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 KopPine 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 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

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.

www.cascadebusnews.com
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).

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 April and notify the grantees in May.

Grant Applications Now Open for 2022

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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,

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.

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.

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.

Capstone Certified Public Accountants, LLC Acquires Prineville Firm

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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_YkuSzdqwR0ectTRBH7j3aGw. The workshop recording will be available to view after February 15 at oprdgrants.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 oprdgrants.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.

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 Kitts, 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@coc.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.

cocc.edu

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Our Mission: Consistently provide client experiences focused on what they value most.
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 employers 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 employee’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
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 McMorrow, chairman and CEO of Kennedy Wilson. "Through this joint venture with local partners, we look forward to working closely with the 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.

hookercreek.net
kennedywilsom.com

PHOTO | BY ROANN WILDE

Because Our Community Needs Us Now More Than Ever

We're nurturing wellbeing & creating ripple effects that help our community members live better lives.

38% of Central Oregon households were living on the edge, or were already living below the federal poverty level before COVID-19.

That’s why we’ve been focusing our grantmaking on helping the nonprofits that serve our community’s most marginalized to adapt, recover, and stabilize.

We’ve awarded over $1 million to 50 local nonprofits since the pandemic began.

26% of Central Oregonians are served by a United Way funded program or service.

We fight for the health, education, financial stability, and resilience of every person in our community.

unitedwaycentraloregon.org
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 $525,000-$625,000 had one active listing, the $625,000-$725,000 range had 21 active listings and the $725,000-$825,000 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 $925,000-$1,025,000 price range. 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.

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. 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.
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 homely, 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
Cascade Business News 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.

cbnbookoflists.com • cascadebusnews.com
Seahorse Chocolate

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.”

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. seahorsechocolate.com • 541-668-1760

Continued from page 1

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

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The Only Constant in Life is Change — Reflection & Optimism

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 opportunities.

Pinnacle Architecture is an architectural firm located in Bend, Oregon, offering services in architectural design and planning. Their work includes projects that combine affordable housing with on-site service providers. These projects are often geared towards moving homeless 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 to disinfect and exchange air to improve indoor air quality. The design for both clinic areas brings in natural light and uses warm textiles and materials to reduce stress and promote health.

Modernizing our Public Facilities to Support Growth in Central Oregon continues to grow at an above-average rate, which puts more pressure on our public facilities. Pinnacle completed the renovation of three 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 justic 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.
## Architects

