

## Out of the Mud & Into Groundwork — Central Oregon Style

CBN Staff Report



PHOTO | COURTESY OF K3 CONSTRUCTION

What's the difference between running a construction company in Madras and running the same excavating operation in the valley?

In a word, mud.

"It's really nice to be over here, out of the mud," said Phil Kauffman, founder/CEO of K3 Construction in Madras. "It's not just cleaner... The outlook over here is so much brighter. Even though every job site is solid rock, it's really good for morale. When we were in the valley it was a lot tougher to keep the spirits up, especially through the winter."

K3 stands for three Kauffmans. In 2018 Phil Kauffman, along with his two sons, Dustin and Matt, plus nephew Jeremy Swartzendruber, moved their excavation and paving company to dry and dusty Central Oregon. Even though it took a bit to break into the market, Phil believes it was the best business move he's ever made.

"It's been five years now, and we've exceeded all our expectations for growth," Kauffman said. "We've been getting much bigger projects, and we've teamed up with some of the largest construction companies in Oregon, including Skanska and Kirby Nagelhout.

K3 specializes in what they call "groundwork." That is, excavation, site prep, utility work and paving.

It's everything that's done under or on the ground. For instance, they recently completed all site prep work and paving for the new Jefferson County Medical Services building in Madras, a new grade school in Condon, a Dollar General store in Burns and a 54-lot subdivision in Prineville.

K3 is the first subcontractor on any construction site, and the work they do sets the tone for the whole project.

"I know how important it is for us to get projects started on the right foot," Kauffman says. "So we run a pretty tight ship based on a solid foundation of Christian ideals and good old-fashioned, handshake service. Our haircuts kind of give us away. It's probably the only construction company around where you'll hear a lot of "yes sirs" and "thank you ma'am's."

Surprisingly, Kauffman hasn't had any issues with the labor market here. "Our first local employee is a friendly, extroverted kinda guy, so he helped us a lot. Ever since we got our culture known around town, and started getting some good word-of-mouth, there

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## Building Central Oregon Top Projects 2023

by JEFF MARTIN, President — Cascade Publications Inc.

Once again, the Top Projects in Central Oregon delivers a wide variety of facilities created for many different industries. Schools, restaurants, car dealerships, aviation facilities, financial institutions and more, representing the diverse industries strengthening Central Oregon's core economic growth.

To be included in Top Projects, local builders, developers, architects and engineers were asked to follow specific criteria. We look for projects within the tri-county area, finished in 2023 with a cost of \$1 million or more. We realize there are many Top Projects that are under the \$1 million mark and we would love to cover them throughout the year. If you have one you'd like featured in an upcoming CBN, please reach out!

Thanks you once again, to all of the architects, contractors, developers, engineers and others for helping CBN acquire and publish all of the information gathered for this edition. It is our mission to include every



MT. BACHELOR LIFT INSTALLATION | PHOTO COURTESY OF THE WALLACE GROUP, INC.

company on every project, from start to finish.

We hope you find this information as interesting as we do, starting on page 8.

### 2023 Top Projects Spotlight — Pages 8-32

## Changing of the Guard at AVBend Long-Standing Audio-Visual Provider Brings In New Manager

by NOAH NELSON — CBN Feature Writer

Audio Visual Bend (AVBend), a leading local source for commercial audio and visual needs, was founded back in 1999 in Portland by husband-and-wife duo Tony and Chistine Sprando. The idea came from Tony's passion for audio tech; he remarked that he was an "audio geek" growing up.

"It all started from just a hobby," Tony said. "I was told I should probably apply for a job which would let me use this hobby."

Following his interest in audio tech, young Tony got a job doing audio, video and lighting for the Ritz Carlton Hotel in Rancho Mirage, California. Desiring to branch out and work for himself, he and his wife founded Audio Visual Presentations in 1999 in Portland, Oregon, which they rebranded to AVBend after making their move from their hometown of Portland, Oregon.

The motivation for the move was a national tragedy. 9/11 had just happened, and Tony recalls feeling Portland and much of the country had essentially shut down with a lack of travel. Seeing Portland slow down, the couple wanted to leave but weren't sure where to go. Having done business with a church in Bend before the move, Tony reached out and found support.

"I called them up and they said they'd help me through the process of moving myself and my business to town," Tony said. "Tons of little pieces came together after Christine and I prayed about it."

