, garden, play areas, chapel, meeting room, commercial kitchen, family kitchenette, spa, off-leash pet park and more.  
**Financing:** None  
**Project Manager:** Jim Barrett, Partners in Care Representative  
**Project Supervisor:** Jon Paige, SunWest Builders  
**Architect:** Cole Architects  
**Project Architect:** Kimberly Stroup



PHOTO | BY CASCADE BUSINESS NEWS

**Interior Design Architect:**  
ALSC Architects  
**Structural Engineer:**  
Coffman Engineers  
**Civil Engineer:** PARAMETRIX, INC.  
**Geotechnical Engineer:**  
Wallace Group, Inc.  
**Mechanical & Electrical Engineer:**  
Coffman Engineers  
**Landscape Architect:**  
JBattleson Design

## Subcontractors and Suppliers:

Absolute Signs & Apparel, Architectural Millwork Mfg Co., Architectural Specialties Inc., Baptista Tile, Barclay Dean Architectural Products, LLC, Bargreen Ellingson, Bell Hardware - Bend, Bend Concrete Services, Co., Bend Fireside, Inc., Bend Window Treats, Inc., Black Sheep Paper Hanging, Botanical Developments, Inc., Cascade Civil Corp, Cascade Heating & Specialties, Cascade Painting & Design, CCI Bend, Central Oregon Trim & Door, Christensen Plumbing Solutions, Custom Tint, Dave Gerhardt Tile, Dimar Siding Company, Eagle Roofing, Energy Conservation Insulation (ECI), Elite Electric, Engineered Products, EZ Way, Inc., Fabulous Floors, Gary's Vacuflow, Geraghty Plumbing & Mechanical, H.A. McCoy Engineering & Surveying, J&R Fire, J&C Sanders Construction Supply, K&R Sheetmetal, Inc., Lakeside Lumber, LDC, Inc., Manciu Construction, Maxwell Construction, Mike's Fence Center, North Country Building Specialties, Northwest Framing Systems, Overhead Door of Central Oregon, Precision Glass Service, Pro Shop Millwork, Quality Truss, Redbuilt Engineered Wood Products, Roger Langeliers Construction, Sealtech, LLC, Sierra Pacific Windows, Solid Rock Masonry, Superior Interiors, Inc., Tri County Paving, Trio Furniture & Design, True Line Steel, Vic Russell Construction, Western Protective Coatings, Won-Door Corporation

## Brief Description of Project:

Features 12 suites with abundant natural light, homelike furnishings and amenities, space for family members to stay overnight. Private rooms feature tall windows that open, views of natural rock formations and native plants. Chapel complete with floor-to-ceiling windows, water feature with infinity edge and more.

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**SunWest Builders**

Steve Buettner, Owner  
Jon Page, Superintendent  
Julie Hyer, Sr. Project Manager

**Architects**

Cole Architects, Bend, OR  
Kimberly Stroup, Phil Doza, John Kvapil

ALSC Architects, Spokane, WA  
Troy Bishop

**Civil Engineer**

Parametrix  
Seth Rankin, Jim Frost

**Structural Engineer**

Coffman Engineers, Inc.  
Annie Luu, Dave Peden

**Fire Suppression Engineer**

Coffman Engineers, Inc.  
Robert Blakeman

**Mechanical & Plumbing Engineer**

Coffman Engineers, Inc.  
Artur Gurdyumov

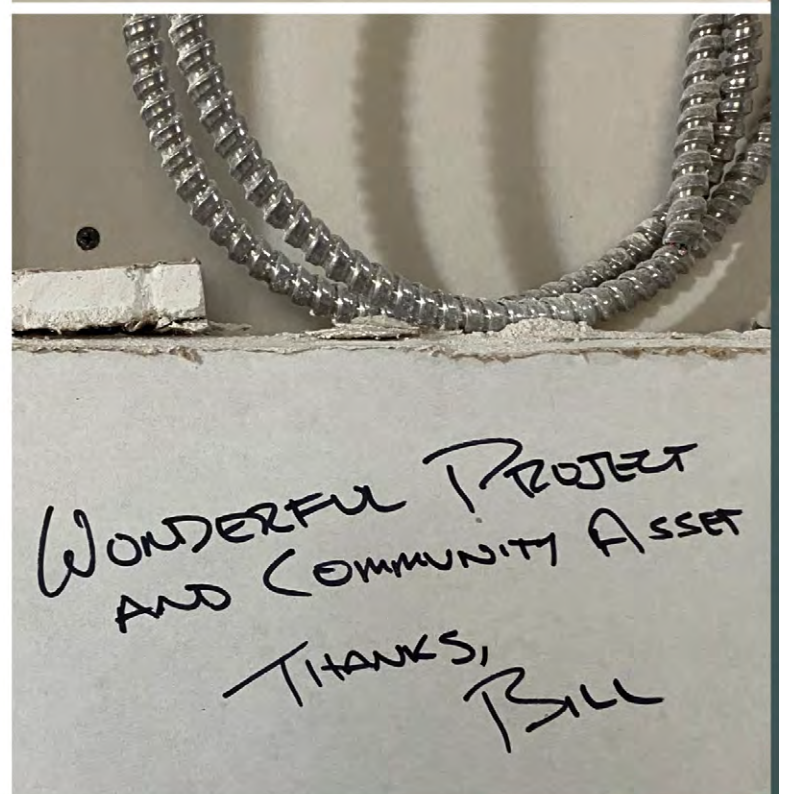
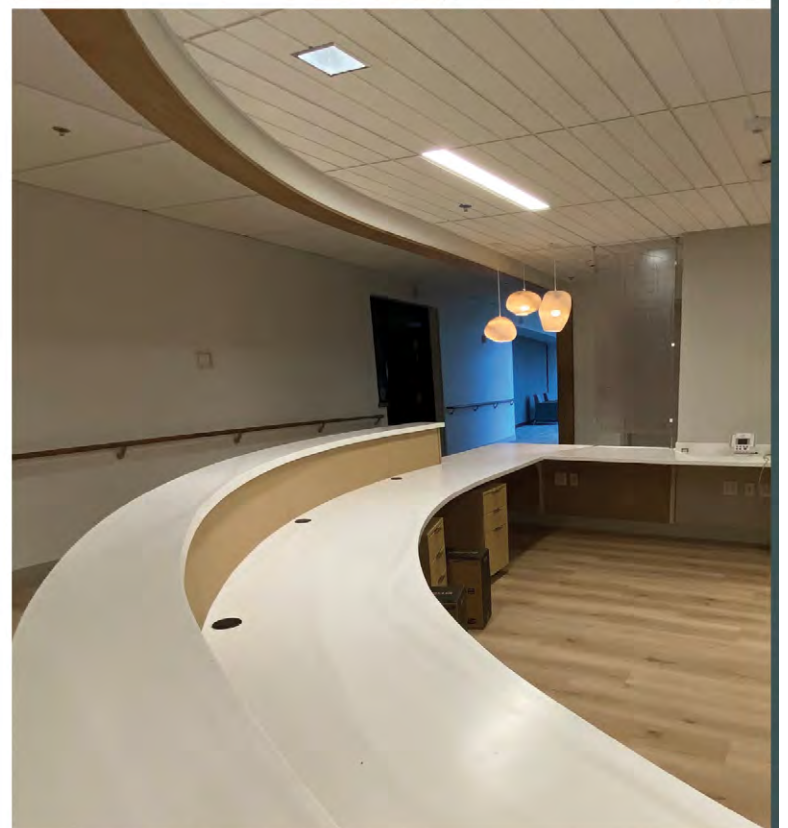
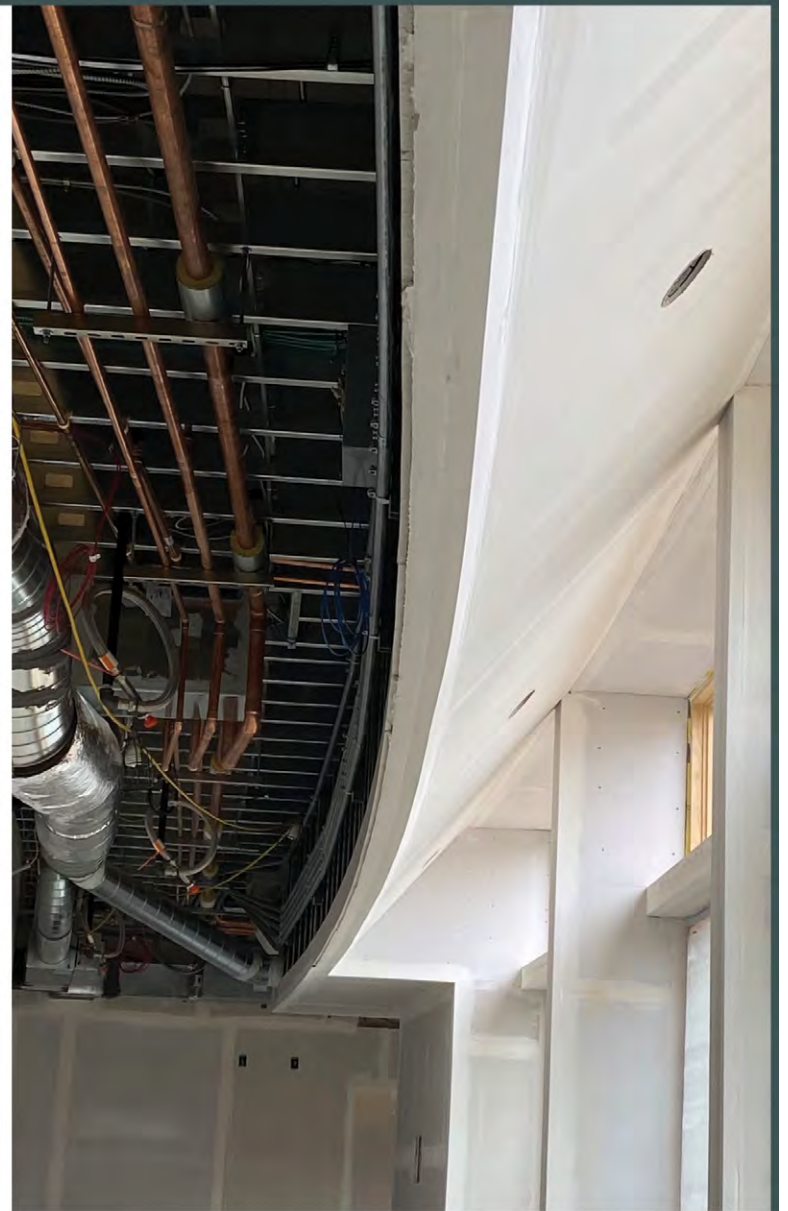
**Electrical Engineer**

