Buyer Acquires Bend Apartment Complexes for $110 Million

by SIMON MATHER — CBN Feature Writer

As 2022 draws to close, Central Oregon’s red-hot apartment market continued to set high watermarks for property sales prices this year, including one institutional group acquiring two complexes in Bend for a total of over $110 million.

Recently, Seattle-based Security Properties (SP) bought the 168-unit multifamily community of Sienna Pointe Apartments off Lotus Avenue near St. Charles Hospital in Bend, for $49.5 million ($294,642 per unit).

Built in 1991, the garden-style community in the shadow of Pilot Butte sits on 9.2 acres and comprises 21 buildings with one- and two-bedroom units averaging 845 square feet. Unit amenities include washers and dryers in most units, stainless steel appliances, electric fireplaces and private decks and patios.

Site amenities include a fitness center, pet play area, laundry and clubhouse facilities, and on-site management. The low-density property features 17 units per acre and 264 parking spaces, and access to a Pilot Butte trailhead.

Commenting on the strategy behind the purchase, Alex Gauper, acquisitions director at Security Properties, said, “Bend continues to be one of our highest conviction markets due to its compelling combination of affordability and overall quality of life. The addition of Sienna Pointe combines well with our existing market footprint, and we look forward to executing on our value-add business plan as Bend continues to grow.”

Gauper added that the asset represented a “value-add investment with moderate upgrade characteristics” and SP would execute on its value-add business plan for Bend.

Portland-based commercial real estate brokerage firm HFO Investment Real Estate (HFO) represented the seller, Bend Housing LLC, in the sale, after the HFO partner Rob Marton said these uncertain times, here are some indicators that this is the right time to build long-term value.

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**HOT NEWS**

**Handel's Ice Cream Coming to Bend**

Ice cream lovers will be able to find the famous Handel's Homemade Ice Cream in Bend when Oregon’s Fourth store opens late this year. Handel's will be located at 61165 S Hwy. 97.

Established in 1945, Handel’s is headquartered in Youngstown, Ohio, and is recognized as one of the best ice creams in the world*. Former Nike executive Tim Joyce grew up in Youngstown and always wanted to bring “the best ice cream on the planet” to Oregon.

*Continued on Page 38 ▶

**OSU-Cascades Launches Undergraduate Degree in Biochemistry & Molecular Biology**

by CHRISTINE COFFIN — Oregon State University – Cascades

OSU-Cascades has launched a new bachelor of science degree in biochemistry and molecular biology in response to industry need and student feedback.

The new degree, which will be available to students starting in fall 2023, will help OSU-Cascades develop a pipeline of graduates for positions in the health care and biotech sectors in Central Oregon, as well as around the state and nation. These sectors are growing rapidly with available positions outpacing the number of graduates in the field in Oregon, according to the U.S. Department of Labor.

The program will leverage relationships OSU-Cascades has developed with local companies to create internship and other career development opportunities.

BendFilm & OUT Central Oregon to Launch OUT IN FOCUS FilmFest to Celebrate LGBTQ+ Films & Filmmakers in Central Oregon

BendFilm, Inc and OUT Central Oregon have signed a joint venture agreement to create and launch the inaugural OUT IN FOCUS FilmFest. The new annual film festival is scheduled for March 2-4, 2023 in Bend and will bring filmmakers and films focused on celebrating LGBTQ+ life experiences, diversity in the outdoors and include premieres of some of the best new films of the year.

The OUT IN FOCUS FilmFest will present recently released leading edge films to provide a winter opportunity for the community to convene, view and connect around important topics. Select screenings will include panel discussions where filmmakers and actors will be invited to provide a first-hand perspective on the filmmaking process and on issues important in our community. The festival will run concurrently with OUT Central Oregon’s annual Winter PrideFest. Films will be screened exclusively at the Tower Theatre and the Tin Pan Theater in downtown Bend.

The new festival builds on BendFilm’s 20 year legacy of bringing innovative film festival experiences to Central Oregon.

**RECENT TRANSACTIONS**

**Compass Commercial Real Estate Services**

broker Robert Raimondi represented the seller, Aero Facilities, LLC, in the sale of a 2,250 SF hangar located at the Bend Airport at 63205 Gibson Air Road in Bend. The hangar sold for $237,500.

Brokers Jay Lyons, SIOR, CCIM, and Grant Schultz with Compass Commercial Real Estate Services represented the landlord, Vision Plaza, in the lease of a 1,583 SF office suite located at 404 SW Columbia Street in Bend. Compass Commercial brokers Ron Ross, CCIM and Luke Ross represented the tenant, Geelan Law, LLC.

**Oregon State University – Cascades** has launched a new bachelor of science degree in biochemistry and molecular biology in response to industry need and student feedback. The new degree, which will be available to students starting in fall 2023, will help OSU-Cascades develop a pipeline of graduates for positions in the health care and biotech sectors in Central Oregon, as well as around the state and nation. These sectors are growing rapidly with available positions outpacing the number of graduates in the field in Oregon, according to the U.S. Department of Labor.

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**BEND**

- During their 2022 Surface Transportation Block Grant (STBG) Call for Projects, the Bend MPO received seven project applications. The Bend MPO Policy Board will be making the final decision on awarding funds at their Tuesday, December 13 public meeting (online and in-person). The following projects are seeking funding:
  - Gilchrist Bridge Replacement Design: Develop 30 percent design plans for replacing the Gilchrist Bridge (bike/ped bridge at Riverfront St to Columbia Park)
  - Deschutes River Trail (DRT) at Archie Briggs: Grade Separation Feasibility Study: Planning and preliminary design; Determine feasibility of a grade separated crossing of the DRT across Archie Briggs Rd.
  - Stress Reduction for Bike Lanes: Planning work to identify concepts for multi-modal transportation improvements along Colorado Ave from Lava Road to Aune Street.
  - Downtown Signal Upgrades and Bike/Pedestrian Improvements: Upgrade four traffic signals: Bond/Franklin, Bond/ Oregon, Wall/Franklin and Wall/Oregon; Design separated bikeway on Hawthorne Avenue and Oregon Avenue (between Brooks Street and Fifth St.)
  - Low Stress Network (LSN) Implementation: Complete Phase 4 of the Neighborhood Greenways Project; Design and construction of bike and pedestrian improvements, and traffic calming devices
  - Travel Options and Safe Routes to School (SRTS) Programs: Development and implementation of a SRTS program; Includes both student and community education

Applicants will provide brief project presentations (with Q & A) prior to review of other supporting materials, including the funding recommendation developed by the Bend MPO Technical Advisory Committee (TAC).


- The City of Bend seeks community feedback to guide priorities and direction for the next two years. The City recently concluded a phone survey asking participants to answer general questions about the City and City services.

For those who didn’t get randomly chosen for a phone call, the City has launched a similar online Community Survey so everyone can have an opportunity to provide input. The online survey is available in both English and Spanish. Online survey results will complement the representative phone survey and will also be shared with the Council.

Go to the City’s webpage at bendoregon.gov to find the survey, or go directly to at opinion-insight.com/index.php/115565/news/?lang=en.

The survey will be available until December 26.

The survey intends to get a sense of how Bend residents perceive City services and to assess what City services the community prioritizes. Community participation will help the City set priorities and will be presented to the Bend City Council as Councilors’ embark on their next round of biennial goal setting.

**DESCUTES COUNTY**

On Tuesday, December 20, the Deschutes County Solid Waste Advisory Committee reviewed 13 potential sites for a new Solid Waste Management Facility.

Knott Landfill, the County’s only landfill, will reach capacity in 2029. The County has been working to identify potential sites using evaluation criteria developed with the assistance of the Solid Waste Advisory Committee and approved by the Board of County Commissioners earlier this year. The criteria include site characteristics, engineering, environmental and land use considerations.

The county has shared information with the property owners of the 13 sites as well as property owners adjacent to the identified sites.

The next step in the siting evaluation process is for the committee to use additional analyses to select three to five potential locations for further study.

This siting process is expected to take several years. Once complete, the new solid waste facility will be a 100-year asset for our communities. While the need for landfill capacity is driving the siting effort, opportunities for the separation and diversion of recyclables, food waste, and construction and demolition materials may also be considered as part of the final site design.

The site will be designed with a buffer to help screen operations from neighboring properties and will be “limited access” — meaning it will be closed to the public but will receive waste from the five transfer stations located in the county.

The transfer station, recycling center, household hazardous waste collection facility and composting operation at Knott Landfill will continue to operate at their current location and be open to the public after closure of Knott Landfill. Community members can view a recording of the meeting at deschutes.org/solidwaste/page/solid-waste-advisory-committee-meetings-swmf.

About the Landfill Siting Project:

In 2018, anticipating the need for a new landfill facility, the County began proactively exploring options to manage the future of solid waste generated in Deschutes County and worked with the Solid Waste Advisory Committee to develop a roadmap. The resulting Deschutes County Solid Waste Management Plan (Plan) was adopted by the Board of Commissioners in 2019. The Plan provides direction for the new landfill to be sited within Deschutes County, as opposed to trucking waste outside the County or employing costly alternative technologies.
Employees Want to Unionize — What Now?

by NICOLAS BALL, Attorney — Barran Liebman LLP

The recent surge in unionization has caught many employers by surprise. Industries not traditionally unionized have been facing union representation petitions at an increasing rate, sometimes led by unions who have traditionally represented unrelated industries. While noticing that employees want to form a union may come as a shock to management, having an understanding of the union election process and how employers should respond can make the process far less hazardous to navigate.

When employees seek union representation, employers face many legal obligations under several federal and state laws that protect employees’ rights to organize. The primary federal statute guaranteeing workers the right to organize in the private sector is the National Labor Relations Act (NLRA). The NLRA generally protects workers’ rights to unionize and imposes restrictions on how employers can treat employees in response to their organizing activities. There are different labor laws providing similar rights for government employees, railroad workers, agricultural employees and other distinct groups.

While protected employee activity is typically seen in the course of unionizing, even less formal employee activities, such as group discussions of wages or disciplinary practices, may be entitled to protection. Employee activities that are unrelated to union organization will still be entitled to protection if they meet the definition of “concerted activity” under the NLRA. Generally, concerted activity requires two or more employees collaborating in an action related to workplace conditions. Two people collaborating could be as simple as a speaker and a listener talking about wages or other working conditions. An employee who appears to be acting alone may still be entitled to protection if their action was planned in concert with other employees. Before taking action in response to any employee activities intended to change their working conditions, employers should carefully analyze whether such activities are protected under law.

Employee discussion of unionizing, or concrete steps towards unionization such as filing a petition for a union election, are more straightforward in entitling employees to protection under the NLRA. Employers cannot apply their disciplinary policies in a discriminatory manner towards employees engaged in protected activities intended to change their working conditions, employers should carefully analyze whether such activities are protected under law.

Employers who are prohibited from attempting to convince employees that they do not need to unionize by initiating, or promising to initiate, a new grievance procedure intended to deal with the issues that caused the employees to unionize. For example, after employees begin unionizing, an employer is prohibited from soliciting the employees’ grievances and promising to satisfy such grievances.

The NLRA also prohibits employers from conducting surveillance on employees engaged in union-related conduct or on union activities. This prohibition applies to employers spying on employees in person as well as over social media. For example, if employees have a Facebook group or Instagram account where employees are exchanging messages regarding organizing efforts, an employer should not go looking at employee conduct on the group page or account.