**Architects (Listed Alphabetically)**

<table>
<thead>
<tr>
<th>Company / Address</th>
<th>Phone</th>
<th>Fax</th>
<th>WebSite/Email</th>
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<tr>
<td>BFM Architects, Inc</td>
<td>541-587-3535</td>
<td>N/A</td>
<td><a href="http://www.bfmai.com">www.bfmai.com</a> <a href="mailto:info@bfmai.com">info@bfmai.com</a></td>
<td>Bridget Lewis</td>
<td>17</td>
<td>1975</td>
<td>Eufaula County Health &amp; Wellness Campus, Golden High School, Reed-Lincoln School</td>
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<tr>
<td>Blaise Cacciola Architect LLC</td>
<td>541-728-0575</td>
<td>N/A</td>
<td><a href="mailto:blaise@bca-architect.com">blaise@bca-architect.com</a></td>
<td>Blaise Cacciola</td>
<td>9</td>
<td>2010</td>
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<td>BLD Architects</td>
<td>541-530-0956</td>
<td>N/A</td>
<td><a href="http://www.blacedesign.com">www.blacedesign.com</a> <a href="mailto:family@blacedesign.com">family@blacedesign.com</a></td>
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<td>N/A</td>
<td><a href="http://www.cherylkindlund.com">www.cherylkindlund.com</a> <a href="mailto:cheryl@cherylkindlund.com">cheryl@cherylkindlund.com</a></td>
<td>Chery Kindlund</td>
<td>1</td>
<td>1995</td>
<td>Custom homes in Central Oregon, including: North Bend, Sisters, Crook County, Bend, Bachelor, Northeast Crossing, projects near you.</td>
<td>Creating high quality, crafted, energy efficient, sustainable homes with sublime &amp; clear designs.</td>
</tr>
<tr>
<td>CBE Architects (Bruce Eakin, DKL Architects &amp; Design P.C.)</td>
<td>541-383-3508</td>
<td>N/A</td>
<td><a href="http://www.cbearchitect.com">www.cbearchitect.com</a> <a href="mailto:amanda@holbrookdesign.com">amanda@holbrookdesign.com</a></td>
<td>John Koegel, Phil Green, Elizabeth Strong, Ian Schmidt</td>
<td>7</td>
<td>2000</td>
<td>Partners In Care Hospital, The Fresh Air Hotel, Cathedral Building, Driscoll-Bunche &amp; Public House, Deschutes Brewery in the Sentinel, PC</td>
<td>Community, hospitality, residential, commercial, mixed-use, senior living, civic, civic &amp; mixed-use projects.</td>
</tr>
<tr>
<td>David Waldron &amp; Associates</td>
<td>541-350-2352</td>
<td>N/A</td>
<td><a href="http://www.davidwaldron.com">www.davidwaldron.com</a> <a href="mailto:davidwaldron.waldron@gmail.com">davidwaldron.waldron@gmail.com</a></td>
<td>David Waldron</td>
<td>5</td>
<td>2013</td>
<td>Residential &amp; commercial.</td>
<td>Full architectural design, land planning &amp; project management.</td>
</tr>
<tr>
<td>LBI Architects</td>
<td>541-368-9750</td>
<td>N/A</td>
<td><a href="http://www.lbiarchitects.com">www.lbiarchitects.com</a> <a href="mailto:imcland@bendbroadband.com">imcland@bendbroadband.com</a></td>
<td>Tim Landis, Mike Cameron, Gary Sheats</td>
<td>10</td>
<td>2009</td>
<td>Projects: Mixed Use, Social Services, Social Housing, Healthcare, University, School, Residential, Retail, Hospitality.</td>
<td>Community, mixed-use, commercial, institutional, mixed-use, sustainable design.</td>
</tr>
<tr>
<td>Maris Architects &amp; Planning, Inc</td>
<td>541-580-8530</td>
<td>N/A</td>
<td><a href="http://www.marisarchitectsandplanning.com">www.marisarchitectsandplanning.com</a> <a href="mailto:chris@marisarchitectsandplanning.com">chris@marisarchitectsandplanning.com</a></td>
<td>Chris Meyers</td>
<td>2</td>
<td>2010</td>
<td>Projects: Mixed Use, Social Services, Social Housing, Healthcare, University, School, Residential, Retail, Hospitality.</td>
<td>Community, mixed-use, commercial, institutional, mixed-use, sustainable design.</td>
</tr>
<tr>
<td>Neal Sorenson &amp; Associates, Inc</td>
<td>541-380-0909</td>
<td>N/A</td>
<td><a href="http://www.sorensonarchitects.com">www.sorensonarchitects.com</a> <a href="mailto:niah@connecting.com">niah@connecting.com</a></td>
<td>Neal Sorenson</td>
<td>5</td>
<td>1975</td>
<td>Projects: Mixed Use, Social Services, Social Housing, Healthcare, University, School, Residential, Retail, Hospitality.</td>
<td>Community, commercial, mixed-use, commercial, institutional, mixed-use, sustainable design.</td>
</tr>
</tbody>
</table>

Continued on Page 24
CELEBRATING 26 YEARS IN 2022

PUBLIC & PRIVATE SERVICE

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• Site Selection
• Master Planning
• Cost Estimating
• Building Design
• Construction Administration

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AND WE OWE IT ALL TO OUR PAST AND PRESENT CLIENTS, THANK YOU!

A bright future through brilliant design
EMPIRE Construction & Development
3455 SW Canal Blvd., Redmond, OR
Project Owner: EMPIRE Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond, OR
Estimated Completion Date: Winter 2022-2023
Estimated Brief Description/Amenities: A new senior living community featuring 86 Assisted Living units and a 48-bed memory care with extensive amenities including exercise and yoga facilities, full-service cafe, suites on the ground floor with exterior façade and site improvements.

SHEFFIELD Architects
61853 SE 27th, Bend, OR
Project Owner: Ultra Architecture
Project Address: 515 SW Cascade Ave., #7
Estimated Completion Date: April 2022
Estimated Brief Description/Amenities: Contemporary Pueblo style home located in Entradia in St. George, Utah nestled on a hill with 270-degree views; 24-openable glass opens entire wall of great room to 1,600 sq. ft. plaza highly sustainable and energy efficient design, wincaped landscaping.