AVBend specializes in commercial audio and visual services



(L-R) JAMES COWAN AND TONY SPRANDO | PHOTO COURTESY OF AUDIO VISUAL

and maintains the certifications and licensing to do this type of work that few in the state have. They also have a small events rental department for when you just need gear for your event. Some of their projects include the new Greg's Grill upgrades, the recently renovated RE/MAX facility Downtown, Sunriver Resort, The Riverhouse and a multi-state project for the Oregon Department of Forestry. AVBend has created solutions in several city and chamber conference rooms and plenty of training facilities and convention centers. Operating across Oregon, AVBend now offers services to Idaho and Washington as well.

The management of AVBend has recently shifted. After years of professional audio and visual service, Tony has retired and brought in James Cowan to continue their

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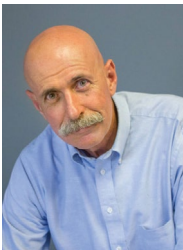


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*CBN* is published the first and third Wednesdays of each month.

Subscriptions are \$40 for one year (\$50 for out of tri-county).

*CBN* is a division of Cascade Publications Inc.

which also publishes the monthly

*Cascade Arts & Entertainment* magazine, *Book of Lists* and *Sunriver Magazine*.

Locally owned and operated since 1994.

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RECENT TRANSACTIONS

**Compass Commercial Real Estate Services** brokers **Jay Lyons, SIOR, CCIM** and **Grant Schultz, CCIM** represented the landlord, Kim Lane, LLC, and the tenant, Peak Management Group, LLC, in the lease of a 3,913 SF medical office suite located at 2088 NE Kim Lane in Bend.

Brokers **Howard Friedman, CCIM** (retired) and **Jay Lyons, SIOR, CCIM** with **Compass Commercial Real Estate Services** represented the landlord, 345 SW Cyber, LLC, in the lease of a 3,292 SF office suite located at 345 SW Cyber Drive in Bend.

Bend Entrepreneurs Will Gift Snowboard Company, SnoPlanks to OSU-Cascades

(by **CHRISTINE COFFIN — Oregon State University – Cascades**)

The founders of a Bend-based snowboard company will donate it to Oregon State University – Cascades to provide students a hands-on opportunity running an outdoor products company.

OSU-Cascades officials are planning an innovative model, called SnoPlanks Academy, to operate the company. It incorporates leadership and management of SnoPlanks, a snowboard brand and production company, into students’ academic experiences. The

Continued on Page 38 ►

15 New Businesses Opened in Downtown Redmond in 2023 — Occupancy Remains Strong at 91%

The Redmond Urban Renewal Agency announced 15 new businesses in the retail/restaurant/service sectors have opened downtown since the beginning of 2023. Downtown Redmond’s business occupancy rate remains strong at 91%, just three points off last year’s high of 94%.

Downtown Urban Renewal Advisory Committee Chair Monica Huey remains optimistic about the direction of downtown. “While we have a few more vacancies, the flow of new investment, ideas, and energy is strong. Downtown is the hub of the community and the variety of things to do continues to grow,” Huey said. “We have been and will continue to be more active than ever with incentives to help businesses locate in our core.”

Some of the new businesses opened downtown this year include:

Expanded eating and drinking

Continued on Page 38 ►

EDCO’s Annual Luncheon Returns February 8, Featuring Futurist & Bestselling Author April Rinne

Economic Development for Central Oregon (EDCO) will host its Annual Luncheon on Thursday, February 8, 2024, from 11am-1:30pm at The Riverhouse on the Deschutes. Tickets and tables are available here.

EDCO’s Annual Luncheon is a tradition providing the Central Oregon business community an opportunity to hear nationally and internationally recognized business leaders discuss current and future economic trends and business best practices.

Keynote Speaker: April Rinne | Futurist and Bestselling Author

*From ‘What Is’ to ‘What If’: A Shift from Predicting to Preparing for the Future*

April helps individuals and organizations rethink and reshape their relationships with change, uncertainty and a world in flux. She’s a trusted

Continued on Page 38 ►

Bend Brewfest Set to Return October 3-5, 2024

Here’s an early Christmas gift for craft beer lovers in Central Oregon and beyond. The Bend Brewfest is set to return to the Hayden Homes Amphitheater October 3-5, 2024.

“The Bend Brewfest is back home,” said Beau Eastes, the Old Mill District’s marketing director. “We’re confident the festival will be better than ever while staying true to what local craft beer enthusiasts have come to expect and enjoy.”

Founded in 2002 and held annually at the Hayden Homes Amphitheater, the hugely popular craft beer and cider festival was last staged at the venue in 2019. The three-day festival was canceled in 2020 and 2021 during the COVID-19 pandemic.