Violations of the NLRA are called Unfair Labor Practices (ULPs). Employers, unions and individual employees can file ULPs with the National Labor Relations Board (NLRB). When an employer is found to have committed a ULP, the NLRB may order an employer to pay damages to affected employees and to take other actions to rectify its offense. For instance, if an employer is found to have terminated an employee in violation of the NLRA, the NLRB may order that the employee be reinstated with backpay. Not only are ULPs likely to directly result in financial losses — they may be bad for a company’s brand, as public support for unions has surged in recent years, and is especially high in the Pacific Northwest.

So, if employees have filed a petition for a union election, what can an employer do? Before addressing that, it should be noted that the rules for government employers are far stricter than those for private sector employers. Government employers should consult with counsel before issuing any communications to employees about unionization.

A private sector employer can maintain its usual disciplinary procedures, compare compensation and working conditions with similarly situated unionized employers, and point out any benefits that its employees receive that union employees do not. Communicating with employees requires attention to detail and employers can only share facts, opinions and experiences. An employer generally can tell employees about the disadvantages of union membership, such as the possible expenses. However, employers cannot tell employees that voting for the union is against their interests or misrepresent the employees’ rights with a union. Employers should have a labor advisor look at the circumstances of any messaging to employees during a union election to ensure that it is legally compliant.

Once a petition for a union election has been filed, deadlines to submit paperwork to the NLRB will come quickly. Ensuring that managers are trained and understand the basic dos and don’ts of dealing with employees during unionization before a petition is filed is the best way to minimize the disruption caused by a union election. That way, employers can get employees the information they need to make an informed choice without stumbling into unnecessary ULPs.

Nicolas Ball is an attorney at Barran Liebman LLP, where he focuses his practice on employment law advice and litigation. For questions, contact him at 503-276-2150 or nbball@barran.com.
I ask yourself, “Does this lead me in a direction I really want to go?” If the answer is “No,” then it probably makes sense to re-evaluate the goal or action steps. After all, achieving a goal that takes you in a direction you don’t want to go is clearly counter-productive.

Yet, I see leaders do this frequently. For a myriad of reasons, they set goals that are inconsistent with where they truly desire to head, and go after them with all their Type-A ferocity, just because goal-oriented leaders ought to achieve the goals they set…right? The visual metaphor that comes to mind is the image of a guy climbing vigorously up a ladder, only to discover its leaning against the wrong wall.

Sometimes we can fail or fall short on reaching a goal, and yet in its pursuit, we can make dramatic progress in the direction we want to go. I’ve heard that called “failing forward.” I suggest that failing forward is far superior to successfully accomplishing goals that take you places you don’t want to go.

Therefore, before you launch your goal-setting exercise for 2023, ask yourself the question, “In what direction do I want to move?” Then weigh your goals and plans based on your answer. Confirm, adjust (or abandon) accordingly.

2023 in the Rear View Mirror. Goal-setting exercises are inherently forward-looking. They generate declarations about what you intend to accomplish. Most goal-setting workshops even teach how to write your declarations vividly to support your objectives. No matter how clearly you write your forward-looking goals, however, I bet at times you may have experienced a sense of reservation that often expresses itself as, “Yeah, but…”

This phenomenon is especially prevalent in organizations, where the leaders “set goals,” and their would-be followers say, “Yeah, sure…we’ll see…” If you’re a leader, you know what I’m talking about.

Here’s a different approach. Instead of projecting forward, do a little time travel and reflect backward. Play this game: Pretend it’s December 31, 2023, and you get to write the story about what happened in 2023. It’s not a projection, it’s an imaginary historical report. Write it past tense. Write about what you experienced. Write about how you grew. Write about who you met.

Consider King Solomon’s instruction on vision. The Proverb does not say, “Where there are no goals, the people perish.” The Proverb speaks of vision, which is a directional concept. Therefore, I suggest, before you jump into a goal-setting exercise, that you ask the question, “What direction do I want to head?” Ask this question in the various domains of your life (Spiritual, Physical, Mental, Emotional, Relational, etc.), and for the various aspects of your business (Operations, Finance, Sales, Personnel, etc.). Your answers should not be quantitative or objective. All of them should be subjective and qualitative.

Subjective and qualitative answers will prove to be especially helpful in filtering and shaping the goals and action steps you and your organization establish. Evaluate the goals and action steps within the context of your directional statements. As you consider a potential goal or a set of action steps, ask yourself, “Does this lead me in a direction I really want to go?” If the answer is “No,” then it probably makes sense to re-evaluate the goal or action steps. After all, achieving a goal that takes you in a direction you don’t want to go is clearly counter-productive.

Yet, I see leaders do this frequently. For a myriad of reasons, they set goals that are inconsistent with where they truly desire to head, and go after them with all their Type-A ferocity, just because goal-oriented leaders ought to achieve the goals they set…right? The visual metaphor that comes to mind is the image of a guy climbing vigorously up a ladder, only to discover its leaning against the wrong wall.

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HFO previously brokered the sale of the property in 2016 for $23.75 million or $141,369 per unit, to a private investor from Louisiana which set the record for the highest per-unit sale price in the city at that time. The latest Sienna Point deal comes hard on the heels of Security Properties’ purchase of the 153-unit newer construction Bellevue Crossing apartments, also in NE Bend, at a cost of $61 million, or close to $400,000 per unit earlier this year. These transactions represented Security Properties’ fourth and fifth acquisition in the Bend market as the city continues to gain further national recognition for the high-quality lifestyle it offers.

Security’s local portfolio also includes the 228-unit Seasons Apartments at Farmington Reserve in Bend and the 205-unit Outlook at Pilot Butte complex, making it the largest apartment landlord by number of units in Central Oregon. The properties are managed by Security Properties-affiliate Security Properties Residential.

Significant as they are, the two sales this year are not even the highest price per unit recorded for a larger apartment complex transaction in recent history. That distinction goes to the new construction of Cypress at Triple Ridge in Redmond whose 144 units sold to Pleasanton, California-based Green Leaf Capital at the end of 2021 for $60 million, or a staggering $416,667 per unit.
Right Time to Develope?

Continued from page 1

where businesses want to be.

Factors Affecting Feasibility

The solution to this dilemma in Central Oregon is to build more space for commercial users. Here are a few factors that make new projects feasible:

Lease Rates

Keep in mind the difference between existing tenant rates and new building lease rates. Existing tenants may have signed a lease three to five years ago when the demand was much different. New building lease rates reflect the actual costs that need to be covered including a profitability factor that makes it a viable investment for the developer. In Redmond, for example, there are existing industrial building tenants paying under $1.00/MBF whereas new building lease rates will be more in the $1.15 to $1.25 range.

Interest Rates

While inflation is at a 40-year high, interest rates are nowhere near the 2000’s rate of 6.5 percent, much less the record high of nearly 20 percent in 1980.

Mike Kraft, Head of CRE Treasury at JPMorgan Chase says, “In terms of absolute levels, and in view of history, current interest rates are still at attractive levels. Generally, I would say this is a great time to do business — before additional rate movements kick in.”

Building Materials

The demand for lumber is starting to cool down. Q1 of 2022 saw lumber prices well above the $1,000/MBF mark. Currently, lumber prices are well below $600/MBF, which is almost back to pre-COVID levels.

Many believe the worst of the "wild lumber ride" is over and prices will continue to slowly decline, bottoming out around the $450/MBF mark in 2023. Consumers might not see this at the lumber yard until new inventory starts to migrate in.

Steel, HVAC, plumbing, wiring and roofing costs, on the whole, have risen over 30 percent from early 2020 into 2022 mostly caused by the impact of the war in Ukraine. However, with worldwide slowdown of demand, prices are receding and expected to stabilize going into the new year.

Land Costs and Repurposing

If you are an investor who bought land in preparation for a project, you are in the best position because one of your major costs are now below market price.

If you still need land for your project, consider looking at some of the smaller cities in the tri-county area where costs are considerably lower.

Consider repurposing property you already own like Gary Dieffenderfer with JAFHR Development, Inc. He owns a Redmond rental home in an area zoned MULW that allows industrial use if combined with residential space. Gary says: “My proposed project will be a live-work building designed with a ground level for light industrial bays, including loading docks and open to facilitate receiving supplies and shipping finished products.

When completed, it will be a pioneer project for Redmond. I'm proposing a European idea that will eliminate the work commute.”

Also, consider commercial building repurposing. New tenants are paying premium lease rates for buildings that have amenities like new HVAC systems that improve the quality of the inside air. Improve conveniences such as plugins for electric vehicles and secure bike storage areas. Better windows, insulation and lighting will lower utility costs and the building can be advertised as energy efficient. Statistics show that demand is highest for quality buildings that feature amenities that are important to tenants.

Now most certainly is the right time to roll out new commercial projects if some important elements are in place. As Buffet says, “In times of uncertainty, invest in long-term value.”

Demand is strongest for high-quality space with amenities that tenants desire.

windermere.com
If you’ve followed Facebook’s metaverse effort, you have probably concluded that it is mostly smoke with little substance. While this is true of the consumer-facing metaverse, the commercial metaverse has had significant success. Increasingly, it’s being used to not only virtually create buildings before they are built, but more recently it has been used to better manage large-scale projects long after they are completed.

Let’s talk about how the metaverse is being used to contain commercial building costs and create happier commercial clients.

NVIDIA Omniverse
When you are talking about the commercial metaverse market, you are mostly talking about NVIDIA’s Omniverse platform which has been used for several years now in the building of commercial office buildings like NVIDIA’s new headquarters and the huge recent BMW factory that has become an automation showcase.

Initially, these tools were mostly used to fully flesh out a project and allow a client to walk through it and make changes long before the foundation was put down. As technology improved, it was able to show lighting, shadows, views and more accurately reflect paint and finishes which resulted in an increasingly photorealistic virtual walk-through. The lighting effects alone are worth using Omniverse. They can not only show initial morning light but, depending on the building’s location and positioning, it can show how that light will transition during the day and across the year to assure it is beneficial and not annoying.

Changing a building virtually is far easier than changing it physically and significantly reduces the chance that the general contractor or architect will miss an important feature the client really wants or might otherwise have to eat because of a post-build mistake. In addition, once the plans are finalized after the virtual walk-through, the virtual prototype of the building can be used in real-time to assure what is built is exactly what was showcased in the prototype.

Robotics
One of the more recent improvements to this technology is robotic training. Increasingly, robots are being used in warehouses and factories. But one of the problems in spinning up the site is that your robot training, which can take months to years, can’t really begin until the site is ready. Using Omniverse, you can now do robot training at machine speeds (think hours instead of months or years) and have them fully trained and ready once the site is.

This training takes into account human-to-machine interaction. While it isn’t uncommon during in-person training for a human to be injured, in virtual training there are no living humans to injure, so the risks are also far lower when using this tool.

Digital Twins
The latest addition to the Omniverse platform is the creation of real-time synchronization between the real structure and what is inside it and the virtual twin of that structure that was created prior to it being built. Using an increasing number of sensors, the two elements now can be tied together electronically so that problems can be analyzed both during and after the fact by using the virtual tool to not only capture the problem but to provide a way to virtually go back in time to analyze what caused it. In addition, using an AR headset, the digital twin can overlay the actual part of the facility you are looking at but provide far more information using the real-time data feed by the sensors that surround it. For instance, a bearing that was overheating would show up as red or orange in the AR glasses even though you couldn’t see the heat coming off the bearing by looking at it unassisted by AR.