Anasazi House
Project Owner: Confidential
Project Address: St. George, Utah
Sq Ft: 3,250 sq ft.
Estimated Completion Date: August 2022
Estimated Brief Description/Amenities: Contemporary.

Empire Construction & Development
3455 SW Canal Blvd., Redmond, OR
Project Owner: Empire Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond, OR
Estimated Completion Date: Summer 2022
Estimated Brief Description/Amenities: Two 18-plex apartment buildings.

Black Diamond Lofts
Project Owner: 125 NW Arizona Ave LLC
Project Address: Bend, Oregon
Sq Ft: 75,000 sq ft.
Contractor: Keil-Con
Estimated Completion Date: 2022
Estimated 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
Estimated 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, theater, game room with duck-pin bowling and golf simulator, music room, library, art studios, chapel, multiple lounges, wine bar and demonstration kitchen.

Dr. X’s Rentals
Project Owner: Empire Construction & Development
Project Address: 20755 Brinson Blvd., Bend, OR
Sq Ft: 10,500 sq ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Winter 2022-2023
Estimated Brief Description/Amenities: Luxury commercial type building including building, retail, parking, permitting & construction administration.

Continued on Page 15
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 (PDB) is becoming a favored project delivery because design and cost 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 changes 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. In 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 fully benefiting all the full benefits 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, contractor; expedited decision making; and a faster project delivery and occupancy. For 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 in the geographic region 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 healthy New Year to all.

Sisters Ranger District Compound | Rendering Courtesy of Steele Associates Architects

Architects in Central Oregon

January 19, 2022 • Cascade Business News • 15

Progressive Design—Build (PDB)
Designing for Generations

Finding a Passion

As a freshman myself at Bend High in 1984, a friend of mine convinced me to take a drafting class with him. The teacher was Jeff Tuculet whose influence has been — without exaggeration — changed my life. He showed me how drafting was a touch art as science. I took a class with Mr. Tuculet every term of my high school, from Drafting 1 through Architecture 2 and independent studies and classes. As a junior, myself and three classmates entered a design competition sponsored by Adair Homes. We beat out seven other teams 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 across the street. The project 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, and I was fortunate to see the growth firsthand. 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 ground-breaking 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 that area. It was one of the first buildings in 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 only 18,000 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 school projects 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.
**Architects in Central Oregon**

**BT Architects ~ 2021 Projects**

*Continued from page 16*

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Owner</th>
<th>Project Address</th>
<th>Sq Ft</th>
<th>Budget</th>
<th>Contractor</th>
<th>Estimated Completion Date</th>
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<td>Hermiston High School Addition</td>
<td>Hermiston School District</td>
<td>600 S First St., Hermiston, OR</td>
<td>22,800 sq. ft.</td>
<td>$10.2M</td>
<td>KNCC</td>
<td>July 2023</td>
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<td>Hermiston School District Bond Projects</td>
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<td>Various</td>
<td>TBD</td>
<td>TBD</td>
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<td>Various</td>
<td>TBD</td>
<td>TBD</td>
<td>September 2023</td>
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<td>Loma Vista Elementary School</td>
<td>Hermiston School District</td>
<td>2095 NE Tenth St., Hermiston, OR</td>
<td>62,500 sq. ft.</td>
<td>$2.9M</td>
<td>KNCC</td>
<td>July 2023</td>
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<td>Rocky Heights Elementary School</td>
<td>Hermiston School District</td>
<td>650 W Standard Ave., Hermiston, OR</td>
<td>62,500 sq. ft.</td>
<td>$2.7M</td>
<td>KNCC</td>
<td>June 2023</td>
</tr>
</tbody>
</table>

**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:** TBD  
**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:** $2.9M  
**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:** $2.7M  
**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:** 62,000 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:** 39865 NE Conners Ave., Bend, OR  
**Sq Ft:** 14,870 sq. ft.  
**Budget:** $975,000  
**Contractor:** R&H Construction  
**Estimated Completion Date:** June 2022  
**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.

