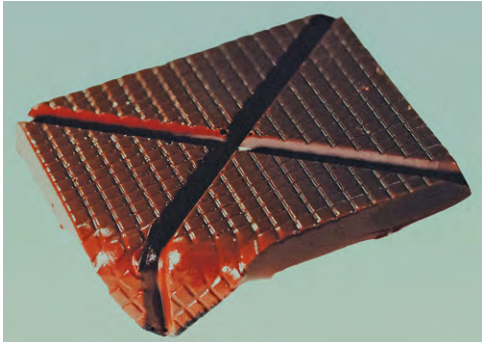




Designing
for
Generations
— Page 16

Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994

The Secret to Seahorse Chocolate is in the Roasting



SEAHORSE CHOCOLATE IS MADE ONSITE IN BEND | PHOTO COURTESY OF AMANDA GARTRELL

by **RONNI WILDE — CBN Reporter**

Seahorse Chocolate in Bend was born when founders RC and Amanda Gartrell began making chocolate at home in 2017. RC had a long history in the coffee business, Amanda says, and had always wanted to try his hand at roasting cocoa. “Our eldest son was in culinary school at the time, and our youngest was — and is — a dark chocolate addict. It seemed like a perfect way to meld our passions, and there was a serious need in the bean-to-bar world for a focus on roasting.”

That first batch of Madagascar, Sambriano Valley was the best chocolate she had ever tasted, Amanda says, so she told her husband, “Keep doing whatever you are doing!” Five years later, business is booming, and Seahorse Chocolate has become a national company. “People love chocolate, and we love educating them about what’s possible. We are so grateful to our local community for supporting us from the inception.”

The Gartrells make their chocolate onsite in Bend, bringing raw beans in from small estates and farms from around the world. “We focus on relationships with farmers that are paid above a basic living wage and who care for the land and agriculture in a sustainable manner,” she says. “We roast onsite, and with a touch of organic cane sugar and a lot of love over the three-day process to follow, a chocolate bar is born.” Inside the store and on the website, Seahorse’s offerings include selections made from beans brought in from Vietnam, India and Tanzania, and sample packs of seasonal selections made from beans grown in such places as the Dominican Republic, Fiji, Honduras and Trinidad.

Amanda says Seahorse Chocolate is truly one of a kind. “One focus is sourcing the best raw cocoa out there. A house can only be as solid as its foundation; that’s what roasting is in the chocolate-making process.” The secret, the Gartrells say, is drum roasting small batches of cocoa beans to bring out each varietals’ unique flavor. “RC can really bring to life what is hidden beneath as far as valor profiles go. He is a master at his craft.”

PAGE 10

Bend’s Hooker Creek Companies & Global Real Estate Investment Company Plan to Turn Former Mill Site into ‘Extraordinary Development’

by **RONNI WILDE — CBN Reporter**

Matt Day, owner of Bend-based Hooker Creek Companies, and global real estate investment company Kennedy Wilson (NYSE: KW) have entered into a joint venture to create a mixed-use project on the former KorPine mill site, located on a prime 21-acre parcel near the Old Mill District and the Box Factory. Formed on December 31, 2021, the partnership’s intention is to develop the site into a master-planned community that will likely include a mix of apartments, affordable senior housing, for-sale homes, office space, a boutique hotel and retail space.

“As we thought about the future of these 21 acres over the last many years, we focused on finding a partner who would do right by the community and that had significant experience developing large projects across the Western U.S.,” says Day, whose company — a full-service construction



THE 21-ACRE SITE THAT HOOKER CREEK COMPANIES AND KENNEDY WILSON PLAN TO TURN INTO A MIXED-USE DEVELOPMENT PROJECT | PHOTO COURTESY OF KENNEDY WILSON

materials provider — has owned the property since 2004. Kennedy Wilson has an existing presence in Bend through ownership in a senior affordable community, Vintage at Bend, as well as a significant

PAGE 6

Spotlight on Architects — Pages 11-23

Bar Fiori Online Natural Wine Store Offers Fun Niche Wines are Paired with Albums & Songs

by **RONNI WILDE — CBN Reporter**

Bend may be known for its beers, but Central Oregon is also a fantastic place to sit back, relax and enjoy a nice glass of wine. Bar Fiori, an online natural wine store that offers “Good Wine for the Good People of Bend,” specializes in holistically and sustainably produced wines from around the world. The company made its debut in May 2021, and while owner Kelsey Kuther is searching for the perfect spot to open a physical location, in the meantime, his wines can be ordered online and are delivered directly to the purchaser’s doorstep.

“I have a very clear idea of what I’m looking for in a space for the wine bar/shop, and it is hard to come by in Central Oregon,” says Kuther. “In addition to my pickiness, real estate is so crazy here right now that I’m opting to take the slow-and-steady approach and play the long game. This is my big dream, and I want to make sure Bar Fiori, the actual bar, is 100 percent true to my vision.” He continues, “I’m always looking and open to checking out spaces.” Until that just-right place comes along, Bar Fiori provides free delivery in Central Oregon, offers wine catering for private events and is doing pop-up business around town at events such as Summer Fest, the Bend Film Festival, Craft-0 Holiday Market and First Friday.



KELSEY KUTHER, CREATOR AND OWNER OF BAR FIORI | PHOTO COURTESY OF KELSEY KUTHER

PAGE 8

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INSIDE THIS ISSUE

Business & Industry 2

Hot News 3

Architects in Central Oregon.... 11

Central Oregon Architects..... 12

Landscape Architects 23


Money & Investment..... 24

Who's Who 25

Healthy Communities..... 28

Business Calendar 31

Permits 31



CASCADE BUSINESS NEWS

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RECENT TRANSACTIONS

Brokers **Howard Friedman, CCIM, Jay Lyons, SIOR, CCIM** and **Grant Schultz** with **Compass Commercial Real Estate Services** represented the buyer, **Faller Revocable Trust**, in the acquisition of 345 SW Cyber Drive in Bend. Broker **Howard Friedman** also represented the seller, **Jean Ostlind Revocable Trust**. The 9,975 SF office building on 0.74 acre sold for \$2,485,000.

Brian Fratzke, CCIM, Principal, of **Fratzke Commercial Real Estate Advisors, Inc.**, represented the Seller in the sale of 2.52 acres of undeveloped land zoned for Mixed Urban use, at 954 SW Emkay Drive, Bend, for \$4,061,534.

Compass Commercial Real Estate Services brokers **Luke Ross** and **Ron Ross, CCIM** represented the seller in the sale of the Lake Place Apartments located at 54 NW Lake Place in Bend. This 8-unit complex sold to

Continued on Page 31 ▶

Best Best & Krieger & Karnopp Petersen Complete Merger

Best Best & Krieger LLP and Karnopp Petersen LLP have joined forces effective January 1, 2022. The combined firm will continue to be known as Best Best & Krieger. With the merger, which was initially announced on October 6, 2021,

25 attorneys and staff are now part of BB&K, operating in the firm's first office in Oregon.

Continued on Page 30 ▶

Bend Cultural Tourism Fund Grant Applications due March 31

The Bend Cultural Tourism Commission announces the seventh year of the Bend Cultural Tourism Fund (BCTF) with the opening of its online grant application for Cultural Tourism grants. The complete application is due March 31 at 5pm.

Guidelines and instructions for both are available at visitbend.com/about-us/bend-cultural-tourism-fund. The Commission will make its decisions in

Continued on Page 30 ▶

Grant Applications Now Open for 2022

St. Charles Health System announces that its 2022 grant applications are now available. New this year are grants focused on supporting organizations that are in the early stages of adopting inclusion, diversity, equity and acceptance work into their organizational culture.

In 2020, St. Charles Health System worked to further the organization's knowledge and understanding around the topics of inclusivity, diversity, equity and acceptance (IDEA). The

Continued on Page 30 ▶

Lynch Murphy McLane LLP, Law Firm Announces New Partners, New Attorneys & New Name

Lynch Murphy McLane LLP, formerly Lynch Conger LLP, announces that the firm has changed its name, acknowledging the significant, ongoing contribution of managing partner Lori Murphy and the return of founding partner Michael McLane. The firm also recently added Jeff Patterson as

a partner, and Jennilyn Aston as "of counsel." The firm now has 11 attorneys and 20 total staff members across offices in Bend and Portland, and will be known as Lynch Murphy McLane LLP.

Continued on Page 27 ▶

Capstone Certified Public Accountants, LLC Acquires Prineville Firm

After acquiring two firms in 2021, Capstone Certified Public Accountants, LLC continues to grow in 2022 with the acquisition of the Prineville-based firm of Evans, Bartlett, Higbe & Porter CPAs. With the addition of this firm, Capstone is now the largest CPA firm in Central Oregon with

the most community-based, locally staffed offices. With the addition of the Prineville firm, Capstone has nine offices and 65 employees, including 15 CPAs.

Continued on Page 30 ▶

US Foods Direct Adds Las Vegas-bound Oregon Chipotle Sauce Maker to Lineup

Bend Sauce LLC announced they will be exhibiting at the Fancy Food Show along with a group of food and beverage makers organized by the Oregon State University Food Innovation Center. This milestone is a major move for Bend Sauce on its mission to become the

"must have in the kitchen and/or on the shelf premium chipotle sauce" for food service and retailers across the U.S.

"Our onboarding with US Foods

Continued on Page 30 ▶

Deschutes Public Library Selects SunWest Builders as General Contractor for Library Renovations

Bend-based SunWest Builders was selected by the Deschutes Public Library District Board on Wednesday, January 12, as the Construction Manager/General Contractor (CM/GC) for the bond-funded renovation of four Library locations: East Bend, La Pine, Sisters and

Sunriver. The Board previously selected Kirby Nagelhout Construction Company as the CM/GC for construction of the new Central Library at the north end of

Continued on Page 30 ▶

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Local Government Grant Program Now Accepting Applications for Park & Recreation Projects

The Local Government Grant Program (LGGP) is accepting applications for the 2022 grant cycle. The LGGP helps local government agencies fund outdoor park and recreation areas and facilities, and acquire property for park purposes. Approximately \$14 million in reimbursement grant funds are available for the 2022 cycle.

Eligible applicants are cities, counties, metropolitan service districts, park and recreation districts and port districts.

A webinar workshop is scheduled from 9-11am

February 15 to help new and returning applicants navigate the application process and learn about the program. Register for the live workshop at [us06web.zoom.us/webinar/register/WN_YAu5zdqwR0ecTR8HjsaGw](https://us06web.zoom.us/join/zoom.us/webinar/register/WN_YAu5zdqwR0ecTR8HjsaGw). The workshop recording will be available to view after February 15 at oprgrants.org.

Program grants are split into large, small and planning categories. Application deadlines vary for each grant type:

- Large grants deadline: April 1
- Small grants deadline: May 1
- Planning grants deadline: May 15

Access to the LGGP application is online at oprgrants.org. The site also includes additional information about the LGGP, including the grant manual, application instructions and program schedule.

The Lottery-funded grant program is administered by the Oregon Parks and Recreation Department (OPRD). The program has awarded more than \$70 million in reimbursement grant funds since 1999.

oprgrants.org
oregon.gov/oprd

COCC Hosts Career Fair for Early Learning Educators

Central Oregon Community College (COCC) is hosting a career open house for early learning educators from 9am to 3pm on Friday, January 21, at the Bend campus's Coats Campus Center, co-hosted by East Cascades Works, NeighborImpact Child Care Resources, Worksource East Cascades and the Early Learning Hub of Central Oregon.

Representatives from a number of regional early education employers will be available to share information about employment opportunities and career resources. Masks are required and distancing protocols will be followed.

Participating employers of the career fair include Oregon State University-Cascades' Little Beavs/Little Kits, Boulden Rogen Early Childhood Academy, MountainStar Family Relief centers, The Children's Learning Center in Madras, Head Start/Early Head Start in Crook and Deschutes counties, the Boys & Girls Club of Bend, the High Desert Education Service District's Early Intervention/Early Childhood Special Intervention programs, the Bend Park & Recreation District and NeighborImpact Child Care Resources, among others.

"For both soon-to-be and recent graduates, this is a great chance to learn about specific positions, but it's also a chance for those considering a career in early education to ask questions of those in the field," said Amy Howell, Ph.D., director of COCC's early childhood education program.

Additionally, COCC will host the regional chapter of the Oregon Association for the Education of Young Children's annual Early Learning Conference, April 29-30, which offers livestreamed and prerecorded sessions; interested presenters are invited to submit proposals by January 31 by emailing ahowell@cocc.edu.

In advance of college events, persons needing accommodation or transportation because of a physical or mobility disability should contact Caitlyn Gardner at 541-383-7237. For accommodation because of other disability, such as hearing impairment, contact disability services at 541-383-7583.

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Remote Work is Here to Stay: A Primer for Oregon Employers Managing Out-of-State Employees

by CHARLOTTE HODDE — Barran Liebman LLP

At the start of the COVID-19 pandemic, remote work was a temporary fix. Now, with workplaces reimagined and employers pulling out the stops to ensure retention and boost recruitment, remote-work positions are a permanent fixture. Many employers in the Pacific Northwest, both in the public and private spheres, are reaching beyond state boundaries to hire remote employees around the country. Even employers who want to dip their toes into this hiring pool need to have a list of the legal considerations when weighing costs and benefits associated with hiring out-of-state employees.

Employers Will Need to Follow Out-of-State Laws

States have an interest in protecting their own residents in the workplace. Employees who will be permanently remote and working full-time in their state of residence, are therefore protected by the laws of the state where they live and work. In other words, generally the labor and employment laws of the state where employer headquarters are located will not apply to the out-of-state employee. And for the rare employee who commutes from their residence in a neighboring state to an external workspace outside of their home, the state laws of the state where they work will cover their employment. As a general rule, it matters less where the employee lives and more where the employee is physically working.

At each stage of employment, including job postings, separation, hiring, civil rights, wage and hour, occupational safety, privacy and leave laws of the state where the remote employee will be working will cover the employee's employment. In many cases, that may mean that the employee is entitled to less protections and benefits than other employees and that the employer has the option to provide more beneficial programs/restrictions across the board or provide the remote employee only what is required under their local state law.

The Employer May Become Subject to New Laws in Their Home State

Many federal and state laws cover only employers of a certain size — most often measured by employee count. Some state laws count only in-state employees towards the threshold. Other state and federal laws measure employer size by the number of employees nationwide. For example, the Oregon Family Leave Act that provides unpaid leave only counts Oregon employees in defining employer coverage, so hiring someone in Idaho will not affect the employer's coverage under that law. On the other hand, the equivalent family and medical leave law in California counts all employees nationwide, so a current California employee may not be entitled to California leave because an employer's new hire in Idaho pushed them into coverage.



Workers' Compensation Coverage

Hiring even one employee in a new state will require employers to confirm their policy covers workplace injuries in other states, and may require buying supplemental or broadening existing coverage. Even the most employer-friendly states require workers' compensation coverage. Some states have formal agreements with others states, which allows workers temporarily or intermittently working out-of-state to be covered under their home-state insurance policy. However, those agreements usually do not cover employees working permanently in states outside their employer's home states. Therefore, employers need to ensure their existing workers' compensation coverage complies with the state where they are hiring new employees.

Business Registration

State laws vary as to which licenses and registrations are required to conduct business within the state. However, most often, states require all employers to report to the state employment agency newly hired and recently re-hired employees within 20 to 40 days. States have an interest in tracking the arrivals of new employees working in the state for payment of personal income tax and any specific payroll taxes that might apply. For that reason, state registration systems often allow employers to create a single account for registering new hires and submitting unemployment insurance contributions to the state. Additional registration may be required with the state's Secretary of State or regulatory agencies overseeing industry licensing and oversight.

Notices & Posters

Despite the lack of physical office environment, remote employees must receive legally mandated notices. In addition to the requirements under federal employment mandates, states and major cities require and provide posters to comply with state and local notice requirements. More and more states have specific allowances for providing remote employees with posters electronically, but other states are silent on how to comply with physical posting requirements.

In addition to the legal intricacies of having remote workers in the same state as employer headquarters, hiring out-of-state remote employees adds complexity. Whether you are hiring your first employee over the river in Washington or recruiting someone from the balmy South, factor-in these considerations when evaluating locations for remote workers.

Charlotte Hodde is an attorney at Barran Liebman LLP. For any questions about managing remote workers, contact her at 503-276-2102 or chodde@barran.com. barran.com

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KEY PROPERTIES

Hooker Creek
Continued from page 1

presence in the greater Pacific Northwest region. “I had an existing relationship with Kennedy Wilson and felt that combining their capabilities with our local knowledge would result in an extraordinary development we can all be proud of.”

Located south of downtown and east of the Deschutes River, the team envisions turning the site into a residential and commercial hub that will feature open space accessible to the wider community in central Bend. KorPine was a particleboard manufacturing plant that was operational from 1966 to 2002 and was heavily damaged in early 2017 during a snowstorm. “This is a multi-year project that will be developed in phases, so a final completion date is years down the road,” says Day. “Currently, our experienced design team is starting the entitlement process, which will incorporate Bend’s Core Area Plan and will include collaboration with city staff and community stakeholders to develop a thoughtfully designed community that fits in well with neighboring communities.”

The proposed development will align with the goals and objectives laid out in the Core Area Plan adopted by the City of Bend in 2020 to address four of the city’s nine opportunity areas — areas suitable for new growth as identified in the Comprehensive Plan. The long-term plan is focused on creating a connected community and integrating emerging mixed-use districts with more established areas of the city. Plans for this development will reflect the guiding themes of the Core Area Plan to provide a vibrant, connected and walkable community that preserves the character of the neighborhood and incorporates sustainable design principles. As longtime members of the Bend community, Day says Hooker Creek has remained committed to transforming this site into a thriving development that will be integral to Bend’s growth for years to come. “In Kennedy Wilson, we’ve found a partner that not only has the experience and expertise to lead the project, but also one that shares our commitment to building an extraordinary development.”

“We are thrilled to expand our presence in Oregon and to partner with Matt Day and his family in bringing a thoughtfully and sustainably designed project to one of the most exciting and rapidly growing markets in the Western U.S.,” said William McMorro, chairman and CEO of Kennedy Wilson. “Through this joint venture with local partners, we look forward to working closely with the



PHOTO | BY RONNI WILDE

city and community stakeholders to develop a smart growth plan that will help address the need for additional housing and infuse new life into an area crucial to the future of Bend.”


Hooker Creek got its start in the early 1980s when Hooker Creek Ranch was established. According to the company’s website, Hooker Creek entered the Central Oregon construction industry in the early 1990s by acquiring Moon Quarry, a sand and gravel pit east of Bend. At that time, 11 people were hired and the company provided quality aggregate products to the Bend area. Over the years, Hooker Creek has experienced phenomenal growth through the acquisition of a variety of Central Oregon companies and is one of the leading Ready Mix Concrete providers in the area.

As part of this region’s community for more than 30 years, Hooker Creek supports many local organizations, including nonprofits such as Bend Park and Recreation District, Boys & Girls Club of Bend, the Deschutes Children’s Foundation and many others. The company has also sponsored local events including the Deschutes, Jefferson and Crook county fairs, Central Oregon Business Expo, the COBA Home & Garden Show and Special Olympics Oregon.

Kennedy Wilson, headquartered in Beverly Hills, California, is a global real estate investment company that owns, operates and invests in real estate through its balance sheet and through its investment management platform. The company focuses on multifamily and office properties located in the Western U.S., the U.K. and Ireland.

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Duke Warner Real Estate Market Trend Report

With the new year upon us in Central Oregon, Bend's real estate market remained brisk in December with the number of active listings down 12 percent while at the same time pending properties were down 18 percent and sold properties were down 14 percent from November's pace. The real estate trends remain 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 first quarter of 2022.

January 1 Inventory and December Activity

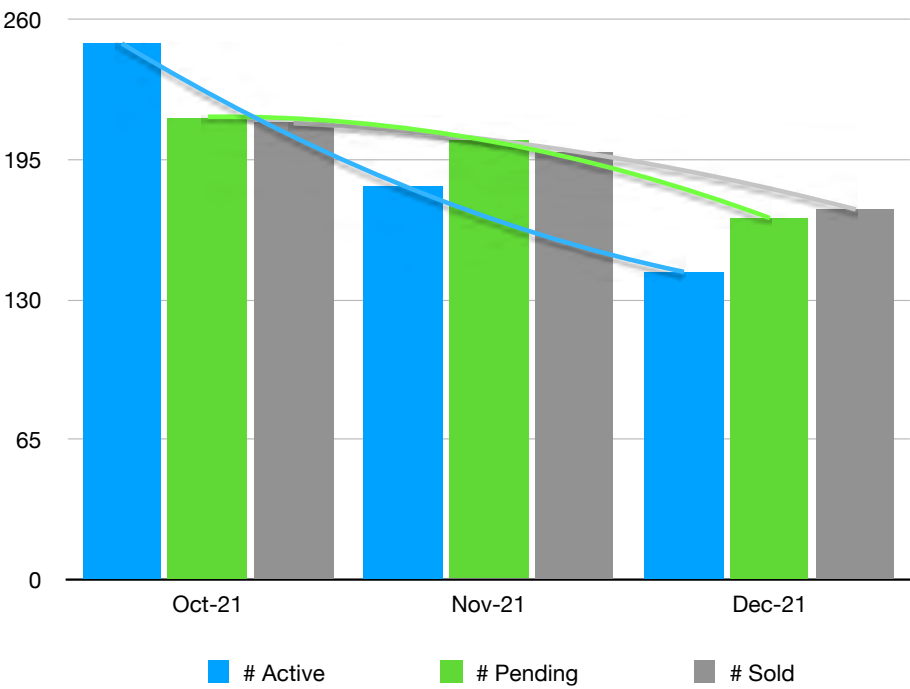
With 143 active listings as of December 1, the Bend market saw a 12 percent decrease in available listings, down from 183 from the previous month. Pending homes were at 168, down from 204 from the previous month but homes still continue to sell at an impressive pace, leaving some potential homebuyers empty-handed and ready to buy on the spot. Now is an excellent time for a homeowner who might otherwise wait until spring 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 30 days and 25 days, respectively. Redmond's active listings as of January 1, showed 71 homes active, down from 86 in November. As we progress through the remaining winter months, we see the combined active listings for Central Oregon at 214 homes.