This would allow remote or on-premise technicians to better identify problems and, coupled with an AI assistant, better diagnose underlying problems and more rapidly correct them, often before the problem resulted in a productivity reduction. Finally, using this as part of your robotic training begins to lay a foundation for an AI-driven solution using robotics where this kind of maintenance could be performed automatically and reduce the administrative overhead for the site.

Tech Thoughts
How the Metaverse is Changing Large Commercial Projects

Continued on Page 38

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Summit Bank Vice President and Central Oregon Market Manager Jill Cummings with Jeff Curl, and Don McLean of Tri-County Paving
## Top Projects — Central Oregon Construction Review

### Top Projects in 2022

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Contractor</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medline Renewal</td>
<td>SunWest Builders</td>
<td>$16M</td>
</tr>
<tr>
<td>Jefferson County Health &amp; Wellness Center</td>
<td>Skanska USA Building Inc.</td>
<td>$11.4M</td>
</tr>
<tr>
<td>Canal Commons II</td>
<td>SunWest Builders</td>
<td>$11M</td>
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<tr>
<td>Leading Edge Jet Center</td>
<td>SunWest Builders</td>
<td>$5M</td>
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<tr>
<td>Midtown Place</td>
<td>Pacific Construction and Development</td>
<td>$8.6M</td>
</tr>
<tr>
<td>The Quad</td>
<td>Pacific Construction &amp; Development; O'Brien General Contracting</td>
<td>$5.5M</td>
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<td>Bear Creek Elementary Multi-Purpose Room &amp; Remodel</td>
<td>Kirby Nagelhout Construction Company; Caitlin Drost, Project Manager</td>
<td>$4.9M</td>
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<td>RE Jewell Elementary School Cafeteria Addition</td>
<td>Kellcon, Inc</td>
<td>$4,100,000</td>
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<td>Pioneer High School Relocation</td>
<td>Modern Building Systems / SMAX Construction, LLC</td>
<td>$3.2M</td>
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<td>R&amp;H Construction</td>
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<td>Summit Health</td>
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<td>Bethlehem Inn Redmond</td>
<td>SunWest Builders</td>
<td>$1,646,850</td>
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<td>Kendall Motorsport</td>
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<td>27th &amp; Reed Shell Bldg. Lot 1</td>
<td>Empire Construction &amp; Development</td>
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<td>Mission Building &amp; Renovation</td>
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<td>Les Schwab Tire Center Bend</td>
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<td>Shevlin Health &amp; Wellness Center – Building #8</td>
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<td>Barnes Butte Vista</td>
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<td>BasX Office Addition</td>
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<td>Lonza EPCM &amp; South Suite Upgrades</td>
<td>CS Construction</td>
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<td>No Bake Cookie</td>
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<td>Empire Construction &amp; Development</td>
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**Medline Renewal**

1500 NE Hemlock Ave., Redmond

**Property Owner/Developer:** Medline Renewal
**Contractor:** SunWest Builders
**Project Cost:** $16M
**Sitework Start:** September 2020
**Completion:** February 23, 2022
**Square Footage:** 52,674 sq. ft.

- **Amenities:** Twenty exam rooms, dental suite with four chairs, procedure room, pharmacy and more.
- **Financing:** Jefferson County: $2,518,569, Mosaic Medical: $1,939,265, lottery bond: $5,400,000, HRSA CADRE grant: $945,000, donations/gifts (St. Charles): $500,000, other grants: $60,000.
- **Brief Description of Project:** 21,200-square-foot health and wellness center shared by Jefferson County Public Health and Mosaic Medical is located adjacent to the St. Charles Medical Center includes constructing utility, transit and parking infrastructure to support additional buildings for health and wellness needs. Wellness campus centralizes comprehensive slate of much needed health services for the community of Jefferson County. Medical, dental and behavioral health services, public community space for events and gatherings.

---

**Jefferson County Health & Wellness Center**

500 NE A St., Madras

**Property Owner/Developer:** Jefferson County and Mosaic Medical
**Contractor:** Skanska USA Building Inc.
**Project Cost:** $11.4 million, construction cost: $8.9 million.
**Sitework Start:** March 1, 2021
**Completion:** February 23, 2022
**Square Footage:** 21,200 sq. ft.

- **Amenities:** Twenty exam rooms, dental suite with four chairs, procedure room, pharmacy and more.
- **Financing:** Jefferson County: $2,518,569, Mosaic Medical: $1,939,265, lottery bond: $5,400,000, HRSA CADRE grant: $945,000, donations/gifts (St. Charles): $500,000, other grants: $60,000.
- **Brief Description of Project:** 21,200-square-foot health and wellness center shared by Jefferson County Public Health and Mosaic Medical is located adjacent to the St. Charles Medical Center includes constructing utility, transit and parking infrastructure to support additional buildings for health and wellness needs. Wellness campus centralizes comprehensive slate of much needed health services for the community of Jefferson County. Medical, dental and behavioral health services, public community space for events and gatherings.
Canal Commons II

21190 Thornhill Lane, Bend

Property Owner/Developer:
Pacific Crest Affordable Housing

Contractor:
SunWest Builders

Project Cost: $11M

Sitework Start: August 2, 2021
Completion: December 9, 2022

Square Footage: 48,848 sq. ft.

Amenities: Quantity two, three-story apartment buildings — one 12-unit building, one 36-units — total of 48 units, wood framed. Solar rooftop units plus high energy efficiency design and construction. The second and final phase of the Canal Commons 96-unit apartment campus.

Financing:
First Interstate Bank

Structural Engineer:
Ashley & Vance

Civil Engineer:
Ashley & Vance

Mechanical Engineer:
ColeBreit Engineering

Plumbing Engineer:
CEA Consulting Engineers

Geo Engineering:
Carlson Testing & Engineering

Landscape Architect: Land Effects

Subcontractors and Suppliers:

Quantity of two, three-story apartment buildings. One 12-unit building, and one 36-unit building, totaling 48 units. Wood framed. Solar rooftop units plus high energy efficiency design and construction. The second and final phase of the Canal Commons 96-unit apartment campus.

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Leading Edge Jet Center

1050 SE Sisters Ave., Redmond

Property Owner/Developer:
Sunshine/Leading Edge Jet Center

Contractor:
SunWest Builders

Project Cost: $9M

Sitework Start: August 18, 2021
Completion: September 28, 2022

Square Footage: 10,525 sq. ft.

Amenities: FBO with lounge, conference room, snack bar, pilot lounge, 25,000-square-foot heated airplane hangar.

Project Manager:
Kristy Thompson

Supervisor: Jim Shelly

Architect: RBT Architects

Principal Architect: Renee Alexander

Project Architect: Matt Appleby

Structural Engineer:
Walker Structural Engineering LLC

Civil Engineer: Hickman Williams & Associates, HWA Inc.

Subcontractors and Suppliers:

Quantity of two, three-story apartment buildings. One 12-unit building, and one 36-unit building, totaling 48 units. Wood framed. Solar rooftop units plus high energy efficiency design and construction. The second and final phase of the Canal Commons 96-unit apartment campus.

-----------------------------------------------

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

CS Construction

Griffin Construction

Kellcon, Inc

Kirby Nagelhout Construction

Mission Building & Renovation

R&H Construction

Stilson Builders

SunWest Builders

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Midtown Place
736 NW Fifth St., Redmond

Property Owner/Developer: Housing Works
Contractor: Pacific Construction and Development
Project Cost: $8.6 million construction cost
Completion: February 2022
Square Footage: 54,306 sq. ft.
Amenities: Affordable/Workforce Housing, multiple community rooms and open-floor plans that include outdoor space.

Brief Description of Project:
Workforce families fuel Central Oregon's economy and often face financial struggles due to the region's inflated housing rates. Midtown Place offers affordable housing for 47 families who earn about 60 percent of the city's median income. Part of the City of Redmond's Mid-Town Plan, this catalyst project energizes the area, creates a sense of place and connects the residential zone to the East and commercial area to the West. With a bold statement on NE Fifth Street, the exterior design reinforces the district's historic art deco heritage and activates the street to create a walkable area. The building is designed for active families, featuring efficient, open floorplans and patio/deck access that extends the residents' living space to the outdoors.

The Quad
1777 SW Chandler Ave., Bend

Property Owner/Developer: Next Development Group LLC
Contractor: Pacific Construction & Development; O'Brien General Contracting
Project Cost: $5+ million, with TIs
Sitework Start: Fall 2020
Completion: July 2022
Square Footage: 89,500 square feet remodel of former Bend Bulletin building; new Justy's — 3,300-square-foot new restaurant building; various TIs at the Quad including: Dani Natural, Western Title, Red Plate Foods, Outside Magazine; Kernutt Stokes
Amenities: Multi-tenant — mixed-use office and light industrial, new restaurant; existing building remodel and reuse.

Brief Description of Project
Extensive remodel to the former Bend Bulletin building at Chandler Avenue, including entry commons and lobby, with new demised suites to accommodate various new businesses and light industrial-related tenants. A new standalone restaurant for Justy's, complete with volleyball courts and rooftop dining, is situated at the far end of the site overlooking Mt. Washington Drive and the Cascades Range.

PHOTO | COURTESY OF STEMACH DESIGN & ARCHITECTURE

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FINANCING:
Next Development Group LLC
Special thanks to: Rock Solid Services — the Pacific Northwest’s Geosystem Experts
**Bear Creek Elementary**

**Multi-Purpose Room & Remodel**

51 NE 13th Street, Bend

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

**Contractor:** Kirby Nagelhout Construction

**Project Cost:** $4.9 Million

**Site Work Start:** June 2021

**Completion:** September 2022

**Square Footage:** 4,230 sq. ft.

**Amenities:** Commercial kitchen, a glazed overhead door opening the multi-purpose room onto paver patio and landscaping, audio/visual equipment for school and community events.

**Financing:** Public Bond

**Project Manager:** Seth Anderson, AIA, Principal Architect:

**Architect:** BLRB Architects; Eric Nielsen, Architect:

**Project Manager:** John Condon, Eastwood, Facilities & Development

**Public Bond Financing:** community events.

**Equipment for school and patio and landscaping, audio/visual the multi-purpose room onto paver glazed overhead door opening**

**Amenities:** Commercial kitchen, overhead door from cafeteria to courtyard, solar array, skylight, restrooms.

**Project Manager:** Mike Rodgers

**Supervisor:** Brady Webster

**Architect:** COLE Architects

**Principal Architect:** Kimberly Gropau

**Structural Engineer:** Freihofer Engineers, Inc., Michael Peterson

**Civil Engineer:** HWA, Inc, Sean Passage

**Contractor:** Bend-La Pine Schools; Angus Eastwood, Facilities & Development

**Assistant Director and John Condon, Project Manager**

**Architect:** BLRB Architects; Eric Nielsen, Architect/Project Manager

**Principal Architect:** Seth Anderson, AIA

**Brief Description of Project:**

This elementary school addition and remodel incorporates a new multi-purpose building as well as upgrades to existing spaces to make the most of current facilities. The new building is attached to the existing elementary school and is comprised of a commercial kitchen and multi-purpose space. It will be used as a cafeteria for students, freeing up space in the existing gym and for other school and community events. Upgrades to the existing building includes new staff and student restrooms, a shower and locker room, ceiling fans throughout the school and replacement of existing windows.