Coffman Engineers, Inc.  
Matthew Verheul, Braxton Griffin, Joe Korus

**Landscape Architect**

J. Battleson Design  
Jay Battleson

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# Phoenix Crossing

1475 NE Forbes Rd./2065 NE Tucson Way, Bend, OR 97701

**Property Owner/Developer:**  
Housing Works  
**Contractor:**  
R&H Construction  
**Sitework Start:**  
June 2020  
**Completion:**  
September 2021  
**Square Footage:**  
18,500 sq. ft.  
**Project Manager:**  
Meghan Bowman  
**Superintendent:**  
Andy Hewes  
**Architect:**  
LRS Architects, Inc.  
**Principal Architect:**  
Jim Landen



PHOTO | COURTESY OF R&H CONSTRUCTION

**Structural Engineer:**  
Ashley & Vance Engineering, Inc.  
**Civil Engineer:**  
Ashley & Vance Engineering, Inc.  
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Landscaping:**  
Aspen Landscape Development

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### Subcontractors and Suppliers:

7 Peaks Paving LLC, A-Core of Oregon LLC, Alex Hodge Construction, AM-1 Roofing Inc, American Direct, Aspen Landscape Development, Baxter Builders, LLC, Bend Concrete Service Co, Bend Electric Inc., Bend Excavating LLC, CCI Bend LLC, Deschutes Painting Inc., Elite Construction Contracting, Energy Conservation Insulation Co., Fabulous Floors Inc, Ferguson Enterprises Inc.^, Guarantee Glass & Mirror Inc, Heniges Construction LLC, Hickman, Williams & Assoc Inc, Hudspeth Land and Water LLC, Lakeview Millwork Sales, Inc., LDC Inc, LETS Construction Cleaning, Inc., Masonry Resource Inc., McLean Concrete Construction, North Country Building Specialties, Northwest Framing Systems Inc, Otis Elevator Co, Pacific Rim Sash & Door, LLC, Pro Shop Millwork & Design, Redmond Fencing & Pole Structures LLC, Severson Fire Protection Inc, Severson Plumbing & Mech Inc, Sign Wizards Inc., Stephen's Heating & Cooling Inc., Sunburst Fabrications Inc., True Line Steel Inc, Ultra Quiet Floors, US Mailboxes, West Coast Tub Repair, Central OR Division, Western Protective Coatings LLC

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### Brief Description of Project:

Adding to the much-needed housing shortage in Bend, R&H partnered with Housing Works and LRS Architects to build this ground-up 18,500 sq. ft. three-story, wood-framed, mixed-use affordable housing development with two floors consisting of 24 studio and one-bedroom homes dedicated to survivors of domestic violence through Saving Grace. The ground floor houses 5,000 sq. ft. of commercial retail space.

# Prineville Industrial - Lot 3

111 SW Empire Dr., Prineville, OR 97754

**Property Owner/Developer:**  
Empire Construction & Development  
**Contractor:** Empire Construction & Development  
**Sitework Start:** March 2021  
**Completion:** December 2021  
**Square Footage:** 21,825 sq. ft.  
**Amenities:** Light industrial speculative shell space  
**Project Manager:** Mark Meredith  
**Supervisor:** Mark Meredith  
**Architect:** Steele Associates Architects  
**Architect Team:** Adam Stephen, Danielle Burns, Scott Steele

**Structural Engineer:** Ashley & Vance Engineering  
**Civil Engineer:** Becon Civil Engineering  
**Geotechnical Engineer:** Wallace Group, Inc.  
**Mechanical Engineer:** Olson Heating  
**Landscaping:** Springtime Irrigation

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### Subcontractors and Suppliers:

Elite Electric, Sunset Plumbing, American Sprinkler, Olson Heating, Springtime Irrigation

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### Brief Description of Project:

Two new pre-engineered speculative buildings for light industrial tenant space in Prineville.



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# Prineville Water Treatment Plant

1432 Main St., Prineville, OR 97754



PHOTO | COURTESY OF SUNWEST BUILDERS

**Property Owner/Developer:**  
City of Prineville  
**Contractor:** SunWest Builders  
**Sitework Start:** July 13, 2020  
**Completion:** June 15, 2021  
**Square Footage:** 10,000 sq. ft.  
**Amenities:**  
City Water Treatment Plant

**Project Manager:** Wayne Powderly  
**Supervisor:** Mike Maxham  
**Architect:** Odell Engineering  
**Principal Architect:** Lee Odell  
**Structural Engineer:**  
Jackola Engineering  
**Mechanical Engineer:**  
Odell Engineering

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

AM-1 Roofing, Inc., Apollo Mechanical, Barepaws - Testing, Bell Hardware, Bend Commercial Glass, Cascade Painting & Design, Inc., CCI Bend, LLC, Dana Signs, Davidson's Masonry, Dimar Siding Company, Fabulous Floors, LLC, Hamer Electric, Havern Cabinetry Design, Marc Riverman Painting, LLC, North Country Building Specialties, Northwest Framing Systems, Oregon Truss, OverHead Door of Central Oregon, Pence/Kelly Concrete, LLC, Sealtech, LLC

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

10,000 sq. ft. water treatment plant.



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# Reserves at Pilot Butte Apartments

610 NE Dalton St., Bend, OR 97701



PHOTO | COURTESY OF BLRB ARCHITECTS

**Property Owner/Developer:**  
Bend Dalton Leasehold, LLC  
**Contractor:** R&H Construction  
**Project Cost:** \$14,000,000  
**Sitework Start:** February 2020  
**Completion:** December 2021  
**Square Footage:**  
118,127 sq. ft, 82 units  
**Amenities:** Outdoor BBQs, fire pit, off-leash dog park, dog wash station, in-building garages, carports, covered bike racks, electric vehicle (EV) charging stations and more.  
**Financing:** Privately financed  
**Architect:** BLRB Architects  
**Project Manager:** Nicholas Radon, AIA, Architect, BLRB Architects  
**Structural Engineer:**  
Ashley & Vance Engineering, Inc.  
**Civil Engineer:**  
Hickman, Williams & Associates, Inc.  
**Mechanical Engineer:**  
CEA Consulting Engineers

**Geotechnical Engineer:**  
Wallace Group, Inc.  
**Building Envelope:**  
Morrison Hershfield  
**Owner's Rep:** deChase Miksis/Redpoint  
**Property Management:**  
Cushman & Wakefield  
**Landscape Architect:**  
SZABO Landscape Architecture, LLC  
**Land Use Consultant:**  
Blackmore Planning and Development Services, LLC  
**Special Inspections:**  
Carlson Testing, Inc

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

Elite Electric (electrical design/build subcontractor and engineer), Severson Plumbing & Mechanical, Inc., (plumbing design/build subcontractor and engineer), Baxter Builders, LLC, J&R Fire, LLC, Latham Excavation, Cascade Heating & Specialties, Inc., Deschutes Construction Corporation, 97 Painting, Sunburst Fabrications, Inc., AM-1 Roofing, Inc., Dimar Siding Company, CCI Bend, LLC, Floor Solutions, LLC, Eldorado Stone Corporation, Prime Window Systems, LLC, Woodtone, Sign Wizards Inc., Lanz Cabinets Multifamily Solutions, Imagine Stoneworks, Steelport, LLC, Precision Truss & Lumber, Inc.

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

Project includes an array of indoor and outdoor amenities including outdoor BBQ, firepit, off-leash dog park and pet wash station, hiking at nearby Pilot Butte, indoor fitness center. Finished complex will include four walk-up style apartment buildings and amenity building. Each apartment building includes 20-to-22 one- and two-bedroom units. Convenient location to shopping, medical, restaurants and outdoor recreation.

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# Roam

10 NW Minnesota Ave., Bend, OR 97703

**Property Owner/Developer:**

Oxford Hotel – Baney Corporation

**Contractor:** Owner performed

**Sitework Start:** March, 2021

**Completion:** September, 2021

**Square Footage:** 2,000 sq. ft.

**Amenities:** Full Bar, lounge, booth seating, outdoor seating, outdoor radiant heating, operable indoor-outdoor glass sectional doors, dumbwaiter, private dining and conference room.

**Principal Architect:** Scott Steele

**Project Manager:** Chris Thome

**Architect:** Tristan Shepherd

**Supervisor:** Oxford Corporate — Bret Matteis

**Interior Design:** Oxford Corporate — Michelle Rispoli



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Restaurant Design:**

Coastline Design

**Structural Engineer:**

Ashley & Vance Engineering

**Electrical Engineer:** TOMCO

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

**Subcontractors and Suppliers:**

Tomco Electric, Ponderosa Builders, CCI, Central Oregon Garage Door, Bend Heating, Beam Works, Bend Painting, JT Plumbing, Pro Shop, Bend AV, Bend Commercial Glass, Dan Daley, Phoenix Fire Protection, A-Core concrete cutting.

**Brief Description of Project:**

Roam is a new street access restaurant in the Oxford Hotel. The space was previously a ground floor lease space, which, through an extensive remodel, is now dually connected to the hotel lobby and accessible from the sidewalk entrance. A new glass door connects the restaurant to a new reservable dining area that can be used for both dinner parties and business meetings with full AV accessibility. The “back-of-house” services are now accessible through the rear stair corridor that connects the restaurant to the original Ten Below kitchen. The basement kitchen was also expanded to better serve the new restaurant, while also providing a new section dedicated for large banquets. Large operable glass sectional doors create an open-air dining experience during nice weather. Additional sidewalk seating with radiant overhead heating extends the outdoor dining season. The interior concept is modern industrial with a nod to local ranch life. The material and finishes palette embodies natural colors and hues found in the high desert. Materials include local Oregon reclaimed Juniper, wood beams from Bend company, Beam Works, painted brick, industrial steel windows and doors, custom steel and glass screens, textured plaster walls and concrete-like floor tiles. Artwork in the space reflects local mountains, juniper trees and wild horses. A custom horseshoe sculpture by a local artist uses horseshoes from the owner’s ranch.

# Shevlin Wellness Building #2

2165 NW Shevlin Park Rd., Bend, OR 97701



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**

Taylor Brooks LLC/Taylor Development

**Contractor:** SunWest Builders

**Sitework Start:** March 2021

**Completion:** December 2021

**Square Footage:** 5,234 sq. ft.

**Amenities:** medical office space

**Project Manager:** Kristen O’Riordan

**Supervisor:** David Mata

**Architect:**

Steele Associates Architects, LLC

**Architect Team:**

Chris Thome, Scott Steele

**Structural Engineer:** Ashley Vance

**Civil Engineer:** AKS

**Mechanical Engineer:** CEA

**Landscape Designer:** Homeland

**Landscaping:** Botanical Developments

**Subcontractors and Suppliers:**

Anderson Clark Interiors, Bell Hardware, Platinum Exteriors, Deschutes Plumbing, ECI, Fabulous Floors, Guarantee Glass & Mirrors, J. Helm Enterprises, JKD Construction, North Country Building, Northwest Framing, Pacific Painting, Quality Heating, Redbuilt, River Roofing Bend, Solid Rock Masonry, Superior Garage Floors, Tomco Electric, True Line Steel, Central Oregon Trim and Door

**Brief Description of Project:**

Single-story 5,234 sq. ft. office medical building designed for one or two tenants in the Shevlin Wellness Campus. The building will have one tenant, with 13 exam rooms, waiting area, three-offices, nurse station, medical assistant area, restrooms and break room. A lot of natural light is brought into the building with an East window wall and high transoms into interior exam rooms.