December numbers for the Redmond market shows us 80 homes sold, 52 new homes on the market, down from 53 from the previous month, and 71 homes pending. The bulk of active homes on Redmond's market remain in the \$525,000 & up price range, showing 43. The \$225,000-\$325,000 had one active listing, the \$425,000-\$525,000 range had 21 active listings and the \$325,100-\$425,000 price range showed only six active listings.

For Bend, the numbers in December continued to illustrate a market with relatively low inventory. There were no active listings in the \$225,000-\$325,000 range, and only two in the \$325,100-\$425,000 range, nine in the \$425,100-\$525,000 range and 14 in the \$525,100-\$625,000 price range. The \$625,000-\$725,000 had 30 active listings, the \$725,000-\$825,000 had 20 actives and the \$825,000-\$925,000 showed 26 active homes listed. Our Market Trend Report shows there was a decrease in homes available in the higher price ranges, showing 42 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

Bend Real Estate Market Trend Report



according to the market trends and current housing competition.

Sold and Pending Listings

Bend had 168 pending homes in December, down from 204 in November. These numbers still highlight 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 172 in December as compared to 199 in November. In Redmond, we saw 80 sold in December down from 89 sold in November. History in the making as we continue to see real estate needs escalating in the Bend and Redmond real estate market!

Looking Ahead

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

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**Raising the Bar
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Since 1967**

Bar Fiori

Continued from page 1

Bar Fiori has been selected by *Imbibe Magazine* as one of its “Imbibe 75,” a listing of 75 businesses from around the world that are creating a positive and sustainable drinking world in 2022. “As a musician and avid record collector, I’ve taken to pairing albums and songs with the wines to give them and their winemakers a bit of personality beyond the standard descriptors and technical jargon,” says Kuther, who was born and raised in Bend and graduated from Summit High School in 2004. “After bouncing between Portland and Los Angeles to learn all things food, coffee, hospitality and, eventually, natural wine, I’ve come back to share these beautiful wines with my first home.”

Kuther created the name for his company at the suggestion of his former business partner, who Kuther describes as “full-tilt Sicilian.” He suggested the word “fiori” — which translates to “flower” in English — because it is his favorite word in Italian as well as a family name, Kuther explains. “I wanted a name that conveyed a simple, organic and worldly vibe, so ‘fiori’ made perfect sense. The name is also an example of the ‘dress for the job you want, not the job you have’ ideal, as we are starting as an online wine shop but the ultimate goal is to open a homey, vibrant, European-style wine bar here in Bend.”

So far, business is going well and growing, Kuther says. “It’s building every day. Doing the pop-ups has been huge for exposure,” he says. “I’ve met a very wonderful and like-minded community of wine nerds here, which is incredible. The best part is sharing these wines and telling their stories and getting people excited about the ideals of natural winemaking.” He adds, “Bend is such an amazing place, and everyone has been so open-minded.”

barfiori.com

@barfioribend



AN EXAMPLE OF A BAR FIORI RECORD PAIRING, WITH LA ONDA TINTO AMERICANO AND STEELY DAN'S KATY LIED LP | PHOTO COURTESY OF KELSEY KUTHER

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Cascade Business News Publishes 2022 Book of Lists

2022 Book of Lists — Your B2B Must Have — Celebrates 28 Years
of Detailing Key Information on the Central Oregon Business Community

Cascade Business News (CBN) has published its annual *Book of Lists*, an effective and valuable marketing tool for local businesses. The list includes Central Oregon industry lists along with several thousand contacts and company information. This is the best time to boost your market share, and CBN offers the 2022 *Book of Lists* as a comprehensive listing of Central Oregon’s growing local industries.

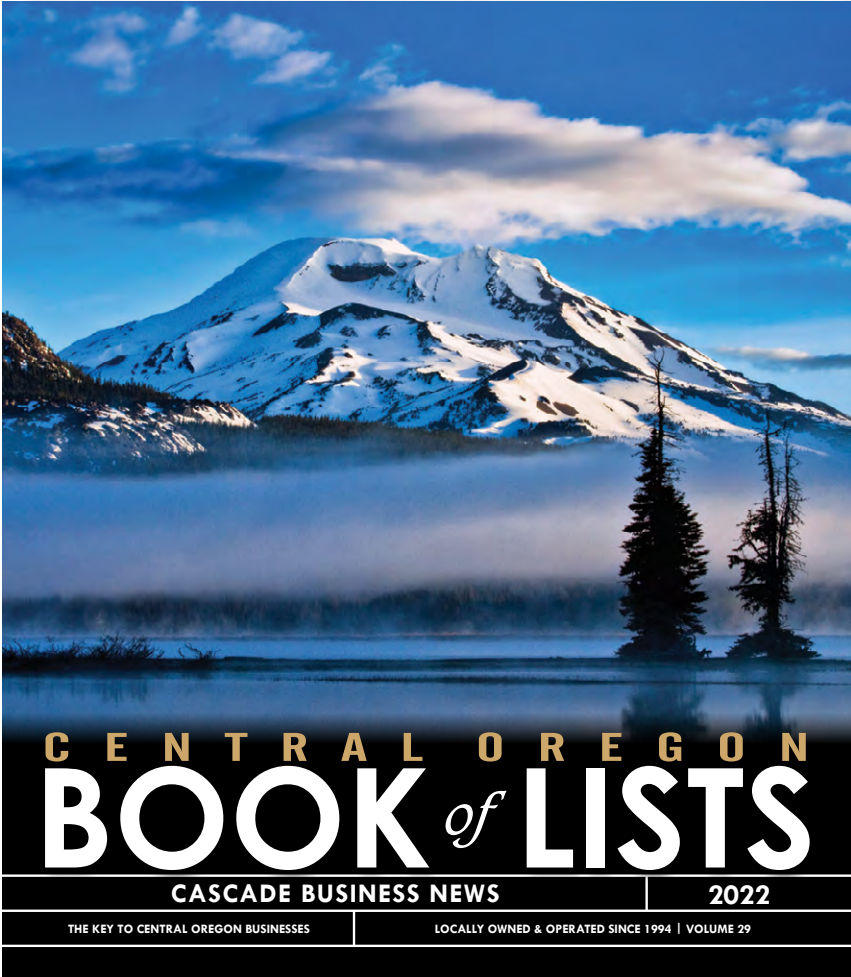
The print version has 47 lists from many industries, and remains a critical business-to-business sales and marketing, as well as job searching tool, for Central Oregon. Our online version boasts over 100 lists and has taken the usability and technology to the next level, while allowing us immediate updates for ever-changing data. Download lists to a spreadsheet or PDF, sort the entire *Book of Lists* by number of employees or zip code and more. Define your target market and create your desired list.

The daily compilation of these lists is a detailed endeavor of collecting information on the challenging landscape of Central Oregon businesses. Each list appears strategically during the course of the year in *Cascade Business News*.

Your business can take the opportunity to leverage both online and print versions of this regional sale and marketing tool for an annual subscription of just \$200. The *Book of Lists* is updated daily online (cbnbookoflists.com), and companies can use the web-based program that is accessible and downloadable as mailing lists, targeted industries and direct contact. The \$200 includes a \$35 annual subscription to CBN, online access to the data and a \$25 hard copy of the *Book*, which was mailed this week to paid subscribers.

“CBN is proud to play a part in “Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994” as we state on the masthead of *Cascade Business News*,” said Jeff Martin, president and CEO of *Cascade Business News*, “and we owe it to our incredible advertising and subscription base. Thank you, and Cheers to 2022!”

Need more information? Give us a call 541-388-5665 or send a request to subscribe to cbn@cascadebusnews.com.



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\$4,800 per month Modified Gross

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- Possible uses – Tractor/Farm Equipment, Horse Trailer Sales, Farm/Feed Store, Irrigation Supply Store



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1497 NW 6th St, Redmond
\$850,000

- 4704 sf C1 Zoned Building built in 1955, remodeled in 2020
- Remodeled as an auto repair shop with Showroom, Offices and 6 overhead doors on .55 acre
- Located on busy NW 6th St (US Hwy 97 Business Route) Near the Maple St intersection.
- Neighbors include Walmart and Home Depot
- Across from the Larch St on ramp to Parkway Bypass



Pete Rencher, Broker
541.420.3423
pete@windermere.com



Bruce Barrett, Broker
541.410.3484
barrett@windermere.com



Tony Levison, Broker
541.977.1852
alevison@windermere.com

"INVEST IN
YOUR FUTURE"



Seahorse Chocolate

Continued from page 1

The Gartrells met in Telluride, Colorado, and both of their children were born there, Amanda explains. “We owned a coffee-roasting company. I felt like we were running a ‘crack house,’ because there were nights after 10pm, with our infant sleeping soundly, that people would come over, knock on the door frantically and say, ‘I need coffee! I’m out!’” she says with a laugh. “It was then that I realized RC had mad skills. He basically created addicts with whatever he roasted. It’s still the same. Whether it’s our good friend in Amsterdam who is a master sommelier or our winemaking friends in California, they all say the same thing: ‘This is the best chocolate we have ever tasted!’ I have to agree. We are all spoiled.”

Located in downtown Bend at 35 NW Bond St., Amanda says Seahorse Chocolate got its name in a funny way after weeks of struggling to figure out what to call their company. “I’m very indecisive, so I had all of our friends involved in the ‘find a name for the chocolate business’ game. It had been two weeks of drinking wine on the deck in the evenings, tossing around possibilities. I would wake up and say, what about this or that? The same thing happens when we rescue a new pet.”



SEAHORSE CHOCOLATE SOURCES BEANS FROM SMALL ESTATES AND FARMS FROM AROUND THE WORLD | PHOTOS COURTESY OF AMANDA GARTRELL

She continues, “I homeschooled both boys, and (my son) Rowan and I were in the middle of a project about seahorses. That afternoon, RC said, ‘The next word that comes out of your mouth, that’s the name of the company.’ Of course, I didn’t take him seriously, and I started to prattle on about how cool seahorses are. Then RC said, ‘What about Seahorse Chocolate? I love seahorses!’ And that was it.”

Seahorse Chocolate is available in the shop and online, and also at select coffee shops in Bend, Jacksons Corner, Newport Avenue Market and other locales throughout Central Oregon, Portland and several states.

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The Only Constant in Life is Change — Reflection & Optimism

by **PETER BAER, President — Pinnacle Architecture**

Like Heraclitus said, “The only constant in life is change.” In 2021 we continued to ebb and flow to respond to our society’s changing needs. Our industry always has new challenges, from looking at design through a COVID lens and maneuvering supplier issues to learning to work in a hybrid remote environment. But that’s what keeps life interesting and provides for opportunities.

Focusing on Permanent Supportive Housing (PSH) to Help Solve Oregon’s Houseless Situation

Pinnacle is currently working on four PSH projects. PSH is one tool to alleviate homelessness and help some of our community’s most vulnerable. They are projects that combine affordable housing with



onsite service providers. These projects are often geared towards moving houseless individuals into homes and providing them services. Services include everything from mental health and financial services to renters’ classes. These projects are very meaningful to our staff as they blend our affordable housing and community health expertise. For example, Bridges on Broadway in Eugene is transforming a former Red Lion into 51 units of permanent supportive housing. A new welcoming entrance, murals to connect to the neighborhood and space for service providers will make this a place for new beginnings.

Responding to Infectious Disease Control in Community Clinics

At the onset of the pandemic, we looked at ways to create separation by rearranging lobbies and installing protective barrier systems. Today we’re helping community clinics design spaces specifically for infectious disease control. Currently, under construction, a new community health clinic in Roseburg will be the hub for treating contagious diseases. The design considered patient and staff workflow to avoid cross-contamination, including a separate isolation entrance, lobby and exam rooms. Energy Recovery Ventilation (ERV) and ultraviolet lighting disinfect and exchange air to improve indoor air quality. The design for both clinic areas brings in natural light and uses warm tones and materials to reduce stress and promote health.

Modernizing our Public Facilities to Support Growth

Central Oregon continues to grow at an above-average rate, which puts more pressure on our public facilities. Pinnacle completed the renovation of three



BRIDGES ON BROADWAY IN EUGENE WILL MOVE 51 INDIVIDUALS OFF THE STREETS | RENDERINGS COURTESY OF PINNACLE ARCHITECTURE

of Deschutes County’s courtrooms to improve accessibility, efficiency and functionality. With the increase in virtual proceedings, our courts must provide an equitable experience while keeping staff safe. Crook County is also modernizing its facilities with a bond that passed in November for a new Justice Center. Our team is moving forward with plans for the new building to house all justice services from the Sheriff’s office to courtrooms and supporting spaces under one roof.

We’re proud of the work we completed in 2021 and moving into 2022 with many critical projects in the process to enhance communities across Oregon. These past couple of years have taught us to be flexible and think about options and alternatives. Our team is vigilant on current trends and always has a plan B, and now, a plan C in our back pockets.

Peter Baer is the principal architect and founder of Pinnacle Architecture. Founded in 1990, he has built the firm on the foundation of a solid commitment to continuous improvement and client satisfaction. His portfolio of work is vast and varied, and the theme of enhancing lives and communities has been a constant. Baer can be reached at 541-388-9897x12 or Peter@parch.biz
parch.biz



CROOK COUNTY JUSTICE CENTER IN PRINEVILLE, CURRENTLY IN DESIGN BY PINNACLE + KMB ARCHITECTS TEAM

Pinnacle Architecture ~ 2022 Projects

AFFORDABLE HOUSING

- Ariel South Affordable Housing Rehab, Bend, OR** — Housing Works, **Size:** 96 units, **Contractor:** Pacific Construction and Development, **Completion:** Fall 2022
- Bridges on Broadway, Project Turnkey, Permanent Supportive Housing, Eugene, OR** — Homes for Good, **Size:** 50 units, **Contractor:** TBD, **Completion:** TBD
- Colonia Paz Farmworker Housing, Lebanon, OR** — Farmworker Development Corp., **Size:** 128,100 sq. ft., 134 units, **Contractor:** LMC Construction, Est. **Completion:** Spring 2022
- DevCo Affordable Housing Rehab Portfolio, Milwaukie, Lincoln City, Lebanon, Winston, Forest Grove and Hillsboro, OR** — DevCo, **Size:** 300+ units, **Contractor:** LMC Construction, **Completion:** Summer 2023
- HAWC Rehab Portfolio, Tigard, Forest Grove, Beaverton, Housing Authority of Washington County, Size:** 302 units, **Contractor:** LMC Construction, **Completion:** Spring 2023
- Hope Village Senior Living Community Expansion Phase 1, Canby, OR, Hope Village, Size:** 62,081 sq. ft., 29 Units, **Contractor:** Pence Construction, **Completion:** Summer 2022
- Midtown Place Workforce Housing, Redmond, OR** — Housing Works, **Size:** 54,603 sq. ft., 47 units, **Contractor:** Pacific Construction and Development, **Completion:** February 2022
- Sequoia Crossing Permanent Supportive Housing, Salem, OR** — Salem Housing Authority, **Size:** 48,335 sq. ft., 60 units, **Contractor:** LMC Construction, **Completion:** TBD

HEALTH CARE

- Aviva Health Renovation and Expansion, Roseburg, OR** — Aviva Health, **Size:** 53,835 sq. ft., **Contractor:** Harmon Construction Company, **Completion:** April 2022
- Columbia River Health Clinic Remodel, Boardman, OR** — Columbia River Health, **Size:** 98,184 sq. ft., **Contractor:** TBD, **Completion:** Summer 2022
- Deschutes Rim Community Clinic, Maupin, OR** — White River Health District, **Size:** 3,993 sq. ft., **Contractor:** R&H Construction, **Completion:** Spring 2022
- Klamath Tribal Health Renovation, Klamath Falls, OR** — Klamath Tribal Health, **Size:** 45,592 sq. ft., **Contractor:** Modoc Contracting Company, **Completion:** Summer 2022
- North County Health Services Renovation, Redmond, OR** — Deschutes County, **Size:** ~9,000 sq. ft., **Contractor:** TBD, **Completion:** 2023
- Regional Youth Crisis Center, Boardman, OR** — Klamath Tribal Health, **Size:** 45,592 sq. ft., **Contractor:** Modoc Contracting Company, **Completion:** TBD

PUBLIC SERVICE

- Crook County Justice Center, Prineville, OR** — Crook County, **Size:** 68,850 sq. ft., **Contractor:** Kirby Nagelhout Construction Co, **Completion:** 2024
- Dayville Community Hall Historic Renovation, Dayville, OR** — City of Dayville, **Size:** 5,527 sq. ft. renovation, 916 sq. ft. addition, **Contractor:** Kirby Nagelhout Construction Co, **Completion:** February 2022
- Deschutes County Renovation Projects (Sheriff’s Office, Juvenile Department, Community Development Department), Bend, OR** — Deschutes County, **Size:** ~2,000 sq. ft., **Contractor:** TBD, **Completion:** Summer 2022
- MountainStar Early Learning Center Classroom Conversion, Bend, OR** — MountainStar Family Relief Nursery, **Size:** 1,152 sq. ft., **Contractor:** Kellcon, **Completion:** Summer 2022

Every Project, Has a Story



Visit PinnacleArchitecture.com to learn more about these!