**Subcontractors and Suppliers:** Curtis Restaurant Equipment

**Square Footage:** 6,600 sq. ft. (size of addition)

**Completion:** August 17, 2022

**Sitework Start:** June 14, 2021

**Contractor:** Kellcon, Inc

**Project Cost:** $4,100,000

**Property Owner/Developer:** Bend-La Pine School District

**Brief Description:**

This elementary school addition and remodel incorporates a new multi-purpose building as well as upgrades to existing spaces to make the most of current facilities. The new building is attached to the existing elementary school and is comprised of a commercial kitchen and multi-purpose space.


**Mechanical Engineer:** MFIA, Inc., Scott Miller

**Electrical Engineer:** PAI Engineering, Greg Panther, Kelle Korps, Mike Streb, Ryan

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


**Environmental Consulting:** Wallace Group, Inc.

**Pioneer High School Relocation**

1100 SE Lynn Blvd., Prineville

**Property Owner/Developer:**
Crook County School District

**Contractor:**
Modern Building Systems / SMAF Construction, LLC

**Project Cost:**
$2.5M Building / $700K Site ($3.2M Total)

**Sitework Start:**
May 2022

**Completion:**
November 2022

**Square Footage:**
9,200 sq. ft.

**Amenities:**
Six classrooms, GED testing room, learning commons, kitchen, health room, counselor’s office, principal’s office, conference room, secure entry vestibule, private activity yard.

**Financing:**
Elementary and Secondary School Emergency Relief funds

**Project Manager:**
Leland Bliss, Crook County School District Facilities Director

**Subcontractors and Suppliers:**
Tomco Electric, North Rim Electric, Apollo Mechanical, Emerald Fire Protection, Central Oregon Roofing

**Brief Description of Project:**
This project offered design and construction of a permanent home for Crook County School District’s alternative high school program. The site was selected for its proximity to the main high school in order to share program spaces, especially the career technical education programs. The building was designed to be complimentary to the main high school yet maintain its own sense of place for students. Design emphasis was centered on a workforce readiness environment that offers small class sizes, personalized learning opportunities and supportive relationships to promote student engagement and academic progress. To ease costs and reduce the construction duration the team chose to use a modular building system. This allowed for building design to be completed while land use and site permitting was underway. It also streamlined the design process as structural, mechanical, electrical, plumbing were all included.

**Structural Engineer:**
Ashley & Vance Engineering

**Civil Engineer:**
HWA; Sean Williams, PE

**Mechanical Engineer:**
CEA Engineering

**Construction Materials Testing:**
Wallace Group, Inc.

**Landscaping:**
Cameron-McCarthy Landscape Architecture & Planning

**Architect:**
BLRB Architects; Heidi Slaybaugh, AIA, Architect/Project Manager

**Principal Architect:**
Seth Anderson, AIA

**Modular Building Supplier:**
Modern Building Systems

**Civil Engineer:**
HWA, Sean Williams, PE

**Landscape Architecture & Planning:**
Cameron-McCarthy Landscape Architecture & Planning

**Subcontractors and Suppliers:**
Cascade Painting, Central Oregon Garage Door, Central Oregon Roofing, Christensen Plumbing Solutions, Consolidated Supply Co, Cox Custom Welding, Deschutes Concrete, Elite Electric, Fabulous Floors, Guarantee Glass & Mirror, Imagine Stoneworks, JRP Drywall, Miller Lumber, Mt. View Heating, Oregon Doorways, Proshop Millworks, Reinhart Excavation, Shepherd Heating and Cooling, Tri County Paving, Tomco Electric, North Rim Electric, Apollo Mechanical, Emerald Fire Protection, Central Oregon Roofing

**Brief Description of Project:**
One of the first urban infill projects in the Bend Central District, the 10,500-square-foot property features a new two-story, commercial mixed-use function, with parking and loading at the alley. The first floor is the new location of Imagine Stoneworks, and the upper floor is DVA Advertising.

**221 NE Hawthorne**

221 NE Hawthorne, Bend

**Property Owner/Developer:**
Monkey Central LLC

**Contractor:**
Stilson Builders

**Project Cost:**
$3 million

**Sitework Start:**
March 2021

**Completion:**
July 2022

**Square Footage:**
9,420 sq. ft.

**Amenities:**
multi-tenant — mixed-use retail/industrial/office; urban infill. Stone fabrication shop that utilizes a state-of-the-art water processing and recycling system for all machinery.

**Financing:**
SELCO Community Credit Union

**Project Manager:**
Sam Fisher

**Supervisor:**
David Williams

**Engineer:**
Ashley & Vance Engineering

**Architect:**
Stemach Design and Architecture

**Principal Architect:**
Stacey Stemach

**Design Professional:**
Samantha Freson

**Subcontractors and Suppliers:**
Cascade Painting, Central Oregon Garage Door, Central Oregon Roofing, Christensen Plumbing Solutions, Consolidated Supply Co, Cox Custom Welding, Deschutes Concrete, Elite Electric, Fabulous Floors, Guarantee Glass & Mirror, Imagine Stoneworks, JRP Drywall, Miller Lumber, Mt. View Heating, Oregon Doorways, Proshop Millworks, Reinhart Excavation, Shepherd Heating and Cooling, Tri County Paving, Tomco Electric, North Rim Electric, Apollo Mechanical, Emerald Fire Protection, Central Oregon Roofing

**Brief Description of Project:**
One of the first urban infill projects in the Bend Central District, the 10,500-square-foot property features a new two-story, commercial mixed-use function, with parking and loading at the alley. The first floor is the new location of Imagine Stoneworks, and the upper floor is DVA Advertising.

**BLRB architects**
Seth Anderson, Principal | sanderson@blrb.com
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**Multi-Family Housing Solutions for Bend**

**PHOTO | COURTESY OF STEMACH DESIGN & ARCHITECTURE**

**PHOTO | COURTESY OF BLRB ARCHITECTS**
Deschutes Rim Health Clinic

1605 George Jackson Rd., Maupin

Property Owner/Developer:
White River Health District — Deschutes Rim Health

Contractor:
R&H Construction

Project Cost:
$2,756,034.76

Sitework Start:
November 8, 2021

Completion:
October 20, 2022

Square Footage:
8,200 sq. ft.

Amenities:
Staff breakroom

Project Manager:
Meghan Bowman

Supervisor:
Matthew Butler

and Nate Monroe

Engineer:
Pinnacle Architecture

Architect:
Pinnacle Architecture

Principal Architect:
Ryan Cain

Structural Engineer:
CBSE, LLC

Civil Engineer:
Hickman, Williams & Associates, Inc

Mechanical Engineer:
System Design Consultants

Geotechnical Engineer:
GN Northern, Inc

Landscaping:
By owner

Subcontractors and Suppliers:

Brief Description of Project:
Located in Maupin, R&H recently completed a new 8,200-square-foot, ground-up medical clinic and expanded parking lot for Deschutes Rim Health. Complete with a new lobby, private offices, exam and procedure rooms and well as behavioral health, dental and urgent care services, the clinic is currently open and operational. The clinic also has a sterilization lab and two dental suites ready to serve the Maupin community.

Summit Health

333 NW Larch Ave., Redmond

Property Owner/Developer:
Summit Health

Contractor:
Stilson Builders

Project Cost:
$1.9M

Sitework Start:
June 2022

Completion:
November 2022

Square Footage:
8,948 sq. ft.

Amenities:
Features new family care exam rooms, urgent care exam rooms, X-ray, ultrasound, mammography and CT suite.

Financing:
Summit Health

Project Manager:
Travis Sanders

Supervisor:
Alex Bruce

Engineer:
Lewis & Van Vleet, Inc.

Architect:
TVA Architects

Principal Architect:
Travis Butler

Structural Engineer:
Lewis & Van Vleet, Inc.

Mechanical Engineer:
Morrison-Maierle

Subcontractors and Suppliers:

Brief Description of Project:
Summit Health is an interior buildout of an existing shell space into a multi-faceted health care facility on the North end of Redmond. The facility is centered around providing a high level of family care, urgent care and imagining equipment and services for the residents of Redmond.

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Property Owner/Developer:
Bethlehem Inn,
Gwenn Wysling, Executive Director
Contractor: SunWest Builders
Project Cost: $1,646,850.00
Sitework Start: May 2021
Completion: Summer 2022
Square Footage: 13,587 sq. ft.
Amenities: Laundry, commercial kitchen, dining, administrative offices.
Project Manager: Wayne Powderly
Supervisor: Ruger Harden
Architect: BLRB Architects
Structural Engineer: Walker Structural Engineering
Civil Engineer: H.A. McCoy Engineering & Surveying
Kitchen Design: Curtis Restaurant Equipment
Plumbing: Severson Plumbing
Electrical: Elite Electric

Subcontractors and Suppliers:

Brief Description of Project:
After receiving a $2.7 million grant from Project Turnkey, Bethlehem Inn was able to expand their services to Redmond and begin closing the gap on the critical houseless services in the area. They acquired a 1950's-era motel and hired BLRB Architects to begin the process of converting the dated building into an inclusive and safe shelter to help more people achieve self-sufficiency and permanent housing. Through a phased construction process, the owner, architect and construction team worked quickly to design, receive city approvals and mobilize construction to be able to serve clients more quickly. This process allowed for partial occupancy of 25 residents in summer 2021 and with a total capacity of 90 residents. The new location received many critical updates that improves both the interior and exterior, addresses ADA compliance issues and reconfigures spaces to include a community room, 14 rooms for residents and a commercial kitchen. The completed facility allows residents to get back on their feet with dignity; reduce houselessness issues in the area; and will provide meals, clothing, other essentials, case management services, employment and volunteer opportunities and easy access to nearby resources.
Kendall Motorsport
1091 SE Third St., Bend

Property Owner/Developer:
Kendall Auto Group

Contractor:
SunWest Builders

Project Cost:
$1,500,000

Financing:
Privately Financed

Sitework Start:
January 2022

Completion:
October 26, 2022

Square Footage:
3,982 sq. ft.

Amenities:
Auto detailing, sales offices, break room, water filtration system, lounge.

Project Manager:
Adam Bowles

Supervisor:
Brian Riley

Architect:
COLE Architects

Principal Architect:
Kimberly Stroup

Structural Engineer:
Alex Larkin Engineering

Civil Engineer:
Brett Parker with HWA, Inc.

Mechanical Engineer:
Kyle Swensen with CEA Consulting Engineers

Electrical Engineer:
Ron Timko with MDA Engineering

Landscape Architecture:
Szabo Landscape Architecture

Subcontractors and Suppliers:
7 Peaks Paving, Alpine Abatement, Am-1 Roofing, Bend Commercial Glass, Bend Concrete Service, Bend Sync, Black Diamond Plumbing, Blankenship Doors, Carlson Sign, Cascade Civil Corp, CCI Bend, Central Oregon Trim, Classique Marble & Granite, Daley Construction, Fab Floors, Foster Creek, Mountain Sky Landscaping, North Rim Electric, Pacific Painting, Pro Shop Millwork, Quality Heating, Reinhart Construction, Sunburst Fabrications, Superior Garage Floors, Western Protective Coatings.