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# Sunlight Solar Energy, Inc.

150 NE Hawthorne Ave. (Sunlight Solar Building), Bend, OR 97701

**Property Owner/Developer:**  
Paul Israel, Sunlight Solar Energy, Inc.  
**Contractor:**  
Sunlight Solar Energy, Inc.  
**Project Cost:** \$2,000,000  
**Sitework Start:** November 15, 2019  
**Completion:** October 31, 2021  
**Square Footage:** 13,000 sq. ft.  
**Amenities:**  
Solar powered, exceeded State energy codes, EV chargers.  
**Financing:** Columbia Bank  
**Project Manager:** Paul Israel  
**Supervisor:** Robert Johnson  
**Architect:**  
Stemach Design + Architecture  
**Principal Architect:** Ellen Hassett  
**Structural Engineer:**  
Vector Engineering  
**Civil Engineer:**  
LB Engineering  
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Geo Engineering:**  
WTI Testing and Design  
**Landscape Designer:**  
Suzanne Audette Design  
**Landscaping:** OrganiScapes, Inc.



PHOTO | COURTESY OF SUNLIGHT SOLAR ENERGY INC.

**Subcontractors and Suppliers:**

Miller Lumber, Qtrusses, Innotech Windows, Applegate Insulation, Sunlight Solar Energy, Inc.

**Brief Description of Project:**

Net-zero solar-powered commercial building. Building exceeds Oregon commercial code. Grounbreaking mini-splits in a commercial building. Triple-glazed tilt-and-turn windows. Designed to enhance neighborhood community by having building proud and accessible to the street. Labor of love.

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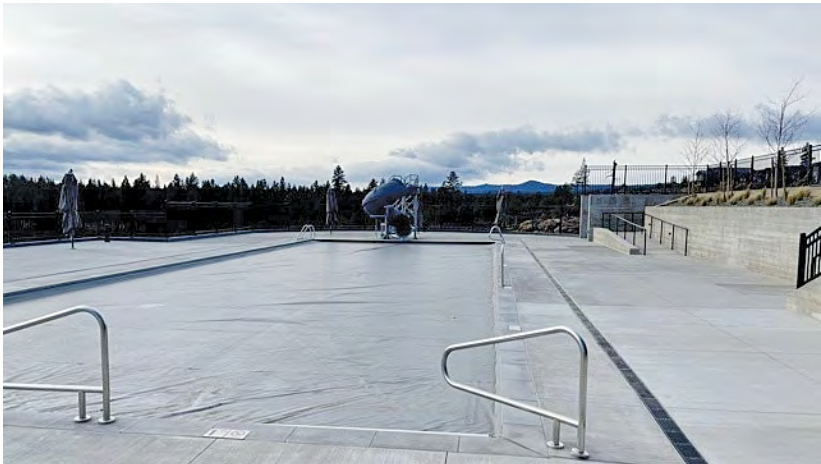
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# Tetherow HOA Pool

19259 Outrider Loop, Bend, OR 97702



PHOTOS | COURTESY OF SUNWEST BUILDERS

**Property Owner/Developer:** Tetherow HOA  
**Contractor:** SunWest Builders  
**Sitework Start:** March 1, 2020  
**Completion:** May 15, 2021  
**Amenities:** Swimming pool, restrooms, parking lot  
**Project Manager:** Wayne Powderly

**Supervisor:** David Mata  
**Architect:** Darren Thomas Architects  
**Principal Architect:** Darren Thomas  
**Civil Engineer:** Parametrix Engineering Mechanical Engineer:  
**Geotechnical Engineer:** Wallace Group, Inc.  
**Landscape Architect:** Mike Szabo

.....

**Subcontractors and Suppliers:**

Anderson Clark Interiors, Inc., Bell Hardware, Bell Hardware - Bend, Bend Concrete Services, Co., Bend Electric Inc., Bend Heating & Sheetmetal, Inc., Cascade Civil Corp, Cascade Painting & Design, Inc., Central Oregon Waterproofing, Cox Custom Welding, Daniel Simmons Contracting, Inc. Dave Gerhardt Tile, Deschutes Plumbing, East Cascade Security, ECI, Frame to Finish, Grizzly Mountain Excavation, J. Helm Enterprises, K & R Sheetmetal Inc, Mike's Fence Center, Miller Lumber, Mosaic Medical, North Country Building Specialties, Northwest Framing Systems, Sealtech, LLC, Solid Rock Masonry Con., Specialized Pool Services, Stephen's Heating & Cooling, Stone Roofing & Construction, Inc., Sunburst Fabrications, Inc., Sweeney Plumbing, Timber Canyon Construction, Tomco Electric, Inc.

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**Brief Description of Project:**

New neighborhood swimming pool, restrooms and parking lot.



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## 206 SE Taft Avenue, Bend

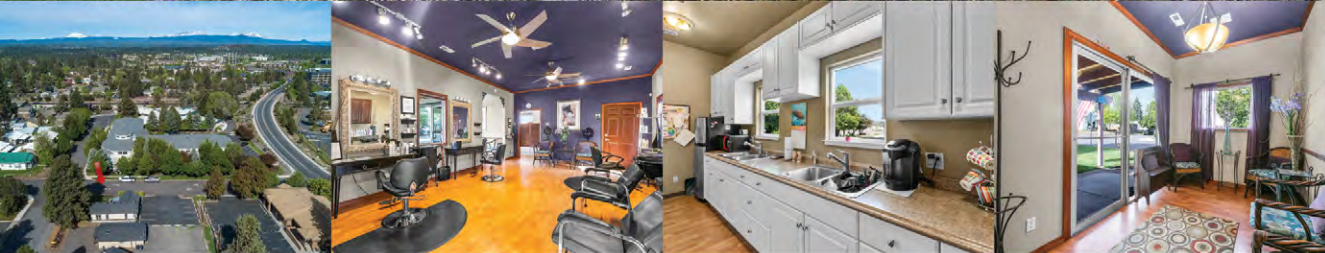
887 SF Stand-Alone building in a very desirable central location. Currently operating as a well-established salon business with a proven track record & very strong upside potential. Zoned CL, this building was fully rebuilt in '05 to include a small reception/product sales area, salon space with 5 stations, 4 salon sinks, full kitchen/break room with onsite washer & dryer.

- 887 square feet
- Turn-key business
- Within walking distance to the Old Mill
- 10 onsite parking spaces
- Zoned CL

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## An aerial photograph of a large, modern resort building with a dark, gabled roof and extensive glass windows. A prominent red water slide curves down the side of the building. The resort is situated in a lush, green landscape with a golf course, a pond, and a forested area in the background. The building has a rustic yet contemporary design with wood siding and large glass panels. The surrounding area includes a paved patio with lounge chairs, a swimming pool area with red umbrellas, and a well-maintained golf course with a small pond and trees. The overall scene is bright and sunny, suggesting a warm day at the resort.

PHOTO | COURTESY OF SUNRIVER RESORT

Completed as an expansion to Sunriver Resort's existing Cove pool, the Aquatic Center project includes a ground-up indoor pool facility adjacent to the resort facility. This 10,000 s.f. building hosts a large swimming pool, lazy river, waterslide, children's splash pad and indoor access to the Spotted Frog poolside restaurant. Three sides of the building feature roll-up garage doors, allowing the facility to transform into a roofed outdoor park in the summer. The 12,000 s.f. outdoor event yard features trees and native plants that create privacy around the community green space available for hosting events. New parking, drive aisles and bike/walk paths have been added throughout the expansion. The Cove Aquatic Center offers guests of Sunriver Resort an exclusive oasis where they can relax and enjoy pool amenities year-round.

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# The Grove at Northwest Crossing

2838 NW Crossing Dr., Bend, OR 97703

**Property Owner/Developer:**  
Grove NWX, LLC, Chris Jones  
**Contractor:** SunWest Builders  
**Project Cost:** \$8.6M  
**Sitework Start:** December 2019  
**Completion:** March 2021  
**Square Footage:** 13,780 sq. ft. Market Hall and 18,200 sq. ft. Commercial Building  
**Amenities:** Market Hall: ten restaurant stalls, common indoor and outdoor eating areas with large fire place and fire pits. Commercial Building: build-to-suit office, retail and restaurant spaces. Includes covered parking, shared restrooms/shower and lockers.  
**Financing:** First Interstate Bank  
**Project Manager:** Julie Hyer  
**Supervisor:** Jim Skelly  
**Architect:** Hacker Architects  
**Principal Architect:** Tom Schmidt  
**Structural Engineer:** SCE Engineering  
**Civil Engineer:** Adam Conway, DOWL  
**Mechanical Engineer:** Rob James, Cole Breit  
**Electrical Engineer:** Jason Bethers, Elite Electric  
**Geo Engineering:** Carlson Testing  
**Landscape Architect:**  
Brian Nierman, Szabo Landscape Architecture  
**Landscaping:** Botanical Developments



PHOTO | COURTESY OF SUNWEST BUILDERS

**Brief Description of Project:**

SunWest Builders provided preconstruction and construction services for the construction of two buildings at “The Grove” in NorthWest Crossing. The first building is a 13,780 sq. ft. Market Hall consisting of ten restaurant stalls and a common eating area. The second building is a 18,200 sq. ft. commercial building, which is built to suit for each individual tenant. The project incorporates site improvements within “city block” and will serve as a new gathering area for NorthWest Crossing.