Architects in Central Oregon

Architects *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Architects	Projects	Services
BBT Architects, Inc. 1140 SW Simpson Ave., Ste. 200 Bend, OR 97702	541-382-5535	541-389-8033	www.bbtarchitects.com ralexander@bbtarchitects.com	Brigitte Lewis	17	1976	8	Jefferson County Health & Wellness Campus, Caldera High School, Redmond Airport Snow Removal Equipment Building, Ashland School District Helman & Walker Elementary Schools, Timberline Maintenance Building.	Commercial, educational, industrial, manufacturing, health care facilities, higher educational institutions, historical renovation, recreation/resorts, master planning, laboratories, technological facilities.
Blaise Cacciola Architect LLC 1465 SW Knoll Ave., Ste. 250 Bend, OR 97702	541-728-0375	N/A	www.bca-architect.com blaise@bca-architect.com	Blaise Cacciola	9	2010	4	Lonza Manufacturing Facility Expansion, Pharmaceutical CDMO Facility planning & design, BasX Office addition & remodel, Healthcare Imaging Center expansion & remodel, Cascade Chemistry Manufacturing & Office Expansion, Cascade Chemistry Polk Street Laboratory Expansion, Medline Office & Manufacturing facility expansion, MyMD Medical Office Building.	Architecture - Feasibility, planning & design services for commercial, industrial, R&D, laboratory, manufacturing & healthcare. Select multi-family & residential design.
BLRB Architects 721 SW Industrial Way, Ste. 130 Bend, OR 97702	541-330-6506	N/A	www.blrb.com bend@blrb.com	Seth Anderson	18	2010	8	The Hixon Mixed Use; North Star Elementary School; Central Oregon Council on Aging Remodel; Pilot Butte Middle School Renovations; 181 Franklin Mixed Use; Bethlehem Inn Bend Houseless Shelter; Bethlehem Inn Redmond Remodel; Sisters Elementary School; 954 Emkay Mixed Use; Shepherds House Remodel; Deschutes County Parole & Probation Remodel & more.	Programming, feasibility studies, land use, design, permitting & bidding, bond measure support & sustainable design for mixed-use, k12 education, multi-family, senior living, commercial, civic & non-profit projects.
Cheryl Heinrichs Architecture 1965 NW Second St. Bend, OR 97703	541-382-8914	N/A	www.CHArchitecture.com Cheryl@CHArchitecture.com	Cheryl Heinrichs	1	1995	1	Custom homes in Central Oregon, including: North Rim, Shevlin Commons, Awbrey Butte, Northwest Crossing, private view lots; Olympia WA & Jackson Hole WY. CHA has a second office in Olympia, WA.	Creating high quality, extremely energy efficient, modern homes with subtle complexities & a hint of edginess.
COLE Architects (Previously DKA Architecture & Design PC.) 780 NW York Dr., Ste. 201 Bend, OR 97703	541-383-1898	N/A	www.colearchitects.com ians@colearchitects.com	John Kvapil, Phil Doza, Kimberly Stroup, Ian Schmidt	7	2000	4	Partners In Care Hospice House, The Cove Indoor Aquatic Facility (Sunriver Resort), Deschutes Brewery & Public House, Tower Theatre, Sage Springs Spa (Sunriver Resort), Audi Bend, BMW of Bend, Porsche of Bend, Brookswood Lodge, Northwest Crossing (Bend), AmeriTitle (Redmond, Klamath Falls, Roseburg), Westside Medical Center, St. Thomas Catholic Church & Parish Hall (Redmond) & more.	Commercial, hospitality, residential, resort, restaurant, medical, mixed-use, tenant improvements, historic preservation, religious, master planning, interior design.
Darren Thomas Architecture + Planning LLC 2516 NW O'Brien Court Bend, OR 97703	541-350-2361	N/A	dthomasarchitect@gmail.com	Darren Thomas	0	2005	1	Clearwater Crossing in NWX, Pacific Pizza Building, Life & Times Building, Trend Building in NWX (Washington DC Restaurant).	Residential & commercial, full service architectural design & planning.
David Waldron & Associates 1465 SW Knoll Ave., Ste. 105 Bend, OR 97702	541-588-0917	N/A	www.davidwaldron.com davidwaldron.waldron@gmail.com	David Waldron	5	2013	2	Residential, commercial & recreational.	Full architectural design, land planning & project management.
Erik Oldham Architect LLC 2676 NW Pickett Ct. Bend, OR 97703	541-350-2352	N/A	www.erikoldham.com eoldham@Bendbroadband.com	Erik Oldham	1	2003	1	Shevlin Commons Residence, Estes Park Residence, Lot 10 Project, Bear Valley Residence, Montlake Residence, Angler's Ridge Residence, Oak Valley Residence Project, Settler's Crossing Residences, Running Bear Residence, Residence at the Sanctuary, HCC Early Childhood Learning Center (w/ MurphyVarey, Seattle), Bear Run Duplex, Carsberg Hotel-(Project w/ MurphyVarey, Seattle), College of the Atlantic-Meeting Hall (Project).	Single- & multi-family residential, commercial & institutional architecture. Practical, economical & responsible designs.
HD Architecture, Inc. 325 NW Vermont Pl., Ste. 109 Bend, OR 97703	541-383-3831	N/A	www.holbrookdesign.com gary@holbrookdesign.com	Gary A. Holbrook	2	2003	1	Hanai, Fire on the Mountain, Sisemore Historic Residence, Winged Addition, Odin Falls Ranch Remodel, Midtown Manor.	Custom residential, multi-family & light/mixed-use commercial. Meeting tight budgets with quality design.
James E. Burquist, Architect/Builder 64245 Old Bend Redmond Hwy. Bend, OR 97701	541-388-2676	541-388-2676	jbarchitect@bendbroadband.com	James Burquist	2	1993	1	Private residences - list available upon request.	Remodels, additions & custom homes.
Karen Smuland Architect, LLC 1532 NW Harmon Blvd. Bend, OR 97703	541-788-4357	N/A	www.ksmulandarchitect.com karen@ksmulandarchitect.com	Karen Smuland	1	2003	1	Residences in Central Oregon including Westgate, Shevlin Commons, The Tree Farm, Northwest Crossing, Aspen Lakes, Tetherow, Awbrey Butte, Pronghorn & Eagle Crest.	Custom residential architectural design.
LRS Architects 1693 SW Chandler Ave., Ste. 140 Bend, OR 97702	541-668-9550	N/A	www.lrsarchitects.com marketing@lrsarchitects.com	Jim Landin, Mike Gorman, Greg Mitchell	10	2019	3	69 Newport Mixed-Use; Subaru of Bend Dealership; Legacy Landing I & II Affordable Housing; Mosaic Medical Clinic Connors; Phoenix Crossing Mixed-Use; Canal Commons I & II Affordable Housing; Hugh Hartman MS Remodel; Britta Apartments; 515 Century Drive Mixed-Use; Bunkhouse Hotel Madras; Kia of Bend Dealership; Hyundai of Bend Dealership & more.	Architecture, interiors, master planning & sustainable design. Studios include: auto, civic, multifamily housing, office & workspace, retail & senior living.
Mayes Architecture & Planning, Inc. 473 W Hood Ave., Ste. 100 PO Box 3500-155 Sisters, OR 97759	541-549-8330	N/A	www.mayesarchitecture.net Chris@MayesArchitecture.com	Chris Mayes	2	2010	1	Three winds multi-family, Village at Cold Springs multi-family, 21 Canal Townhomes, Laird Superfood Building C, Grandstay Hotel & Suites, Cowboy Court Apartments. Custom homes & remodel additions.	Commercial & residential architecture, new construction & remodel/additions.
Mount Bachelor Design Studio Architecture & Planning 3195 NW Kidd Pl. Bend, OR 97703	541-317-2950	N/A	www.mbsdarchitects.com mbsd@bendcable.com	Howard Spector, Matt Burke, Donovan Donnelly	3	1998	1	RESIDENTIAL: Custom homes throughout central Oregon, including Sunriver, Crosswater, Awbrey Glen, Awbrey Butte, Black Butte Ranch, Aspen Lakes, Broken Top, Pronghorn, Caldera Springs, Tetherow, North Rim, Eagle Crest, Brasada Ranch. COMMERCIAL: Sunriver hangars, Solena Winery, ACE Hardware La Pine addition.	Custom homes, commercial, master planning, landscape concept plans.
Neal Huston & Associates Architects, Inc. 520 SW Powerhouse Dr., Ste. 621 Bend, OR 97702	541-389-0991	541-389-1344	www.nealhuston.com ngh@nealhuston.com	Neal Huston	5	1976	3	BOTC - Eddie's Corner, Simple Living, Ronald McDonald House, BOTC - Sunriver, Tree House Farewell Bend Monument, BDA - Minnesota Street, Desert Translation, Rotary Larkspur Park, Borden's Corner, Light & Bright Heroes Memorial, Brian's Cabinets, Simple Beauty, Bij -Interiors, Best of Both Worlds, Community First Bank, Cascades Retreat, Groza Building, Grounded & more.	Commercial, industrial, residential, interiors, space planning, tenant improvement, consultation. Site use studios, sustainable/green evaluation & assessment & digital 3D modeling, community design review.
Olin Architecture LLC 920 NW Bond St, Ste. 204B Bend, OR 97703	541-508-9579	N/A	www.olinarchitecture.com brandon@olinarchitecture.com	Brandon Olin	2	2012	1	Tetherow, Bonneville, Marken Heights, Shevlin Meadow residential & Tech Center commercial remodel, Va Piano Tasting Room.	Residential homes from new homes to remodel & additions, custom commercial & adaptive re-use projects.
Phillips Architecture & Planning, Inc. Bend, OR 97702	541-382-8415	N/A	www.phillipsarchitecture.com chad@phillipsarchitecture.com	Chad Phillips	3	1994	1	Residential: National first place design award for homes in Sisters, OR. Regional Awards for energy efficiency & green construction, custom homes in Tetherow, Brasada, Tree Farm, Broken top, Caldera Springs. Black Butte, Ridge at Indian Ford ranch, Ranch of the Canyons & more. Commercial, Multi family: Phoenix West & East building (Paulish buildings), Deschutes County Title building, Plaza Condominiums, Four Square building, Paul Hackett building, Dry Canyon Community Recreation Center, etc. Recent land use design: Dry Canyon 55 & older community, Redmond OR.	Architecture, Architectural Design in landscaping & interiors & Land Use planning.

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STEELE Architects ~ 2021 Projects

27th & Reed Market – Shell Buildings
Project Owner: Empire Construction & Development
Project Address: 61853 SE 27th, Bend, OR
Sq Ft: 18,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Two shell building for future office or retail space in the SE 27th and Reed Commercial Development.

27th & Reed Market – Taco Shop & Chiropractor
Project Owner: Empire Construction & Development
Project Address: 21163 Reed Market, Bend, OR
Sq Ft: 4,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Two tenant building for a Taco Shop in one suite and chiropractor clinic in the other.

143 Canal Apartments East
Project Owner: Empire Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond, OR
Sq Ft: 66,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Summer 2023
Brief Description/Amenities: Three 18-plex apartment buildings, one 12-plex apartment building.

143 Canal Apartments West
Project Owner: Empire Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond, OR
Sq Ft: 36,000 sq. ft.
Contractor: Empire Construction & Development

Estimated Completion Date: Summer 2023
Brief Description/Amenities: Two 18-plex apartment buildings.

563 SW 13th Remodel
Project Owner: Ryan Robinson
Project Address: 563 SW 13th St., Bend, OR
Sq Ft: 4,500 sq. ft.
Contractor: Griffin Construction
Estimated Completion Date: Spring 2022
Brief Description/Amenities: Remodel two retail suites on the ground floor with exterior façade and site improvements.

Anasazi House
Project Owner: Confidential
Project Address: St. George, Utah
Sq Ft: 3,250 sq. ft.
Estimated Completion Date: June 2022
Brief Description/Amenities: Contemporary Pueblo style home located in Entrada in St. George, Utah nestled on a hill with 270-degree views; 24’ operable glass opens entire wall of great room to 1,600 sq. ft. plaza; highly sustainable and energy efficient design; xeriscape landscaping.

Battle Ground Senior Living Community
Project Owner: Undisclosed
Project Address: Battle Ground, Washington
Sq Ft: 115,000 sq. ft.
Contractor: Undisclosed
Estimated Completion Date: 2023
Brief Description/Amenities: A new senior living community featuring 82 Assisted Living units and a 48-bed memory care with extensive amenities including exercise and yoga facilities, full-service salon, bistro and country store, theatre, game room, library, art studio, chapel, multiple lounges and



BLACK DIAMOND LOFTS | RENDERING COURTESY OF STEELE ASSOCIATES ARCHITECTS

wine bar and demonstration kitchen.

Black Diamond Lofts
Project Owner: 325 NW Arizona Ave LLC
Project Address: Bend, Oregon
Sq Ft: 35,000 sq. ft.
Contractor: KellCon
Estimated Completion Date: 2022
Brief Description/Amenities: Luxury residential lofts above-ground floor commercial tenant suites.

Boone Ridge Retirement Community
Project Owner: Undisclosed
Project Address: Salem, Oregon
Sq Ft: 147,000 sq. ft.
Contractor: Undisclosed
Estimated Completion Date: 2022
Brief Description/Amenities: Upscale retirement community featuring 133 residential apartments with extensive amenities including pool, spa and sauna, state-of-the-art exercise and yoga facilities, full-service salon, bistro and country store, theatre,

game room with duck-pin bowling and golf simulator, music room, library, art studio, chapel, multiple lounges, wine bar and demonstration kitchen. Additionally, the project features a full-service staff daycare facility with playground. Outside one can find extensive patios with water features, fire pits, seating areas, bocce court, putting green and exercise areas.

Brand X Rentals
Project Owner: Empire Construction & Development
Project Address: 20755 Brinson Blvd., Bend, OR 97701
Sq Ft: 10,500 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Winter 2022-2023
Brief Description/Amenities: Construction equipment rentals warehousing and office.

Continued on Page 15 ►

CONTINUED FROM PAGE 12

Architects (Listed Alphabetically)

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Architects	Projects	Services
Pinnacle Architecture, Inc. 960 SW Disk Dr., Ste. 101 Bend, OR 97702	541-388-9897	N/A	www.pinnaclearchitecture.com pinnacle@parch.biz	Jessica Biel, Peter Baer	14	1990	6	400 Bond Office (Bend), Midtown Place Multi-Family Housing (Redmond), Aviva Health Medical Office Building (Roseburg), Cascades of Bend Senior Living Renovation (Bend), Red Canyon Affordable Housing (Redmond & Madras), Deschutes County Stabilization Center (Bend).	Architecture, master planning, interior design, sustainability.
PKA Architects 220 S Pine St., Ste. 209 Sisters, OR 97759	541-904-0765	N/A	www.pkaarchitects.com info@pkaarchitects.com	Timothy Clem	2	2015	1	Sky Lakes Collaborative Health Center, Klamath Falls; Sky Lakes Pediatric Therapy Clinic Study, Klamath Falls; Harney District Hospital Specialty Clinic Study, Burns; St. Charles Hospital Cardiovascular Short Stay Unit, Bend; St. Anthony Hospital Family Practice Clinic, Pendleton; St. Anthony Hospital Pediatric Therapy Clinic Study, Pendleton.	All aspects of medical architecture including architectural design, master planning & interiors.
Schechter Architect, LLC 2962 NE Red Oak Dr. Bend, OR 97701	541-408-3638	N/A	www.Schechterarchitect.com Lawrence@Schechterarchitect.com	Lawrence Schechter	1	2012	1	Kalov/Friore residence - remodel/ sustainable upgrade, Bend; Maddigan Morris residence-LEED Platinum, Tumalo; Net Zero Energy residence NW Crossing, Bend; Minnesota St. storefront restoration (from Toomies Restaurant to Pave Jewelry, Bend; CO Pediatrics, West Side medical/ dental offices, Bend; Straw bale residence Bend Area Habitat for Humanity & more.	Residential & Commercial Architecture & Planning - new & remodel/upgrade.
Schertzinger & Party Architect, LLC 515 SW Cascade Ave., #7 Redmond, OR 97756	541-548-8884	N/A	www.SandP-LLC.com bill.s@sandp-llc.com	Bill Schertzinger	1	1999	1	Country Side Living Memory Care, Redmond, Highland Baptist Church Addition, Redmond & more.	Commercial, retail, light industrial, multi-family complexes, custom residential, site planning & architectural model building.
Scott Gilbride, Architect, Inc. 345 NW Saginaw Ave. Bend, OR 97703	541-388-3768	N/A	www.scottgilbride.com scott@scottgilbride.com	Scott Gilbride	2	1989	1	Residential homes & accessory buildings - site-specific designs for discerning clients.	No preconceived ideas; design will emerge from the site considerations & the client's programming wish list. Alternate technologies & methods will often be incorporated & challenging programs or innovative methods are welcome.
Sexton Design LLC 301 NW Greyhawk Ave. Bend, OR 97701	541-382-1055	Same as phone	www.sextonhomedesign.com vernsextondesign@gmail.com	Vernon Sexton	3	1974	1	Mt. Bachelor Pine Martin Lodge, Nancy's Bakery, custom homes in NorthWest Crossing, Awbrey Village, Awbrey Butte & Awbrey Glen.	Commercial & residential architecture, computer illustration & graphic design.
Starr Designs & Architecture, LLC 1534 NE Burgess Pl. Bend, OR 97701	805-801-6840	N/A	www.starrdna.com ryan@starrdna.com	Ryan Starr	0	2018	1	Residential & commercial project types including, but not limited to: restaurants, bars, hospitality, convention center & retail.	Architectural design & permitting services from predesign (including code analysis for property research) through design, permitting & construction administration.
STEELE Associates Architects LLC 1567 SW Chandler Ave., Ste. 203 Bend, OR 97702	541-382-9867	541-385-8816	www.steele-arch.com ssteele@steele-arch.com	Scott Steele	20	1996	6	Hydro Flask, 18th Street Sportsplex, Cement Elegance, Nanometrics, Grace BioLabs, Mt. Bachelor ALF/MC, Silver Rail Elementary, VA Bend, 919 Bond, COCC/Crook County Open Campus, Madras City Hall/Police, Franklin Crossing, Norton Apartments, Shevlin Wellness, Sisters HS & more.	Architecture, interiors, planning, sustainable design, master planning, retail, hospitality, apartments, medical, commercial, residential, senior, ALF/MC, K-12 & education, mixed-use, industrial, tech, research, hospitality, public, project management.
Stemach Design + Architecture 550 SW Industrial Way, Ste. 135 Bend, OR 97702	541-647-5661	N/A	www.stemachdesign.com info@stemachdesign.com	Stacey Stemach, Rachel Stemach	11	2013	4	The Quad at Skyline Ridge, Box Factory Tenant Improvements, East End Tenant Improvements, Pacific Power Juniper Ridge Headquarters & more.	Commercial, medical, mixed-use, multi-family, educational, historic preservation, interior design, sustainable/ Net-Zero/LEED projects.
Tekneek Architecture PC. 498 West Sixth St., Ste. 103 Redmond, OR 97756	541-788-2006	N/A	www.tekneekarchitecture.com larry@tekneekarchitecture.com	Larry Wright	3	2004	1	Commercial & residential.	Commercial & residential architecture.
Ultra Architecture 1835 NW Second St. Bend, OR 97703	541-419-6183	N/A	www.ultraarchitecture.com rj@ultraarchitecture.com	RJ Johnson	2	2015	1	The Bond: 3-story solar-ready mixed-use commercial & residential building, Yates Pointe: 5-story residential suites, custom residential Net Zero energy/water, commercial space planning & commercial tenant improvements.	Commercial, industrial & custom residential architecture; interiors, workspace design, adaptive reuse, mix-use design, urban design + planning & high-performance design.

Progressive Design—Build (PDB)

by SCOTT STEELE, AIA, NCARB, LEED AP, President — Steele Associates Architects

Progressive Design-Build (PDB) is becoming a favored project delivery alternative to traditional Design-Bid-Build (DBB), and Construction Manager/General Contractor (CMGC). Unless one is in the design and construction industry the terms and acronyms can be confusing and descriptions can vary regionally, so let us start by providing concise definitions and attributes of each.

Design-Bid-Build means that a client hires an architect/engineering team to completely design a project, and then the project is competitively bid to contractors. The selected contractor then builds the project in concert with the Client and the architect (and all the architects engineering consultants). While this delivery method is sought by some who desire the lowest construction cost its disadvantages include separate contracts for the architect and contractor; two primary contracts; potential cost overruns (change orders); less camaraderie among the architect, client and contractor; greater potential for litigation; more chances for quality control issues; and no preconstruction cost estimating or value engineering by the contractor.

Construction Manager/General Contractor (CMGC) is a common delivery method for Public Projects and is also known as a Negotiated Contract when utilized for private developer projects. With this method the client typically hires the architect team first and then hires a CMGC at a later point in design. The most common mistake made with this method is bringing the CMGC on too late in the design process, and therefore not realizing the full benefit of the contractor's input, estimating and value engineering. It is best to get the CMGC on board at the same time the architect is selected, but that rarely happens. Some of the key disadvantages of CMGC are: two separate contracts and points of contact for the Owner; not getting the full benefit of the CMGC's pre-construction services when brought on later in design; potential re-



design schedule and cost impacts due to late contractor value engineering and cost input; and setting the Guaranteed Maximum Price (GMP) late in the project.

Progressive Design-Build involves a client hiring one entity to both design and build the project. The entity may be a company that has architects, engineers and contractors employed, or it may be a team of an architect and general contractor. As opposed to Design-Bid-Build the selection of the PDB Team is usually based more on qualifications, rather than just fee. Key advantages of PDB include: a single point of contact, and one contract for the client; design, construction, schedule and cost being considered from the outset of the project; budget and schedule transparency throughout the process; high level of communication and team camaraderie; reduced, or no, change orders and cost overruns; high quality control due to early collaboration between client, architect and contractor; expedited decision making; and a faster project delivery and occupancy.

While all the delivery methods have their place depending upon the Client's goals and the project's parameters Progressive Design-Build has a great deal to offer. When selecting a PDB Team one should carefully consider the depth of similar project experience the team has, their knowledge of the project area and community, how many years the team and professionals have worked together and how many projects the architect and contractor have successfully delivered for their past clients. Deep experience and decades long relationships are essential to every successful project. If you have any questions regarding project delivery methods, please feel free to reach out to me.

My heart goes out to everyone who has suffered or lost a loved one during the pandemic, and I wish a happy, healthy New Year to all.

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Steele Associates Architects ~ 2021 Projects

Continued from page 14

Brian's Cabinets Garage

Project Owner: Brian's Cabinets
Project Address: 20780 Sockeye Pl., Bend, OR 97701
Sq Ft: 1,650 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2022
Brief Description/Amenities: Garage for vehicle storage.

Canal Mixed Use

Project Owner: Empire Construction & Development
Project Address: 4270 SW Canal Blvd., Redmond, OR
Sq Ft: 28,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Four-story mixed use building with an occupiable rooftop. The building will include two floors of apartments, one floor of office space and a ground floor suitable for retail or small restaurant.

Cascade Lakes Brewery East

Project Owner: Cascade Lakes Brewery
Project Address: 21175 Reed Market Rd., Bend, OR
Sq Ft: 5,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Brewpub with both indoor and outdoor dining, patio, full bar as well as a rooftop bar.

Cascade Lakes Brewery Redmond Pavilion

Project Owner: Cascade Lakes Brewery
Project Address: 855 SW Seventh, Redmond, OR
Sq Ft: 800 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Summer 2022
Brief Description/Amenities: Covered outdoor pavilion and deck area.

Central Library

Architect Name: STEELE Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: Britta/Robal Rd.
Sq Ft: 100,000 +/- sq. ft.
Budget: \$80,000,000 TBD
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2024
Brief Description/Amenities: New Central Library to serve the citizens of Deschutes County.

275 NE 2nd St Warming & Cooling Shelter

Project Owner: City of Bend
Project Address: 275 NE Second St., Bend, OR
Sq Ft: 10,000 sq. ft.
Contractor: TBD
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Remodel existing warming/cooling shelter to add new commercial

kitchen, new roof, new showrooms and ADA upgrades.