Brief Description:
This transformation from a dilapidated fast-food restaurant to a modern, luxury pre-owned car sales and high-end auto detailing facility has revitalized a busy intersection in Bend, featuring a light-up yellow band detail that is the key aesthetic component on exterior. With the unique concept of giving auto detailing priority, this highly visible function becomes a showpiece while also becoming a welcoming and light-filled workspace for Kendall employees. The inviting car sales area features a clean, open and efficient design. The slat wood ceiling and wood accents throughout the interior spaces gives the building unique warmth associated with Central Oregon.
27th & Reed Shell Bldg. Lot 1
21163 Reed Market Rd., Bend

Property Owner/Developer: Empire Construction & Development
Contractor: Empire Construction & Development
Sitework Start: February 2022
Completion: December 2022
Square Footage: 4,037 sq. ft.
Amenities: Covered outdoor patio, drive through.
Project Manager: Kevin Tennison
Supervisor: Mark Meredith

Architect: Steele Associates Architects
Architect Team: Adam Stephen, Brian Clements, Scott Steele
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Civil Engineering
Mechanical Engineer: CEA Engineering
Geotechnical Engineer: Wallace Group, Inc.
Environmental Consulting: Wallace Group, Inc.
Landscaping: Springtime Irrigation

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

Brief Description of Project:
Shell space on the 27th & Reed Commercial Campus for multi-tenant building. Future uses will likely include a restaurant and an office/clinic.

Introductory rate of $1.35/SF for the first 6 months

27th & Reed Shell Bldg. A - Lot 4
61579 Reed Market Rd., Bend

Property Owner/Developer: Empire Construction & Development
Contractor: Empire Construction & Development
Sitework Start: February 2022
Completion: December 2022
Square Footage: 8,015 sq. ft.
Amenities: Outdoor patio.
Project Manager: Kevin Tennison
Supervisor: Mark Meredith

Architect: Steele Associates Architects
Architect Team: Adam Stephen, Brian Clements, Scott Steele
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Civil Engineering
Mechanical Engineer: CEA Engineering
Geotechnical Engineer: Wallace Group, Inc.
Environmental Consulting: Wallace Group, Inc.
Landscaping: Springtime Irrigation

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

Brief Description of Project:
Shell space on the 27th & Reed Commercial Campus for multi-tenant building. Great Greek, a Mediterranean food restaurant will be taking the east most suite. The remaining space will be left as future office/clinic/retail space.

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27th & Reed Shell Bldg. B - Lot 4
61579 Reed Market Rd., Bend

Property Owner/Developer: Empire Construction & Development
Contractor: Empire Construction & Development
Sitework Start: February 2022
Completion: December 2022
Square Footage: 9,976 sq. ft.
Amenities: Outdoor patio, two-story.
Project Manager: Kevin Tennison
Supervisor: Mark Meredith

Architect: Steele Associates Architects
Architect Team: Adam Stephen, Brian Clements, Scott Steele
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Civil Engineering
Mechanical Engineer: CEA Engineering
Geotechnical Engineer: Wallace Group, Inc.
Environmental Consulting: Wallace Group, Inc.
Landscaping: Springtime Irrigation

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

Brief Description of Project:
Shell space on the 27th & Reed Commercial Campus for multi-tenant building. Once leased, the space will be likely be used for office/clinic/retail space.

563 SW 13th Street Remodel
563 SW 13th St., Bend

Property Owner/Developer: Ryan Robinson
Contractor: Griffin Construction
Sitework Start: September 2021
Completion: October 2022
Square Footage: 9,000 sq. ft.
Amenities: Office/retail space, large roll-up doors, improved landscaping.

Architect: Steele Associates Architects
Architect Team: Adam Stephen, Scott Steele
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Civil Engineering
Mechanical Engineer: CEA Engineering

Subcontractors and Suppliers:
Elite Electric

Brief Description of Project:
Significant remodel to both the exterior, the lower floor and the landscaping improve and modernize the building. The goal of the project was to create a more vibrant storefront and set up the building for leasable retail and/or office space.
Bank Commons Remodel & Tenant Improvement
404 SW Sixth St., Redmond

Property Owner/Developer:
Columbia Hills TH

Contractor:
Mission Building & Renovation;
Francis Senger, Owner

Sitework Start:
Winter 2020

Completion:
December 2022

Square Footage:
9,802 sq. ft.

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

Structural Engineer:
Walker Structural Engineering

Civil Engineer:
Ashley and Vance Engineering

Mechanical Engineer:
CEA Consulting Engineers

Brief Description of Project:
The Bank Commons remodel updates and adds to an historic building located at the corner of Sixth Street and Deschutes Avenue in Redmond. The original building, built in 1919, was the location of the First National Bank and has served multiple uses since, including a retail store and restaurant. The “modern” addition, built in the 1940s, was removed as part of the site improvements to accommodate a three-story addition that includes three one-bedroom apartment units, two two-bedroom apartment units and a parking garage for the residents. The original building has been remodeled to accommodate two finished commercial tenant spaces within the original bank building shell. The exterior character of the bank was maintained and its original purpose lends its name to the project, Bank Commons.

Les Schwab Tire Center Bend
210 NE Third St., Bend

Property Owner/Developer:
SFP-E, LLC

Contractor:
SunWest Builders

Sitework Start:
May, 2021

Completion:
April 2022

Square Footage:
26,500 sq. ft.

Financing:
Privately Financed

Project Manager:
Adam Bowles — SunWest Builders

Supervisor:
Mike Maxham — SunWest Builders

Design and Structural Engineering:
LB Engineering

Mechanical, Plumbing
and Electrical Engineer:
Cushing Terrell

Brief Description of Project:
Construction of a new location for Les Schwab including an 18,500-square-foot sales and service building along with an 8,000-square-foot truck service building. The scope of work included complete site improvements to a 2.3-acre lot as well as upgrades in the public right of way.

Subcontractors and Suppliers:
AM-1 Roofing, Anderson Clark Interiors, Bell Hardware, Bend Concrete Services, BestVu Blinds, Blankenship Doors, Botanical Developments, Cascade Civil Corp, Central Oregon Waterproofing, Ceniga’s Masonry, Cochran Inc, Eagle Roofing, Fabulous Floors, Farwest Steel, Foster Creek Const, Guarantee Glass & Mirror, High Desert Paving, Marc Riverman Painting, Mountain Steel, North Rim Electric, Northwest Framing Systems, Pacific Building Systems, Severson Fire Protection, Severson Plumbing, Structural Unlimited, Superior Garage Floors, Temp-Rite Mechanical, York Bros, Excavation
Top Projects — Central Oregon Construction Review

Mid Oregon Credit Union — Madras
395 SW Fifth St., Madras

Property Owner/Developer:
Mid-Oregon Credit Union

Contractor:
SunWest Builders

Sitework Start:
March 2022

Completion:
October 2022

Square Footage:
2,556 sq. ft.

Project Manager:
Wayne Powderly/Colin Schauermann

Supervisor:
Mike Maxham

Architect:
Steele Associates Architects, LLC

Architect Team:
Derek Olson, Matt Mefford, Scott Steele

Structural Engineer:
Ashley & Vance Engineering, Inc.

Civil Engineer:
HWA Hickman Williams Associates

Mechanical Engineer:
CEA Consulting Engineers

Electrical Engineer:
MDA Engineering Inc.

Construction Materials Testing:
Wallace Group, Inc.

Landscaping:
Home Land Design, LLC

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Subcontractors and Suppliers:

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Brief Description:
Interior remodel of existing 2,556-square-foot facility, including extensive exterior site work, parking lot addition, drive through and exterior façade improvements.

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Oregon Vascular ASC/ESC

1550 NE 27th St., Bend

Property Owner/Developer:
Oregon Vascular Specialist

Contractor:
Empire Construction & Development

Sitework Start: August 2021
Completion: December 2022
Square Footage: 7,417 Sq. ft.
Amenities: Surgery operating rooms, extended stay recovery rooms.

Project Manager: Kevin Tennison
Supervisor: Kevin Tennison
Architect: Steele Associates Architects
Architect Team: Adam Stephen, Scott Steele
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Sun Country Engineering
Mechanical Engineer: CEA Engineering
Geotechnical Engineer: Wallace Group, Inc.

Landscaping: Springtime Irrigation

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

Brief Description of Project:
This project is an addition on to Oregon Vascular’s existing building to add an Ambulatory Surgical Center & Extended Stay Center on to the south end of the building. Having this addition will increase the length of time in which patients can stay and recover in the facility to up to 48 hours.

RedPoint Apartments

1329 SW Pumice Ave., Redmond

Property Owner/Developer:
Pacific Partners Realty

Contractor: R&H Construction

Sitework Start: August 17, 2020
Completion: September 30, 2022
Square Footage: 78,000 sq. ft.
Amenities: Clubhouse, amenities building, playground area and pool.

Financing: MidFirst Bank
Project Manager: Kyle Hartley
Supervisor: Lonnie Brant
Architect:
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Ashley & Vance Engineering
Mechanical Engineer: CEA Consulting Engineers
Geotechnical Engineer: Carlson Geotechnical

Landscaping: Aspen Landscape Development

Subcontractors and Suppliers:

Brief Description of Project:
RedPoint Apartments is located on a ten-acre site in the heart of Redmond. 192 rental units span 21 buildings in a mix of one-, two- and three-bedroom units, and four townhouse buildings. A large clubhouse and outdoor pool top a long list of amenities that also include a bocce court, dog park, playground, outdoor grilling stations and more.
Shevlin Health & Wellness Center Building #2
2135 NW Shevlin Park Rd., Bend

Property Owner/Developer: Taylor Brooks LLC
Contractor: SunWest Builders
Sitework Start: May 2021
Completion: January 2022
Square Footage: 5,234 sq. ft.
Amenities: Medical offices — exam rooms, procedure rooms, restrooms, break rooms.
Project Manager: Kristen Burris, SunWest Builders
Supervisor: David Mata, SunWest Builders
Architect: Steele Associates Architects, LLC
Architect Team: Scott Steele-AIA, Chris Thorne-AIA, Wayne Harney, Matti Sjoblom-Chambers
Subcontractors and Suppliers:
- Tomco, Deschutes Plumbing, Quality Heating, JKD Construction, Superior Garage Floors, Solid Rock Masonry, True Line Steel, Northwest Framing Systems, Platinum Exteriors (siding), ECI, River Roofing, Bell Hardware, Guarantee Glass, Fab Floors, Anderson Clark Interiors (cabinets), Pacific Painting, J. Helm

Brief Description: Office medical building on the Shevlin Wellness Campus.

Shevlin Health & Wellness Center Building #8
2255 NW Shevlin Park Rd., Bend

Property Owner/Developer: Taylor Brooks LLC
Contractor: SunWest Builders
Sitework Start: August 2021
Completion: October 2022
Square Footage: 7,358 sq. ft.
Amenities: Medical offices — Exam rooms, procedure rooms, restrooms, break rooms.
Project Manager: Kristen Burris, SunWest Builders
Supervisor: David Mata, SunWest Builders
Architect: Steele Associates Architects, LLC
Architect Team: Scott Steele-AIA, Chris Thorne-AIA, Wayne Harney, Matti Sjoblom-Chambers
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: AKS Engineering & Forestry
Mechanical Engineer: CEA Consulting Engineers
Electrical Engineer: MDA Engineering, Inc
Landscaping: Homeland Design, LLC

Brief Description: Office medical building on the Shevlin Wellness Campus.
Top Projects — Central Oregon Construction Review

Cascade Business News • December 21, 2022

Shevlin Health & Wellness Center Building #10
225 NW Shevlin Park Rd., Bend

Property Owner/Developer:
Taylor Brooks LLC
Contractor:
SunWest Builders
Sitework Start:
November 2021
Completion:
December 2022
Square Footage:
7,358 sq. ft.