The event returned in 2022 at a new location on the east side of the Deschutes

Continued on Page 38 ►

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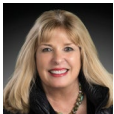
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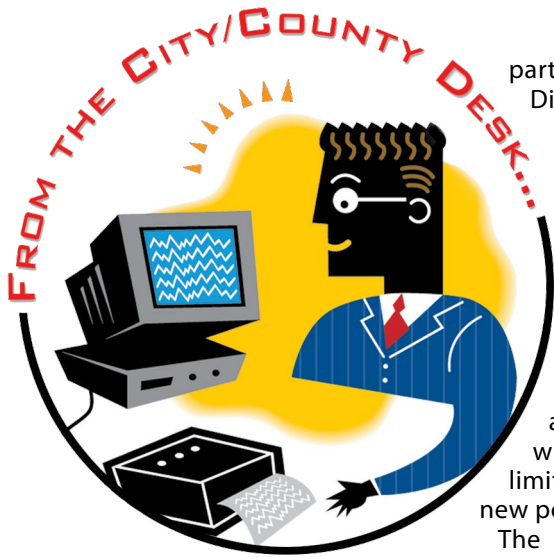


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REDMOND

◆ The City of Redmond is updating its Park Amenity, Field, and Court Reservations Policy to provide fair access to the growing community. Many of the updates relate to field reservations. The city owns and maintains ten baseball/softball fields and manages the reservations for these fields. The current reservation policy is first come, first served with no reservation limits on number of fields or length of reservations.

Over the last three years, Redmond has seen record-breaking registrations in all youth sports and recreation programs. Due to the limited number of fields and the growing number of youth participants and teams, our goal is to prioritize local youth programs while also ensuring fair access to other organizations.

“The revised reservation policy aims to balance the priority of local youth sports organizations within the reservation system, while maintaining access to the city’s facilities for all

parties,” states Public Works Director Jessica McClanahan.

Under the new policy, there will be a priority window from January 1- 31, 2024. During this period, reservation requests will be evaluated based on type of organization. Additionally, specific fields will be set aside for community sports leagues to best accommodate all priority classifications. There will be a 6-hour reservation limit per field per day under the new policy.

The updated Park Amenity, Field and Court Reservations policy may be viewed online at [redmond-oregon.gov/government/departments/parks-division/park-amenity-field-reservations](http://redmond-oregon.gov/government/departments/parks-division/park-amenity-field-reservations).

BEND

◆ A new study done by the City of Bend shows what areas of town could be mixed-use districts where people can live and work without requiring a car.

This concept is called a Climate Friendly Area, also known as a CFA. Climate Friendly Areas are part of the Climate Friendly and Equitable Communities set of rules required by the state. They are intended to reduce carbon emissions from vehicles by designating walkable, connected areas that provide a mix of businesses, housing and amenities such as parks and schools.

There are ten candidate areas that could become CFAs, spread throughout Bend. Read the full report at [bendoregon.gov/government/departments/growth-management/climate-friendly-and-equitable-com](http://bendoregon.gov/government/departments/growth-management/climate-friendly-and-equitable-com)

[munities?medium=email&source=govdelivery](mailto:info@bendwealth.com).

The process of designating CFAs is supportive of many Bend City Council goals, policies and plans related to climate, equity, housing and transportation.

The CFA Study is available for review now and will be submitted to the State of Oregon by December 31. Next, the Bend City Council will decide on the

candidates for designation based on the analysis presented in the study, the required amount of land for Bend’s CFAs, and community input. Community engagement will continue throughout this process.

CFAs will be designated by 2025 at the earliest.

Staff from Growth Management will present the work at a City Council work session on December 20 at 5pm.



SALEM

◆ Recently, the Legislative Black, Indigenous, People of Color (BIPOC) Caucus elected its Leadership Team for the 2024 Short Session. The Caucus re-elected Senator Wlnsvey Campos (D-Aloha/Beaverton/Hillsboro) and Representative Ricki Ruiz (D-Gresham) as Co-Chairs of the Caucus.

The newly elected team represents the most diverse Legislature in Oregon history, offering a great opportunity to uplift a wider array of voices, ideas, and lived experiences of Oregonians and to pursue the Caucus’s mission of racial justice advocacy.

The BIPOC Caucus 2024 Leadership Team includes:

- **Co-Chairs:** Representative Ricki Ruiz (D-Gresham) and Senator Wlnsvey Campos (D-Aloha/Beaverton/Hillsboro)
- **Vice Chairs of Policy and**

**Communications:** Representative Travis Nelson (D-North Portland) and Representative Nathan Sosa (D-Greater Hillsboro)

- **Vice Chair of Member Support and External Engagement:** Representative Andrea Valderrama (D-Outer East Portland)

During the 2023 session, the BIPOC Caucus championed greater investments in health equity, affordable housing, reproductive rights, education equity, and building an economy that supports working families and small businesses. The Caucus will continue building on the work started by generations of BIPOC Leaders across Oregon to address the disparities and challenges facing Oregonians on a daily basis. A detailed agenda for the 2024 short session will be released soon.