Division St Shelter

Project Owner: City of Bend
Project Address: 2346 NE Division St., Bend, OR
Sq Ft: 9,000 sq. ft.
Contractor: TBD
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Remodel old Bend Value Inn for transitional apartments for homeless relief working with NeighborImpact.

Compass Corner

Project Owner: Hotel Management, LLC.
Project Address: Lots 11-12, Compass Corner.
Sq Ft: 80,000+ sq. ft.
Contractor: Stilson Builders
Estimated Completion Date: 2024
Brief Description/Amenities: Four-story mixed use development. 63 apartments and 10,000 sq. ft. of retail/commercial space. 1 ½ levels of parking garage. 100+ parking spaces. Outdoor neighborhood plaza area.

Condon Elementary

Project Owner: Condon School District 25J
Project Address: 715 S Washington St., Condon, Oregon
Sq Ft: 17,247 sq. ft.
Budget: \$6.3M
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: June 2022
Brief Description/Amenities: Six classrooms, gymnasium, locker rooms, commons, kitchen restrooms, storage, offices, site work and parking.

Deschutes County Master Plan

Project Owner: Deschutes County
Project Address: Deschutes County, OR
Sq Ft: TBD
Budget: TBD
Estimated Completion Date: Spring 2022
Brief Description/Amenities: Provide building facility assessment services and create a plan for rectifying deficient items. Work also includes creating a future facility master expansion plan.

District 2 East – Building 3

Project Owner: Taylor Development & Brooks Resources
Project Address: 2723 NW Potts Ct., Bend, OR 97701
Sq Ft: 10,800 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Leasable office space for future tenants.

Downtown Bend Library Renovation

Architect Name: STEELE Associates & The Miller Hull Partnership



SISTERS RANGER DISTRICT COMPOUND | RENDERING COURTESY OF STEELE ASSOCIATES ARCHITECTS

Project Owner: Deschutes Public Library

Project Address: 600 NW Wall St., Bend, OR
Sq Ft: 34,000 +/- sq. ft.
Budget: \$19,000,000+/- TBD
Contractor: SunWest Builders
Estimated Completion Date: 2025
Brief Description/Amenities: Library renovation to serve the citizens of Bend and Deschutes County.

East Bend Library Renovation

Architect Name: STEELE Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 62080 Dean Swift Rd., Bend, OR 97701
Sq Ft: 6,800 +/- sq. ft.
Budget: TBD
Contractor: SunWest Builders
Estimated Completion Date: 2024
Brief Description/Amenities: Library renovation to serve the citizens of Bend and Deschutes County.

Empire Cold Storage

Project Owner: Empire Construction & Development
Project Address: 20755 Brinson Blvd., Bend, OR 97701
Sq Ft: 22,200 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Leasable cold storage and freezer storage for food and beverage.

Fallon Apartments

Project Owner: Outlaw Partners
Project Address: Fallon Dr., Bozeman, Montana
Sq Ft: 36,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Two 18-plex apartment buildings.

Halsey - Montessori

Project Owner: HGE, Inc.
Project Address: Portland, OR
Sq Ft: 10,000 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: Summer 2022
Brief Description/Amenities: Convert a two-story office building to a Montessori School. Work includes a complete seismic upgrade due to change of use and layout of classroom and

administration spaces.

Jenkins Industrial Spec Bldg

Project Owner: Matt Jenkins
Project Address: NE Cooley Rd., Bend, OR 97701
Sq Ft: 15,150 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Speculative leasable light industrial space for future tenants.

La Pine Library Renovation

Architect Name: STEELE Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 16425 First St., La Pine, OR 97739
Sq Ft: 8,000 +/- sq. ft.
Budget: \$2,000,000+/- TBD
Contractor: SunWest Builders
Estimated Completion Date: 2023
Brief Description/Amenities: Library renovation to serve the citizens of La Pine and Deschutes County.

Lot 601 Prineville

Project Owner: Empire Construction & Development
Project Address: Commerce Ct., Prineville, OR
Sq Ft: 3,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Light industrial building and office.

Lot 700 & 701 Prineville

Project Owner: Empire Construction & Development
Project Address: Empire Dr. Prineville, OR
Sq Ft: 18,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Two 9,000-square-foot light industrial buildings for future tenants.

Madras Gateway

Project Owner: Undisclosed
Project Address: Madras, Oregon
Sq Ft: 5,500 sq. ft.
Contractor: Undisclosed
Estimated Completion Date: 2023
Brief Description/Amenities: Two upscale

Continued on Page 22 ►

Designing for Generations

by KEVIN SHAVER, Associate and Project Manager — BBT Architects

Long Line in Bend
BBT Architects was commissioned in 2011 to help with renovations to Bend-La Pine Schools’ historic administration building located in downtown Bend. Over the course of that project, I had the opportunity to browse through a number of archives at the facility. One day, I came across the Bend Sr. High School yearbook from 1939 and a class photo with my grandfather Ed as a sophomore. Ed would later go on to serve in WWII. He was on a glider in Normandy on D-Day and was the only survivor of his unit.

Starting with Sammy, Ed’s father and my great grandfather, there have been five generations of Shavers in Central Oregon running through to my daughters, Emma and Marissa, who are currently students at Central Oregon Community College (COCC) and Bend Sr. High School. Sammy, my great grandfather, was a government trapper and ran a general store. He lived in a house that is now part of the Rosie Baries Campus on the west side of Bend—a facility of the Deschutes Children’s Foundation where BBT has completed several pro-bono projects.

As for my daughters, they had no choice in their high school. It was important for them to continue a tradition, “the long blue line” that began with Ed in 1939 and continues today: they are the fourth generation of my family to attend Bend Sr. High.



MEDIA CENTER TOUR | PHOTO COURTESY OF BBT ARCHITECTS



Finding a Passion
As a freshman myself at Bend Sr. High in 1984, a friend of mine convinced me to take a drafting class with him. The teacher was Jeff Tuculet whose influence — without exaggeration — changed my life. He showed me how drafting was as much art as science. I took a class with Mr. Tuculet every term of my time in high school, from Drafting 1 through Architecture 2 and Independent Studies.

As a junior, myself and three classmates entered a design competition sponsored by Adair Homes. We beat out a number of senior teams to win \$1,000, which at the time seemed like an astronomical amount of money. More importantly, the experience solidified what I already knew — that I wanted to design and, more importantly, to draw. A fantastic counselor, Sarah Fisher, helped me with the process of getting into the University of Oregon Architecture program.

After graduating, a lot of my classmates moved on to bigger cities with more opportunities, but I returned home to Bend. I love Bend. I found my way to BBT Architects in December 1997, where my first project was on the First Presbyterian Church, which happened to be right behind Bend Sr. High. It was exciting to be in a profession that I had spent over five years preparing for and to be working across Ninth Street from where my interest in design was first sparked. As my career kicked off, Bend started growing in almost every way possible. The population doubled from 1990-2000 with 52,000 residents.

Designing Spaces to Learn
My first school design project was the new High Lakes Elementary. The Northwest Crossing neighborhood did not exist when we started that project — there was nothing in the area but a couple dirt roads and trees. People even got lost in the woods at the groundbreaking ceremony. After High Lakes, I worked on Pine Ridge Elementary

School, which was also located in an area that was hardly populated. The school district and community understood the future need for an elementary school in both the Brookwood and Northwest Crossing neighborhoods. As a collective, we knew that taking care of our children’s education was a priority.

Bend continued to expand. There were about 81,000 people when I was part of the team designing Pacific Crest Middle School and then, the need for a new high school in southeast Bend was becoming apparent. This could be the biggest project that I might work on in my career — it was an opportunity I did not want to miss.

I attended elementary, middle and high school in Bend. I had the fortune to help design elementary and middle schools for my friends’ and neighbors’ children, and the potential to be part of a new high school project would be a milestone for myself and BBT as a firm.

An Opportunity to Grow and Give Back

The new high school, Caldera High School, is located at Knott and 27th and is one of Bend’s largest buildings at 272,000 square feet. After recently completing two large middle school projects, I went into the high school project thinking that it was simply a larger school or perhaps two middle schools stitched together. But there was a lot more to the project than size. I learned that high schools are complicated and multi-faceted projects with a multitude of moving parts.

It takes a great team to create and construct a high school. Bend-La Pine Schools, Kirby Nagelhout Construction Company and their subcontractors, BBT and our design consultants, including BRIC Architecture, were all represented by great people who all put their best foot forward in an effort to make a truly remarkable facility.



CALDERA HIGH SCHOOL | RENDERING COURTESY OF BBT ARCHITECTS

Generations to Come
On a recent tour of the new high school with BBT staff and friends, it was exciting to visit spaces large and small and see them in use. Art work is starting to fill the display cabinets. A few commemorative soccer balls and footballs live in a trophy case that will soon fill up with more memorabilia. I felt a distinct sense of pride when people on the tour were as interested in the mechanical room as they were the expansive gymnasium. We could also see the pride of the students and staff: classrooms, labs and collaborative spaces were filled with posters, schoolwork and notes.

As Bend continues to grow and expand, and as Caldera High School welcomes a new freshman class later this year, it will be our continued responsibility to make sure that our children’s education is a priority and that we design spaces that are forward looking. It is also our responsibility to ensure that renovations or new construction is done in a responsible and sustainable manner that preserves what we all love about Bend.

Projects like this in your home town do not come along very often. Having the opportunity to work on a high-profile and important project for the community was such an honor and a benchmark achievement for myself, BBT and our partners.

Kevin Shaver is an associate and project manager with BBT Architects. An alumnus of Bend Sr. High, his family has deep roots in the region and with Bend-La Pine Schools. bbtarchitects.com

BBT Architects ~ 2022 Projects

Helman Elementary School
Project Owner: Ashland School District
Project Address: 705 Helman St., Ashland, OR
Sq Ft: 23,400 sq. ft.
Budget: \$14M
Contractor: Adroit Construction
Estimated Completion Date: August 2022
Brief Description/Amenities: New school building addition including ten classrooms and multi-purpose room.

Walker Elementary School
Project Owner: Ashland School District
Project Address: 364 Walker Ave., Ashland, OR
Sq Ft: 52,000 sq. ft.
Budget: \$23M
Contractor: Adroit Construction
Estimated Completion Date: February 2023
Brief Description/Amenities: New building addition connecting historic portion of school through renovated library and cafeteria.

Awbrey Glen Golf Course Facility Upgrades
Project Owner: Awbrey Glen Golf Course
Project Address: 2500 Awbrey Glen Dr., Bend, OR
Sq Ft: Various
Budget: TBD
Contractor: R&H Construction
Estimated Completion Date: Ongoing
Brief Description/Amenities: Ongoing upgrades to clubhouse and related facilities.

Juniper Elementary School Seismic Rehabilitation

Project Owner: Bend-La Pine Schools
Project Address: 1300 NE Norton Ave., Bend, OR
Sq Ft: 10,725 sq. ft.
Budget: \$1.1M
Contractor: TBD
Estimated Completion Date: August 2022
Brief Description/Amenities: Structural rehabilitation and retrofit through Oregon’s seismic grant program.

Central Point School District-wide Bond Projects
Project Owner: Central Point School District
Project Address: Various
Sq Ft: Various
Budget: TBD
Contractor: S&B James/Vitus Construction
Estimated Completion Date: August 2022
Brief Description/Amenities: District-wide MEP, remodels and other facility upgrades.

Crater High School Gymnasium
Project Owner: Central Point School District
Project Address: 655 North Third St., Central Point, OR
Sq Ft: 41,000 sq. ft.
Budget: \$3.5M
Contractor: S&B James
Estimated Completion Date: November 2022
Brief Description/Amenities: Includes structural and mechanical upgrades to existing gym building along with renovations to locker room and lobby spaces.



JEFFERSON COUNTY HEALTH AND WELLNESS CAMPUS | RENDERING COURTESY OF BBT ARCHITECTS

Hanby Middle School
Project Owner: Central Point School District
Project Address: 806 Sixth Ave., Gold Hill, OR
Sq Ft: 15,000 sq. ft.
Budget: \$9.8M
Contractor: S&B James
Estimated Completion Date: Septmeber 2022
Brief Description/Amenities: Renovation of an historic three-story classroom building, as well as mechanical upgrades to adjacent gymnasium building

Jewett Elementary School
Project Owner: Central Point School District
Project Address: 1001 Manzanita St., Central Point, OR
Sq Ft: 11,000 sq. ft.
Budget: \$4.9M
Contractor: S&B James
Estimated Completion Date: August 2022
Brief Description/Amenities: New gymnasium,

BBT Architects ~ 2021 Projects

Continued from page 16

makerspace, breezeway with additional improvements on school grounds.

Hermiston High School Addition

Project Owner: Hermiston School District
Project Address: 600 S First St., Hermiston, OR
Sq Ft: 22,800 sq. ft.
Budget: \$10.2M
Contractor: KNCC
Estimated Completion Date: July 2023
Brief Description/Amenities: Design will expand school's CTE and agricultural programs and provide additional permanent classrooms.

Hermiston School District Bond Projects

Project Owner: Hermiston School District
Project Address: Various
Sq Ft: Various
Budget: TBD
Contractor: KNCC
Estimated Completion Date: September 2023
Brief Description/Amenities: District-wide accessibility, safety and other facility upgrades.

Loma Vista Elementary School

Project Owner: Hermiston School District
Project Address: 2095 NE Tenth St., Hermiston, OR
Sq Ft: 62,500 sq. ft.
Budget: \$29M
Contractor: KNCC
Estimated Completion Date: July 2023
Brief Description/Amenities: New prototype optimizing natural light and mitigating environmental factors such as prevailing winds.

Rocky Heights Elementary School

Project Owner: Hermiston School District
Project Address: 650 W Standard Ave., Hermiston, OR
Sq Ft: 62,500 sq. ft.
Budget: \$27.6M
Contractor: KNCC
Estimated Completion Date: June 2023

Brief Description/Amenities: New prototype elementary school providing centralized administration area, optimized circulation and natural lighting.

Jefferson County & Mosaic Medical

Project Owner: Jefferson County Health and Wellness Campus
Project Address: 500 NE A St., Madras, OR
Sq Ft: 20,900 sq. ft.
Budget: \$8.9M
Contractor: SKANSKA
Estimated Completion Date: April 2022
Brief Description/Amenities: Wellness campus to provide comprehensive health services in a single location.

Company Headquarters

Project Owner: Kirby Nagelhout Construction Company
Project Address: 20635 NE Brinson Blvd., Bend, OR
Sq Ft: 16,700 sq. ft.
Budget: TBD
Contractor: KNCC
Estimated Completion Date: December 2022.
Brief Description/Amenities: New company headquarters including office and meeting space, various storage options and multipurpose room.

Leading Edge FBO

Project Owner: Leading Edge Jet Center
Project Address: 1050 SE Sisters Ave., Redmond, OR
Sq Ft: 32,000 sq. ft.
Budget: \$7.7M
Contractor: SunWest Builders
Estimated Completion Date: August 2022
Brief Description/Amenities: Expansion of existing facility including new hangar and upgraded meeting facilities and reception areas.

PacificSource Second Floor TI

Project Owner: PacificSource
Project Address: 2965 NE Conners Ave., Bend, OR
Sq Ft: 14,870 sq. ft.
Budget: \$975,000
Contractor: R&H Construction
Estimated Completion Date: June 2022



RENDERING | COURTESY OF BBT ARCHITECTS

Brief Description/Amenities: Renovations creating new open office spaces and meeting rooms.

Obsidian Middle School Renovation

Project Owner: Redmond School District
Project Address: 1335 SW Obsidian Ave., Redmond, OR
Sq Ft: 22,300 sq. ft.
Budget: \$3.9M
Contractor: Griffin Construction
Estimated Completion Date: September 2022
Brief Description/Amenities: Safety and ADA upgrades including relocation of office and reconfiguring classrooms.

Tom McCall Elementary & Elton Gregory Middle School

Project Owner: Redmond School District
Project Address: 1220 NW Upas Ave., Redmond, OR
Sq Ft: 11,000 sq. ft.
Budget: \$5.4M
Contractor: Griffin Construction
Estimated Completion Date: March 2023
Brief Description/Amenities: New classroom building on shared school campus to accommodate growth and flexible use between two schools.

Vern Patrick Elementary School

Project Owner: Redmond School District
Project Address: 3001 SW Obsidian Ave., Redmond, OR
Sq Ft: 10,700 sq. ft.
Budget: \$5.4M
Contractor: Griffin Construction
Estimated Completion Date: March 2023
Brief Description/Amenities: Design and construction of six classroom to expand student capacity.



BBT

With a new year comes reflection and aspiration for friends and community.

DESIGN IS A CONVERSATION

We continue our commitment to creating spaces that educate, welcome, and sustain for Oregonians now and generations to come.

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Architects in Central Oregon

BLRB Architects ~ 2022 Projects

954 Emkay Mixed-use Housing Development
Architect Name: Nicholas Radon, AIA, Architect/Project Manager
Project Owner: Horizon Realty Advisors
Project Address: 954 Emkay, Bend, OR 97702
Sq Ft: 165,000 sq. ft.
Contractor: CS Construction
Estimated Completion Date: Fall 2023
Brief Description/Amenities: The design for this mixed use housing project — which will include 202 apartments units — makes the most of a sloping site, maximizing the building foot print and integrating tuck-under parking at the rear of the building. The facade is divided into discrete elements to visually reduce the length and mass of the building. The exterior expression invokes the vertical columnar basalt forms of the nearby Deschutes River Canyon and the glass encased corner will offer a distinctive signature feature while allowing transparency to the building’s interior public spaces.

Worthy Power House Facade Improvement
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Basaltic, LLC
Project Address: Bend, OR
Contractor: SunWest Builders
Estimated Completion Date: Spring 2022

2nd Street Office Remodel
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: New Era Homes
Project Address: Bend, OR
Contractor: New Era Homes
Estimated Completion Date: Summer 2022

Chipotle, Southridge
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Hogback Development Company
Project Address: 3631 Plaza Way, Kennewick, WA 99338
Contractor: Stephens & Sons Construction, Inc.
Estimated Completion Date: January 2022

Shepherd's House Remodel
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Shepherd’s House Ministries
Project Address: 1854 NE Division St., Bend, OR 97701
Contractor: SunWest Builders
Estimated Completion Date: February 2022

Bethlehem Inn, Redmond Renovation
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Bethlehem Inn
Project Address: Redmond, OR
Contractor: SunWest Builders
Estimated Completion Date: January 2022

Rd 68 Multi-Tenant Building
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Hogback Development Company
Project Address: Pasco, WA
Contractor: Stephens & Sons Construction, Inc.
Estimated Completion Date: May 2022

Starbucks Building
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Hogback Development Company
Project Address: Ephrata, WA
Contractor: Stephens & Sons Construction, Inc.
Estimated Completion Date: May 2022

Hayden Homes Service Center
Architect Name: Seth Anderson, AIA,



SUNRIVER AIRPORT

Architect/Project Manager
Project Owner: Hayden Enterprises, Inc.
Project Address: Redmond, OR
Contractor: Hayden Enterprises Inc.
Estimated Completion Date: October 2022

Ronald McDonald House Remodel
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Ronald McDonald House Charities of Oregon & SW Washington
Project Address: Bend, OR
Contractor: TBD
Estimated Completion Date: May 2022

Central Oregon Council on Aging
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Council on Aging in Central Oregon
Project Address: Bend, OR
Contractor: SunWest Builders
Estimated Completion Date: March 2022

Bank Commons Remodel
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Columbia Hills Th LLC
Project Address: 404 SW Sixth St., Redmond, OR 97756
Sq Ft: 10,376 sq. ft.
Budget: \$2.4M
Contractor: Mission Building & Renovation
Estimated Completion Date: May 2022
Brief Description/Amenities: The Bank Commons remodel will update a three-story mixed-use building located in downtown Redmond. It will include one loft apartment; three one-bedroom apartment units; two two-bedroom apartment units; a parking garage for the residents; and an unfinished commercial tenant space.

41 SW D Street Facade Improvement
Architect Name: Seth Anderson, AIA, Architect/Project Manager
Project Owner: Alan Poviz
Project Address: Madras, OR
Contractor: Owner
Estimated Completion Date: March 2022

Chesapeake VA Senior Living Facility
Architect Name: Amy McCarthy-Smith, Associate AIA, Project Manager
Project Owner: Confidential
Project Address: Chesapeake, Virginia
Sq Ft: 103,000 sq. ft.
Budget: \$23M
Contractor: KBE Building Corporation
Estimated Completion Date: June 2022
Brief Description/Amenities: Senior living community that includes assisted living services; memory care facility; and amenities such as a media room, cafe, on-site restaurant, game room, salon and gym.

Hanover, PA Senior Living Facility
Architect Name: Amy McCarthy-Smith, Associate AIA, Project Manager
Project Owner: Confidential
Project Address: Hanover, Pennsylvania
Sq Ft: 103,000 sq. ft.
Budget: \$20M
Contractor: KBE Building Corporation
Estimated Completion Date: June 2022
Brief Description/Amenities: Senior living community that includes assisted living services; memory care facility; and amenities such as a media room, cafe, on-site restaurant, game room, salon and gym.