Amenities:
Medical offices — exam rooms, procedure rooms, restrooms, break rooms.

Project Manager:
Kristen Burris, SunWest Builders
Supervisor:
David Mata, SunWest Builders
Architect:
Steele Associates Architects, LLC
Architect Team:
Scott Steele-AIA, Chris Thorne-AIA, Kalinda Carnahan, Jason Bauer, Virginia Bailey

Subcontractors and Suppliers:

Brief Description:
Office medical building on the Shevlin Wellness Campus.

Surf Thru Bend #2
20265 Meyer Dr., Bend

Property Owner/Developer:
Surf Thru Inc.
Contractor:
SunWest Builders
Sitework Start:
January 2022
Completion:
November 2022
Square Footage:
660-square-foot pay station, 3,983-square-foot car wash

Project Manager:
Wayne Powderly/Steve Buettner
Supervisor:
Kevin Harris
Engineer:
Sun Country Engineering & Surveying, Inc.
Architect:
Vermeltfoort Architects Inc
Principal Architect:
Robert Vermeltfoort
Structural Engineer:
Zeltmacher
Structural Design Engineering

Brief Description:
Demolition of existing Pappy’s Pizza for the development of the express car wash campus which included the construction the 660-square-foot pay station, 3,983-square-foot car wash, three car canopies, 25 vacuum stations and extensive site development.

Subcontractors and Suppliers:

Brief Description:
Medical offices — exam rooms, procedure rooms, restrooms, break rooms.

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Barnes Butte Vista

1050 NE Peters Rd., Prineville

Property Owner/Developer:
Housing Works

Contractor: R&H Construction
Sitework Start: April 12, 2021
Completion: July 29, 2022
Square Footage: 27,500 sq. ft.
Amenities:
Clubhouse, playground area, sports court and bike parking.

Project Manager: Meghan Bowman
Supervisor: Scott Staat
Engineer: Doug Circosta Architect
Architect: Doug Circosta Architect
Principal Architect: Doug Circosta Architect

 Structural Engineer: Massaad Engineering Group Inc.
 Civil Engineer: D’Agostino Parker, LLC
 Mechanical Engineer: Solera Consulting, LLC
 Geotechnical Engineer: Wallace Group, Inc.
 Environmental Consulting: Wallace Group, Inc.
 Landscaping: Aspen Landscape Development

Subcontractors and Suppliers:
- A&E Masonry & Construction, A Core of Oregon LLC
- Aspen Landscape Development
- Axis Painting and Sealants, Bend Electric Inc.
- CCI Bend LLC
- Central Oregon Garage Door
- Daniel Simmons Contracting Inc.
- Doug Circosta Architect
- Ferguson Enterprises Inc., Guarantee Glass & Mirror Inc.
- Halsey Design, LLC
- Heniges Construction LLC
- High Desert Aggregate & Paving Inc.
- High Desert Mulching
- Home Rx
- Housing Works, Jeffrey Hardcastle Construction
- Kelly’s Home Center
- Lakeview Millwork Sales, Inc.
- Lanz Cabinet Shop Inc.
- LETS Construction Cleaning, Inc.
- McDermott Fence & Construction Inc.
- McLean Concrete Construction, Mid-Valley LLC
- Northwest Framing Systems Inc
- Northwest Quality Roofing, LLC.
- Overhead Door/Central Oregon
- Performance Insulation & Energy Service, Performance Systems Integration, LLC
- PG Long Floorcovering, LLC
- Pro Shop Millwork & Design, Quality Trust Co.
- R&M Construction Co.
- Rickabaugh Construction LLC
- Severson Fire Protection Inc.
- Severson Plumbing & Mech Inc
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- Storlie Brothers Construction LLC
- Temp-Rite Mechanical LLC
- US Mailboxes
- Van Nevel Concrete & Curb Inc.
- Vernam Crane Services Inc.
- West Coast Tub Repair
- Central OR Divi, Western Protective Coatings LLC
- WH Cress Co. Inc.

Brief Description of Project:
Barnes Butte Vista is a 55,000-square-foot, 44-unit affordable housing development located in Prineville. The development consists of nine two-story buildings, a community clubhouse, play area and sports court. Units are a mix of two- and three-bedroom apartments affordable to renters earning at or below 30 and 60 percent of area median income (AMI). Eight units receive project-based rent assistance provided to these residents by local nonprofit Saving Grace.

BasX Office Addition

3500 SW 21st Place, Redmond

Property Owner/Developer: BasX Solutions
Contractor: SunWest Builders
Sitework Start: October 2021
Completion: May 2022
Square Footage: 14,865 sq. ft.
Amenities: Two story office building includes a central lobby with lounge, coffee bar and conference space.
Architect: Blaise Cacciola Architect
Principal Architect: Blaise Cacciola

Subcontractors and Suppliers:
- Dennis Collins, Bend Concrete Service Co.
- Cox Custom Welding, LLC
- NorthWest Framing Systems Inc.
- Bend Electric Inc.
- J & R Fire, LLC
- LYON HOLDING, INC dba: Bend Commercial G.
- Cascade Painting & Design, Inc.
- TK Elevator Corporation
- CCI Bend, LLC
- Fabulous Floors, LLC
- Apollo Mechanical, Bell Hardware, Inc.
- Eagle Roofing Company
- Cascade Civil Corp
- Western Protective Coatings, Aspen Landscape Development
- Classic Window Coverings
- Ultra Quiet Floors, K & R Sheetmetal, Integrity Industries, LLC dba Cement EL
- Anderson Clark Interiors, Inc.
- Fabulous Floors, LLC
- Apollo Mechanical
- Central Oregon Trim & Door
- Solid Rock Masonry & Const.
- Baptista Tile Co.
- Miller Lumber
- Johnson Bros.
- Fabulous Floors, LLC
- Apollo Mechanical, Bell Hardware, Inc.
- Eagle Roofing Company
- Cascade Civil Corp
- Western Protective Coatings, Aspen Landscape Development
- Classic Window Coverings
- Ultra Quiet Floors, K & R Sheetmetal, Integrity Industries, LLC dba Cement EL
- Anderson Clark Interiors, Inc.
- Fabulous Floors, LLC
- Apollo Mechanical
- Central Oregon Trim & Door
- Solid Rock Masonry & Const.
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- Miller Lumber
- Johnson Bros.
- Fabulous Floors, LLC
- Apollo Mechanical
- Central Oregon Trim & Door
- Solid Rock Masonry & Const.
- Baptista Tile Co.
- Miller Lumber
- Johnson Bros.
Divison Street Shelter
2346 NE Division St., Bend

Property Owner/Developer: City of Bend
Contractor: Empire Construction & Development

Brief Description of Project:
The City of Bend purchased the old Bend Value Inn and through a state funded program called Project Turnkey and Neighbor Impact were able to raise the funds to remodel the building for transitional apartment housing to help the houseless community.

Sitework Start: May 2022
Completion: December 2022
Square Footage: 9,000 sq. ft.
Amenities: Secure bike shelter, pavilion, transitional apartment housing.
Project Manager: Brad Dickamore
Supervisor: Brad Dickamore
Architect: Steele Associates Architects
Architect Team: Adam Stephen, Brian Clements, Scott Steele
Structural Engineer: Morrison-Maierle
Civil Engineer: Morrison-Maierle
Mechanical Engineer: Morrison-Maierle
Lanscaping: Homeland Design

Subcontractors and Suppliers:
Severson Plumbing

Lonza EPCM & South Suite Upgrades

Property Owner/Developer: Lonza Bend, Inc.
Contractor: CS Construction

Brief Description of Project:
Expansion of Lonza's BRIC R&D and processing facility capability.

Completion: October 2022
Square Footage: 9,411 sq. ft.

Project Manager: Matt Freeman
Supervisor: Matt Freeman
Architect: Blaise Cacciola Architect
Principal Architect: Blaise Cacciola
Structural Engineer: Froelich Consulting Engineers, Inc.
Civil Engineer: Know Ledge Engineering
Mechanical Engineers: MFIA, Inc., Coffman Engineers
Electrical Engineer: Stantec

Sitework Start: May 2022
Completion: December 2022
Square Footage: 9,000 sq. ft.

Amenities: Secure bike shelter, pavilion, transitional apartment housing.
Project Manager: Brad Dickamore
Supervisor: Brad Dickamore
Architect: Steele Associates Architects
Architect Team: Adam Stephen, Brian Clements, Scott Steele
Structural Engineer: Morrison-Maierle
Civil Engineer: Morrison-Maierle
Mechanical Engineer: Morrison-Maierle
Lanscaping: Homeland Design

Subcontractors and Suppliers:
Severson Plumbing

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No Bake Cookie

62876 NE Oxford Ct., Bend

Property Owner/Developer: No Bake Cookie
Contractor: Empire Construction & Development

Sitework Start: January 2022
Completion: September 2022
Square Footage: 18,891 sq. ft.
Amenities: Warehouse and office space.
Project Manager: Mark Meredith
Supervisor: Mark Meredith
Architect: Steele Associates Architects
Architect Team: Adam Stephen, Brian Clements, Scott Steele
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Civil Engineering
Mechanical Engineer: CEA Engineering
Geotechnical Engineer: Wallace Group, Inc.
Environmental Consulting: Wallace Group, Inc.
Landscaping: Springtime Irrigation

Brief Description of Project:
New office/warehouse — food processing building for No Bake Cookie's operation in the South Brinson Business Park.

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Prineville Lot 601

679 SW Commerce Ct., Prineville

Property Owner/Developer: Empire Construction & Development
Contractor: Empire Construction & Development

Sitework Start: January 2022
Completion: September 2022
Square Footage: 3,000 sq. ft.
Amenities: Warehouse and office space.
Project Manager: Mark Meredith
Supervisor: Mark Meredith
Architect: Steele Associates Architects
Architect Team: Adam Stephen, Brian Clements, Scott Steele
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Civil Engineering
Mechanical Engineer: Olson Heating
Geo Engineering: Wallace Group
Landscaping: Springtime Irrigation

Brief Description of Project:
**COMMERCIAL PERMIT HIGHLIGHTS OVER $1 MILLION, 2022**

Information provided by Premier Builders Exchange

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**Deschutes County**

- **$1,074,957.00** - Commercial (Addition) 9,360 sf at 46992 Deschutes Pleasant Ridge Rd. Bldg 7 Bend 97701 OR Owner: JustCIT 97 Storage, LLC PO Box 5006 Bend, OR 97702 541-373-6222 Permit # 247-22-000716

- **$1,095,958.00** - Commercial (Addition) 10,710 sf at 64992 Deschutes Pleasant Ridge Rd. Bldg 7 Bend 97701 OR Owner: JustCIT 97 Storage, LLC PO Box 5006 Bend, OR 97702 541-373-6222 Permit # 247-22-000710

- **$1,234,244.00** - Commercial (Addition) 9,360 sf at 46992 Deschutes Pleasant Ridge Rd. Bldg 7 Bend 97701 OR Owner: JustCIT 97 Storage, LLC PO Box 5006 Bend, OR 97702 541-373-6222 Permit # 247-22-000710

- **$1,825,000.00** - Commercial (Tenant Improvement) at 10 N Cedar St. Sisters 97759 OR Owner: Deschutes Public Library District 507 NW Was St. Bend, OR 97703

- **$2,230,661.00** - Commercial (Multi Family) 16,041 sf at 16510 Foxerie Butte Rd. La Pine 97739 OR Owner: 16 Finley Foxerie, LLC PO Box 449 Lincoln City, OR 97367 Permit # 247-22-000340

- **$2,200,000.00** - Commercial (Multi Family) Peeks Sisters 97759 OR Owner: DLH LLC PO Box 1000 Sisters, OR 97759

- **$1,524,544.00** - Commercial (New) 16,400 sf at 62305 Gibson Rd Ste. 100 Bend 97701 OR Owner: Facilites, LLC 62765 Powell Butte Hwy Bend, OR 97701

- **$1,512,384.00** - Commercial (New) 16,615 sf at 6336电子信息。
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Money & Investment

Three Mistakes to Avoid in Retirement

by ED WETTIG, CFP — Cornerstone Financial Planning Group

Have you set 2023 as the year you will retire? Every day, nearly 10,000 Americans retire. All too often, many of them make the same mistakes that can end up tarnishing their golden years. Here are three of the most common errors new retirees make.