**Subcontractors and Suppliers:**

7 Peaks Paving, AM-1 Roofing Inc., Baxter Builders, Bell Hardware, Bend Commercial Glass, Bend Concrete Services, Bend Fireside, Botanical Developments, Castle Bespoke Flooring, Central Oregon Garage Door, Central Oregon Trim & Door, Christensen Plumbing, Dave Gerhardt Tile, Deschutes Concrete Construction, Dimar Siding Company, Eagle Roofing, ECI, Elite Electric, Engineered Wood Solutions, Fabulous Floors, Garage Harmony, GH Surveying, Grizzly Mountain Excavation, Ideal Products, Innotech Windows & Doors, J&R Fire Protection, J&C Standers Construction Supply, J. Helm Enterprises, Lance Douglas Peterson, LDC Inc., Miller Lumber, North Country Building Specialties, Northwest Framing Systems, Northwest Painting & Restoration, Inc, Otis Elevator, Quality Heating, Redbuilt Engineered Wood Products, Roger Langeliers Construction, Scott Harrin Design & Construction, Solid Rock Masonry, Superior Garage Floors, Taylor Northwest, True Line Steel, Ultra Quiet Floors, Western Protective Coatings

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# Third Street Marketplace

1219 NE Third St., Bend, OR 97701



PHOTO | BY CASCADE BUSINESS NEWS

**Property Owner/Developer:**  
Third Street Marketplace, LLC.  
**Contractor:** SunWest Builders  
**Sitework Start:** November 2, 2020  
**Completion:** June 28, 2021  
**Square Footage:** 7,060 sq. ft.  
**Amenities:** Four-suite commercial shell space with complete site finishes, landscape and drive-thru.  
**Financing:** First Interstate Bank  
**Project Manager:**  
Kristy Thompson, SunWest Builders  
**Supervisor:** David Mata, SunWest Builders

**Architect:**  
Steele Associates Architects  
**Principal Architect:** Andy Harmon, Matti Sjoblom-Chambers, Scott Steele  
**Structural Engineer:**  
Ashley & Vance Engineering  
**Civil Engineer:** HWA  
**Mechanical Engineer:** ColeBreit Engineering  
**Plumbing Engineer:** Bryan Young Plumbing  
**Geotechnical Engineer:** Wallace Group, Inc.  
**Landscape Architect:**  
Homeland Design, LLC.  
**Landscaping:** Newport Avenue Landscaping

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**Subcontractors and Suppliers:**

7 Peaks Paving, A+ Cleaning & Sanitation, B2 Concrete Construction, Bend Commercial Glass, Bend Concrete Services, Bryan Young Plumbing, Cascade Insulation, CCI Bend, LLC., Eagle Roofing, ECI Insulation, Elite Electric, J&RFire, K&R Sheetmetal Inc., Marc Riverman Painting, Newport Ave Landscaping, Northwest Framing Systems, Quality Heating, Roger Langeliers Construction, Shamrock Northwest Construction, Solid Rock Masonry, Sunburst Fabrications, Inc., Western Protective Coatings

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**Brief Description of Project:**

Four-suite commercial shell space with complete site finishes, landscape and drive-thru.

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# Thompson Elementary School Renovations

437 NW Wall St., Bend, OR 97703

**Property Owner/Developer:**  
Bend-La Pine Schools  
**Contractor:** R&H Construction  
**Project Cost:** \$4.8M  
**Sitework Start:** April 2020  
**Completion:** February 2021  
**Square Footage:**16,000 sq. ft.  
**Financing:** Capital construction bond  
**Project Manager:**  
Meghan Bowman, R&H Construction

**Supervisor:**  
Matt Butler, R&H Construction  
**Architect:**  
Matt Appleby, BBT Architects  
**Principal Architect:**  
Renee Alexander, BBT Architects  
**Structural Engineer:**  
Walker Structural Engineering  
**Mechanical Engineer:**  
ColeBreit Engineering



PHOTO | COURTESY OF BBT ARCHITECTS

**Subcontractors and Suppliers:**

7 Peaks Paving LLC, A-Core of Oregon LLC, Alpine Abatement Association, Inc, Anderson Clark Interiors Inc, Arbor 1 Tree Service LLC, Bell Hardware, Bend Commercial Glass, Bend Heating & Sheet Metal Inc, CCI Bend LLC, Cement Elegance, Central Oregon Roofing Co, Classic Coverings and Design Inc., Deschutes Painting Inc., Engineered Products a Pape' Co., Environmental Controls Corp., Fabulous Floors Inc, Green Window Restoration LLC, Johnson Brothers TV & Appliance, LDC Inc, LETS Construction Cleaning, Inc., Mike's Fence Center Inc, Nationwide Lifts Oregon, Inc., North Country Building Specialties, North Rim Electric LLC, Northwest Framing Systems Inc, Northwest Quality Construction Inc, Performance Insulation & Energy Services Inc, Severson Fire Protection Inc, Severson Plumbing & Mech Inc, Sign Wizards Inc., Smalling Construction, Inc., Springtime Irrigation Inc, Sunburst Fabrications Inc., Ultra Quiet Floors, Vibetech Specialties LLC, We Cut Concrete Inc

**Brief Description of Project:**

This project included the design of a wide range of renovations to this historic school. The project included restoration of the exterior windows to retain the historic characteristic of the school. Building upgrades include new lighting, an upgraded HVAC system and fire and security systems to district standards.

# Watson Hangar

765 SE Salmon Ave., Redmond, OR 97756

**Property Owner/Developer:** City of Redmond  
Airport/Empire Construction & Development  
**Contractor:** Empire Construction & Development  
**Sitework Start:** February 2021  
**Completion:** December 2021  
**Square Footage:** 21,000 sq. ft.

**Amenities:** Private air hangar  
**Project Manager:** Mark Meredith  
**Supervisor:** Mark Meredith  
**Architect:** Steele Associates Architects  
**Architect Team:**  
Adam Stephen, Brian Clements, Scott Steele

**Structural Engineer:**  
Ashley & Vance Engineering  
**Civil Engineer:** Becon Civil Engineering  
**Mechanical Engineer:**  
CEA Consulting Engineers  
**Landscaping:** Springtime Irrigation

**Subcontractors and Suppliers:**

Elite Electric, Sunset Plumbing, American Sprinkler, Olson Heating, Springtime Irrigation, Wallace Group, Inc.

**Brief Description of Project:**

Private air hangar at the Redmond Airport.



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Information provided by Premier Builders Exchange

**Deschutes County**

- \$1,282,707.00 - Commercial (New) 14,000 sf. at 64992 Deschutes Pleasant Ridge Rd. Bend 97701 OR  
Owner: Jack Robinson & Sons Inc. PO Box 5006 Bend, OR 97708 541-382-4681 Permit # 247-20-008721
- \$1,308,809.00 - Commercial (New) 13,440 sf. at 64992 Deschutes Pleasant Ridge Rd. Bend 97701 OR  
Owner: Jack Robinson & Sons Inc. PO Box 5006 Bend, OR 97708 541-382-4681 Permit # 247-20-008720
- \$1,681,596.00 - Commercial (New) 18,010 sf. at 64992 Deschutes Pleasant Ridge Rd. Bend 97701 OR  
Owner: Jack Robinson & Sons Inc. PO Box 5006 Bend, OR 97708 541-382-4681 Permit # 247-20-008719
- \$1,271,561.00 - Commercial (Multi Family) 9,056 sf. at 801 W Hood Ave. Sisters 97759 OR Owner: Threewind Partners, LLC 1825 Happy Ln. Eugene, OR 97401  
Builder: Dunlap Fine Homes, Inc. 541-604-4200 Permit # 247-20-008750
- \$1,071,876.00 - Commercial (New Hanger) 16,150 sf. at 63132 Powell Butte Hwy Bend 97701 OR  
Owner: City of Bend 710 NW Wall St. Bend, OR 97701 Permit # 247-21-003571
- \$1,004,343.00 - Commercial (New) 11,975 sf. at 63305 Gibson Air Rd. Bend 97701 OR Owner: City of Bend PO Box 6313 Bend, OR 97701  
Builder: Elite Electric, LLC 541-788-4868 Permit # 247-21-003413
- \$3,580,147.00 - Commercial (New) 10,325 sf. at 57850 West Cascade Rd. Sunriver 97707 OR Owner: Sunriver Enviromental, LLC PO Box 3699 Sunriver, OR 97707  
Builder: Slayden Constructors, Inc. 720-547-5400 Permit # 247-21-003868
- \$4,283,948.00 - Commercial (New) 27,996 sf. at 12930 Hawks Beard Black Butte Ranch 97759 OR Owner: Black Butte Ranch Corp PO Box 8000 Black Butte Ranch, OR 97759  
Builder: Kirby Nagelhout Construction Company 541-389-7119 Permit # 247-21-005983
- \$1,380,000.00 - Commercial (New) 11,301 sf. at 230 E Sun Ranch Dr. Sisters 97759 OR Owner: Joyfield Building, LLC PO Box 3500-411 Sisters, OR 97759  
Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 247-21-007922

**City of Redmond**

- \$1,562,880.00 - Commercial (Multi Family) 17,684 sf. at 1238 SW Obsidian Ave. Redmond 97756 OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616  
Builder: R & H Residential Construction 503-228-7177 Permit # 711-19-002375
- \$1,562,880.00 - Commercial (Multi Family) 17,684 sf. at 1238 SW Obsidian Ave. OR  
Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616 Permit # 711-19-002376
- \$1,562,880.00 - Commercial (Multi Family) 14,142 sf. at 1238 SW Obsidian Ave. OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616  
Builder: R & H Residential Construction 503-228-7177 Permit # 711-19-002377
- \$1,750,000.00 - Commercial (New) 12,990 sf. at 701 NW Spruce Ave. Redmond 97756 OR Owner: Juniper Canyon Investment, LLC PO Box 1410 Bend, OR 97709  
Builder: Havniear Construction, LLC 541-389-4141 Permit # 711-20-001536
- \$1,750,000.00 - Commercial (New) 12,990 sf. at 701 NW Spruce Ave. Redmond 97756 OR Owner: Juniper Canyon Investment, LLC PO Box 1410 Bend, OR 97709  
Builder: Havniear Construction, LLC 541-389-4141 Permit # 711-20-001458
- \$2,210,300.00 - Commercial (New) 21,000 sf. at 905 SE Salmon Ave. Redmond 97756 OR  
Owner: City of Redmond 411 SW 9th St. Redmond, OR 97756 541-923-7710 Permit # 711-20-002118
- \$3,500,000.00 - Commercial (Addition) 14,423 sf. at 3500 SW 21st Pl. Redmond 97756 OR Owner: BASX Properties, LLC 3500 SW 21st Pl. Redmond, OR 97756  
Builder: Lisa Reynolds Permit # 711-21-000043
- \$6,900,000.00 - Commercial (Tenant Improvement) at 1500 NE Hemlock Ave. Redmond 97756 OR Owner: MRE ROR, LLC Three Lakes Dr. Northfield, IL 60093  
Builder: Lisa Reynolds Permit # 711-21-000024
- \$1,041,920.00 - Commercial (New Multi Family) 9,409 sf. at 1238 SW Obsidian Ave. Redmond 97756 OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616  
Builder: R & H Residential Construction 503-228-7177 Permit # 711-19-002344
- \$1,500,000.00 - Commercial (New Branch) 2,400 sf. at 255 NW Oak Tree Ln. Redmond 97756 OR Owner: Selco Community Credit Union 1050 High St. Eugene, OR 97401  
Builder: McKenzie Commercial Contractors, Inc. 541-343-7143 Permit # 711-21-001037
- \$1,041,920.00 - Commercial (Multi Family) 9,409 sf. at 1238 SW Obsidian Ave. Redmond 97756 OR  
Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616 Permit # 711-19-002367
- \$1,041,920.00 - Commercial (Multi Family) 9,409 sf. at 1238 SW Obsidian Ave. Redmond 97756 OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616  
Builder: R & H Residential Construction 503-228-7177 Permit # 711-19-002368
- \$5,093,309.00 - Commercial (New) 2,422 sf. at 4399 SW Volcano Ave. Redmond 97756 OR  
Owner: City of Redmond 411 SW 9th St. Redmond, OR 97756 Permit # 711-20-002312
- \$2,551,707.00 - Commercial (New) 30,389 sf. at 2505 SW 1st St. Redmond 97756 OR Owner: Oregon Industrial Properties-Redmond, LLC 1302 Puyallup St. #A Sumner, WA 98390  
Builder: Rawhide Equities, LLC 541-410-1056 Permit # 711-21-001067
- \$2,030,922.00 - Commercial (New) 30,496 sf. at 2505 SW 1st St. Redmond 97756 OR Owner: Oregon Industrial Properties-Redmond, LLC 1302 Puyallup St. #A Sumner, WA 98390  
Builder: Rawhide Equities, LLC 541-410-1056 Permit # 711-21-001061
- \$1,562,880.00 - Commercial (Multi Family) 14,142 sf. at 1238 SW Obsidian Ave. Redmond 97756 OR Owner: Redmond Pacific Associates, LLC 430 E State St. #140 Eagle, ID 83616  
Builder: R & H Residential Construction 503-228-7177 Permit # 711-19-002370
- \$2,448,008.00 - Commercial (New) 30,250 sf. at 1050 SE Sisters Ave. Redmond 97756 OR  
Owner: Leading Edge Jet Center, LLC 63048 Powell Butte Hwy Bend, OR 97701 541-388-0019 Permit # 711-21-001226
- \$2,500,000.00 - Commercial (New) 24,375 sf. at 425 SW Tamarack Ct. Redmond 97756 OR  
Owner: Performance Properties Redmond, LLC 13939 SW Tualatin Sherwood Rd. Sherwood, OR 97140 503-707-6078 Permit # 711-21-002086
- \$3,894,021.00 - Commercial (New) 38,000 sf. at 355 NW Oak Tree Ln. Redmond 97756 OR  
Owner: Wellmax, LLC PO Box 1583 Corvallis, OR 97339 812-273-2144 Permit # 711-21-002011