Newark, DE Senior Living Facility
Architect Name: Amy McCarthy-Smith, Associate AIA, Project Manager
Project Owner: Confidential
Project Address: Newark, Delaware
Sq Ft: 105,000 sq. ft.
Budget: \$23M
Contractor: KBE Building Corporation
Estimated Completion Date: June 2022
Brief Description/Amenities: Senior living community that includes assisted living services; memory care facility; and amenities such as a media room, cafe, on-site restaurant, game room, salon and gym.

Orange, CT Senior Living Facility
Architect Name: Amy McCarthy-Smith, Associate AIA, Project Manager
Project Owner: Confidential
Project Address: Orange, Connecticut

Sq Ft: 163,000 sq. ft.
Budget: \$44M
Contractor: KBE Building Corporation
Estimated Completion Date: December 2022
Brief Description/Amenities: This 175 unit senior living community will include independent and assisted living services; a memory care facility; and amenities such as a media room, bistro, on-site restaurant and PrimeFit gym.

Sunriver Airport Fixed Base Operations
Architect Name: Eric Nielsen, Architect/Project Manager
Project Owner: Sunriver Airport, LLC
Project Address: 57200 River Rd., Sunriver, OR 97707
Sq Ft: 15,000 sq. ft.
Estimated Completion Date: May 2024
Brief Description/Amenities: Sunriver’s airport will be updated to include a new two-story building to house operations and passenger and pilot facilities. The first floor will be comprised of a lobby, passenger lounge, offices, break room, pilot lounge, mechanical spaces and restrooms. The second floor includes a restaurant and bar with a commercial kitchen and outdoor seating areas. In addition, the project will have new parking areas, utilities, stormwater infrastructure and a new single-story garage building.

Bear Creek Elementary Multi-Purpose Room and Remodel
Architect Name: Eric Nielsen, Architect/Project Manager
Project Owner: Bend-La Pine Schools
Project Address: 51 NE 13th St., Bend, OR 97701
Sq Ft: 6,500 sq. ft.
Budget: \$4.8M
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: March 2022
Brief Description/Amenities: This elementary school addition and remodel incorporates a new multi-purpose building as well as upgrades to existing spaces to make the most of current facilities. The new building is comprised of a commercial kitchen that will be attached to the existing elementary school. Upgrades to existing spaces includes a new restrooms, a locker room and ceiling fans throughout the school.

Grand Ronde Creekside Elder Housing Phase III
Architect Name: Eric Nielsen, Architect/Project Manager
Project Owner: Confederated Tribes of Grand Ronde
Project Address: Grand Ronde, OR
Sq Ft: 3,000 sq. ft. each building, 12,000 sq.ft. total
Estimated Completion Date: May 2023
Brief Description/Amenities: Twelve new single-story duplex buildings will provide additional elder housing for the Confederated Tribes of Grand Ronde. Each building consists of two one-bedroom/one-bathroom units, complies with Energy Trust of Oregon efficiency incentives and is solar ready.

Madras Emergency Shelter
Architect Name: Eric Nielsen, Architect/Project Manager
Project Owner: City of Madras
Project Address: 61 NW Oak St., Madras, OR 97741
Sq Ft: 4,000 sq. ft.
Budget: \$2M
Estimated Completion Date: April 2024
Brief Description/Amenities: This emergency shelter will be constructed to provide much needed houseless services in the City of Madras. The facility will include a common area, dormitory sleeping rooms, laundry and food services.

Deschutes County Parole and Probation + Work Center Improvements
Architect Name: Eric Nielsen, Architect/Project Manager
Project Owner: Deschutes County



954 EMKAY | RENDERINGS COURTESY OF BLRB ARCHITECTS

Project Address: 6330 Britta St., Bldg. 2, Bend, OR 97703
Sq Ft: 8,315 sq. ft.
Budget: \$6.25M
Contractor: Skanska
Estimated Completion Date: April 2024
Brief Description/Amenities: Deschutes County Parole and Probation center will receive improvements across existing facilities as well as a new two-story building addition. The new building will be located to the west of the existing facility and will house all the parole and probation services under one roof. It will include a new training room and group classrooms on the ground floor with expanded administration support on the second floor. In addition, a shell space will be added for future growth; site utilities and parking will be relocated; and light remodels will be conducted within the existing second floor office space and the back exit of the ground floor work center.

181 Franklin Mixed-use Building
Architect Name: Nicholas Radon, AIA, Architect/Project Manager
Project Owner: Brooks Resources Corp.
Project Address: 181 Franklin Ave., Bend, OR 97701
Sq Ft: 150,000 sq. ft.
Contractor: CS Construction
Estimated Completion Date: Summer 2024
Brief Description/Amenities: Located within the up-and-coming Bend Central District, 181 Franklin will be a five-story vertical mixed-use building with a timeless and resilient design aesthetic. A retail area will be located on the ground floor along Franklin. Above and behind the retail will be the multifamily portion of the project with approximately 156 apartment units.

Modera Century West Apartments
Architect Name: Nicholas Radon, AIA, Architect/Project Manager
Project Owner: Mill Creek Residential
Project Address: 1081 Mt. Bachelor, Bend, OR 97702
Sq Ft: 306,000 sq. ft.
Estimated Completion Date: Spring 2024
Brief Description/Amenities: Modera Century West will include 297 modern apartment homes with a wide range of residential amenities. These amenities include a fitness and yoga center, sauna room, bike and outdoor gear storage and repair, coworking lounge, rooftop club rooms and an outdoor deck. Inspired by the outdoors and the Ponderosa pine trees within the area, the design integrates a minimal material palette with simulated wood siding and modern panels.

Elysian Apartments, Lacey, WA
Architect Name: Nicholas Radon, AIA, Architect/Project Manager
Project Owner: Calida Residential LLC
Project Address: Britton Parkway, Lacey, WA
Sq Ft: 580,000 sq. ft.
Contractor: Deacon
Estimated Completion Date: Summer 2024
Brief Description/Amenities: This new complex in Lacey, Washington, will consist of 552 apartment units sprinkled across a 30 acre site. Included will be approximately 23 three-story garden style apartment buildings. The project will be separated into two phases with a different aesthetic in each phase: Pacific Northwest contemporary and a modern interpretation of farmhouse design. Each phase contains its own leasing office and residential

The Importance of Density & Height

to Providing Housing that Maintains an Adequate Workforce & High Standard of Living

by **SETH ANDERSON, AIA, Principal Architect & Shareholder — BLRB Architects**

According to an August 2021 GS Strategy Group/Gallatin Public Affairs poll¹ commissioned by the Bend Chamber of Commerce, Bend residents recognize that rising rents are making rental housing unaffordable for those who need them, and the affordability issue is affecting the ability of businesses to attract and retain employees. When asked about potential solutions to the affordability issue, a majority of respondents believe that building in (creating density in urban areas) and building up (allowing taller buildings in areas designated for apartments) are as important as building out (expanding the Urban Growth Boundary to increase the supply of buildable land). The poll shows strong support among residents for increasing density within the Bend Central District while providing a variety of uses (housing, retail, restaurants, office space) and bike, pedestrian and transit options.

The poll also provided the insight that 78 percent of residents surveyed believe Bend is growing too fast and, while a majority think density and urbanization is a positive, a significant percentage still have concerns about taller buildings and more density. In neighborhood meetings when we at BLRB Architects present concepts for our multi-dwelling apartment home projects, I often hear concerns these projects will negatively impact the quality of life for the surrounding neighborhoods.

There is no doubt that housing Bend's growing population will affect traffic and change the look of our community, but at BLRB Architects we do our absolute best to work with quality developers who are



willing to invest in minimizing these impacts and allow us to provide sustainable, high-quality, contextual designs. We do this by:

- Considering the buildings' massing as viewed from the surrounding streets and as perceived by the adjacent sidewalks;
- Screening parking to the extent possible; and
- Analysis of existing traffic patterns and multi-modal transportation from transit, bike and pedestrians, in addition to private vehicles.

Alternatives to urbanizing and building up would be limiting supply, thereby continuing rental rate increases (increased demand and limited supply increases price); or sprawl, which is restricted by Oregon land-use laws. Sprawl in places like Atlanta, Riverside-San Bernardino, California, and Charlotte, North Carolina, has been linked to lower quality of life including poor health and constrained economic opportunity.² Sprawl also results in increased utility costs and tax rates to maintain a larger and more distributed utility and road infrastructure³ and increases transportation costs and time spent for the extra distance a resident is required to commute between home and work.

In the same Bend Chamber poll, 67 percent of respondents said they knew someone who had to leave Bend or couldn't move here due to lack of affordable housing. Ensuring an adequate housing supply to support the workforce to keep the Central Oregon economy humming is critical to our success as a community. Smart design of

taller buildings and the urbanization of underutilized parts of the city are therefore the best answer to provide a robust supply of housing options for those who want to move to Bend to find employment or start a new business. That's why we encourage all residents, and especially business owners, to actively support well-designed housing projects that increase density and make use of the Bend Development Code allowances that encourage maximum efficiency of a development parcel.

BLRB Architects is currently designing three such projects, totaling more than 650 units — two in the newly created MU zone that allows for reduced parking ratios (allowing more area for buildings) and additional building height (allowing more floors); and one in the Bend Central District, the area defined as south of Revere, north of Scott Street, east of the Hwy. 97 Corridor and west of Fourth Street, in which zoning standards allow greater height and reduce parking. Adequate parking on site is often cited as necessary to reduce spill-over into adjacent neighborhoods; interestingly, all three owners developing these sites have asked the design team to provide more parking than the minimum standards to accommodate operational needs and ensure adequate parking for their residents.

A comparative analysis by BLRB Architects has found that these new development code standards and the designs provided by BLRB will result in at least 200 more apartment homes (about 30 percent) to be built than the previous standards for the High-Density Residential zone would have allowed, while also providing housing located closer to existing restaurants, workplaces

and recreational activities. This can be accomplished without the need to extend roads, utilities or the city limits, while increasing the tax base for the city. These projects, including the required on-site parking, will occupy roughly eight acres combined, while an equivalent single-family home development supplying the same number of homes would require approximately 80 acres of land (a 90 percent reduction!).

So, when considering whether to support a new apartment home development near your neighborhood, also reflect on the economic impact a constrained workforce has on your business. Also think about the character of the urban places you enjoy visiting and how density can enliven the streetscape, bring in new restaurants and shops closer to home and make an existing neighborhood more walkable. This must be balanced by our love of the outdoors, wide and scenic spaces and the quaintness of Bend that attracts so many of us to live here. Careful design, following the planning efforts provided by the City of Bend, can and will allow both to co-exist.

¹bendchamber.org/workforce-housing-initiative

²americancityandcounty.com/2014/04/09/urban-sprawl-linked-to-lower-quality-of-life

³ajph.aphapublications.org/doi/10.2105/AJPH.93.9.1534

Seth Anderson is a Principal Architect and Shareholder at BLRB Architects, focusing his expertise on facilities to support those experiencing homelessness, multi-dwelling apartments and mixed-use projects. BLRB Architects is committed to making a positive, lasting contribution to the quality of spaces in which people learn, live, work and play.



Commercial

Office Buildings, Mixed Use
Tenant Improvements, Retail
Building Rehabs, Adaptive Reuse
Light Industrial

Housing

Apartments, Mixed Use
Affordable, Missing-Middle
Senior, Assisted Living
Shelters

Hospitality

Hotels, Motels
Restaurants, Pubs
Breweries
Distilleries

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Athletic Clubs, Gymnasiums
Pools, Aquatic Facilities
Splash Pads, Spray Parks
Sports Fields, Stadiums

Civic

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Stemach Design + Architecture ~ 2022 Projects

BEND
The Quad at Skyline Ridge
Architect: Stacey Stemach
Sq Ft: ~86,400 sq. ft. across seven+ tenant improvements
Contractor: Pacific Construction
Estimated Completion: Spring/Summer 2022

Justy's at The Quad
Architect: Stacey Stemach
Sq Ft: 3,192 sq. ft.
Contractor: Pacific Construction
Estimated Completion: Spring 2022

Integrated Eyecare
Architect: Rachel Stemach
Sq Ft: ~5,000 sq. ft.
Contractor: CS Construction
Estimated Completion: Spring 2022

Bamboo Sushi
Architect: Rachel Stemach
Sq Ft: 4,800 sq. ft.
Contractor: TBD
Estimated Completion: Summer 2022



BAMBOO SUSHI INTERIORS

Pacific Power Juniper Ridge Service Center
Architect: Stacey Stemach
Sq Ft: ~90,000 sq. ft.
Contractor: TBD
Estimated Completion: 2022-23

The Brace Place Bend
Architect: Rachel Stemach
Sq Ft: ~4,500 sq. ft.
Contractor: Fortress Construction
Estimated Completion: 2022

Pawtown Veterinary Care
Architect: Rachel Stemach
Sq Ft: 3,000 sq. ft.
Contractor: Stilson Builders
Estimated Completion: Summer 2022

Hawthorne Mixed Use
Architect: Stacey Stemach
Sq Ft: 5,300 sq. ft.
Contractor: Stilson Builders
Estimated Completion: Late 2022

The Grove @ NWX - TI's
Architect: Rachel Stemach
Sq Ft: ~4,000 sq. ft. across eight+ vendors
Contractor: SunWest Builders/Various
Estimated Completion: Spring-Summer 2022

Delaware Annex Remodel
Architect: Rachel Stemach
Sq Ft: 3,300 sq. ft.
Contractor: Parris Construction Corp

Estimated Completion:
Phase I, Summer 2021;
Phase II, 2022

Millpoint Business Campus - GSA TI
Architect: Rachel Stemach
Sq Ft: ~3,700 sq. ft.
Contractor: Kirby Nagelhout
Estimated Completion: Summer 2022

CENTRAL OREGON
Tite Knot Coffee Expansion, Redmond, OR
Architect: Stacey Stemach
Sq Ft: 1,452 sq. ft., 0.11 acres
Contractor: TBD
Estimated Completion: Late 2022

Otto's Landing, Redmond, OR
Architect: Stacey Stemach
Sq Ft: 6,435 sq. ft.
Contractor: C Potterf Construction
Estimated Completion: Spring/Summer 2022

Pole Creek Ranch, Sisters, OR
Architect: Stacey Stemach
Sq Ft: Five acres
Contractor: CS Construction
Estimated Completion: Early 2023

OUT OF AREA
Waikalua Gardens Apartment Renovations, Waikoloa HI
Architect: Stacey Stemach
Sq Ft: 24-unit multi-family apartment buildings

Contractor: TBD
Estimated Completion: 2023

Jack Hall Kona Apartments Renovations, Waipahu HI
Architect: Stacey Stemach
Sq Ft: 144-unit multi-family apartment buildings
Contractor: TBD
Estimated Completion: 2023

Ainakea Elderly Apartments Renovations, Kapaau HI
Architect: Stacey Stemach
Sq Ft: 21-unit multi-family apartment buildings
Contractor: TBD
Estimated Completion: 2023

Nani o Puna Apartment Renovations, Pāhoa HI
Architect: Stacey Stemach
Sq Ft: Eight multi-family apartment buildings
Contractor: TBD
Estimated Completion: 2023



RENDERINGS | COURTESY OF STEMACH DESIGN + ARCHITECTURE

Blaise Cacciola Architect LLC ~ 2022 Projects

- Lonza Manufacturing Facility Expansion
 - Pharmaceutical CDMO Facility planning and design
 - BasX Office addition and remodel
 - Healthcare Imaging Center expansion and remodel
- Cascade Chemistry Manufacturing & Office Expansion
 - Cascade Chemistry Polk Street Laboratory Expansion
 - Medline Office & Manufacturing facility expansion
 - MyMD Medical Office Building



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LRS Architects ~ 2022 Projects

Canal Commons II Apartments
Project Owner: Pacific Crest
Affordable Housing
Project Address: Thornhill Lane, Bend
Sq Ft: 56,000 sq. ft., 48 Units
Budget: \$12.0M
Contractor: SunWest Builders
Estimated Completion Date: Fall 2022

Britta Apartments
Project Owner: Private
Project Address: Britta St., Bend
Sq Ft: 178 Units, 170,000 sq. ft.
Budget: \$31.0M
Contractor: Kellcon Construction
Estimated Completion Date: TBD

515 Century Mixed-Use
Project Owner: Private
Project Address: 515 Century Dr., Bend
Sq Ft: 114 Units, 160,000 sq. ft.
Budget: \$35.0M
Contractor: Pence Construction
Estimated Completion Date: November 2023

Bunkhouse Hotel
Project Owner: Private
Project Address: Hwy. 97, Madras
Sq Ft: 29,000 sq. ft., 50 Rooms,
Budget: \$6.2M
Contractor: Griffin Construction
Estimated Completion Date: November 2022

Legacy Landing II
Project Owner: Housing Works
Project Address: NE Tuscon Way, Bend
Sq Ft: 96 Units, 126,000 sq. ft.
Budget: \$25.0M
Contractor: R&H Construction
Estimated Completion Date: 2023
Solis @ Petrosa Apartments
Project Owner: Pahlisch Homes
Project Address: NE Petrosa Ave., Bend
Sq Ft: 260 Units, 316,000 sq. ft.
Budget: \$24.0M
Contractor: Pahlisch Commercial
Estimated Completion Date: Fall 2022

The Reserves Mixed-Use
Project Owner: Private
Project Address: La Pine

Sq Ft: 34 Units, 45,000 sq. ft.
Budget: \$10.0M
Contractor: TBD
Estimated Completion Date: 2023

Subaru of Bend
Project Owner: Private
Project Address: NE Hwy. 20, Bend
Sq Ft: 108,000 sq. ft.
Budget: \$16.0M
Contractor: Empire Construction
Estimated Completion Date: September 2022

Hyundai of Bend Remodel
Project Owner: Private
Project Address: NE Hwy. 20, Bend
Sq Ft: 15,000 sq. ft.
Budget: \$2.0M
Contractor: Kellcon Construction
Estimated Completion Date: December 2022

Kia of Bend Remodel
Project Owner: Private
Project Address: NE Purcell Blvd., Bend
Sq Ft: 15,000 sq. ft.
Budget: \$1.75M

Contractor: Kellcon Construction
Estimated Completion Date: TBD

Hugh Hartman ES Remodel
Project Owner: Redmond School District
Project Address: W Antler Ave., Redmond
Budget: \$2.5M
Contractor: TBD
Estimated Completion Date: September 2022

BDC Bend Apartments
Project Owner: Private
Project Address: NE Medical Center Dr., Bend
Sq Ft: 120,000 sq. ft., 123 Units
Budget: TBD
Contractor: TBD
Estimated Completion Date: 2023

Industrial Buildings I and II
Project Owner: Private
Project Address: Redmond
Sq Ft: 12,000 sq. ft. and 18,000 sq. ft.
Budget: \$4.5M
Contractor: TBD
Estimated Completion Date: TBD

Schertzinger & Party Architect, LLC ~ 2022 Projects

Cascade Truck Body and Trailer Sales Showroom
Project Owner: Cascade Truck Body and Trailer Sales
Project Address: 64601 Bailey Rd., Bend, OR
Sq Ft: 2,000 sq. ft.
Contractor: Built, LLC
Estimated Completion Date: Summer 2022
Brief Description/Amenities: New construction of showroom

New custom residence and shop
Project Address: Tumalo, OR
Sq Ft: 2,000 sq. ft. residence and 2,100 sq. ft. shop
Contractor: Homeowner

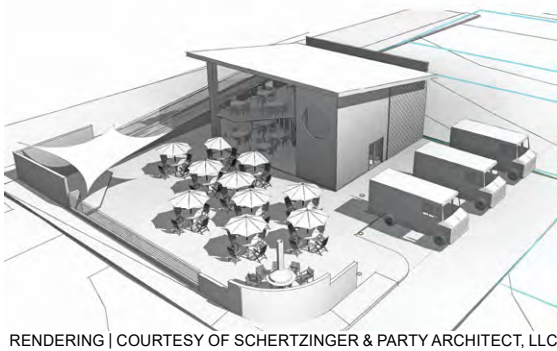
Estimated Completion Date: Summer 2022
Brief Description/Amenities: River view, two story home with second floor balcony overlooking first floor. Custom shop designed for homeowner.

Tahoe Trails Sales Office Renovation
Project Owner: VI Resorts
Project Address: Lake Tahoe, Nevada
Sq Ft: 1,200 sq. ft.
Contractor: RC Strong Construction
Estimated Completion Date: Spring 2022
Brief Description/Amenities: Two story office renovation with ADA upgrades.

Tahoe Trails Unit Remodels
Project Owner: VI Resorts

Project Address: Lake Tahoe, Nevada
Sq Ft: 11,600 sq. ft.
Contractor: RC Strong Construction
Estimated Completion Date: Summer 2022
Brief Description/Amenities: 16 unit, three-story unit renovations including ADA upgrades

County Seats
Project Address: Madras, OR
Sq Ft: 2,800 sq. ft.
Contractor: Keeton King Contracting, LLC
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Site plan and



building design for a two-story building to support a sunken patio and performance area and three food carts.