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# Celebrity Chef Brian Malarkey & Brother James Malarkey Return to Bend to Open Hawkeye & Huckleberry Lounge

by OLIVIA DUNCAN, Jr. Publicist — Katalyst Public Relations

Celebrity Chef Brian Malarkey is returning to his hometown of Bend with his brother, James, by his side to unveil the world of Hawkeye & Huckleberry Lounge. This enchanting steakhouse offers a ‘modern cowboy’ aesthetic and warm, welcoming atmosphere, complete with wood-fired ovens, live music and a space that celebrates Oregon’s great outdoors. Set to open in early 2024, Hawkeye & Huckleberry will take over the Walt Reilly’s building, a building with great bones that resonated with the Malarkey brothers, offering the perfect opportunity to do something special in a place that is so dear to their hearts.

Brian Malarkey’s roots run deep in Central Oregon, having grown up on a Tumalo ranch, where his mom, Lesley Day, raises and shows Cutting Horse and operates the locally famous chimpanzee sanctuary, a 501C3 named Freedom for the Great Apes. He’s not just a culinary virtuoso but also a Redmond High School graduate and a rodeo champ. Over the past two decades, he’s sprinkled his magic in the restaurant world, carved his niche as a television chef extraordinaire, and most recently, concocted Chefs Life, a cooking oil for the home chef. Despite his globetrotting adventures, Brian has always kept a piece of his heart in Central Oregon. He’s spent countless summers at Rainbow Lake, whizzed down the slopes of Mount Bachelor in winter with his three adventurous kids, and even shares a ranch with his mom in Bend. Hawkeye & Huckleberry Lounge is set to encapsulate everything Brian loves about the art of cooking, the joy of entertaining, and the cherished memories of his ranching upbringing in Oregon.

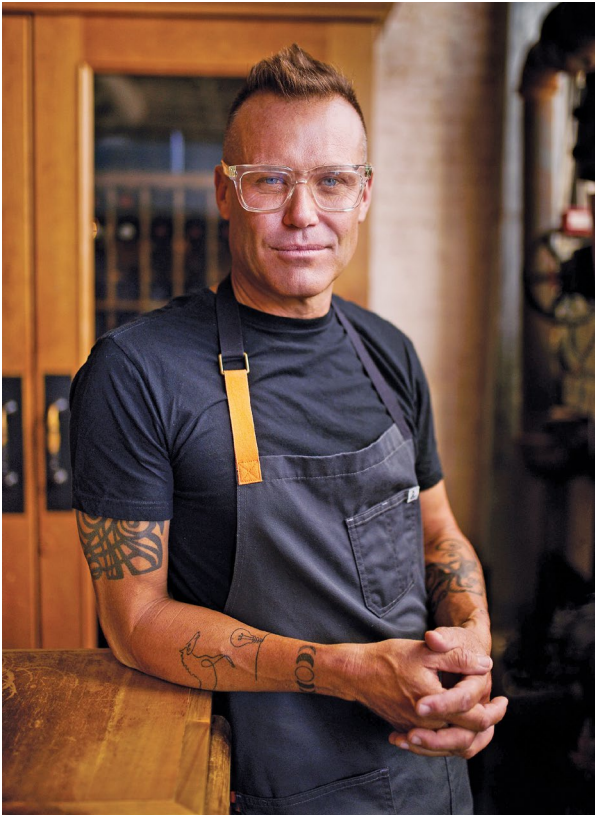
James Malarkey shares a similar love for the great outdoors and the boundless spaces of Oregon. Growing up on a working ranch in Scappoose Oregon he is an alum of Central Oregon Community College and Oregon State University, an accomplished

entrepreneur and marketer, who has patiently bided his time, awaiting an opportunity to work with his Brother and pay tribute to his affection for Oregon and the Pacific Northwest.

“It’s been my lifetime dream to come home and cook great food for my friends and give the community another amazing place to share stories, shoot the breeze and celebrate life,” says Brian Malarkey. “It has been so amazing to watch Central Oregon evolve and become a real culinary destination and I’m so excited to be a part of this thriving community.”