**City of Bend**

- \$12,579,457.00 - Commercial (Multi Family) 110,048 sf. at 63158 Deschutes Market Rd. Bend 97701 OR  
Builder: Baggett , Inc. 541-475-0162 Permit # PRNC202006246
- \$1,200,000.00 - Commercial (Addition) 8,622 sf. at 1091 SE 3rd St. Bend 97702 OR  
Builder: Sunwest Builders, Inc. 541-548-7341 Permit # PRAD202102951



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- ✓ Regulatory update
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# Navigating Market Volatility

by ED WETTIG, CFP — Wettig Capital Management

In light of recent domestic and worldwide events, which have had significant impact on the markets, it is important to understand how to navigate these times of uncertainty. Knowledge is power, and the more tools and information you have, the better you are able to weather this storm.



Understanding what “volatility” means in the financial markets is crucial to withstanding times of market movements. As a basis, when markets fluctuate dramatically, they are in a period of instability. While the specific causes are countless, and at times extreme, the root of nearly all volatility is uncertainty. While market fluctuation is unavoidable, there are strategies you may employ to help avoid long-term negative impact on your portfolio.

A key concept in sustaining your portfolio through any market situation is having a clear understanding of your risk tolerance for market fluctuations. Appropriate asset allocation and diversification can diversify your portfolio and deliver a broader safety net during phases of financial adjustment. Also, keep in mind, market variability doesn’t automatically equal bad news, it can equal opportunity. Though it may be natural to focus on declines caused by instability, it’s important to remember that market fluidity can also offer opportunity for future growth.

Enduring ambiguity and economic changes without reacting emotionally can be challenging, particularly the kind we are currently experiencing. Market cycles are normal and expected. Markets have proven resilient over time and it’s important to maintain discipline and focus on your long-term goals.

If you’re feeling concerned about the market, connect with your financial professional. They will be happy to revisit your goals, review your risk tolerance and ensure you’re on track. In the meantime, maintain awareness



PHOTO | PxHERE

of events which might affect your portfolio, but don’t dwell on it. Remember, markets have always appreciated over time, but are occasionally interrupted by periods of decline.

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.

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



Taylor Thompson

**SELCO Community Credit Union** recently hired **Taylor Thompson** as vice president, commercial loan officer — Central & Eastern Oregon team leader for its Commercial & Business Banking division. Operating out of the Old Mill branch, Thompson will provide in-depth local knowledge about commercial lending while offering local loan decisions and personalized service.

Thompson has nearly 15 years of experience in the financial services industry. Beginning as a management trainee at Columbia River Bank in 2007, he moved into the commercial and agricultural lending fields and held various roles before moving back to Central Oregon in 2011. Most recently, he was a vice president and commercial banking team lead at Columbia Bank.

Thompson earned a bachelor's degree in business administration with an emphasis in Marketing from Eastern Oregon University. In addition to his duties at SELCO, he serves on the board and is membership chair of Risk Management Association in Bend. He formerly was involved with the City Club of Central Oregon membership committee, served on the board of Start Making A Reader Today (SMART) and Redmond Rotary and was treasurer of the Lions Club chapter in Sunnyside, Washington. In his spare time, Thompson enjoys family time, camping, fishing, road biking, kayaking and playing fetch with the family dog, Indi.

**Cory Stengel**, senior industrial hygiene consultant for **Oregon OSHA** was regionally recognized with the American Society of Safety Professional's (ASSP) Broken Top Chapter's first-ever Peak Leadership Award, and **David McClung**, a chapter member of the ASSP Broken Top Chapter, was regionally recognized with the Broken Top Chapter's Safety Professional of the Year (SPY) Award.

Stengel is a 1982 graduate of Cascade High School and a 1987 graduate of Oregon State University. He is a senior industrial hygiene consultant for Oregon OSHA, based in Central Oregon, and has served in this role for nearly 30 years. Stengel and his wife, Joni, live in Sisters and have two sons, Ethan and Andrew.

The purpose of this award is to recognize a deserving leader in the Central Oregon area that has been supportive of the safety profession or of the Broken Top Chapter. The membership of the Broken Top Chapter is comprised of safety and health professionals in the Central Oregon region who are committed to advancing safety and health in their workplaces and communities.

Stengel has contributed to the profession in several different ways including serving as a volunteer with the Cloverdale Rural Fire Protection District as a firefighter for over 30 years, and sitting on an Oregon OSHA fire service advisory committee. He supports safety through involvement in the Deschutes County Farm Bureau, where he volunteers as the committee chair for the Oregon Farm Bureau Health and Safety Committee. Additionally, he has played an integral role in the foundation of the Central Oregon Safety and Health Association (COSHA) and its two conferences it hosts yearly.

He continues to sit on the COSHA board and in doing so played a key role in creating a partnership between COSHA and the Broken Top Chapter. As the Board Chair, Stengel approached the Broken Top executive committee about forming an official partnership to combine efforts to serve the broader safety community throughout Central Oregon. He also supported financial seed money for the Broken Top when it was first formed as a section to help ensure that the ASSP effort was successful.

McClung is a 2006 graduate of Sprague High School and a 2010 graduate of Oregon State University. He is the safety manager for Deschutes Brewing in Bend. McClung and his wife, Cynthia, live in Bend.

The purpose of the SPY award is to recognize a deserving Broken Top Chapter member for outstanding leadership and service in the safety profession. The membership of the Broken Top Chapter is comprised of safety and health professionals in the central Oregon region who are committed to advancing safety and health in their workplaces and communities.

McClung was one of the founding members that established the ASSP Broken Top Section in 2018. With his help, Broken Top became a chapter in 2021, the first chapter in ASSP since 2016, the first in the United States since 2012 and the first in Oregon since 1993. He is currently the chapter vice president and has played an integral role as part of the leadership team since the very beginning- serving on committees and volunteering his time at the Central Oregon Occupational Safety and Health Association (COSHA) fall conference. Most recently, he helped the chapter achieve the Platinum Award — the highest honor a chapter within ASSP can attain.

Beyond his involvement in ASSP, McClung demonstrates his leadership and commitment to safety through his current role at Deschutes Brewery as their safety manager. His current focus at the operation is core life safety programs such as energy control, fall protection and confined space safety, in addition to the overall advancement of Deschutes' Safety culture. McClung is also an active member of the Master Brewers Association of America (MBAA).



Cory Stengel

project vision and project metrics align throughout the design and construction process. He has a proven ability to build shared direction with clear and empathetic communication, synthesize complex ideas and collaborate effectively across diverse situations, stakeholders and cultures.

Schmidt studied architecture at Kansas State University and received his master's degree in construction management from the University of Washington.

When Schmidt is not working, he does not slow down. He is an accomplished pianist, practices jiu-jitsu, enjoys reading and cooking and treks the Cascade Mountains.

Cope is a recent master of architecture graduate from Montana State University. Cope is passionate about architecture and believes it can truly be 'art come to life.' She is looking forward to seeing something she has designed become reality for someone and improve their well-being.

As an architectural intern, Cope will gain valuable experience in all aspects of architecture from pre-design to construction, as she pursues her architecture license.

In her free time, Cope satiates her curiosity by traveling abroad (to date, she has visited 15 countries), reading, watching films and exploring the outdoors with her camera in hand.

**Rebound Physical Therapy** announces that **Justin Hoggarth**, PT, DPT, will become the new clinic manager for Rebound's Prineville clinic in early January. A native of Klamath Falls, Oregon, Hoggarth completed his bachelor of science degree in exercise sport science from Oregon State University in Corvallis. He then obtained his doctor of physical therapy degree from University of the Pacific in Stockton, California.

Before joining Rebound in 2020, Hoggarth worked as a PT in the Portland area. Prior to that, he worked as a therapist for several years in Las Vegas, Nevada. Hoggarth treats a wide range of orthopedic and neurologic conditions, with specific training in blood flow restriction exercise for enhanced muscle strength, manual therapies and rock climbing injury rehabilitation.

When he is not working, Hoggarth loves to spend time with his wife, Hayley, and their young daughter, Maeve. His hobbies include archery and fishing, as well as cheering on his alma mater's team — the OSU Beavers— in football.



Justin Hoggarth



Christina Nist

**NAI Cascade** announces the addition of **Christina Nist** to its property management team. Nist joins NAI Cascade with 15 years of building maintenance and management experience, including 1,000,000+ SF office portfolios in major Midwest cities before relocating to Bend in 2006.

Nist is a problem solver with keen intuition who operates with all parties' best interests in mind. Her organizational skills and ability to multi-task make her an ideal property manager. She is driven and committed while maintaining her warm and approachable disposition.