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Architects in Central Oregon

Steele Associates Architects ~ 2021 Projects

Continued from page 15

commercial retail buildings.

MidOregon Credit Union Madras Branch Tenant Improvement

Project Owner: MidOregon Credit Union
Project Address: Madras, OR
Sq Ft: 3,500 sq. ft.
Budget: TBD
Contractor: SunWest Builders
Estimated Completion Date: Summer 2022
Brief Description/Amenities: Expand existing parking lot, add a new covered drive through, reconfigure the building interior to expand the number of private offices and double the number of tellers.

MidOregon Credit Union Prineville Branch Tenant Improvement

Project Owner: MidOregon Credit Union
Project Address: Prineville, OR
Sq Ft: 3,500 sq. ft.
Budget: TBD
Contractor: SunWest Builders
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Add a new covered drive through, reconfigure the building interior to expand the number of private offices and double the number of tellers.

Murphy Corner RV Park and Storage

Project Owner: Murphy Crossing LLC
Project Address: Bend, Oregon
Contractor: TBD
Estimated Completion Date: Summer 2024
Brief Description/Amenities: 180-space RV park with community building including supply store, restrooms, showers, exercise room, offices, gathering room, laundry, outdoor pool and hot tub, basketball and pickleball courts.

No Bake Cookie

Project Owner: Dan Healy
Project Address: 20755 Brinson Blvd., Bend, OR 97701
Sq Ft: 16,200 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Summer 2022
Brief Description/Amenities: Production Bakery with warehouse and admin office areas.

ODOT — Coos County Maintenance Station - Phase I

Project Owner: Oregon Department of Transportation
Project Address: Coos Bay, OR
Sq Ft: 2,500 sq. ft.
Budget: \$17,453,965
Contractor: Knife River Materials, South Coast
Estimated Completion Date: December 2025
Brief Description/Amenities: Develop a new 78-acre site and provide all utility stubs for future maintenance station buildings. Work includes the installation of a 1,150-square-foot generator building, 900-square-foot pumphouse, 300,000-gallon fire pond, 650-foot long x 40-foot high pile driven retaining wall, gabion basket retaining walls, septic system, detention ponds and prep for all future buildings.

ODOT – Ona Beach Maintenance Station

Project Owner: Oregon Department of Transportation

Project Address: Meacham, OR
Sq Ft: 18,000 sq. ft.
Budget: \$40,000
Contractor: TBD
Brief Description/Amenities: Peer review of bid documents to determine constructability and to identify potential construction issues.

ODOT — Ona Beach Maintenance Station

Project Owner: Oregon Department of Transportation
Project Address: Newport, OR
Sq Ft: TBD
Budget: \$1,200,000
Contractor: TBD
Estimated Completion Date: December 2023
Brief Description/Amenities: Facility upgrades to existing maintenance station to improve incident response. Work includes new exterior envelope, demolition of existing structure and MEP upgrades.

ODOT — Santiam Junction Generator Building

Project Owner: Oregon Department of Transportation
Project Address: Santiam Junction, OR
Sq Ft: 1,000 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Replace existing generators and generator buildings with a new modern facility.

Oregon Vascular — Surgery & Extended Stay Facility

Project Owner: Oregon Vascular Specialist
Project Address: 1550 NE 27th, Bend, OR
Sq Ft: 7,800 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Two-story addition on to the south end of the existing building for a new ambulatory surgery center as well as an extended stay center for patient recovery.

Pacific Grove Senior Living Community

Project Owner: Undisclosed
Project Address: Forest Grove, Oregon
Sq Ft: 50,075 sq. ft.
Contractor: Undisclosed
Estimated Completion Date: 2022
Brief Description/Amenities: Three-story addition to an existing senior living community comprising 24 new memory care units and 40 new assisted living units; and featuring a new dining room, exercise and wellness amenities and a theatre.

Rapids on Revere

Project Owner: Bend Rapids OZF Revere LLC
Project Address: 100 Revere Ave.
Sq Ft: 50,000-56,000 sq. ft.
Contractor: TBD
Estimated Completion Date: Summer 2023
Brief Description/Amenities: 20 townhomes with 15 ADU in a Share Court development.

Redmond Library

Architect Name: STEELE Associates & The Miller Hull Partnership

Project Owner: Deschutes Public Library
Project Address: 827 SW Deschutes Ave., Redmond, OR 97756
Sq Ft: 35-40,000 +/- sq. ft.
Budget: \$40,000,000+/- TBD
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2024
Brief Description/Amenities: New replacement Library to serve the citizens of Redmond and Deschutes County.

Rudys Kitchen

Project Owner: Newport Market
Project Address: 778 NE 11th St., Redmond, OR
Sq Ft: 11,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2023
Brief Description/Amenities: New commercial production kitchen for Newport Market.

Salmon Creek Memory Care

Project Owner: Confidential
Project Address: Vancouver, WA
Sq Ft: 40,000 sq. ft.
Contractor: TBD
Estimated Completion Date: Summer 2023
Brief Description/Amenities: 68-bed memory care facility. 40,000-square-foot, wood-framed, single-story on 4.6 acres. 60 parking spaces. Secured exterior courtyards.

Shevlin Wellness Building 8

Project Owner: Taylor Brooks LLC
Project Address: 2255 NW Shevlin Park Rd.
Sq Ft: 7,358 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date: Fall 2022
Brief Description/Amenities: Two-suite medical office building — exam rooms, offices, restrooms, break rooms.

Shevlin Wellness Building 10

Project Owner: Taylor Brooks LLC
Project Address: 2225 NW Shevlin Park Rd.
Sq Ft: 4,743 sq. ft.
Contractor: SunWest Builders
Estimated Completion Date: Summer 2022
Brief Description/Amenities: Two-suite medical office building — exam rooms, offices, restrooms, break rooms.

Sisters Library Renovation

Architect Name: STEELE Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 110 N Cedar St., Sisters, OR 97759
Sq Ft: 8,000 +/- sq. ft.
Budget: \$2,000,000+/- TBD
Contractor: SunWest Builders
Estimated Completion Date: 2023
Brief Description/Amenities: Library renovation to serve the citizens of Sisters and Deschutes County.

Sunriver Library Renovation

Architect Name: STEELE Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 56855 Venture Ln., Sunriver, OR 97707
Sq Ft: 8,000 +/- sq. ft.
Budget: \$2,000,000+/- TBD
Contractor: SunWest Builders
Estimated Completion Date: 2023
Brief Description/Amenities: Library renovation to

completed throughout the first phase, which were finished in 2021. The second phase improvements will include window replacements at SE Miller Elementary school, interior painting throughout all facilities and additional site improvements.

Sisters Elementary School Replacement

Architect Name: Heidi Slaybaugh, AIA, Architect/Project Manager
Project Owner: Sisters School District
Project Address: Not identified yet, Sisters, OR
Sq Ft: 80,000 sq. ft.
Budget: \$26M
Estimated Completion Date: August 2023

Union School District Gym Seismic Rehabilitation Grant Project

Architect Name: Heidi Slaybaugh, AIA, Architect/Project Manager
Project Owner: Union School District
Project Address: Union, OR
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Fall 2022

serve the citizens of Sunriver and Deschutes County.

The Eight

Project Owner: Arrowood Development
Project Address: 318 SW Bluff Dr.
Sq Ft: 2,300 sq. ft. per Unit
Estimated Completion Date: 2023
Brief Description/Amenities: Four duplex townhomes for total of eight units. Three stories with two car garage, flex space, living level and bedroom level.

Three Peaks Industrial Lot 12

Project Owner: Kyle Helm
Project Address: 455 W Three Peaks Dr., Sisters, OR
Sq Ft: 15,000 sq. ft.
Contractor: TBD
Estimated Completion Date: Fall 2022
Brief Description/Amenities: New light industrial building with production area and office for lease.

Emigrant Creek IAFF

Project Owner: United States Forest Service (USFS)
Project Address: Hines, OR
Sq Ft: 15,000 sq. ft.
Budget: \$4,500,000
Contractor: Griffin Construction
Estimated Completion Date: Winter 2022
Brief Description/Amenities: New USFS facility in Hines, OR.

Sisters Ranger District Compound

Project Owner: United States Forest Service (USFS)
Project Address: US-20 and S Pine St., 391 W Cascade Ave., Sisters, OR 97759
Sq Ft: Admin building: 13,300 sq. ft., storage building: 6,300 sq. ft.
Budget: \$8,000,000
Contractor: TBD
Estimated Completion Date: Fall 2023
Brief Description/Amenities: Masterplan and new administration building to replace the old one, new storage building, improved parking areas and vehicle circulation, added site security, better pedestrian connectivity and interpretive kiosks.

Veterinary Referral Clinic and Emergency Center of Central Oregon (VRCCO)

Project Owner: VRCCO
Project Address: 20755 Brinson Blvd., Bend, OR 97701
Sq Ft: 26,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2023
Brief Description/Amenities: Full animal hospital with veterinary clinic, emergency room, surgery, MRI, CT, X-ray, treatment areas, lab, pharmacy, oncology, dermatology, pathology, ortho, neurology, endo and more.

Wiley Creek Senior Living Community

Project Owner: Undisclosed
Project Address: Sweet Home, Oregon
Sq Ft: Memory care: 30,000 sq. ft., assisted living: 26,000 sq. ft., independent living: 5,300 sq. ft.
Contractor: Undisclosed
Estimated Completion Date: 2022
Brief Description/Amenities: Senior living community comprised of a 32-unit state-of-the-art stand-alone memory care facility; a 23-unit assisted living addition to an existing facility featuring a new commercial kitchen, dining room, exercise and wellness amenities and a theatre, and a tri-plex cottage for independent living.

BLRB Architects ~ 2021 Projects

Continued from page 18

amenities with a fitness center, game lounge, coworking space, indoor mail room, swimming pool, hot tub, outdoor recreation with sport court, fire pits, BBQs, picnic areas and dog parks.

Elysian Apartments, Cornelius, OR

Architect Name: Nicholas Radon, AIA, Architect/Project Manager
Project Owner: Calida Residential LLC
Project Address: Davis St., Cornelius, OR
Sq Ft: 409,000 sq. ft.
Contractor: Deacon
Estimated Completion Date: Summer 2024
Brief Description/Amenities: This new development will include 346 units located within 13 three-story garden style apartment buildings designed in a Pacific Northwest contemporary style. A central amenity building contains the leasing office, coworking space, indoor mail room,

fitness center, game lounge, outdoor recreation with a sport court, fire pits, BBQs, picnic areas and dog parks.

Union School District Capital Improvement Projects

Architect Name: Heidi Slaybaugh, AIA, Architect/Project Manager
Project Owner: Union School District
Project Address: 540 S Main St., Union, OR 97883
Sq Ft: HS: 28,217 sq. ft., gym: 26,490 sq. ft., Miller: 12,655 sq. ft., Hutchinson: 9068 sq. ft.
Budget: \$5.98M
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: September 2022
Brief Description/Amenities: The second phase of the Union School District improvements will add to the modifications

Crook County Pioneer High School Relocation

Architect Name: Heidi Slaybaugh, AIA, Architect/Project Manager
Project Owner: Crook County School District
Project Address: Not identified yet, Prineville, OR
Sq Ft: 8,000 sq. ft.
Budget: \$4M
Estimated Completion Date: August 2022

Bend-La Pine Schools Education Center Improvements

Architect Name: Heidi Slaybaugh, AIA, Architect/Project Manager
Project Owner: Bend-La Pine Schools
Project Address: Bend, OR
Estimated Completion Date: August 2022

Crook County School District 2022 Bond Support


Architect Name: Heidi Slaybaugh, AIA, Architect/Project Manager
Project Owner: Crook County School District
Project Address: Prineville, OR

Landscape Architects *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Services
Botanical Developments 100 NE Hawthorne PO Box 6326 Bend, OR 97701	541-617-5926	541-617-0443	www.botanical-developments.com ron@botanical-developments.com	Ron Kidder	40	2000	Landscape architecture, construction, maintenance & habitat restoration company committed to ecologically sound landscape practices.
Cameron McCarthy Landscape Architecture & Planning 160 E Broadway Eugene, Oregon 97401	541-485-7385	N/A	www.cameronmccarthy.com aloe@cameronmccarthy.com	Annie Loe	25	1952	Landscape architecture & planning.
Dappled Earth - Designs to Nurture Life PO Box 97 Powell Butte, OR 97753	541-350-7436	N/A	www.DappledEarth.com eileen@DappledEarth.com	Eileen Obermiller	1	2007	Landscape architecture, land use planning & design of residential & commercial, resort, park & neighborhood properties.
David Evans & Associates, Inc. 320 SW Upper Terrace Dr., Ste. 102 Bend, OR 97702	541-389-7614	541-389-7623	www.deainc.com tam@deainc.com	Todd Marcum	2	1986	Engineering, surveying, planning, landscape architecture, natural resources management, construction engineering services.
Katrina Langenderfer Landscape Architecture 48 SE Bridgeford Blvd., Ste. 200 Bend, OR 97702	541-749-8526	N/A	www.KLLandArch.com info@KLLandArch.com	Katrina Langenderfer	1	2012	Katrina Langenderfer Landscape Architecture provides comprehensive & integrated master planning & design services for park & recreation facilities, trails, transportation corridors/urban streetscapes, commercial, institutional, residential & environmental site development. Services include master planning/site planning, site design, landscape & hardscape design, irrigation design, illustrative digital graphics/visual communication & construction documentation.
SZABO Landscape Architecture 1000 NW Wall St., Ste. 270 Bend, OR 97703	541-382-2059	N/A	www.szabo-la.com mike@szabo-la.com	Mike Szabo	5	2014	Landscape architectural design services for commercial, residential, campus, parks & urban design projects.

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.


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THREE PEAKS INDUSTRIAL PARK
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BEND WHITE WATER PARK
BEND, OR | SURVEY



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Financial Resolutions that are Actually Attainable

by ED WETTIG, CFP — Wettig Capital Management

As we begin the new year, a common topic of conversation amongst friends and family is what resolutions they vow to make. One of the top resolutions deal with finances in some way, but unfortunately, it's less common for them to be achieved. Many times, it's not for lack of trying, but rather the unrealistic nature of the goal. Sometimes the goals are so farfetched or so broad that within the first month of the new year people have already given up!

If shaping up your spending, saving or investing for 2022 sounds like something you'd like to focus on, here are a few suggestions of attainable resolutions you might want to consider:

Build a solid budget. Trying to achieve financial goals simply cannot be done without one. And achieving this goal has such an amazing ripple affect into so many other areas of your finances. These days there are software programs and apps that take minimal time to set up and essentially do all of the hard work for you.

Pay off high-interest credit card debt. This type of debt carries high interest rates, which can result in considerable amount of lost dollars. If you have the means, create a plan that gets the debt paid down or off as quickly as possible. If you don't have the means, consider options like zero-interest balance transfers or credit counseling services.

Create an emergency fund. Many people find themselves carrying bad debt because they haven't created a plan for emergency expenses and decide to use a credit card to cover such costs. After your credit card debt is paid off, it's best to start an emergency fund for unforeseen expenses, such as car repairs, home improvements or health emergencies.

Focus on retirement savings. This is a great resolution to have once



you've tackled items one through three. Retirement should be the central financial goal in your life no matter the age. Simply starting or maximizing retirement savings options with consistency and as much as your budget allows will put you in an exponentially better place when that time comes.

Work on your credit score. Your credit score is the most important factor in your ability to secure home loan, auto loan and any other types of credit. It takes a lot of time to build, yet very little time to destroy. Make it your resolution to get in the habit of checking your credit score twice a year and researching ways to strengthen it.

Update your will. This is something people tend to create and then forget about, when in reality, a will should be an ever-changing document that gets updated regularly to reflect every major life event.

We'd love to help you decide which one of these goals would be the most beneficial for your financial wellbeing, or to help you take the steps to accomplish your financial resolutions. Please let us know how we can help!

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Kristina Johnson



Rene Fresquez

Bend-based Architecture firm **Blasie Cacciola Architects** (BCA) announces the addition of multiple design and architect positions to its studio during the course of 2021. These additions bring additional depth and strength to BCA's highly collaborative and technically focused Architectural Services.

Joining BCA in September of 2021 as a project architect, **Kristina Johnson** brings an accredited B.Arch and over ten years of broad Design experience ranging from mixed-use, hospitality and public works, to masterplanning and luxury commercial projects. A tenacious and process driven designer, Johnson has a keen interest in a creating design solutions through the synthesis of project constraints and drivers. She excels at solving challenges using a personal perspective and through the critical lens of user experience.

Fresh from working for one of the architecture industry's largest offsite construction technology and Mass-timber (CLT) startups, **Rene Fresquez** joined BCA in March of 2021. He is an experienced manager, technologist, mixed reality expert and architect. Fresquez has a passion for guiding teams, distilling design outcomes to their simplest parts and championing technology that improves the way

we live, work and experience the built environment. He brings to BCA over 15 years of architectural experience with multi-family, library and higher education design, as well as a focus on solving technically challenging and functionally diverse project types.

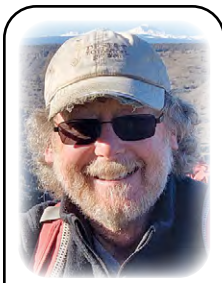
After relocating from Silicon Valley to Bend in October of 2020, **Ryan Sur** joined BCA as a project designer. With an interior design degree from UC-Davis and an M.Arch from Syracuse University, Sur believes architecture and design are about building and maintaining relationships as much as they are about creating innovative projects. Drawing from many projects with established Future 100 companies as well as small start-ups, Sur bring years of experience, knowledge and a scaled approach to the design work he manages. With 20 years of architectural experience, Sur continues to listen and deliver the best solutions for each project he touches.

ColeBreit Engineering welcomes **Bruce Jessup** to their team. Jessup joins ColeBreit Engineering as a senior electrical designer in the Bend office. He brings best practices in electrical construction, from his 15 years as a project manager and estimator for electrical contractors in both Bend and Seattle. Jessup was also a senior electrical designer, for a full services MEP firm in Seattle, for multiple years prior to relocating to Bend nearly six years ago.

Jessup is currently working on Pacific Power's new Juniper Ridge Headquarters facility in Bend, Home Forward's historic Fairfield Apartments remodel in Portland, the South Hill Commons multi-family project in Pendleton and numerous tenant improvement projects throughout Oregon.



Bruce Jessup



Rick Martinson

The **Worthy Garden Club** (WGC) announces that Dr. **Rick Martinson** has accepted the position as executive director and will be moving into the leadership role on January 17. Martinson's extensive background in horticulture, ecology and business management will expand the current conservation and educational efforts of the Garden Club and develop new directions for the nonprofit.

Worthy Garden Club has been working on several initiatives for the past few years, including the garden, organic farm and observatory at Worthy Brewing. A separate campaign, Operation Appleseed, which began in 2019, will by this year's end have planted more than one million native trees in Oregon, targeting burn zones.

The Garden Club will pursue two new initiatives. First, it will target for restoration high-profile natural treasures that have been damaged by fires, urbanization, drought and desertification. Second, it will fund scientific research that addresses the impact of deforestation and poor forest management on public and private lands. The research will help support advocacy for policy, legislative and legal reforms. WGC will continue these campaigns while also digging deeper into new stewardship projects that address the climate change emergency as manifest in our own backyard.

Martinson's expertise in ecology and his broad experience working in environmental analysis and management over 40 years will be a boon to these efforts. The WGC is excited to increase its influence and impact in education, environmental management and conservation efforts under his leadership.

Azure Tax and Accounting LLC welcomes **Linda Saliu**, CPA as a partner and tax manager. Saliu was with the firm at its inception in 2017, and brings valued expertise in tax and accounting.



Linda Saliu



Rutila Galvan-Rodriguez

Better Together Central Oregon's board of directors announced that **Rutila Galvan-Rodriguez** has accepted the position of executive director. Galvan-Rodriguez has been serving as interim executive director since August of 2021. Prior to taking on interim leadership for the organization, she held the position of director of family and youth partnerships. In her new role, she will be responsible for overseeing work that aligns stakeholders across sectors and across communities, working with the Better Together Board of Directors, local school districts, local Education Service Districts, higher education, local business, community-based organizations, regional government and community members in Crook, Deschutes and Jefferson Counties and the Confederated Tribes of Warm Springs.

According to Sonya Littledeer-Evans, vice chair of the Better Together board, Galvan-Rodriguez has been supporting Better Together's vision for several years. Initially, as a partner through the Juntos program, later as a member of Better Together's StriveTogether leadership team, then as the organization's director of family engagement and most recently as interim executive director.

Bruce Abernethy, chair of the Better Together, describes Galvan-Rodriguez as a servant leader who knows how to elevate and bring out the best in those around her.

Two existing members of **Volunteers in Medicine's** (VIM) Board of Directors are moving into leadership roles. **Erika McCalpine** will be the new board chair and **Tyler Fix**, DMD, MA will be the new vice-chair. Both have been amazing members of the board and their experience and expertise will be invaluable in their new roles.

McCalpine is the executive director of Strategic Diversity Initiatives at OSU-Cascades, and the director of the Diversity, Equity and Inclusion Laboratory. She is also a business instructor, where she teaches courses in human resources, business ethics, leadership and entrepreneurship.