Stepping into Hawkeye & Huckleberry Lounge under lighting reminiscent of the twinkling night sky, diners will be treated to a blend of exotic hot and cold dishes featuring venison, elk, boar, quail, Oregon’s wild-caught salmon and trout, alongside more approachable items like wood-fired pizzas and salads. Many dishes will see the kiss of flame, cooked in wood-fired ovens fueled by locally sourced wood from the Malarkey’s Rainbow Lake property. The Malarkeys even plan to cultivate their own hemp-finished beef at Brian’s mother’s ranch in Tumalo and will import Wagyu from Japan and Grain Fed Beef from Montana.

Bringing together a team of friends and longtime colleagues, Hawkeye & Huckleberry Lounge has called on Heylen Thienes, founder of Bend-based design firm Tricorn Black, to transform the space into a wonderland for the modern outdoors person. The lively bar and lounge will be the ideal setting for a quick bite and drink after a day on the mountain or a cast in the river. Leaning into the glamping aesthetic, large canvas tents will be available for private special occasion bookings as well as sprawling tables for group and family dining. Additional elements in the space will include a birchwood stage for live music, a seasonal outdoor patio with a ‘Kids Camp’ area, a live fire for roasting s’mores and plenty of room to



BRIAN MALARKEY | PHOTO BY MATT FURMAN

room. By the fire in the winter months and under the stars on summer nights, the space ultimately strives to be a gathering place for the community of Bend, including families, couples, groups and anyone who loves Oregon as much as the Malarkeys do.

Hawkeye & Huckleberry Lounge will be located at 225 SW Century Dr. in Bend  
IG: @hawkandhuck

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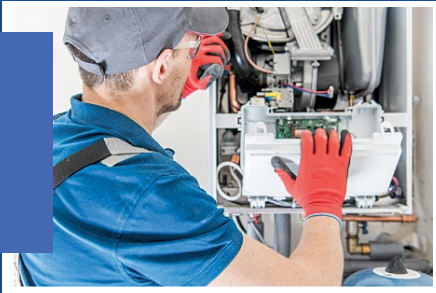


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# A New Year’s Resolution for Personal & Professional Well-Being

by **ABBY GORMAN, Owner — Symplexi Employee Development**

As we wind down this year, I have been reflecting on a fundamental truth that often gets lost in the hustle of everyday life: we all need support. This support isn't a one-size-fits-all concept; it's a deeply personal and individualized need that takes on different forms for each of us. I want to emphasize the significance of granting yourself the invaluable gift of support while recognizing that the nature of this support is as diverse as we are.



In our work lives, support can take on various forms. It might be the guidance of a mentor who helps navigate your career path, a colleague offering a sympathetic ear during challenging times, or a supervisor who recognizes and nurtures your potential. As we prepare to step into a new year, it's important to actively seek out and cultivate these sources of support for yourself.

However, the need for support extends well beyond the confines of the workplace. In the coming year, let's empower ourselves to explore and embrace the support we require in our personal lives. This support could involve strengthening connections with friends and family, revitalizing old bonds, or forging new ones. It may also mean reaching out to a counselor or a coach; we sometimes need to recognize the deep-rooted beliefs holding us back. A trained professional's support can help you pull out those deep roots and build from that rich soil underneath.

Another way we can provide self-love is in the form of intentional self-care practices—moments of solitude, engagement in activities that bring joy, and a commitment to nourishing our physical and mental well-being. These things build a foundation that can support us during challenging times.

The need for support extends well beyond the confines of the workplace.

Like the last few years, the year has felt like a rollercoaster of challenges and triumphs. Amidst the chaos, we must have compassion for ourselves and the grace to acknowledge our vulnerabilities and embrace the strength that comes from seeking and receiving support.

Let's commit to fostering a culture of support within our professional and personal lives in the coming year. Actively tune in to your needs and the needs of others, offering your support generously and creating an environment where everyone can thrive. Recognize that seeking and receiving support is not a sign of weakness but a powerful demonstration of wisdom and strength. It's a two-way street where, in supporting others, you also create a space for your growth.

In conclusion, as we approach the turning of the calendar to a new year, let's make a collective resolution to prioritize support. Gift yourself support in whatever form that takes for you and the understanding that seeking help is not only acceptable but a proactive step toward personal and professional well-being.

Abby Gorman, the owner and founder of Symplexi Employee Development, started her career over two decades ago in the Newspaper industry where she dedicated herself to cultivating and nurturing robust teams. Throughout her professional journey, Abby recognized the immense value of empowering individuals to reach their full potential. Driven by her unwavering commitment to personal and professional growth, she embarked on her own transformative path, becoming a certified life, development, and trauma-informed coach. With a wealth of life and business experience, Abby has merged her expertise and collaborates with companies to grow and empower their teams.