Nist holds the prestigious titles of Mom and Grandma. She enjoys her time with her husband, Tom, hiking and golfing and snowshoeing in the winter months. Nist's happy place is the ocean, especially being in the water so travel is always at the top of her list.

The **Sunriver Area Chamber of Commerce** Board of Directors announces the appointment of **Kristine Thomas** as its new executive director. She began December 1, after the retirement of Kent Elliott, who served as the Chamber's executive director since 2013.

Board President Dan Youmans shared that Thomas worked as a freelance communications and marketing specialist for the Chamber for most of 2021.

Thomas has extensive experience in communications and marketing, including serving as a managing newspaper editor, daily and weekly newspaper reporter, interim writer and editor for Western Oregon University and the communications and marketing manager for Strategic Economic Development Agency. She has also served on several nonprofit boards, including the North Willamette Valley Habitat for Humanity.

Thomas has vacationed in Sunriver with her family for many years. She now resides in the Sunriver area and enjoys outdoor activities including hiking, biking, running, kayaking and downhill skiing as well as reading, cooking and spending time with her family.

Thomas has several ideas to provide Sunriver area businesses networking, educational and marketing opportunities and to promote Shop Sunriver. She welcomes community members and business owners to share their ideas.



Harper

**The Environmental Center** welcomes **Harper**, Rethink Waste Project intern.

Over the next few months, Harper will be researching and supporting a local commercial plastic film reduction and recycling program.



Ian Schmidt



Ashley Cope

**COLE Architects** hires **Ian Schmidt** as principal, and **Ashley Cope** as architectural intern.

Schmidt has joined COLE Architects (formerly DKA Architecture and Design) bringing with him valuable experience in multi-family housing and residential development design. His role will include business development and project management for COLE Architects' Bend office.

Schmidt's technical and communication capabilities ensure that daily project management,

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

Who's Who  
Continued from page 42

**Deschutes County** has received the Government Finance Officers Association Award for Outstanding Achievement in Popular Annual Financial Reporting (PAFR award). The PAFR is designed to help taxpayers understand County financial data and provides a summary guide to the in-depth County annual financial report.

The award represents a significant achievement by the Deschutes County Finance team. In order to be eligible for the PAFR award, a government must also submit its comprehensive annual financial report to GFOA's Certificate of Achievement for Excellent in Financial Reporting Program and receive the Certificate for the current fiscal year. Each eligible report is reviewed by judges who evaluate the report based on the following categories: reader appeal, understandability, distribution methods, creativity and other elements.

For the eighth year in a row, Oregon Business has awarded **NeighborImpact** with a 100 Best Nonprofit to Work For title.

The title of 100 Best Nonprofits to Work For is awarded annually to qualifying nonprofit organizations that are ranked based on employee satisfaction and importance of 31 workplace qualities in six categories including work environment, management and communications, mission and goals, career development and learning, benefits and compensation and sustainable practices. This year, NeighborImpact ranked 25th overall in the Large Nonprofit category.

Oregon Business noted NeighborImpact's support of low-income communities, 100 percent paid employee insurance premiums, in-office air purifiers and hazard wages paid to employees during COVID.

**Rosendin** employees brought members of the construction industry together to help raise funds for critically ill patients and their families in Prineville. The electrical contractor is a sponsor of the 30th Annual Hospice Christmas Auction that provides crucial support services for St. Charles Hospice patients and their families.

Volunteers at Rosendin's Central Oregon office teamed up with local industry partners to build a unique Christmas tree gift package for the auction that is perfect for outdoor enthusiasts. They worked with North Coast Electric and Crescent Electric Supply, as well as Troy and Kim Wilson and Sage Canyon Outfitter to design a beautiful 7.5-foot Balsam Hill tree filled with gifts.

The Hunting for Help-themed tree package, valued at \$5,400, also includes a guided fishing trip with Jeff Daniels Guide Service, custom Upland Bird Hunting package with Sage Canyon Outfitters, Vortex binoculars and Binopack and plenty of camping and hunting equipment including a BOMKI Cuisinart charcoal smoker, Yeti Tundra cooler, Vortex laser rangefinder, Sitka Gear hunting pack, walkie talkies, lanterns, camping stoves and more.



ROSENDIN DONATES TREE AND GIFTS FOR ST. CHARLES FOUNDATION HOSPICE AUCTION | PHOTO COURTESY OF ROSENDIN



Anne-Marie Deitering

**Anne-Marie Deitering**, who has served as interim university librarian and held a series of leadership roles at Oregon State University during the past 18 years, has been named the Donald and Delpha Campbell Dean of Libraries for **Oregon State University (OSU)**.

Deitering began serving as interim university librarian on Jan. 1, 2021, following the departure of Faye Chadwell, who led the university library system since 2011 and left after accepting a position leading the libraries at Penn State University.

Prior to becoming interim university librarian, Deitering served as Oregon State's associate university librarian for learning services for four years. Since joining OSU Libraries in 2003, she has held several other positions, including leading the Library Teaching and Engagement Department from 2013 to 2016.

As university librarian, Deitering will oversee a staff of more than 100 people at the Valley Library, Guin Library at the Hatfield Marine Science Center in Newport and the OSU Press.

Moving forward, Deitering said she plans to continue work in several key areas including: building equitable and inclusive processes for employee recruitment and retention; creating flexible library spaces that support student engagement and success; promoting innovative uses of technology to expand the impact of library services; and continuing to ensure a transparent, equitable and anti-racist work environment.

While at OSU, Deitering has held the Franklin A. McEdward Professorship focusing on undergraduate learning initiatives. In her research and practice, she explores the intersections between curiosity, affect and information literacy, and is deeply interested in the connections between reflective practice and professional knowledge.

She has a bachelor's degree in history from the University of Pennsylvania, a master's degree in history from Syracuse University and a master's degree in library science from Emporia State University.



Mike Donaca

Michael Sauley

**SELCO Community Credit Union** recently promoted **Mike Donaca** to vice president of Commercial & Business Banking and senior commercial credit officer, and recently expanded the role for **Michael Sauley** in its Consumer Lending division. Sauley was promoted to vice president of Consumer Lending and senior consumer credit officer.

Donaca has worked in the banking industry since 2000. He joined SELCO's Commercial & Business Banking division in 2012 as a vice president, business loan officer and worked his way up to vice president of the department in 2014.

Sauley has worked in the financial industry since 1991. In 2013, he joined SELCO as vice president of Consumer Lending, a role that has expanded over the years and which he maintained until this promotion.

**Redmond Municipal Airport** Director **Zachary Bass** was named a 2021 Top 40 Under 40 winner by *Airport Business* magazine. The Top 40 Under 40 showcases the top talent and leading thinkers in the aviation industry who are driving success and innovations for the future.

Bass, a former United States Air Force officer, has been the Redmond Municipal Airport Director since February of 2016, providing services to more than a million annual commercial airline customers, 113 based aircraft and over 2600 acres of airport property. In 2017, he was named Oregon Airport Manager of the Year by the Oregon Airport Managers Association.



Zachary Bass

The *Portland Business Journal* recently named **OnPoint Community Credit Union** one of Oregon's Most Admired Companies, ranking second in the financial services category. This honor marks OnPoint's 14th consecutive year as one of the state's most admirable credit unions, banks or wealth management firms. The annual list of honorees evaluates companies across all industries based on innovation, branding and marketing, quality of management, community involvement and quality of products and services.



JOHNSON CREEK FRED MEYER BRANCH EMPLOYEES | PHOTO COURTESY OF ONPOINT

**Weston Technology Solutions** announces the hiring of **Ron S. DiTullio** to account executive. He joined Weston on December 1, 2021.

DiTullio comes to Weston with over eight years in IT sales and an extensive history and in-depth market knowledge of Central Oregon, having lived in Bend for over 30 years. Prior to joining Weston, DiTullio's sales and leadership experience includes working with local businesses providing Internet, phone and IT solutions.

His primary role will be to develop a sales strategy by defining the ideal business targets within each of Weston's service areas, identifying key sales objectives around revenue generation, review and deploy marketing opportunities and implement the strategy for Weston's primary products included in the CompleteCare managed solution offering.

In his spare time, DiTullio enjoys spending time with his family, golfing, reading and many of the variety of activities that have kept him in Central Oregon for three decades.



Ron S. DiTullio

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# Local Nonprofits Receive a \$2.2 Million Boost from OnPoint Community Credit Union in 2021

Rose Haven, Meals on Wheels & Oregon Food Bank are the Latest Recipients During a Record Year of Giving for Oregon's Largest Credit Union

OnPoint Community Credit Union announced on Giving Tuesday it has made \$2.2 million in donations this year to over 277 nonprofits that address the most critical needs of Oregon and Southwest Washington communities. A new record for the credit union's annual giving program, OnPoint's 2021 donations focused on diversity, equity and inclusion, education and services for vulnerable young people, individuals and families.

**Supporting Food & Shelter Organizations in Time for the Holidays**  
Included in OnPoint's record contribution total is a \$75,000 donation made in observance of the holiday season to three nonprofits dedicated to feeding and sheltering underserved community members: Rose Haven, Oregon Food Bank and Meals on Wheels. Each of these \$25,000 donations will support the organizations' efforts to provide food security, day shelter and valuable resources to those in need across the Portland Metro Area. OnPoint will donate an additional \$15,000 to organizations in other regions it serves, including the Redmond Food Project, Eugene's Hope & Safety Alliance and Salem's Shangri-La.

"Supporting the well-being of our communities is at the core of who we are, and we strive to make a bigger impact every year in every way that we can — whether we are donating critically needed funds or volunteering our time and financial expertise," said Rob Stuart, OnPoint president and chief executive officer. "These nonprofits work tirelessly to build a safer, more equitable future for our community, and we're grateful to our members and employees for the opportunity to support their work."

Rose Haven, one of the recipients of OnPoint's \$25,000 holiday donations, is Multnomah County's only day shelter and community center open to women, children and marginalized genders. The Northwest Portland nonprofit will use OnPoint's donation to provide guests with meals, personal care supplies, bus tickets and financial assistance for rent, utilities and medical emergencies. A portion of the funds will also be used to support Rose Haven's move from its current 3,700-square-foot space in the basement of the First Immanuel Lutheran Church to a new 12,000-square-foot, custom-built, trauma-informed space. Visit OnPoint's blog to learn more about Rose Haven's critical role in the community and how OnPoint is supporting its mission.

"Oregon currently has the second-highest rate of people experiencing homelessness in the country," said Liz Starke, development director for Rose Haven. "Our housing crisis is a complex issue that cannot be solved alone. We are fortunate to partner with organizations like OnPoint that are helping us

make our vision of a community where everyone has safety, stability, love, health and home, a reality."

**Giving Continues with OnPoint's Annual Holiday Social Giving Campaign**  
In addition to the donations announced on Giving Tuesday, OnPoint also held its holiday social giving campaign on Facebook, Twitter, Instagram and LinkedIn. From November 30 to December 10, OnPoint followers could select six organizations to receive donations from the credit union by following/liking OnPoint channels and sharing the nonprofit they support. Participants voted through the credit union's social media channels by tagging OnPoint and using the #OnPointGiving hashtag or commenting on one of its social media posts.