McCalpine is a recognized advocate for advancing social equity and inclusion within OSU and weaves those themes throughout her teaching and in her work with students. In 2019 she received the OSU Frances Dancy Hooks Award for building bridges across cultures and showing courage in promoting diversity. She received the OSU-Cascades Diversity Award in 2019.

McCalpine is involved with shared governance serving as a faculty senate senator (2019), executive committee member (2020) and president-elect (2021). She is the first person from OSU-Cascades to be elected to lead the faculty senate. McCalpine will assume the presidency in 2022.

McCalpine's community service includes positions on the boards of directors of Volunteers in Medicine since 2019 and of the City Club of Central Oregon since 2020. She is the co-founder of Love Your Neighbor, a grassroots effort that encourages community members to appreciate and accept fellow residents from diverse backgrounds. She was named the Source Weekly Woman of the Year in 2019.

Prior to joining OSU-Cascades, McCalpine taught at the University of Alabama, where she was awarded the Morrisette Award for Excellence in Teaching Leadership and Ethics, and the J. Craig Smith Integrity Award. McCalpine also attended the University of Alabama where she earned degrees in Management and has specialties in Human Resources and Organizational Behavior. She has also earned a certification in Diversity and Inclusion from Cornell University.

McCalpine is a member of the Society of Human Resource Management and the National Center for Faculty Development and Diversity.

As a dental partner in Bend with VIM since 2017, Fix joined VIM's Board of Directors in October 2020. He works as a private practice dentist four days a week with PureCare Dental of Bend. When caring for VIM patients, he aims to humanize and personalize their dental experiences with an open ear, an open mind and an open heart. He is an advocate for expanding VIM's dental healthcare presence in the community. In his free time, he enjoys playing tennis, skiing, hiking and volunteering.



Erika McCalpine



Tyler Fix



Susan Cunningham

Environmental Science Associates (ESA) announces that **Susan Cunningham** will now oversee the entire Northwest region as Biological Resources and Land Management Business Group Director. In her new role, Cunningham will be managing a team of 23 employee-owners across ESA's Seattle, Portland and Bend offices. With a career spanning 31 years, Cunningham's natural resource, land use and regulatory compliance expertise has spanned multiple market sectors including water, aviation, energy, transportation and natural resource management.

Serving as ESA's Business Group Director in Oregon for the past six years, she has managed multidisciplinary teams to deliver complex infrastructure projects in the built and natural environments. Cunningham is skilled in preparing National Environmental Policy Act (NEPA) documents, Biological Assessments, Permit Application Packages and all types of Natural Resource Assessments.

Cunningham's leadership has particularly focused on steering the complex land use and transportation infrastructure permitting challenges in Oregon and other jurisdictions. For example, as part of an 18- year contract with the City of Portland Bureau of Environmental Services, Cunningham secured permitting and approval to stabilize two main sewer lines crossing the Willamette River while navigating an EPA Superfund site and Endangered Species Act regulations for listed salmon protection. And in Southeast Alaska, she led agency negotiations for the Alaska Department of Transportation and Public Facilities (ADOT-PF) and Federal Aviation Administration

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

Who's Who
Continued from page 25

(FAA) to gain approval of a new airport to service Admiralty Island. The project required an Individual Permit to allow fill of 300 acres of wetlands.

In her new leadership role for the Pacific Northwest Region, Cunningham will integrate the team of fisheries and wildlife biologists, wetland scientists, conservation planners and water quality specialists throughout Oregon and Washington. She will support the team's ongoing work in transportation and airports, conservation planning and restoration design largely focused on salmon recovery, and pursue more opportunities in the energy and water markets.

Cunningham has been recognized outside of ESA for her contributions to her field, including being named the Consultant of the Year in 2020 by the Oregon Airport Management Association for her work preparing an Environmental Assessment that encompassed several Capital Improvement Plan projects at the Rogue Valley-Medford International Airport. She is also an active member of the Women Transportation Seminar. Cunningham earned her bachelor of science in Biology from the University of Oregon.



Gary Crockett

SELCO Community Credit Union has promoted **Gary Crockett** to commercial loan officer for its Commercial & Business Banking division. Operating out of SELCO's Old Mill branch, Crockett will manage a commercial loan portfolio and produce new commercial loans in the Central Oregon market.

Crockett has more than ten years of experience in commercial banking. Before joining SELCO in 2016, he worked at U.S. Bank in Bend — with the final five years as a credit analyst in commercial banking. Most recently, Crockett was a senior credit analyst for Commercial & Business Banking at SELCO.

Crockett earned a bachelor's degree in Business Administration from Fresno State University. In addition to his duties at SELCO, he regularly volunteers for Habitat for Humanity in Central Oregon. In his free time, Crockett enjoys

exploring the Cascade Mountains.

The Center Orthopedic & Neurosurgical Care & Research announced the addition of **Joy Perkey**, MD to their Physical Medicine and Rehabilitation team. Fellowship trained in Brain Injury Medicine, Perkey specializes in neuro-rehabilitation. This encompasses diagnoses that involve the spinal cord and the brain and can include strokes, brain injury, spinal cord injuries and multiple sclerosis. As the medical director of the inpatient rehabilitation unit at St. Charles Medical Center in Bend, she sees while they are in the inpatient rehab center, as well as follow up visits at The Center to provide continuity of care after they leave the hospital.

Perkey joined The Center because it has the most comprehensive program for orthopedic, neurosurgical and physiatry care in the community, and is embedded in the St. Charles inpatient rehab system. This allows her to provide continuity of care, seeing patients both in the inpatient and outpatient settings, to help them achieve their goals.



Joy Perkey

Weston Technology Solutions announced 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.

DiTullio's 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



Ron S. DiTullio

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.

John L Scott welcomes a new broker addition. **Marie Norkunas** is thrilled to be a new member of the John Scott Realtor team. She and her family moved to Bend in 1995 after coming here for a ski vacation and falling in love with all that Bend has to offer; the exciting recreational opportunities, stunning scenery and the vibrant and friendly Bend community.

Norkunas was born in Rio de Janeiro, Brazil, to French parents. She has lived in Brazil, France and Canada as well as Massachusetts, Texas and Hawaii. For many years she worked with gemstones and fine jewelry. Norkunas has always taken pride in helping other's find the perfect gem they are seeking, and now is embarking on her career with John Scott Realty.



Marie Norkunas

NeighborImpact's board of directors has elected its 2022 officers.

Chad Carpenter of La Pine will continue as board president. **Brent Wilkins** of Bend will continue as vice president and **Brenda Comini** of Prineville will continue as secretary treasurer. **Heather Simmons** of Bend will serve a third term as executive committee member at large. **Dan Martinez** of Warm Springs will serve his third term as executive committee member at large.

The board welcomed **Malinda Corley** of Bend as a board member who previously represented the Head Start Policy Council. Now representing the Head Start Policy Council is **Rebecca Watson** of Prineville.

New to the NeighborImpact Board is Judge **Annette Hillman**, Presiding Court Judge in Madras. Hillman has served the Jefferson County community since 2004 and was elected as Presiding Court Judge in 2012. Also new to the board is **Ronald Osmundson** of Redmond.

The remainder of the board includes **Jose Balcazar**, Bend; **Lyndle DeCamp**, Prineville; Hon. **Roger DeHoog**, Bend; Commissioner **Mae Huston**, Culver; Councilor **Patricia Jungmann**, Prineville; and Deschutes County Treasurer and Chief Financial Officer, **Greg Munn**, Bend.



Brian Myers

State Farm welcomes new agent **Brian Myers** to its family of Good Neighbor Agents in Oregon. The Myers agency in Redmond is now open for business.

Myers and team are dedicated to empowering customers with the knowledge to make educated decisions about insurance and financial services. They are excited to help anyone who would like a better understanding of their coverage and how it applies to them. The Myers State Farm Agency is staffed by the knowledgeable and helpful **Crystal Batti** and **Jule Shaffer** in addition to agent Myers.

Myers is an Oregon native, went to Oregon State and graduated from Southern Oregon University with a bachelor of science in business management. Myers is married with two children, and he and his family enjoy fishing, hunting, camping and four wheeling in their Jeep. He is a member of the Chamber of Commerce and has helped with Operation Christmas Child. Myers enjoys being involved in the community and plans to continue looking for opportunities to participate in different ways, including ways to become involved with Redmond High School and other local organizations.

The **Philippine American Chamber of Commerce of Oregon (PACCO)** announced the appointment of a new executive director. For the first time in the 25-year history of PACCO, the board unanimously voted to appoint **Ellen Bolus-Edmonds** as executive director, effective December 1, 2021.

Bolus-Edmonds was born, raised and schooled in the Philippines. She earned her master of business administration degree and graduated with the highest honors from the Ateneo Graduate School of Business and holds a bachelor of science degree from the University of the Philippines. Bolus-Edmonds past leadership roles include several appointments as chief operations officer and vice-president for marketing and sales for various publicly traded companies. She is expertly adept in administering and leading organizational matters involving people, processes and systems management. Bolus-Edmonds managed sales teams that generated a revenue of \$200M annually.



Ellen Bolus-Edmonds

The **Oregon State University** Board of Trustees named **Jackie Bangs** as its new board secretary.

Bangs, who has served as interim board secretary since October, has served as the university's public records officer since 2019 and has been with Oregon State since 2005, mostly working with international faculty, visiting scholars and university leadership.

In nominating Bangs, OSU Interim President Becky Johnson said Bangs seamlessly and effectively has served as interim board secretary and has been a "true asset" to the Board of Trustees and the university in her interim role.

The board secretary serves as the primary liaison between the Board of Trustees and the university's administration, and is responsible for working with the president, university cabinet members and trustees in promoting effective board governance and fostering collaboration between members of the university community and the board.

Bangs replaces Debbie Colbert, who stepped down as board secretary on October 31, 2021, to return to the Oregon Department of Fish and Wildlife as a deputy agency director. Colbert had served as board secretary since 2015.

Dr. Brian Primack, a dean at the University of Arkansas with a 20-year career of advancing health and higher education initiatives, has been named dean of **Oregon State University's (OSU)** College of Public Health and Human Sciences. He will start June 30.

Primack will follow Javier Nieto, who has led the OSU college since 2016. Vicki Ebbeck, a professor in the college, will serve as interim dean until Primack's appointment begins.

Primack is currently dean of the University of Arkansas' College of Education and Health Professions, which has more than 5,400 undergraduate and graduate students and 500 faculty and staff members in areas such as public health, kinesiology, K-12 education, nursing, counseling, occupational therapy and athletic training. The college has a \$70 million annual budget and receives \$20 million annually in research awards.

Prior to his role at the University of Arkansas, Primack was dean of the Honors College and a professor at the University of Pittsburgh. He also served as assistant vice chancellor of Pitt Health Sciences and founding director of a multidisciplinary Center for Research on Media, Technology and Health.

Primack has more than 250 peer-reviewed publications in areas spanning public health, behavioral science, substance use, mental health and education. He has been principal investigator on federal research projects totaling more than \$10 million, including a current award from the National Cancer Institute related to



Brian Primack

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

Who's Who

Continued from page 26

cancer communication.

He is the author of a book, *You Are What You Click: How Being Selective, Positive and Creative Can Transform Your Social Media Experience*, which was published in September, 2021.

Primack earned undergraduate degrees in English and mathematics from Yale University; a master's degree in human development from Harvard University; a medical degree from Emory Medical School; and a master's degree and a doctoral degree, both focused on public health and translational science, from the University of Pittsburgh.

Lynch Murphy McLane LLP

Continued from page 3

Patterson and Aston joined the firm in late 2021 and bring a depth of experience in complex estate and business succession planning, administration, real estate, business, energy and technology transactions. Jill Gibson was named partner earlier in 2021 after several years as "of counsel" with an impressive track record in winning cases and key settlements for her clients.

"I am extraordinarily pleased to have Jill as a partner, and for Jeff and Jennilyn to join us as the firm continues to grow," said Greg Lynch, one of the firm's founding partners. "Our mission is to advocate, protect and enforce the rights of businesses and individuals as they navigate the changing legal landscape and challenges that arise."

Murphy is the firm's managing partner. Murphy is a founding partner with the firm and focuses her practice on "dirt and death law:" estate planning, including individual and business succession planning, estate administration, trust administration and land use.

Another founding partner, McLane returns to Lynch Murphy McLane and his litigation and public affairs practice after serving two and a half years as a circuit court judge in Crook and Jefferson Counties. Prior to being a judge, McLane served as a State Representative for Central Oregon in the Oregon Legislature for nine years, six of which were as the House Minority Leader. With over 30 years of experience as an attorney, McLane has won many high-profile cases in state and federal court.

New partner Gibson represents clients in state and federal courts in matters involving business disputes, constitutional rights, elections, government law and nonprofit law. Working from both the Bend and Portland offices, she frequently advises organizations and businesses regarding election and campaign matters. Gibson has written numerous complex initiatives regarding labor laws, taxes and natural resources. She also has extensive experience in litigating an initiative's ballot title and constitutionality.

Patterson joins the firm in the Bend office as a partner and has practiced estate planning law in Oregon for over 17 years. Since receiving his LL.M. in taxation in 2010, he offers extensive expertise in advanced estate and gift tax planning, including various charitable giving strategies, advanced estate and gift tax structures, succession planning and is an advisor to several local nonprofit boards, including the KIDS Center and the Guardian Group.

Aston joins Lynch Murphy McLane's Bend office with expertise focused on business and real estate transactions, real estate development, business organizations and corporate governance, intellectual property and technology-related agreements and state and federal trademark work. She has a broad range of experience advising businesses, property owners and individuals from a number of different industries, including real estate investors and developers, renewable energy, manufacturing, medical and dental practices, technology and software and education.

lynchmurphy.com • 541-383-5857

COBA Announces 2021 Excellence Award Winners

The Central Oregon Builders Association (COBA) announces the Prestigious Annual COBA Excellence Award winners, nominated, and voted on by fellow COBA members.

Residential Builder of the Year — Salvesen Homes
Commercial Builder of the Year — CS Construction
Green Builder of the Year — Bend/Redmond Habitat for Humanity
Remodeler of the Year — Stilson Builders
Green Commercial Builder of the Year — Kellcon, Inc.
Sub-Contractor of the Year — Brian's Cabinets
President's Awards — Charley Miller, Miller Lumber
Public Official of the Year — Tony DeBone, Deschutes County Commissioner
Architect of the Year — BLRB Architects
Home Designer of the Year — Jason Todd Home Design, LLC
Material Supplier of the Year — Empire Stone Company
Lifetime Achievement — Todd Hakala, Brian's Cabinets
Associate of the Year — Central Oregon Association of Realtors (COAR)
Realtor of the Year — NAI Cascade
Developer of the Year — Pahlisch Homes
New Member of the Year — Pence Construction
Nonprofit Partner of the Year — First Story
Volunteer of the Year — Deborah Flagan, Hayden Homes
Committee Member of the Year — Kathy Temple, Ed Staub & Sons
People's Choice Award — Mark Huffman, Sage Builders
Gary Bunker Industry Loyalty Award — Taylor Northwest
coba.org

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www.cityclubco.org

Every Child Central Oregon Receives Capital Funding

Every Child Central Oregon (ECCO) is the recipient of a \$25,000 grant from The Ford Foundation to support the mission of providing radical support, resource (foster) provider recruitment and retention, ODHS hospitality and community engagement for children and families impacted by foster care in Central Oregon. Funding awarded by The Ford Foundation provides ECCO with an increased capacity to share with Central Oregonians, be it businesses, faith-based organizations, local government, etc., the need for greater support of those impacted by foster care right in our own backyards.

Every Child Central Oregon serves Deschutes, Crook and Jefferson counties

in addition to The Confederated Tribes of Warm Springs, through mobilizing community to uplift and support those impacted by foster care. Every Child Central Oregon relentlessly advocates and supports local children and families impacted by foster care; committing to finding safe, nurturing homes where they can flourish during their time in care. With over 400 children experiencing foster care annually in Central Oregon, ECCO believes everyone has an opportunity to connect with, and support, the foster community: creating a more positive outcome for our community as a whole.

everychildcentraloregon.org

Living Well Central Oregon Offers New Health Program in January 2022

Deschutes County Health Services is excited to announce an upcoming start date for a Living Well Central Oregon program, offered via Zoom.

Class Info:
Wednesdays from 2-4pm, January 26 to March 9

Who is it for? The Living Well with Chronic Conditions program is for anyone who lives with a long-term health condition like arthritis, asthma, depression, fibromyalgia or diabetes. It is also for caregivers and loved ones. Although there are many chronic health conditions, problems and symptoms are often similar. This workshop was designed and tested at Stanford University and provides participants

information about how to:

- Manage symptoms and medication
- Work with your health-care team
- Set weekly goals
- Problem-solve effectively
- Improve communication
- Relax and handle difficult emotions
- Eat well and exercise safely

What is it? This six-week workshop teaches practical skills for living a healthy life. It is designed to complement your medical care. Learn how to manage your daily symptoms including: pain, fatigue, stress, poor sleep, shortness of breath and physical

limitations. The two-hour classes, taught by trained leaders, are fun and interactive. All participants receive a copy of the book, "Living a Healthy Life with Chronic Conditions." Cost is \$10, scholarships are available.

Living Well Central Oregon is a regional program serving the tri-county. Deschutes County Health Services was awarded funding from the Central Oregon Health Council to coordinate Living Well Central Oregon with multiple partners.

To learn more about the program, call Sarah Worthington at 458-292-8397 or visit livingwellco.org or yourhealthcentraloregon.org.
deschutes.org

The Giving Plate Wins Top \$15,000 Prize from Central Oregon Gives 2021 Campaign Raised More than \$650,000 for Local Nonprofits

The Source Weekly recently announced that The Giving Plate had raised the greatest amount in the 2021 Central Oregon Gives campaign, unlocking a \$15,000 prize from an anonymous donor after the organization earned more than \$259,708 in individual donations toward a \$3.5 million capital campaign to build a free community food store in the heart of Bend's Makers District.

"We are focused on creating a space for our guests that creates community and dignity," said Renae Staley, executive director of The Giving Plate, which is the largest food pantry in Central Oregon and provides meals for more than 2,700 people each month. "We are really on the brink of something special and this \$15,000 and all the donations make a very significant difference."

In total, the Central Oregon Gives campaign raised \$661,908 for more than 80 nonprofits over the seven-week campaign hosted by The Source Weekly at centraloregongives.com, which began in mid-November and ended at midnight on December 31, 2021.

The digital platform provided the funnel for 1,689 people to give generously to causes including affordable housing, animal rescue, environmental preservation and protection of children and seniors. For every donation of \$25 or more donors received a generous thank you gift sponsored by Avid Cider, Backporch Coffee Roasters, Barre3, Boneyard Beer, Fjällräven, High Desert Museum, Humm Kombucha, Old Mill District, Roam, SCP Redmond Hotel or The Suttle Lodge.

From start to finish, 2,075 individual donations were made. Of those, 718 donations were less than \$25 demonstrating the power of the online giving platform to engage small donors in supporting the diverse needs of our region.

One organization, Desert Sky Montessori, harnessed the power of those small donations and pulled in more than \$17,000 in end-of-year giving — with 159 of those donations coming in gifts of \$25 or less. The organization earned an additional \$2,000 grant from Central Oregon Gives for receiving the most donations under \$25. The funding will support the charter school to move into the former REALMS location on OB Riley Road.

"Central Oregon Gives completely changed the game for us," said Julia Sutter, executive director of Desert Sky Montessori. "It's not only the promotional pieces produced by the campaign, but it cuts out so much of the admin piece on our end, as well. I'm so thankful for it."

In addition to The Giving Plate and Desert Sky Montessori, four other organizations are taking away \$2,000 grants for their fundraising successes across several categories including:


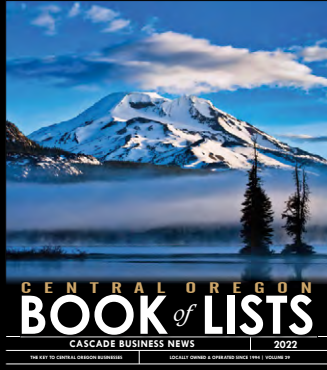
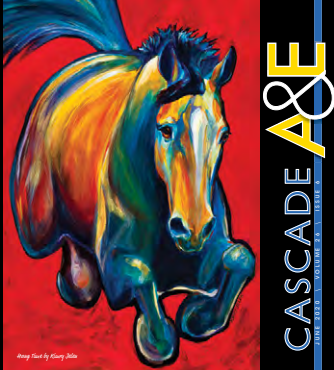

- Top Animal Welfare fundraiser: Street Dog Heroes
- Top Arts & Culture fundraiser: World Muse
- Top Education, Family & Children fundraiser: Saving Grace
- Top Health & Environment fundraiser: Kôr Community Land Trust

"We put our energy behind this project every year because we've seen the tangible value of this digital link between open-hearted community members and nonprofits doing essential work for our communities," said Aaron Switzer, publisher of The Source Weekly and founder of Central Oregon Gives. "We're already making plans for 2022."


centraloregongives.com • thegivingplate.org/building • dsmontessori.org

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- Sunriver Magazine Visitor's Guide and More



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Local Employee-owned Grocery Stores & Customers Raise \$66,710 to Fight Hunger

Newport Avenue Market & Oliver Lemon’s Shoppers Raise Much-Needed Funds

The demand for food continues to rise, and local organizations are relying on donations now more than ever. Four Central Oregon organizations that provide meals and food boxes received a boost this week thanks to Newport Avenue Market and Oliver Lemon’s customers and colleagues’ generosity.