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# The Year-End Checklist & Making HR a Partner in the Process

by HEATHER WALL — HR Professional

Year-end tasks for companies can be a consuming plethora of financial, administrative, and operational chores. These activities are a must and if done so in a strategic manner can really become a useful tool for evaluating company successes and planning for new year goals. From financial statements and taxes to budget reconciliation and audits, this time of year can bring about a damper towards motivation and employee engagement.



While these tasks are an absolute necessity to business operations; incorporating a strategic HR partnership can take these dull and stressful tasks to an area of opportunity. This time of year can prove tense, especially with fears of budget cuts and economic instability. However, if looked at as an opportunity, this time of year can be time for engagement check-ins, strategic hiring, and optimizing your existing resources.

Employee engagement check-ins are a useful tool to gauge how employees are feeling and what they need to ensure their resilience and adaptability to be successful in the current state of their role. This check-in can be an opportunity to foster trust, offer support, and boost morale, as well as bring ease to uncertain circumstances.

During these check-ins, make sure they are regularly scheduled, have a clear agenda or desired outcome, and provide a recap that includes areas still to be confirmed, mutual goals, and next steps. Use this opportunity for goal alignment both confirming individual goals as well as alignment to company goals. This is also an excellent time to offer performance feedback and/or recognition. Offer constructive feedback with a goal to improve with clear directives, accessibility, and the tools and resources to be successful. In addition to feedback, recognition should also be included. Acknowledge employee achievements, offer praise and recognition to continue the desired outcomes through positive reinforcement. Lastly, these check-ins are useful in confirming the future time-off needs of your employees to ensure proper staffing.

Tailoring these check-ins with your team can go a long way in boosting engagement and improving productivity.

Strategic hiring involves intentional recruiting and candidate selection that aligns with the company goals for the new year. Understand the specific knowledge, skills, and experience needed for the role and align these traits with the company's overall strategy and goal. Ensure the job posting and descriptions offer a realistic preview into the opportunity by providing accurate and detailed responsibilities, expectations,

day-to-day activities, long-term goals, and what's in it for the right candidate, (compensation, benefits, growth opportunities, culture, recognition, and more).

Engage others in the interview and selection process, including those from other departments to ensure a solid cultural fit. Make sure when the offer is extended and accepted that a plan is set to offer a solid onboarding experience to ensure the ability to be successful sooner rather than later, especially for a high-need role. Ensure ongoing communication in the beginning of onboarding, offer additional resources and individuals that can help avoid delays in learning and make sure they are given just as stated above proper feedback and recognition.

Lastly, a strategic HR partnership can offer a hand in ensuring the right tools and technology are being used properly to ensure the utmost optimization of these company resources.

Optimizing company resources involves maximizing efficiency, productivity, and effectiveness in utilizing various tools within the organization. It is wise to check in on how the tools are working, what the ongoing cost is and if worth renewing, or check in with the team to confirm the other ideas they may have to achieve results. Begin by analyzing and prioritizing where these resources are allocated, (by department or team, or if used companywide). If there is a possibility of deciding on renewing a contract or canceling, focus on the resources that offer the highest return on investment or align most closely with the company's goals.

If new tools and technology are purchased ensure a smooth implementation and training plan to enhance efficiency. If unsure of the direction you will take on a specific tool or resource, use data-driven insights and cost-to-value insights to make informed decisions; don't forget to include the front-end user's opinions before you make a change.

By continually assessing and refining how tools and technology are utilized, the company can operate more efficiently, reduce expenses, and ensure long-term growth and sustainability through automation and optimizing your resources.

A strategic HR partnership with year-end activities can provide realistic insight into company performance and aid in the development and execution of future goals. Year-end is busy for most departments, from completing tasks and closing the books to planning next year goals; these activities can be supported with an engaging approach, strategic decision making and optimizing existing to continue a trajectory for growth, engagement, and employee satisfaction.

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# Top Projects — Central Oregon Construction Review