**Donation to Fight Climate Change Exceeds Expectations**  
OnPoint's 2021 giving also included a \$226,750 donation to The Nature Conservancy in Oregon (TNC), an environmental organization committed to protecting and restoring the lands and waters that are vital to survival. OnPoint's donation supports a range of TNC's most critical projects, including increasing the pace and scale of forest restoration, employing adaptation strategies to ensure vibrant and resilient coastal communities and sustainable fisheries and protecting existing soil and underground carbon in Eastern Oregon. This gift was made possible through OnPoint's 2021 giving campaign related to its Green Auto Discount and Green Horizons initiative, which supports members and employees in building a more environmentally and financially sustainable future.

**Growing Our Commitment to Build More Equitable Communities**  
Over the past three years, OnPoint has more than doubled its annual giving in direct response to the growing needs of the communities it serves. OnPoint donated more than \$1 million to local and regional nonprofits in 2019 and more than \$1.65 million in 2020. With this year's \$2.2 million in donations, of which more than \$500,000 went to DEI-focused organizations, the credit union remains committed to expanding its charitable giving efforts even further. Below are a few of the nonprofits to which OnPoint made donations this year:

- \$47,650 to Girls, Inc. of the Pacific Northwest
- \$43,750 to Native American Youth & Family Center
- \$35,000 to Cascade AIDS Project
- \$27,700 to Hacienda CDC
- \$25,000 to Black United Fund of Oregon
- \$25,000 to Coalition of Communities of Color
- \$25,000 to Portland NAACP
- \$25,000 to Self Enhancement, Inc.
- \$25,000 to Urban League of Portland
- \$20,000 to Immigrant and Refugee Community Organization
- \$10,000 to APANO Communities United Fund
- \$10,000 to College Possible
- \$10,000 to Community Action
- \$10,000 to Girls Build
- \$10,000 to KairosPDX
- \$10,000 to Meals On Wheels People
- \$10,000 to Portland Housing Center
- \$10,000 to Proud Ground
- \$10,000 to Serendipity Center, Inc.
- \$5,000 to Adelante Mujeres
- \$5,000 to Harper's Playground
- \$5,000 to Impact NW dba Squires
- \$5,000 to POIC
- \$5,000 to Q Center
- \$5,000 to Small Business Legal Clinic, Lewis & Clark College

As OnPoint grows its footprint in Oregon and Southwest Washington, it will continue to invest in our communities by donating to organizations in need, creating jobs, providing more member services and fostering relationships with community partners. If you're an organization seeking financial assistance, visit OnPoint's Giving page to submit a donation request.

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# Mosaic Medical Receives Grants from the Roundhouse Foundation & PacificSource Health Plans

Mosaic Medical, a nonprofit community health center providing quality care for all in Bend, Redmond, Prineville and Madras, was recently awarded \$20,000 from the Roundhouse Foundation and \$51,000 from PacificSource Health Plans Community Health Excellence grants program. The funds will be used to support screening and outreach for colorectal cancer (CRC) among Spanish-speaking patients across Central Oregon.

“We are grateful for the generous support from the Roundhouse Foundation and PacificSource Health Plans to enhance our colorectal screening program across Central Oregon,” said Elaine Knobbs-Seasholtz, Mosaic’s Director of Strategy and Development. “Regular screenings are one of the most powerful ways for detecting and preventing colorectal cancer. We hope the funding will make the screening process more convenient and easier for our Spanish-speaking patients.”

In general, Central Oregon has lower CRC screening completion rates compared to the rest of the state, as well as the nation. And in Oregon, Hispanic older adults have the lowest rate of screening at just 21

percent. Another factor impacting CRC screenings: an estimated 10.5 percent of new colorectal cancer cases occur in people younger than age 50. As a result, the U.S. Preventive Services Task Force recently lowered the age recommendation for CRC screening from 50-75 years to 45-49 years.

Mosaic is committed to addressing these disparities through the equitable expansion of their CRC screening program. The Mosaic Population Health team will collaborate with the organization’s Spanish Communications Coordinator, Language Access Specialists (LAS) and the Latinx Outreach Advisory Group to develop messaging and materials to reach Central Oregon’s Spanish-speaking community. Additional follow-up care will also be coordinated with assistance from members of the LAS team.

Background on Funding Organizations:

The Roundhouse Foundation is a private foundation based in Sisters that supports creative solutions to the unique challenges associated with rural culture and the landscapes of the Pacific Northwest. For more information, call 541-904-0700 or visit their website at

roundhousefoundation.org. For more information on the fall grant recipients, view here.

PacificSource Health Plans is an independent, not-for-profit community health plan serving the Northwest. Founded in 1933, PacificSource has local offices throughout Oregon, Idaho, Montana and Washington. The PacificSource family of companies employs more than 1,500 people and serves over 523,700 individuals throughout the Greater Northwest. For more information, visit pacificsource.com.

Mosaic Medical is a nonprofit community health center that serves Central Oregonians from all walks of life. Through a network of 15 clinics, we offer integrated health services that address each patient’s medical, dental, behavioral health, nutrition and medication needs. Our care is never influenced by how much money our patients make, what language they speak or the status of their insurance coverage. Mosaic Medical provides quality care for all. For more information, visit mosaicmedical.org.

roundhousefoundation.org • pacificsource.com  
mosaicmedical.org

# Local Farmers & Ranchers Eligible to Receive up to \$4,000 in On-Farm Grants from HDFFA

Local farmers and ranchers located in Central Oregon are now able to apply for an On-Farm Efficiency Grant, the newest program offered by the High Desert Food & Farm Alliance (HDFFA). Farmers and ranchers may apply for up to \$4,000 in grant funds to put towards infrastructure upgrades, equipment purchases, professional development and/or technical assistance. The goal of this new project is to invest in increasing the ability of Central Oregon producers to overcome shocks and strains on their operations by providing direct farm investments.

“After a really bumpy year for many of our partners still feeling the impact of COVID disruptions compounded by severe drought and irrigation cuts, we are excited to be able to invest in projects that will build resilience for the producers growing our food and nourishing our communities,” says Annie Nichols, Agricultural Support manager for HDFFA.

The High Desert Food & Farm Alliance will redistribute a total of \$40,000 in funding from the USDA under the Community Food Project and Beginning Farmer/Rancher Development Program grants. A majority of the funds were allocated to HDFFA as an extension of one of the grants through the American Rescue Plan Act passed earlier this year.

Applicants must be located in Crook, Deschutes or Jefferson Counties or the Confederated Tribes of Warm Springs. They must be operational during 2021, primarily sell their products within Central Oregon and be mindful of the environmental impact of their operation. Grants will require a 50 percent match in funds, which can be provided through cash, in-kind donations and/or labor. Applicants have until December 20, 2021 to apply.

Learn more and apply at [hdffa.org/ofeg](https://hdffa.org/ofeg).

Are you a **retailer** in **Oregon** that sells **tobacco** or **nicotine** products?

Starting **January 1, 2022**, you are **required** to have a **license** to sell **tobacco** and **nicotine** products.

APPLY NOW: <https://go.usa.gov/x999>



# Heart of Oregon Corps

Continued from page 3

education professionals.”

This new CYD track is a part of the successful 24-month HOC YouthBuild program for disconnected young adults ages 16-24. Students re-engage in their high school education, in partnership with Sisters School District, while earning the nationally recognized, 300 hour, Child and Youth Care Certification. Then, youth learn and work alongside childcare teachers at nonprofit childcare facilities around Central Oregon — such as MountainStar Family Relief Nursery and Neighbor Impact Head Start — gaining valuable hands-on work experience.

One current YouthBuild student, Evelyn, 16, of Sisters, is switching from the construction track to the CYD track in February. “I have two young nieces and they make me so happy,” Evelyn said. “I want to help mold the minds of young children and help set them up for success.”

Heart of Oregon is engaging industry and workforce experts and childcare and youth development

employers in an Advisory Council to guide the implementation of the new track and ensure program graduates secure competitive job placements. Current Advisory Council members include Tim Rusk, Kim Brown with Neighbor Impact and Liza Bock with MountainStar. Special project funding was received from The Collins Foundation and the US Dept. of Labor YouthBuild grant.

Join Heart of Oregon Corps for an official CYD track Launch Event at the Training Center in Redmond (835 E Hwy. 126, Redmond) on January 13, 2022 at 11am. Here, HOC will open the doors to the new CYD training classroom and welcome youth, families, partners, donors and media to learn more about the new track. If you would like to join Heart of Oregon YouthBuild for this Launch Event, please RSVP with Tanner Rohne at [tanner.rohne@heartoforegon.org](mailto:tanner.rohne@heartoforegon.org).

**About Heart of Oregon Corps**

Heart of Oregon Corps is a nonprofit organization invested in inspiring and empowering change in the lives of Central Oregon youth through jobs, education and stewardship. Their programming creates pathways out of poverty while stimulating regional economic growth. They apply a “work-earn-learn” model that invests in local young people, many of whom come

from disadvantaged backgrounds, to prepare them for the workforce and to encourage their self-sufficiency. Heart of Oregon Corps trains tomorrow’s workforce today — and they are accepting youth applications now! Equal Opportunity Employer. For more info or to apply, visit [heartoforegon.org](http://heartoforegon.org).

**About Department of Labor’s YouthBuild Program**

As a recipient of Federal financial assistance, Heart of Oregon Corps is prohibited from discriminating on the grounds of race, color, religion, gender, national origin, age, disability, political affiliation or belief and against any beneficiary of programs on the basis of the beneficiary’s citizenship/status as a lawfully admitted immigrant authorized to work in the United States. Qualified individuals with disabilities and those from diverse backgrounds are strongly encouraged to apply. We provide reasonable accommodations for qualified individuals and conduct all activities in accessible settings (as allowed by program scope). Heart of Oregon Corps’ YouthBuild project is partially funded (60 percent) by a \$1.5M grant awarded under the YouthBuild Grant Initiative, as implemented by the U.S. Department of Labor’s Employment & Training Administration. A proud partner of the American Job Center.

[heartoforegon.org](http://heartoforegon.org)

# Overland Expo

Continued from page 3

show, and the overlanding demand we’ve seen in the Pacific Northwest, we felt 2022 was ripe for expansion,” said Lodestone Events Marketing VP Jessica Kirchner. “Central Oregon is a perfect location to round out the Overland Expo event series. We could not be more excited to come to an outdoorsy region rich with natural beauty to outfit, educate and inspire more overlanders.” Across the three Overland Expo events in 2021, we welcomed more than 59,000 attendees and hosted more than 855 exhibitors — the biggest attendance and exhibitor numbers the event series has ever seen. It is based upon that success that inspired the expansion of the fourth annual event, Pacific Northwest, for 2022.