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.

bbtarchitects.com
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 poll 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.1 Sprawl also results in increased utility costs and tax rates to maintain a larger and more distributed utility and road infrastructure1 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 allowing 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.

blrb.org/workforce-housing-improvement

American City and County 2014/04/09/urban-sprawl-linked-to-lower-quality-of-life

1. 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.
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

The Brace Place Bend
Architect: Rachel Stemach
Sq Ft: ~5,000 sq. ft.
Contractor: Fortress Construction
Estimated Completion: Spring 2022

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

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

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

Delaware Annex Remodel
Architect: Rachel Stemach
Sq Ft: 3,300 sq. ft.
Contractor: Parris Construction Corp
Estimated Completion: Spring-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: 5 acres
Contractor: CS Construction
Estimated Completion: Early 2023

OUT OF AREA
Waikaloa Gardens Apartment Renovations, Waikoloa HI
Architect: Stacey Stemach
Sq Ft: 24-unit multi-family apartment buildings
Contractor: TBD
Estimated Completion: 2023

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: 5 acres
Contractor: CS Construction
Estimated Completion: Early 2023

OUT OF AREA
Waikaloa Gardens Apartment Renovations, Waikoloa HI
Architect: Stacey Stemach
Sq Ft: 24-unit multi-family apartment buildings
Contractor: TBD
Estimated Completion: 2023

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

DKA Architecture & Design is now COLE Architects, continuing a legacy of dedicated architecture professionals and great building design. ARCHITECTURE / PLANNING / INTERIOR DESIGN / Meet our growing team, new services, and expanded portfolio at COLEARCHITECTS.COM
LRS Architects ~ 2022 Projects

Coral Commons II Apartments
Project Owner: Pacific Crest
Affordable Housing
Project Address: Thornhill Lane, Bend
Sq Ft: 56,000 sq. ft., 48 Units
Budget: $81.0M
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: $5.3M
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: $9.3M
Contractor: Penz Construction
Estimated Completion Date: November 2023

Bunkhouse Hotel
Project Owner: Private
Project Address: Hwy 97, Madras
Sq Ft: 2,900 sq. ft., 26 Rooms
Budget: $6.2M
Contractor: Griffin Construction
Estimated Completion Date: November 2022

Legacy Landing II
Project Owner: Housing Works
Project Address: NE Tuason Way, Bend
Sq Ft: 16 Units, 126,000 sq. ft.
Budget: $25.0M
Contractor: NHH Construction
Estimated Completion Date: 2023

Solis @ Petrosa Apartments
Project Owner: Pahlisch Homes
Project Address: NE Petrova 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: 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

Bunkhouse Hotel
Project Owner: Private
Project Address: Hwy 97, Madras
Sq Ft: 2,900 sq. ft., 26 Rooms
Budget: $6.2M
Contractor: Griffin Construction
Estimated Completion Date: November 2022

Legacy Landing II
Project Owner: Housing Works
Project Address: NE Tuason Way, Bend
Sq Ft: 16 Units, 126,000 sq. ft.
Budget: $25.0M
Contractor: NHH Construction
Estimated Completion Date: 2023

Solis @ Petrosa Apartments
Project Owner: Pahlisch Homes
Project Address: NE Petrova 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: TBD

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 14,000 sq. ft.
Budget: $4.5M
Contractor: TBD
Estimated Completion Date: TBD

Tahoe Trails Sales Office Renovation
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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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 Corner RV Park and Storage
Project Address: Bend, OR
Budget: $250,000
Estimated Completion Date: TBD
Brief Description/Amenities: Phase 2 improvements will add to the modifications completed throughout the first phase, which were finished in 2021. The second phase improvements will include window replacements at SE Miller Elementary school, interior improvements throughout all facilities and additional site improvements.

Seaside Elementary School Replacement
Architect Name: STEEL Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 827 SW Deschutes Ave, Redmond, OR 97756
Sq Ft: 35,000 sq. ft.
Budget: TBD
Contractor: Kirby Nagehout Construction Company
Estimated Completion Date: Summer 2023
Brief Description/Amenities: New library renovation to serve the citizens of Sunriver and Deschutes County.

Rudy’s Kitchen
Project Owner: Newport Market
Project Address: NE 1st St. 10th, Redmond, OR
Sq Ft: 11,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: December 2022
Brief Description/Amenities: New commercial production kitchen for Newport Market.

SunVale Memory Care
Architect Name: Confidential
Project Address: Vancouver, WA
Sq Ft: 60,000 sq. ft.
Contractor: TBD
Estimated Completion Date: Summer 2022
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 court yards.

Shevin Wellness Building 8
Project Owner: Taylor Brooks LLC
Project Address: 2225 NW Shevin 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.