## Commercial Contractors *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Compass Commercial Construction Services 600 SW Columbia St., Ste. 6100 Bend, OR 97702	541-330-2449	541-330-2450	www.compasscommercial.com/CS csinfo@compasscommercial.com	Steven Hendley	15	2008	Commercial improvements including office, restaurant, retail, industrial & medical properties, tenant improvements, remodeling, ground-up construction.	Hook & Plow, Cheba Hut, Lone Pine Coffee, Ultimate Logging Co., Pacific Office Automation, Best Care Treatment, Deschutes Business Center, Empire Corporate Park, Forum Shopping Center.
CS Construction 1506 NE First St., Unit 1 Bend, OR 97701	541-617-9190	541-617-9590	www.csconstruction.com emmar@csconstruction.com	Emma Rose	58	2005	Commercial & residential.	The Hixon @ Westside Yard, Juniper Springs Senior Center, Desert Orthopedics, Bend Science Station, Bend Self Storage, Tensility, River's Place Food Court, Tumalo Food Court, 10 Barrel Brewery Expansion, Bellevue Apartments, Lonza, USFS Cascade Lakes Welcome Station, Boyd Acres Retail, Suterra, USFS Crescent District Office, Culver SD Additions, Barnes Butte Elementary, Bend Neurological Associates, Agere, ODOT Region 4, Madras City Hall & Police Dept., La Pine City Hall, Cascades Academy of CO, Madras Air Hangar, Crook County OSU, St. Charles Cascade Medical Building & more.
Cumming Group 2838 NW Crossing Dr., Ste. 207 Bend, Or 87703	458-600-1284	N/A	www.cumming-group.com wayne.powderly@cumming-group.com	Wayne Powderly	2	2022	Owners representative - construction management consulting.	Deschutes County Courthouse- Redmond Public Safety Facility-La Pine Community Health Center - St Charles - CMI-COM-RI - Kennedy Wilson Timber Yards
Deschutes Construction Corporation 494 SW Veterans Way, Ste. 5 Redmond, OR 97756	541-923-1440	541-923-9663	www.dccoregon.com info@dccoregon.com	Matt Floyd	39	2006	Concrete & excavation.	N/A
Eagle Mountain Construction, Inc. 19930 McClellan Rd. PO Box 8000 Bend, OR 97702	541-382-3622	541-610-1625	N/A	Steve Rzonca	8	1979	Commercial, development, residential.	University of Oregon - Pine Mountain Observatory, Oregon State University - Corvallis campus, Center for Human Development, McDonald's USA, Alpa & Beta Corporation, Washington Federal Savings, The Church of Jesus Christ of Latter-Day Saints, Cascade View Plaza, Hidden Glenn Subdivision.
Empire Construction & Development, LLC 63026 Lower Meadow Dr., Ste. 200 Bend, OR 97701	541-389-0070	541-383-2477	www.empirecon-dev.com spencer@kystone.com	S. DeMoss	10	2004	Commercial, multi-family residential, custom home residential.	Acme Electric Corporation Prineville, OR; Stoner Electric Group Prineville, OR; CESCO Prineville, OR; Ridgeview Townhomes Redmond, OR; Reed South at 27th & Reed Bend, OR; Three Peaks Industrial Park Sisters, OR; Shelvin's West Residential Development, Bend, OR; South Brinson Industrial Park, Bend, OR; No Bake Cookie Company, Custom Commercial Building Bend, OR; Cascade Integration & Development, Custom Commercial Building Bend OR; Westgate Lot 45 Custom Home Bend, OR; Tetherow Lot 4 Custom Home Bend, OR & more.
Griffin Construction 1411 NW Murphy Court Prineville, OR 97754	541-447-7237	541-447-2244	www.griffinconstructionllc.com info@griffinconstructionllc.com	Samuel Griffin	35	2000	Commercial construction.	Huntington Lodge at Pronghorn Resort, Deschutes County Fire Stations 302 & 306, Prineville Apartment Complex, Deschutes Labs, LLC, Central Oregon Interagency Dispatch Center, North Lake SD Expansion & Addition, Redmond Wilco, Redmond Proficiency Academy, Juniper Swim & Fitness Changing Rooms, Bend-La Pine SD Transportation Center, Crook County MS Seismic Project, Pilot Butte Restroom Remodel, The Dalles Veterans Home, Maupin Civic Center, Mid-Columbia Center for Living, Columbia Veterinary Hospital & more.
Hooker Creek Companies, LLC 95 SW Scalehouse Lp., Ste. 100 Bend, OR 97702	541-389-0981	Call First	www.hookercreek.net scarlson@hookercreek.net	Scott M. Carlson	120	1995	Equipment & supplies, concrete, asphalt, excavation, civil construction.	N/A
JD III Construction & Equipment Co. Inc. 19081 River Woods Dr. Bend, OR 97702	541-382-7008	N/A	tdickensiii@bendcable.com	Tom Dickens	2	1969	Commercial, industrial.	El Rancho Grande II, Mazatlan Restaurants in Redmond & Madras.