**Save the Date — Overland Expo Series 2022**

- West — Flagstaff, Arizona May 20-22, 2022
- Pacific — Northwest Redmond, Oregon July 8-10, 2022
- Mountain West — Loveland, Colorado August 26-28, 2022
- East — Arrington, Virginia October 7-9, 2022

The strongest argument for Oregon as an overlanding destination — and the perfect place to host the newest Overland Expo — is the state’s vast diversity of ecosystems. From the deciduous rainforests of the Willamette Valley to the more than 50 named mountain ranges dotted with alpine lakes that stretch across the state to the soft, sandy beaches along the western coast to the high deserts in the central and eastern sides of the state, Oregon has just about every environment imaginable to explore and enjoy.

With 340 acres and more than 300,000 square feet of flexible event space and state-of-the-art amenities, Deschutes County Fairgrounds and Expo Center is the premier event facility in the Pacific Northwest. The venue is conveniently located 20 minutes north of Bend, and less than a mile from Redmond Municipal Airport.

The facility is surrounded on virtually all sides by beautiful National Forests, too, including the Mt. Hood National Forest to the north, Ochoco National Forest to the east, Willamette National Forest to the west and Fremont-Winema National Forest to the south. Each of these has hundreds of trails to explore and campsites to visit.

For more information on the event series, visit [overlandexpo.com](http://overlandexpo.com) and follow Overland Expo and #overlandexpo on Instagram, Twitter, YouTube and Facebook.

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

# Deschutes County

Continued from page 3

rounds, or that have continued recovery needs. Small businesses and nonprofits who previously received COVID-19 relief funds are eligible to apply.

Applicants are required to submit documentation demonstrating a decrease in revenue, and/or an increase in expenditures due to the COVID-19 pandemic. The Deschutes County Commission will assess applications and allocate awards to create the largest positive impact for small businesses and nonprofits.

Small businesses and nonprofits located in Deschutes County are eligible to apply. Applicants must be current on all federal, state and local taxes. Sole proprietors are eligible

and encouraged to apply. Nonprofit organizations must have federal tax-exempt status to be eligible.

To apply or view a complete overview of program guidelines and eligibility requirements, visit [coic.org/grant](http://coic.org/grant).

Deschutes County will receive more than \$38 million in ARPA funds. The County received the first half of the funds in May and expects to receive the remainder of the funds next year. To date, the Commission has obligated \$31 million in ARPA investments. To learn more about the County’s ARPA investments, visit [deschutes.org/arpa](http://deschutes.org/arpa).

COIC is administering the delivery of this program in partnership with the OSU-Cascades Innovation Co-Lab. The Innovation Co-Lab is a department of Oregon State University-Cascades that helps companies and nonprofits build new products and services.

[coic.org](http://coic.org) • [deschutes.org](http://deschutes.org)

# Bend Businesses Team Up

Continued from page 3

Not Your Usual Barrel-Aged Stout pours inky black with strong notes of oak, baker’s chocolate and brown sugar with noticeable warmth. The tropical climate of Honduras and high-altitude soil give the Estrella Lenca coffee its distinct spicy flavors. At the same time, Bohemian Roastery’s unique wood-fire roasting produces a gentle, moist heat that develops the bean without producing additional acidity. The resulting beer can be enjoyed fresh but is a great candidate for aging.

[bendbrewingco.com](http://bendbrewingco.com) • [newportavemarket.com](http://newportavemarket.com) • [bohemianroastery.com](http://bohemianroastery.com)


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Central Oregon Business Calendar

Email Your Upcoming Business Events to CBN@CascadeBusNews.com

Event Details at CascadeBusNews.com/Business-Events

BUSINESS EVENTS



**Now-January 1, 2022**  
Noon-10pm Deschutes County Fair & Expo Holiday Lights at Deschutes County Fair & Expo Center.

**December 15**  
6-7pm Terrebonne Sewer Feasibility Public Open House at the Terrebonne Grange Hall.

**December 16**  
9:30am-12:30pm City of Bend Virtual Emergency Homelessness Task Force Meeting.

**December 16**  
11:30am-1pm City Club of Central Oregon Virtual and In-Person December Forum, Awkward Conversations, at Riverhouse on the Deschutes Convention Center.

**December 16**  
5:30-6:30pm COCC Virtual Allied Health Program Info Session.

**January 13, 2022**  
2pm City of Bend Virtual Public Hearing for PLCPMA20211033, a Type III Quasi-Judicial Comprehensive Plan Map Amendment and concurrent rezone from Medium Density Residential (RM) to High Density Residential (RH).

**April 23, 2022**  
La Pine Chamber of Commerce and Visitors Center Annual Chamber Awards Banquet.

**June 3, 2022**  
Farm to Fork Benefitting Heart of Oregon Corps.

WORKSHOPS & TRAINING



**(Ongoing)**  
COCC Small Business Development Center Virtual Classes.

Building Permits

COMMERCIAL PERMITS WEEK ENDING 11-26-2021

|                         |   |   |
|-------------------------|---|---|
| <b>Deschutes County</b> |   |   |
| \$621,688.00            | - | Commercial (New) 7,260 sf. at 800 W Barclay Dr. Sisters 97759 OR Owner: Jeriko Development, Inc. 63026 NE Lower Meadow Dr. #200 Bend, OR 97702<br>Builder: Empire Construction and Development, LLC 541-389-0070 Permit # 247-21-006471 |
| \$495,000.00            | - | Commercial (New) 2,840 sf. at 63875 N Hwy 97 Bend 97701 OR Owner: Oregon Care Group, LLC 302 9th St. Wenatchee, WA 98801<br>Builder: CA Rowles Engineering and Design 541-585-2207 Permit # 247-21-009208                               |
| \$32,500.00             | - | Commercial (Alteration) 953 sf. at 450 SW Powerhouse Dr. Ste 400 Bend 97702 OR Builder: CS Construction, LLC 541-617-9190 Permit # PRRE202107225  |
| <b>City of Bend</b>     |   |   |
| \$102,343.00            | - | Commercial (New) 1,650 sf. at 20780 Sockeye Pl. Bend 97701 OR Builder: Empire Construction and Development, LLC 541-389-0070 Permit # PRNC202104827   |
| \$225,000               | - | Commercial (Alteration) 6,331 sf. at 336 SW Cyber Dr. Bend 97702 OR Permit # PRRE202106201  |
| \$15,000                | - | Commercial (Alteration) 9,935 sf. at 1475 SW Chandler Ave. Ste 201 Bend 97702 OR Permit # PRRE202106679   |
| \$32,500                | - | Commercial (Alteration) 953 sf. at 450 SW Powerhouse Dr. Ste 400 Bend 97702 OR Builder: CS Construction, LLC 541-617-9190 Permit # PRRE202107225  |
| \$957,696.00            | - | Commercial (New) 10,318 sf. at 61579 SE 27th St. Bend 97702 OR Builder: Empire Construction and Development, LLC 541-389-0070 Permit # PRNC202103653  |
| \$761,475.00            | - | Commercial (New) 8,393 sf. at 61583 SE 27th St. Bend 97702 OR Builder: Empire Construction and Development, LLC 541-389-0070 Permit # PRNC202103652   |

COMMERCIAL PERMITS WEEK ENDING 12-03-2021

|                         |   |  |
|-------------------------|---|--|
| <b>City of Bend</b>     |   |  |
| \$11,500                | - | Commercial (Alteration) 7,314 sf. at 1155 SW Division St. Ste. B7 Bend, OR 97702 Permit # PRRE202104428  |
| \$11,500                | - | Commercial (Alteration) 7,314 sf. at 1155 SW Division St. Ste. B8 Bend, OR 97702 Permit # PRRE202104428  |
| <b>City of Redmond</b>  |   |  |
| \$119,800.00            | - | Commercial (New) at 325 NW Dogwood Ave. Redmond 97756 OR<br>Owner: City of Redmond 411 SW 9th St. Redmond, OR 97756 541-923-7710 Permit # 711-21-002685  |
| <b>Deschutes County</b> |   |  |
| \$4,283,948.00          | - | Commercial (New) 27,996 sf. at 12930 Hawks Beard Black Butte Ranch 97759 OR Owner: Black Butte Ranch Corp PO Box 8000 Black Butte Ranch, OR 97759<br>Builder: Kirby Nagelhout Construction Company 541-389-7119 Permit # 247-21-005983 |
| \$1,380,000.00          | - | Commercial (New) 11,301 sf. at 230 E Sun Ranch Dr. Sisters 97759 OR Owner: Joyfield Building, LLC PO Box 3500-411 Sisters, OR 97759<br>Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 247-21-007922                                |

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2021 EDITORIAL CALENDAR

| ISSUE DATE                     | SPECIAL SECTIONS | INDUSTRY LISTS |
|--------------------------------|------------------|----------------|
| January 2022<br>Deadline Dec 1 | Book of Lists    |                |

2022 EDITORIAL CALENDAR

| ISSUE DATE                    | SPECIAL SECTIONS                | INDUSTRY LISTS  |
|-------------------------------|---------------------------------|---|
| January 19<br>Deadline Jan 12 |                                 | Architects, Landscape Architects                                |
| February 2<br>Deadline Jan 26 | Central Oregon Economic Outlook | Coaches, Business Consultants, Chambers, Business Organizations |
| February 16<br>Deadline Feb 9 | Family Business Special         | Art Galleries, Arts Organizations, Framers                      |



A message from



# HUMANITY in Action

## Expanding Opportunity for Homeownership in Bend and Redmond

Generous support for the Humanity in Action Campaign has already made a huge difference, keeping us on track to build 40 new affordable homes for working families in Bend and Redmond.



## Humanity in Action One Year Campaign Progress

\$1,211,000 raised as of December 1, 2021

**11** new homes

Completed this year in Bend

**10** new homes

In progress for completion in Redmond (2022-23)

**20** new homes

In progress for completion in Bend (2022-23)

### Thank you to all of our early Humanity in Action supporters:



Campaign Pledge of \$200,000 or more

Les & Judy Alford  
The Bend Foundation



Campaign Pledge of \$100,000 or more

Bend-Redmond Habitat for Humanity  
Board of Directors  
Maybelle Clark Macdonald Fund  
Taylor Northwest



Campaign Pledge of \$50,000 or more

Brian's Cabinets  
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Central Oregon Association  
of Realtors  
Deschutes County Title  
First Interstate Bank  
Weston Technology Solutions



“ We see the Humanity in Action campaign as vital to the future of Central Oregon. Our community truly thrives when working families can afford to live here.”

— Abby Taylor, Taylor Northwest  
Heroes for Humanity

### Contact

**Mellissa Kamanya**

Bend-Redmond Habitat for Humanity

**Phone**

541-636-9926

**Email**

Mkamanya@brhabitat.org



We build **strength, stability** and **self-reliance** through **shelter**.