Failing to make a budget
Without a steady paycheck and a lot of free time on their hands, most retirees pass their time spending money rather than making it. Before you purchase any big-ticket items, consider that you will be sacrificing the future returns on those dollars. In addition, many retirees rely on old retirement adages such as they will need only 70 percent of their pre-retirement income, but many people find that they need to replace a higher percentage of their income.

Mishandling Social Security
Many people begin collecting Social Security benefits as soon as they are eligible at age 62. Assuming a full-retirement age of 66, taking your benefits early at age 62 would reduce your payments by 25 percent compared to what you could get by waiting until your full retirement age. Those who take their benefits early often believe that although they are collecting less each month, they are collecting it for longer, so it all equals out over the long run. Those who delay their benefits until their full retirement age of 66, and live beyond ages 77 to 78, will actually collect more over their lifetimes. Furthermore, married couples can sometimes receive higher combined benefits by structuring when and how each spouse claims their benefits. So be sure to investigate all of your options before you file.

Moving
It’s the dream of many Americans to retire in sun-soaked places like Florida or Arizona. While moving to a new locale isn’t necessarily a mistake, making a sudden move without adequate preparation is a common error among retirees. They are often unprepared for the different climate or lifestyle of their new destination. Moving far away from family and friends can also have an emotional toll. If you are considering making a move when you retire, you might want to make multiple trips to get a real feel for what life would be like.

Establishing a Retirement Budget
Establishing a realistic budget for your retirement is essential. A good way to start is by categorizing your expenses according to their necessity.

Essential expenses are necessary for you to maintain an acceptable standard of living such as housing, utilities, food, healthcare and taxes.

Important expenses are for maintaining your standard of living but are not absolutely essential. These include clothing, transportation and insurance.

Discretionary expenses are for things that you want but don’t necessarily need such as travel, hobbies, eating out and gifts. By defining your expenses based on their importance, you can help ensure that your most basic needs are taken care of first.

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consulting with the International Atomic Energy Agency and the Organisation for Economic Co-operation and Development.

Fujino currently works as a senior advisor at Unison Capital. From 2016 to 2021, he worked as the managing executive officer and Global Head of Equity Finance Group at Japan Bank for International Cooperation, a Japanese governmental agency that financially supports Japanese industries’ activities abroad. Previously he served at the Ministry of Economy, Trade and Industry, Government of Japan, where he was in charge of a wide range of policy areas, particularly energy policy and international affairs. He also worked in the International Energy Agency, as head of Country Study Division to review energy policies of its member countries.

Puffin Drinkwear, makers of personality-infused apparel for your drink to wear, announced that Scott Allan is being brought on as interim CEO starting immediately. Allan brings to Puffin Drinkwear extensive experience in domestic and international growth, fundraising, marketing, corporate development and commercializing innovative new products.

The selection of Allan was based on his significant experience in the outdoor products industry. He has over 25 years of experience working with growth-stage businesses and product lines. In prior operating roles, Allan led Hydro Flask from June 2012 to February 2020, initially as president and CEO and following its acquisition by Helen of Troy as SVP and global GM. During this time, Hydro Flask grew from a $3 million, 14-person water bottle company into a brand twice named to the Inc 500, Outside Magazine’s Top 100 Places to Work, and REI’s Category Vendor Partner of the Year, and became the number one water bottle brand in sporting goods, outdoors and natural foods. In addition, Allan was named the 2015 EY Pacific Northwest Entrepreneur of the Year in Consumer Products.

Allan serves on the board of directors of Rumpl, the Portland, Oregon outdoor blanket brand; the board of directors of Cubii, the Chicago, Illinois home fitness brand; and is the lead advisory board member for Lotus Sustainables, a Carlsbad, California reusable shopping cart bag and produce bag brand. Allan also volunteers in the Oregon State University — Outdoor Products degree program. In addition, he is a board member and chairs the Development Committee of Camber Outdoors, a national nonprofit supporting active-outdoor industries’ workplace diversity, equity and inclusion.

To celebrate what would have been the 126th birthday of namesake Marie Lamfrom, the Marie Lamfrom Charitable Foundation (MLCF) distributed grants to nonprofits in honor of colleagues, volunteers, leaders or members at these organizations who demonstrated grit in their daily work. Just seven of nearly 200 nominees were selected. Among those honored was Perla Ruiz, a Family Access Network (FAN) advocate currently serving Ponderosa Elementary School and Mountain View High School in the Bend-La Pine School District. To recognize her contributions to helping Central Oregon kids thrive, MLCF awarded FAN with a $12,000 grant.

Ruiz’s nomination highlighted her journey from first discovering FAN as a client, to later being hired as a FAN advocate herself, and showed the ways she uses her personal experience to help Central Oregon families open doors to new possibilities. The 2021-22 school year required even more grit from Ruiz, as she took on serving a high school for the first time under the continued shadow of the pandemic. Ruiz told her FAN journey in her own words for FAN’s 2020 annual fundraiser, which can be seen at youtube.com/watch?v=dhNps0Edpuk.

(L-R) ROBYN HARMON, FAN PROJECT MANAGER; PERLA RUIZ, FAN ADVOCATE AND MARIE LAMFROM AWARD RECIPIENT JULIE LYCHER, FAN EXECUTIVE DIRECTOR | PHOTO COURTESY OF FAMILY ACCESS NETWORK
First Interstate Bank Collected & Donated 12,232 Clothing Items from Coats & More Drive

by ELENA PANYARD

Team members from First Interstate Bank, a $33 billion community bank with more than 300 branches across 14 states, recently collected and donated 12,232 clothing items from its annual Coats and More Drive to help keep community members warm this winter.

Items collected included coats, hats, mittens, scarves, socks and snow boots, and were given to local nonprofits, including schools, child and family services, senior centers and veteran outreach programs.

Since starting the drive in 2009, First Interstate has collected and distributed 63,532 total items to community partners and schools.

“A special thank you to our clients and employees who participated in the 14th annual Coats and More Drive,” said Amberly Pahut, executive director of First Interstate BancSystem Foundation. “The winter months can be particularly difficult for some of our neighbors, and together, we have helped spread warmth around our communities.”

About First Interstate: First Interstate is a community bank headquartered in Billings, Montana, delivering best-in-class banking and Wealth Management services across Arizona, Colorado, Idaho, Kansas, Montana, Nebraska, Missouri, Minnesota, North Dakota, Oregon, South Dakota, Washington and Wyoming. With more than 300 offices, First Interstate enhances the communities it serves through an innovative corporate philanthropy program, which includes donating a portion of Company profits, matching employees’ personal financial contributions and donating $10 per hour for volunteer efforts made at qualifying organizations.

firstinterstate.com

Central Oregon Cold Weather Shelters a Product of Innovative Collaboration

by RACHEL HAAKENSON

Central Oregon’s model of collaboration and partnership among the region’s cold weather shelter providers and community action agency is not one you are likely to see at this scale elsewhere in the state. This year NeighborImpact has once again partnered with the Homeless Leadership Coalition and Central Oregon communities to create a regionwide network of cold weather shelters.

NeighborImpact works with the Homeless Leadership Coalition shelter committee to better understand challenges facing shelter providers and to share information and resources. There, shelter providers gain access to training and peer support around shelter operations, often touring other shelters in the region to share ideas and collaborate on solutions.

“One of the greatest strengths of Central Oregon’s service providers is the willingness to collaborate with each other to meet the growing need for shelter and housing for those experiencing houselessness in our Region,” said Homeless Leadership Committee Chair Elizabeth Wilson.

One of the first challenges most shelters face is funding. While in other regions it is likely to see at this scale elsewhere in the state. This year NeighborImpact secured $843,567 for 13 local subrecipient nonprofits. “The partnership between NeighborImpact, The Homeless Leadership Coalition and providers is one forged in the common goal of ensuring everyone in our community has access to safe, stable housing,” Wilson said. “We are fortunate to have organizations like NeighborImpact, willing to support partners in responding to unsheltered houselessness when people need to be able to shelter from the elements to survive.”

NeighborImpact’s Housing Stabilization program distributes funding to organizations throughout the region in support of emergency shelter operation, in addition to data collection, street outreach and/or houseless services. In the last fiscal year, NeighborImpact secured $843,567 for 13 local subrecipient nonprofits.

“Houselessness is such a prevalent issue in Central Oregon,” said Housing Stabilization Director, Molly Heiss. “We are happy to help support the partner organizations which provide critical services and shelter to our most vulnerable neighbors.”

To find a cold weather shelter near you, visit neighborimpact.org/warming-shelters.

neighborimpact.org

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One of the first challenges most shelters face is funding. While in other communities shelter providers must identify available federal funding, understand and meet many eligibility requirements, complete complicated and competitive applications, monitor compliance and manage reporting — all on their own — here in Central Oregon providers can count on NeighborImpact to bring those federal resources to the region and make the process much, much easier.

“Our position as a Community Action Agency gives us historical experience and access to more funding,” explained Housing Stabilization compliance manager, Jeff Michael. “We can match up organizations with the Federal funds that best suit their needs and eligibility. We also help them document and meet reporting requirements.”

“The partnership between NeighborImpact, The Homeless Leadership Coalition and providers is one forged in the common goal of ensuring everyone in our community has access to safe, stable housing,” Wilson said. “We are fortunate to have organizations like NeighborImpact, willing to support partners in responding to unsheltered houselessness when people need to be able to shelter from the elements to survive.”