Shevin Wellness Building 10
Project Owner: Taylor Brooks LLC
Project Address: 2225 NW Shevin Park Rd.
Sq Ft: 3,500 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: STEEL 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+/-
Contractor: SunWest Builders
Estimated Completion Date: 2023
Brief Description/Amenities: Library renovation to serve the citizens of Sisters and Deschutes County.

TBD
Project Address: 30755 Brison Blvd, Bend, OR 97701
Sq Ft: 26,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Summer 2022
Brief Description/Amenities: Masterplan and new administration building to replace the old one where the storage building improved parking areas and vehicle circulation, added site security, better pedestrian connectivity and interpretive kiosk.

Veterinary Referral Clinic and Emergency Center of Central Oregon (VRCOCO)
Project Owner: Undisclosed
Project Address: 20755 Brison Blvd, Bend, OR 97701
Sq Ft: 8,000 sq. ft.
Contractor: Undisclosed
Estimated Completion Date: 2022
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: Undisclosed
Sq Ft: Memory care: 30,000 sq. ft., assisted living: 26,000 sq. ft., independent living: 3,300 sf.
Contractor: Undisclosed
Estimated Completion Date: 2022
Brief Description/Amenities: New senior living community comprised of a 32-unit state-of-the-art stand-alone memory care facility, a 23-unit assisted living 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.
## Landscape Architects (Listed Alphabetically)

<table>
<thead>
<tr>
<th>Company / Address</th>
<th>Phone</th>
<th>Fax</th>
<th>WebSite/Email</th>
<th>Contact</th>
<th>Staff</th>
<th>CO Year Est.</th>
<th>Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cascade McGiff Landscape Architecture &amp; Planning</td>
<td>541-617-7805</td>
<td>N/A</td>
<td><a href="http://www.cascademcgies@gmail.com">www.cascademcgies@gmail.com</a></td>
<td>Annie Loy</td>
<td>25</td>
<td>1992</td>
<td>Landscape architecture design &amp; planning services.</td>
</tr>
<tr>
<td>Dappled Earth - Designs to Nurture Life</td>
<td>541-295-7036</td>
<td>N/A</td>
<td><a href="http://www.DappledEarth.com">www.DappledEarth.com</a></td>
<td>Eileen Obermiller</td>
<td>1</td>
<td>2007</td>
<td>Landscape architecture, land use planning &amp; design of residential &amp; commercial, retail, parks &amp; single family landfill properties.</td>
</tr>
<tr>
<td>Katrina Langenderfer Landscape Architecture</td>
<td>541-749-8526</td>
<td>N/A</td>
<td>www.kl_landarch.com</td>
<td>Katrina Langenderfer</td>
<td>1</td>
<td>2012</td>
<td>Landscape architecture design &amp; planning services for commercial, residential, campus, parks &amp; urban design projects.</td>
</tr>
<tr>
<td>SZABO Landscape Architecture</td>
<td>541-382-2019</td>
<td>N/A</td>
<td><a href="http://www.szabo-la.com">www.szabo-la.com</a></td>
<td>Mike Szabo</td>
<td>5</td>
<td>2014</td>
<td>Landscape architecture design &amp; planning services for commercial, residential, campus, parks &amp; urban design projects.</td>
</tr>
</tbody>
</table>

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.
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. An achievable 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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Contact Jeff Martin at 541-388-5665 or jeff@cascadebusnews.com

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$700 / half-page color ad
$1,400 / full page color ad

Let Us Know if We Can Help?
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, 2022. Martinson’s extensive background of the community and business management will expand the current conservation and educational efforts of the Garden Club and develop new directions for the organization.

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 Applesseed, which began in 2019, will be held this year's end and 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 our air, 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.
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 Pineville.

New to the nonprofit impact 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 Osmandson of Redmond.

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

State Farm welcomes new agent Brian Myers to its family of Good Neighbor Agents in Medford. 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 Julie 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 the university’s public relations program. 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 says that being a Christmas Child, his enthusiasm for helping others extend beyond the holiday season.

Continued from page 25

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 2020, has served in the university’s public relations office 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 Betty 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 his interim role.

The board secretary serves as the primary liaison between the Board of Trustees and the university’s administration, chairing meetings for the board and is responsible for board 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, counselling, occupational therapy and athletic training. The college has a $70 million annual budget and receives $20 million annually through grants and contracts.