Each December, Newport Avenue Market and Oliver Lemon’s shoppers donate money to the Food for February fundraiser, and the 100 percent employee-owned markets match these funds. This year the combined efforts raised \$66,710. As a result of the fundraiser, the funds raised will be used to purchase groceries at wholesale cost for Family Kitchen of Bend, Sisters Kiwanis Foodbank, Sisters Family Kitchen and Meals on Wheels of Central Oregon.

Newport Avenue Market and Oliver Lemon’s teams work closely with their wholesalers to purchase thousands of pounds of food, including fresh produce and meat, from the shopping lists of Family Kitchen of Bend, Sisters Kiwanis Foodbank, Sisters Family Kitchen and Meals on Wheels of Central Oregon managed by the Redmond Senior Center.

“After back-to-back years of community struggle, our customer generosity shines bright!” said Lauren G.D. Redman, CEO of Rudy’s Markets Inc. “Because of our customer’s kindness in December by giving to Food for February at the check stands, we’ve been able to reach our matching goal of \$30,000 towards addressing hunger in Central Oregon.”

It is not commonly known that February is one of the hardest-hitting months for hungry families in Central Oregon. Money is tight after the holidays, donations dwindle and food pantries are depleted. Since 2011, Food for February has raised over \$411,500 for hungry families in Central Oregon, including \$189,000 in matching funds from Newport Avenue Market and Oliver Lemon’s.

“We’re reaching even more of our neighbors who are experiencing houselessness, are living life on the edge financially, or who need a place to feel some order in their life,” said Donna Burklo, program director, Family Kitchen. “During COVID, our to-go meals (now over 7,500 a month) are being delivered at a rate of 1,100 weekly to diners who can’t get to our meal site for one reason or another. Our partnership with Newport Avenue Market and their shoppers allows every diner, whether on-site or a delivery route, to feel as though someone cares enough to make good food available to all.”

“Community partnerships are so essential to us,” said Teresa Hogue, Redmond Senior Center. “We are grateful to be included in the support offered by Oliver Lemon’s Market as we endeavor to provide nutritious, hot meals for those in need.”

About Rudy’s Market Inc.

Since opening its flagship grocery store in 1976, Rudy’s Markets have been the No. 1 choice of foodies in Central Oregon. Today, Rudy’s Markets Inc. operates three locally founded, 100 percent employee-owned specialty grocery stores in Central Oregon: Newport Avenue Market in Bend, and Oliver Lemon’s in Sisters and Terrebonne. Rudy’s Markets offers shoppers both mainstream and hard-to-find food items as well as kitchenware and unusual gifts. Its stores support local producers, and offer an expansive selection of high-quality, in-demand food and beverage items, including over 600 varieties of craft beer.

About Family Kitchen

Guided by the belief that nobody should be hungry, Family Kitchen has been

providing meals to anyone in need since 1986. Family Kitchen serves three dinners and five lunches each week in Bend and one dinner weekly in Sisters, averaging 7,500 meals per month served by over 350 volunteers. Our diners are treated with respect and are asked nothing but to leave with a full stomach. Family Kitchen operates as a separate entity sponsored by Trinity Episcopal Church (EIN 93-0427371).

About Sisters Kiwanis Food Bank

In its three-decade history, Sisters Kiwanis has been involved in the development and support of many community organizations, including Scouts, Campfire, Little League, organized soccer, Habitat for Humanity and Sisters Organization for Activities and Recreation to name just a few. In addition, Kiwanis volunteers maintain and staff the community food bank, which provides emergency food boxes for less fortunate citizens in the area. Food Bank Open Thursdays, 9am-2pm 328 W. Main Street, Sisters, OR 97759.

About Redmond Oregon Senior Center

Meals on Wheels of Central Oregon is a community-based program of the Redmond Senior Center. It provides adults, 60 years or older, either home-bound or having difficulty shopping/cooking, a nutritious meal, a friendly visit and a quick safety check. According to the last census, over 23 percent of the Redmond, Terrebonne and Crooked River Ranch population is 50 or older. By 2025, the number of seniors is expected to double. With rising food costs and the lack of public transit, many older citizens are finding it harder to access nutritious meals. Redmond Senior Center’s vision is that no senior will go hungry or become overwhelmed with social isolation. Staff and volunteers are working to help our senior neighbors survive and thrive during these challenging times by providing fresh and healthy meals along with a warm friendly smile.

newportavemarket.com • oliverlemons.com
familykitchen.org
sisterskiwanis.org/food-bank
redmondseniors.org

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Capstone CPAs

Continued from page 3

Evans, Bartlett, Higbe & Porter, CPAs, have served the Prineville and Lakeview areas for over 50 years and have always been proud of the quality of services offered. As a result of the success of their clients and growth in the Prineville community, they also experienced tremendous growth

over the last few years. With growth comes the need for more skilled staff, advanced technologies, efficiencies and service offerings. To fulfill the needs of the firm, the partner group of Evan, Bartlett, Higbe & Porter decided to seek affiliation with Capstone, a larger organization, to broaden the array of services offered to their clients and community. This will also give their staff more growth opportunities without requiring a move to a big city. Lance Brant, managing partner of

Capstone, shared the firm’s vision. “Capstone wants to bring complete financial care to all the cities in Central Oregon. We are locally focused and want our local communities to prosper and grow. We need CPAs and advisors in local communities to make it work.” Through Capstone’s Coordinated Financial Care Model, it formed partnerships with AGP Wealth Advisors, eLegacy, ProSync Insurance and Colonial Life. Through these partnerships, Capstone can provide

a wide range of financial, retirement, estate planning and insurance benefits to its clients. In addition to tax preparation, bookkeeping and payroll services, Capstone Certified Public Accountants also offers business valuations, auditing and assurance services, litigation support services — including divorce — and business consulting. For more information, please contact Capstone CPAs at 541-382-5099. capstonecpas.com

Bend Sauce

Continued from page 3

Direct (usfoods.com/why-us-foods/our-programs/us-foods-direct.html) is the perfect complement to Fancy Food Show exhibit that brings together the best brands in food and beverage and retailers, restaurants and other food service buyers from around the world,” says Craig Reinhart, maker/cofounder at Bend Sauce. “We are honored to be part of the US Foods family of brands and join the OSU led coalition. We plan to make a saucy splash in Las Vegas that highlights the great food and beverage makers in Bend, and throughout the Pacific Northwest.” This news comes in the wake of many recent

accomplishments of the company, including:

- Bend Sauce and our upcycled seasonings are now available in over 160 retail and food service establishments across the U.S. Click here: bendsauce.com/buylocal.
- Bend Sauce has launched both food service and retail sizes for each of its products including Bend Sauce and Cinder Dust, its seasoning rub and cocktail rimmer.
- Bend Sauce has been widely recognized for its zero waste and upcycling of seeds and pulp during production as noted in this article by Kat Thompson, Thrillist (thrillist.com/eat/nation/hot-sauce-brands-recycled-chili-flakes).

“We are honored to join the US Foods family and look forward to bringing their customers the most authentic chipotle flavor and heat to tables, kitchens

and grills” say Reinhart. For more information on the Fancy Food Show visit specialtyfood.com/shows-events/winter-fancy-food-show and for the Oregon State University Food Innovation Center, visit fic.oregonstate.edu. **About Bend Sauce LLC:** Bend Sauce hails from the adventure town of Bend, Oregon. We strive to make the most authentic chipotle sauce available anywhere starting with whole organic Hatch, New Mexico chipotles and all organic and natural ingredients, including Jacobsen Salt from the Oregon coast. What began as an everyday hot sauce, is now embraced by chefs as a secret ingredient saving them time and money while delighting consumers with our authentic chipotle flavor and heat. Everyday Hot Sauce. Secret Ingredient. bendsauce.com • bendsauce@gmail.com

Deschutes Public Library

Continued from page 3

Bend and the Redmond Library. “We continue to be inspired by the dynamic work of local contractors who are as excited as we are to bring Deschutes County voters’ vision to life,” said Library Director Todd Dunkelberg. “SunWest has been involved in dozens of large-scale Central Oregon construction projects in the last 30-plus years. They’re committed to our region’s communities just like we are, and we’re confident that they will be key in helping us ensure that County residents have access to the library resources and spaces needed to keep pace with life in the 21st century.” Steve Buettner, president and owner of SunWest,

said updating four of the county’s libraries to better serve the public fits well with the company’s focus on creating spaces that enrich the lives of Central Oregonians. “As a local Central Oregon builder, we have a strong commitment in giving back to the community that has supported our company and our families for more than three decades,” Buettner said. “We share the same vision with Deschutes Public Library in our desire to participate in projects that are significant long-term community investments that will bring years of use to our evolving community.” In November 2020 Deschutes County voters supported the Library’s bond measure to expand and improve libraries across the county. In addition to updating existing libraries in Downtown Bend, East Bend, La Pine, Sisters and Sunriver, the bond is funding the design and construction of an approximately

100,000-square-foot Central Library to serve all Deschutes County residents. Bond funds will also pay for doubling the square footage of the Redmond Library. The CM/GC for the Downtown Bend Library has not yet been selected. Remodeling of the La Pine and Sisters Libraries is slated to begin in late 2022, with work on the East Bend and Sunriver Libraries starting in early 2023. Construction of the Central Library — on a 12-acre parcel off Highway 20 and Robal Road — and the Redmond Library will take place in 2023 and 2024. The Downtown Bend Library will be the last to be updated, with construction taking place in late 2024 and into early 2025. Find more information about the Library’s bond-funding projects on its website at deschuteslibrary.org/about/bond. deschuteslibrary.org

BB&K

Continued from page 3

“This combination marks the start of an exciting new era for BB&K in the Pacific Northwest and we are very pleased to begin 2022 alongside our new colleagues,” said BB&K managing partner Eric Garner. “This merger is right for many reasons, including our complimentary practices and culture, and aligned views on client service, community, diversity, work ethic and more. Both firms have worked diligently

to ensure a seamless integration and immediate benefit to our valued clients.” The firm’s new Bend office will be led by Erin K. MacDonald, former co-managing partner of Karnopp Petersen. MacDonald has practiced in Central Oregon since 2006, advising clients in the areas of estate planning, probate and trust administration, tax planning and charitable giving. The combination provides the firm’s public and private sector clients with new resources, greater bench strength and expanded geographical reach. Clients will benefit from the many firm synergies across key

practice areas, including business, energy, environmental, health care, real estate, trusts and estates and more. Additionally, BB&K expands its services with the addition of Karnopp Petersen’s widely respected Native American Law practice. “We have always held BB&K in the highest regard and approached the combination with our clients’ interests at the forefront,” MacDonald said. “BB&K’s Bend team is committed to maintaining and growing every client and community relationship. With nearly 90 years of history in the region, these relationships truly drive every

decision. We are excited for what lies ahead as we continue to serve, guide and advocate for our clients daily.” Best Best&Krieger is a national law firm with nearly 250 attorneys who focus on municipal, environmental, employment, business, education, public finance and telecommunications law, government relations and more for public agency and private clients of every size. BB&K was established in Riverside, California more than 130 years ago and continues to grow nationally, with offices across the West Coast, Pacific Northwest and in Washington, D.C. bbklaw.com

Bend Cultural Tourism

Continued from page 3

April 2022 and forward to the Visit Bend Board for approval in May. The BCTF could grant up to \$400,000 in this granting cycle, funding projects starting no earlier than September 2022. “Bend’s arts and culture scene is a vibrant and vital part of our community,” said Visit Bend CEO Kevney Dugan. “We’re thrilled with the results current and past investments made through the Bend Cultural

Tourism Fund and look forward to seeing the newest round of proposals.” Due to the uncertainty of planning programing and cultural tourism activities in the COVID era, applicants should have contingency plans in place should current regulations prohibit or restrict their proposed activity. After a brief hiatus in 2020 due to COVID 19 pandemic, the grant program resumed last year as in person cultural events and travel returned. Grantees certify that they are following all current state and federal health mandates and have contingency plans in place in case regulations prohibit gathering. In 2021, the fund awarded twenty grants, a total

of \$319,500 helping local organizations leverage marketing resources to attract more cultural tourists during the shoulder seasons and winter months. This sixth round of awards pushed the total BCTF funding over the million-dollar mark, infusing local organizations with \$1,228,335 in total. The Bend Cultural Tourism Fund is a grant program dedicated to enhancing the local economy through the promotion and cultivation of Bend’s cultural tourism programs, with an emphasis on activities that help attract cultural tourists during the shoulder seasons and winter months. visitbend.com

St. Charles Health System

Continued from page 3

health system engaged in conversations with the diverse communities it serves, listened to their needs and is now offering support for this work. To that end, St. Charles has created a new grant category that is centered on supporting community partners that aspire to integrate IDEA best practices in their own organizational culture,

helping meet St. Charles’ vision of “creating America’s healthiest community, together.” This grant category is intended to help organizations integrate the foundational principles of IDEA into their organizations to better serve their target population. Go to stcharleshealthcare.org/community-health/community-benefit-grants to learn more about the new grant priority. St. Charles will also continue providing funding for the following priorities: Community benefit grants, basic needs request,

alcohol misuse prevention, sponsorship grants, sponsorship request and small grant request. For quarterly applications, proposals can be submitted at any time. Requests are reviewed quarterly in February, May, August and November. **Last Date to Submit:** February 1, May 1, August 1, November 1 **For Notification on:** February 28, May 31, August 20, November 29 stcharleshealthcare.org

Central Oregon Business Calendar

Email Your Upcoming Business Events to CBN@CascadeBusNews.com

Event Details at CascadeBusNews.com/Business-Events



BUSINESS EVENTS

January 28
5pm Redmond Chamber Annual Awards Banquet at Eagle Crest Resort.

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

June 3
Farm to Fork Benefitting Heart of Oregon Corps.

January 19
5-6pm COCC Virtual Nursing Program Information Session.

January 20
11:30am-1pm City Club Virtual January Forum, Is Zip Code Destiny?

January 21
9am-3pm COCC Early Learning Educations Career Fair Open House at COCC Coats Campus Center.

January 22
10am Neil Kelly Bath Design & Remodeling Webinar.

January 24
11:30am-12:30pm COCC Virtual Nursing Program Information Session.

January 26
5-6pm COCC Virtual Nursing Program Information Session.

WORKSHOPS & TRAINING



(Ongoing)
COCC Small Business Development Center Virtual Classes.

Building Permits

COMMERCIAL PERMITS WEEK ENDING 1-7-2022

City of Bend	
\$30,000.00	- Commercial (Alteration) 1,853 sf. at 812 NW Wall St. Bend 97703 OR Owner: Francis Capell Family Trust Builder: Aaken Corp. 541-330-9545 Permit # PRRE202108598
\$20,000.00	- Commercial (Alteration) 200 sf. at 211 SE Bridgeford Blvd. Bend 97702 OR Owner: American Tower Corporation 10 Presidential Way Woburn, WA 01801 Permit # PRRE202104915
\$18,000.00	- Commercial (Alteration) 76 sf. at 63085 18th St. Bend 97701 OR Owner: East Empire Bend, LLC Permit # PRRE202105175
\$50,000.00	- Commercial (Alteration) 4,421 sf. at 1777 SW Chandler Ave. Bend 97702 OR Owner: Chandler Center, LLC Builder: Pacific Construction and Development, LLC 541-678-5751 Permit # PRRE202101303

RECENT TRANSACTIONS

Continued from Page 3

Ballard Bend 21 LLC for a sale price \$1,462,500.
Nick Vaughn, Broker, of Fratzke Commercial Real Estate Advisors, Inc., represented the Buyer in the purchase of 1105 SE Centennial Street, in Bend, for \$1,950,000.
Broker Dan Kemp, CCIM with Compass Commercial Real Estate Services represented the buyer, Tent Engineering, LLC, in the acquisition of 452 NE Greenwood Avenue in Bend. The 3,760 SF Retail building on 0.32 acre was purchased for \$1,320,000.
Tom Tapia, CCIM, Principal, & Brian Fratzke, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc., represented the Seller in the sale of 452 NE Greenwood Avenue, in Bend, for \$1,320,000.
Brokers Russell Huntamer, CCIM, Jay Lyons, SIOR, CCIM and Grant Schultz with Compass Commercial Real Estate Services represented the landlord, Killian Pacific, in the lease of a 3,435 SF retail suite located at 550 SW Industrial Way in Bend. Compass Commercial Real Estate Services brokers Pat Kesgard, CCIM and Kristie Schmitt represented the tenant, Black Diamond Retail, LTD.
Dan Steelhammer, Broker, of Fratzke Commercial Real Estate Advisors, Inc., represented the Seller in the sale of 61523 American Loop, in Bend, for \$1,100,000.
Compass Commercial Real Estate Services brokers Russell Huntamer, CCIM, Jay Lyons, SIOR, CCIM and Grant Schultz represented the landlord, TREA Bend, LLC, in the lease of a 7,500 SF industrial suite located at 62980 Boyd Acres Road in Bend.
Dan Steelhammer, Broker, of Fratzke Commercial Real Estate Advisors, Inc., represented the Seller in the sale of 675 NE Hemlock Avenue Units 114-115-116, in Redmond, for \$1,000,000.
Principal broker Bruce Churchill with Compass Commercial Real Estate Services represented both the landlord, Taylor Development, LLC, and the tenant, Phoenix Micron, LLC, in the lease of a 3,100 SF industrial suite located at 543 NW York Drive in Bend.
Dan Steelhammer, Broker, of Fratzke Commercial Real Estate Advisors, Inc., represented the Seller in the sale of 192 E Tall Fir Court, in Sisters, for \$795,000.
Compass Commercial Real Estate Services broker Luke Ross represented the tenant, Edward Jones, in the lease of a 1,164 SF office suite located at 695 NW York Drive in Bend.
Dan Steelhammer, Broker, of Fratzke Commercial Real Estate Advisors, Inc., represented the Buyer in the sale of 1069 SE 15th Street, in Bend, for \$785,000.
Brokers Peter May, CCIM and Russell Huntamer, CCIM with Compass Commercial Real Estate Services represented the tenant, Bend Party Store, in the lease of a 1,729 SF retail suite in the Bend River Promenade located at 3188 N Highway 97 in Bend.
Dan Steelhammer, Broker, & Brian Fratzke, CCIM, Principal, both of Fratzke Commercial Real Estate Advisors, Inc., represented the Seller in the sale of 0.77 of an acre of undeveloped land, zoned for Industrial Light use, at 63016 18th Street, Bend, for \$400,000.
Compass Commercial Real Estate Services Brokers Peter May, CCIM and Robert Raimondi, CCIM represented both the landlord, Deschutes Business Center, and the tenant, Pam Saul, in the lease of a 1,364 SF office suite located at 20340 NE Empire Avenue in Bend.
Dan Steelhammer, Broker, of Fratzke Commercial Real Estate Advisors, Inc., represented the Seller in the sale of 77 E. 29th Street, in Eugene, for \$1,700,000.
Tom Tapia, CCIM, Principal, and Brian Fratzke, CCIM, Principal, both of Fratzke Commercial Real Estate Advisors, Inc., represented the Landlord in a 60-month lease of 5400 +/- SF of industrial space 61563 American Loop, in Bend.
Brian Fratzke, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc., represented the Landlord, & Tom Tapia, CCIM, Principal of Fratzke Commercial Real Estate Advisors, Inc., represented the Tenant in a 60- month lease of 3,748 +/- SF of office/medical space at 1715 Chandler Avenue, in Bend.
Dan Steelhammer, Broker, of Fratzke Commercial Real Estate Advisors, Inc. represented the Landlord in a 48- month lease of 928+/- SF of office space at 2445 NE Division Street, in Bend.
Brian Fratzke, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc., represented the Landlord, & Tom Tapia, CCIM, Principal of Fratzke Commercial Real Estate Advisors, Inc., represented the Tenant in a 35- month lease of 2,648 +/- SF of industrial space at 2121 Deerhound Avenue, in Bend.
Tom Tapia, CCIM, Principal of Fratzke Commercial Real Estate Advisors, Inc., represented the Tenant in a 86- month lease of 1,562 +/- SF of office/medical space at 1462 NE Cushing Drive, in Bend.
Dan Steelhammer, Broker, of Fratzke Commercial Real Estate Advisors, Inc. represented the Landlord in a 60- month lease of 1,261 +/- SF of office space at 2445 NE Division Street, in Bend.
Brian Fratzke, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc., represented the Tenant, LRS Architects, Inc., in a 5-year lease on 3,979 +/- SF of office space at The Quad, 1777 SW Chandler Avenue, in Bend.
Brian Fratzke, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc., represented the Landlord, & Tom Tapia, CCIM, Principal of Fratzke Commercial Real Estate Advisors, Inc., represented the Tenant in a 5- year lease on 6,688 +/- SF of industrial space in the High Desert Industrial Park at 2561 NE 4th Street, in Bend.



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