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To find a cold weather shelter near you, visit neighborimpact.org/warming-shelters.

neighborimpact.org
COMMERCIAL PERMITS WEEK ENDING 12-2-2022

City of Redmond
$20,000.00 - Commercial (Tenant Improvement) at 2605 SW 1st St. Redmond 97756 OR Owner: Oregon Industrial Properties-Redmond, LLC 1302 Puyallup St. #A Sumner, WA 98390 Builder: The Lazy L, LLC 541-848-3180 Permit # 711-22-002489
$16,000.00 - Commercial (Tenant Improvement) at 3835 SW 21st St. Redmond 97756 OR Owner: Franks Landing, LLC 22960 Huntington Dr. #80921 San Marino, CA 91108 Builder: Michael Knighten Construction Company, Inc 541-317-9363 Permit # 711-22-002473

Deschutes County
$1,926,000.00 - Commercial (Tenant Improvement) at 16425 St St. La Pine 97739 OR Owner: Deschutes Public Library District 507 NW Wall St. Bend, OR 97703 Builder: Scott Steele Permit # 247-22-005885
$1,825,000.00 - Commercial (Tenant Improvement) at 110 N Cedar St. Sisters 97759 OR Owner: Deschutes Public Library District 507 NW Wall St. Bend, OR 97703 Builder: Sunwest One, Inc 541-548-7341 Permit # 247-22-005887
$25,000.00 - Commercial (New) at 1700 W McKinney Butte Rd. Sisters 97759 OR Owner: Sisters School District # 6 115 N Locust St. Sisters, OR 97759 Permit # 247-22-006729

City of Bend
$140,000.00 - Commercial (Alteration) 15,252 sf. at 63455 N Hwy 97 Bldg V Bend 97703 OR Owner: CVSC, LLC Builder: Christiansen's Contracting Company, LLC 541-526-0195 Permit # PRRE202206138
$20,000.00 - Commercial (Addition) 163 sf. at 61000 Brosterhouse Rd. Bend 97702 OR Builder: Summit Solutions Group, LLC 360-360-0330 Permit # PRAD202202332

COMMERCIAL PERMITS WEEK ENDING 12-9-2022

City of Redmond
$1,490,000.00 - Commercial (Tenant Improvement) 17,171 sf. at 308 SW Evergreen Ave. Redmond 97756 OR Owner: Blackthorn Holdings, LLC 50 NW Drake Rd. Bend, OR 97703 Builder: Owner Builder Homes, LLC 800-541-5660 Permit # 711-22-001979
$90,000.00 - Commercial (Tenant Improvement) at 444 SW 6th St. Redmond 97756 OR Owner: Trinity Property & Investments, LLC 511 SW 6th St. Redmond, OR 97756 Builder: Larry Wright Permit # 711-22-002555
$35,000.00 - Commercial (Tenant Improvement) at 425 SW Tamarack Ct. Redmond 97756 OR Owner: Performance Properties Redmond, LLC 1309 SW Tualatin Sherwood Rd. Sherwood, OR 97751 Permit # 711-22-002496
$20,000.00 - Commercial (Addition) 278 sf. at 22329 SW Glacier Pl. Redmond 97756 OR Owner: Carol Johnson 4267 NW 39th Dr. Redmond, OR 97756 Builder: HPS Construction, Inc 503-357-4217 Permit # 711-22-002417

City of Bend
$1,731,840.00 - Commercial (New) 11,182 sf. at 6288 NE Oxford Ct. Bend 97701 OR Owner: LBLM Investments, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202204464
$400,000.00 - Commercial (New) 4,290 sf. at 63575 Hunnell Rd. Bend 97703 OR Owner: DymoLife Holdings, LLC Permit # PRNC202201493
$250,000.00 - Commercial (Alteration) 2,411 sf. at 61165 S Hwy 97 Ste.130 Bend 97702 OR Owner: JKC Bend, LLC Permit # PRRE202205615
$18,400.00 - Commercial (Addition) 204 sf. at 354 SE Logsdan St. Ste. 135 Bend 97702 OR Owner: HH & R Investments, LLC Permit # PRA0202066691

Deschutes County
$1,234,244.00 - Commercial (Addition) 10,710 sf. at 64992 Deschutes Pleasant Ridge Rd. Bldg 5 Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007014
$1,095,958.00 - Commercial (Addition) 9,360 sf. at 64992 Deschutes Pleasant Ridge Rd. Bldg 6 Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007015
$1,074,957.00 - Commercial (Addition) 9,360 sf. at 64992 Deschutes Pleasant Ridge Rd. Bldg 7 Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007016
$687,850.00 - Commercial (Addition) 3,757 sf. at 64992 Deschutes Pleasant Ridge Rd. Bldg 1 Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007010
$659,870.00 - Commercial (New) 5,750 sf. at 64992 Deschutes Pleasant Ridge Rd. Bldg 8 Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007010
$403,955.00 - Commercial (Addition) 3,520 sf. at 64992 Deschutes Pleasant Ridge Rd. Bldg 3 Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007012
$387,890.00 - Commercial (Addition) 3,320 sf. at 64992 Deschutes Pleasant Ridge Rd. Bldg 2 Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007011
$246,734.00 - Commercial (Addition) 2,150 sf. at 64992 Deschutes Pleasant Ridge Rd. Bldg 4 Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007013
$239,605.00 - Commercial (New) 18,095 sf. at 67545 Cline Falls Rd. Redmond 97756 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97750 541-373-6222 Permit # 247-22-007009
$435,100.00 - Commercial (New) 940 sf. at 67320 Tribute Trl. Redmond 97756 OR Owner: Pinnacle Utilities, LLC 2447 NW Canyon Dr. Redmond, OR 97756 Permit # 247-22-009999
$33,599.00 - Commercial (New) 256 sf. at 18300 Lava Lsp. Lp. Bend 97707 OR Owner: Caldera Springs Real Estate, LLC PO Box 3609 Sunriver, OR 97707 Permit # 247-22-008215
$25,000.00 - Commercial (Addition) at 63132 Powell Butte Hwy Bend 97701 OR Owner: Aero Facilities, LLC 63205 Gibson Air Rd. #56 Bend, OR 97751 541-408-2630 Permit # 247-22-008552
$25,000.00 - Commercial (Addition) at 18305 Cottonwood Rd. Sunriver 97707 OR Owner: Sunriver Environmental, LLC PO Box 3699 Sunriver, OR 97707 Permit # 247-22-008682
$15,954.00 - Commercial (New) at 67320 Tribute Trl. Redmond 97756 OR Owner: Pinnacle Utilities, LLC 2447 NW Canyon Dr. Redmond, OR 97756 Builder: Tribute Development, LLC 541-350-8479 Permit # 247-22-006071
and continues its mission of using film's unique power to unite the community and inspire social change. BendFilm has collaborated with OUT Central Oregon on film events over the past several years and are excited to now take this partnership to the next level by launching this new festival,” said BendFilm Executive Director Todd Looby.

“This is a perfect opportunity to better serve our community by celebrating life experiences that have been traditionally underrepresented. We hope many smaller towns follow.”

“This Festival is timed perfectly to catch new films and filmmakers and help these important works and their artists reach larger audiences,” said BendFilm Advisor and Director Emeritus, Sundance Festival and former OutFest Director/Board Member, John Cooper. “There are very few LGBTQ+ festivals hosted in towns in the size of Bend and with similar character to Bend. This Festival led by BendFilm marks a big step forward for an already remarkable organization.”

OUT Central Oregon promotes inclusivity, visibility and equality for the local Lesbian, Gay, Bisexual, Transgender, Queer+ community. “We are very excited about our innovative partnership with BendFilm on the OUT in Focus FilmFest, which allows us to bring queer film to Central Oregon on an annual basis,” Jamie Nesbitt, president of OUT Central Oregon said. “Film has the power to educate and inspire us all, and we hope the OUT IN FOCUS FilmFest will promote thought-provoking conversation, through the medium of film, on topics important to our community.”

About BendFilm:

Founded in 2003, BendFilm, Inc. is a 501(c)(3) nonprofit organization dedicated to celebrating independent cinema’s unique power to enrich lives, promote diversity and inspire change through innovative educational programs and film festival experiences across Central Oregon. BendFilm’s signature event is the annual Bend Film Festival, named in 2019 as one of MovieMaker Magazine’s Coolest Festivals in the World and one of only 27 Academy-qualifying film festivals in the United States. With more than 6,000 attendees, the festival showcases more than 130 professional independent and student films and hosts a variety of public educational panels and post-screening talks with visiting filmmakers and award jurors. It also owns and operates the Tin Pan Theater – a boutique arthouse cinema located in downtown Bend’s Tin Pan Alley.

OUT Central Oregon is a 501(c)3 nonprofit organization that promotes inclusivity, advocacy and visibility for LGBTQ+ people by enabling and fostering community engagement through their work within the social, cultural and economic landscape of Central Oregon. Developing and building partnerships with businesses, government and other organizations to promote and support the LGBTQ+ community, OUT Central Oregon educates the LGBTQ+ community and the public by providing public discussions, lectures, documentary screenings, social gatherings and outdoor activities.

handel's Ice Cream

Oregon, where he is the local franchise owner with four stores in Sherwood, Portland and Eugene.

“We can’t wait to introduce the greater Bend community and Central Oregon to our delicious products,” Joyce said. “A secret to our success is that we make our ice cream fresh daily on site, one batch at a time, using the highest quality ingredients.”

About Handel's:

On a hot summer day in July 1945, Alice Handel began serving ice cream out of her husband’s gas station in Youngstown, Ohio. Her first batches were made using old-fashioned recipes with fresh fruit she picked from her own backyard. Since then, Handel’s has grown to include locations in eight states. The menu has expanded to include more than 100 flavors of homemade ice cream and yogurt. Handel’s success has been documented in many national publications including USA Today, People Magazine, Chocolatier Magazine and U.S. News and World Report.

“Recently published books The Ten Best of Everything and Everybody Loves Ice Cream, both recognize Handel’s as one of the best ice creams in the world. handelicecream.com/store/bend

SU-Cascades

OSU-Cascades’ admissions representatives capture degree interests of prospective students and reported a high level of interest in biochemistry and molecular biology. Both prospective and current students express interest in degrees that can serve as a path to medical school.

The new program focuses on the molecular basis of living systems and introduces students to molecular genetics, biochemistry and cell biology, as well as to the growing field of bioinformatics. It will also be offered as a minor and expand learning opportunities, especially for students in the existing biology degree program.

Options within the new major include advanced molecular biology, computational molecular biology and pre-medicine.

The degree program was approved by the OSU Board of Trustees on May 26, 2022.

To learn more, visit osucascades.edu/biochemistry-and-molecular-biology or contact info@osucascades.edu.

osucascades.edu

Tech Thoughts

Wrapping Up:

While the metaverse for consumers is falling short of expectations, the commercial metaverse is making huge inroads thanks to NVIDIA’s Omniverse platform, particularly in areas where there is high complexity and anticipated automation through robotics. I’ve personally used services like Matterport to help sell properties because they allow for better remote walkthroughs of potential buyers. Since that time, the tools have advanced significantly. You can now not only create a proposed project virtually and have it look like the real thing, including lighting effects as the final building will have, but also use it to program robotic elements and create connected digital twins to ease both human and robot maintenance solutions.

In the end, the contractors that know how to use this tool will likely have more projects come in at or below budget, and have clients that, on average, are far happier with the outcome of the project. So, while the consumer metaverse is still off in the future, the commercial metaverse has been made real through NVIDIA’s Omniverse in the present in the commercial space. Using it could be a key differentiator when it comes to bidding a commercial project.

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High Desert Chamber Music Annual Gala 2022

PHOTOS COURTESY OF HIGH DESERT CHAMBER MUSIC

Lori Elkins, Beck Johnson, Marcia Morgan
Isabelle Senger, Kim Hill, Emily Pietrzak
Drew Carmier, Ethan Gray, Marty Mendoza

Carol Wallace, Durlin Hickok, Anne Carwile
Robin Bankofier, Joe Bankofier
Jessica Beare, Heidi Horton, Anna Langford

Janis Harp, Martha Samco
Lori Miller, Charlie Wintch, Kimberly Dargahi, Ross Dargahi
Jacqueline Smelser, Katerina Bohannon, Cheri Costello

Mike Teixeira, Alisa Schmidt, Tim DeRosa, Audrey DeRosa, Phil Machonis
Stuart Garrett, Kathy Drew, Lindsay Wyant
Town & Country

2022 Fastest-Growing Central Oregon Businesses

PHOTOS BY ROLAND WHITE