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, health behavior, and health communication. He was named a fellow of the American Psychological Association in 2018. 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 the use of the internet to promote health.
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 — Kelkcon, 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 — Pahlish 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
Every Child Central Oregon (ECO) 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, OHSU hospitality and community engagement for children and families impacted by foster care in Central Oregon. Funding awarded by The Ford Foundation provides ECO 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, ECO believes everyone has an opportunity to connect with, and support, the foster community: creating a more positive outcome for our community as a whole.

deschutes.org

cascadepublications.com
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 $541,500 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’re 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.

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
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 Evans, Bartlett, Higbe & Porter, has sought affiliation with Capstone, a larger organization, to broaden the array of services and the reach 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, “The firm wants to provide financial care to all the cities in Central Oregon. We are locally focused and want our local communities to control their own financial care and advisors in local communities to make it work.” Through Capstone’s rebranded FinCap Care, 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, forensics, divorce — and business consulting. For more information, please contact Capstone CPAs at 541-382-5099. capstonecpas.com
City of Bend
COMMERCIAL PERMITS WEEK ENDING 1-7-2022

Campus Center.

Builder: Pacific Construction and Development, LLC 541-678-5751 Permit # PRRE202101303
$50,000.00 - Commercial (Alteration) 4,421 sf. at 1777 SW Chandler Ave. Bend 97702 OR
Owner: Chandler Center, LLC

$20,000.00 - Commercial (Alteration) 200 sf. at 211 SE Bridgeford Blvd. Bend 97702 OR

$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

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

5-6pm COCC Virtual Nursing Program Information Session.

January 20

6-7pm COCC Early Learning Educations Career Fair Open House at COCC Coats Campus Center.

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.

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 Benefiting Heart of Oregon Corps.

BUSINESS EVENTS

CENTRAL OREGON BUSINESS CALENDAR

Email Your Upcoming Business Events to CBN@CascadeBusNews.com
Event Details at CascadeBusNews.com/Business-Events

BUSINESS EVENTS

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.

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 Benefiting Heart of Oregon Corps.

WORKSHOPS & TRAINING

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

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5-6pm COCC Virtual Nursing Program Information Session.

January 26

5-6pm COCC Virtual Nursing Program Information Session.

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 Benefiting Heart of Oregon Corps.

BROKERED LEASES

Fratzke Commercial Real Estate Advisors, Inc
Dan Steelhammer, Dan Kemp, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc
Dan Steelhammer, CCIM, Principal, & Brian Fratzke, CCIM, Principal, of Fratzke Commercial Real Estate Advisors, Inc,

4:30-5:30pm COCC Small Business Development Center Virtual Classes.

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Ballard Bend 21 LLC for a sale price $1,462,500.

Nick Vaughn, Broker, of Fratrzke Commercial Real Estate Advisors, Inc., represented the Buyer in the purchase of 1105 SE Centennial Street, in Bend, for $1,950,000.

Brokers

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 Hunterman, 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 Kegsard, CCIM and Kristie Schmitt represented the tenant, Black Diamond Retail, LTD.

Dan Steelhammer, Broker, of Fratrzke 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 Hunterman, 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 Fratrzke 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 brokers: Bruce Churchill with Compass Commercial Real Estate Services represented both the landlord, Taylor Development, LLC, and the tenant, Phoenix Monic, LLC, in the lease of a 3,100 SF industrial suite located at 543 NW York Drive in Bend.

Dan Steelhammer, Broker, of Fratrzke 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 Fratrzke Commercial Real Estate Advisors, Inc., represented the Buyer in the purchase of 1069 SE 15th Street, in Bend, for $785,000.

Brokers

Robert May, CCIM and Russell Hunterman, 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 Fratrzke 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 5,400 +/- 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 35- month lease of 2,648 +/- SF of industrial space at 2121 Deerhound 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 48-month lease of 928 +/- SF of office space at 2445 NE Division Street, in Bend.

Dan Steelhammer, Broker, of Fratrzke 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 located at 911 SW Madison Street, Bend.

Tom Tapia, CCIM, Principal of Fratzke Commercial Real Estate Advisors, Inc., represented the Tenant 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 in a 60-month lease of 1,261 +/- SF of office space at 911 SW Madison Street, Bend.

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Dan Steelhammer, Broker, of Fratrzke 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.

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