Keeton King Contracting, LLC. 18159 Hwy. 126 Sisters, OR 97759	541-923-0704	541-923-5502	www.keetonking.com info@keetonking.com	Tom Keeton, Arland Keeton	30	1964	Commercial, underground & streets.	Sisters Middle School - Sisters, Country Side Living - Redmond, Pilot Butte Middle School Reconstruction Phase I - Bend, Dogwood Waterline & Street Reconstruction - Redmond, Mill Race Station Storage - Lebanon,Autzen Otter Exhibit Remodel - High Desert Museum, Thompson Park Pool - The Dalles, Hampton Inn Sitework- Bend, Brasada Ranch Recreation Center, Brasada Ranch Golf Pro Shop, Cecil Sly Elementary Remodel - Prineville, Indian Meadows Water Tank - Sisters, RPA-McClay Building - Redmond & more.
Kellcon, Inc. 50 SW Bond St., Ste. 2 Bend, OR 97702	541-312-4034	N/A	www.kell-con.com rk@kell-con.com	Rob Kelleher	18	2015	Commercial, industrial, residential & building maintenance.	Apple Small Projects & Maintenance, Baxter Harder Law Office, Bosa Restaurant, Cascade Middle School Locker Replacement, Confluence Fly Shop TI, Deschutes County Service Shop, East End Shell & TIs, Jiffy Lube, On Tap Remodel, R.E. Jewell Cafeteria Addition, Serenity Lane TI, Simply Mac TI, Sunriver Observatory Addition.
Kirby Nagelhout Construction Company 63049 Lower Meadow Dr. Bend, OR 97701	541-389-7119	541-385-5834	www.kirbynagelhout.com ardent@KirbyNagelhout.com	Jason Terry	170	1986	Commercial.	COCC Science Building, COCC Madras Campus, Bend Research (Now Lonza Laboratories), OSU Andrews Forest Housing, Mt Bachelor Administration Building, Crane shed Commons, Pacific Crest Middle School, Silver Rail Elementary School, UUFCCO Church, Daimler Test Facility, Black Butte Ranch Lodge, Black Butte Ranch Lakeside Pool & Lodge, City of Bend Public Works Campus, Caldera High School, Redmond Snow Removal Equipment Building
Knife River 64500 OB Riley Rd. Bend, OR 97701	541-388-0445	541-388-8932	www.kniferiver.com chris.doan@kniferiver.com	Chris Doan	150	1968	Grading, paving, asphalt, aggregates, ready mix concrete.	Reed Market Road Reconstruction, Murphy Road, Colorado Avenue Undercrossing, Sunriver Entrance Loop Road Reconstruction.
Pence Construction 1051 NW Bond St., Ste. 310 Bend, OR 97701	541-323-3393	503-256-3684	www.pence.net john.williamson@pence.net	Karl Nottelmann, Cory Loomis, John Williamson	435	1992	Commercial	Larkspur Community Center, Juniper Swim & Fitness Renovation, multiple multifamily projects.
R&H Construction 61426 American Lane, Ste. 100 Bend, OR 97702	541-312-2961	541-312-2962	www.rhconst.com centraloregon@rhconst.com	Gary North	40	1999	General commercial, remodel, tenant improvement, custom residential.	Hayden Homes Amphitheater, Obsidian Heights Apartments, Sunriver Brewing, The Cove Aquatics Center, Patio World/ Race Place, Deschutes Rim Medical Clinic, Mosaic Medical, Carnelian Place.
Skanska 2275 NE Doctors Dr., Ste. 3 Bend, OR 97701	541-504-9525	541-504-9529	www.skanska.com Taylor.Blevins@Skanska.com	Taylor Blevins	8	1948	Commercial, industrial & general contracting.	Jefferson County Community Health Building, St. Charles Tenant Improvements, Redmond City Hall, St. Charles ICU Tower, Deschutes County Parole & Probation.
Spectrum Building & Restoration 90 SE Bridgeford Blvd., Ste. A Bend, OR 97702	541-385-0752	541-385-0197	www.spectrum-bend.com Charlene@spectrum-bend.com	Charlene	16	1988	Fire, water restoration, mold remediation, disaster restoration, trauma scene cleanup & new construction.	Various residential & commercial construction projects in Burns, Madras, Sisters, Gilchrist, La Pine, Redmond, Sunriver & Bend.
Steve Keeton Construction, Inc. 68590 Cloverdale Rd. PO Box 1120 Sisters, OR 97759	541-549-6571	N/A	www.stevekeetonconstruction.com Keetonskc@gmail.com	Steve Keeton	7	1990	Residential, commercial, excavating, remodel work.	Hans Bldg.-Prineville, Hickman William Bldg.-Bend, S.O.A.R.-Sisters, River Bend Equipment-Bend; Luv's Donuts-Bend; Mid-State Power Products-Redmond.
Stilson Builders 70 SW Century Dr., Ste. 100-502 Bend, OR 97702	541-419-2556	N/A	www.stilsonbuilders.com rick@stilsonbuilders.com	Rick Stilson	20	2018	Commercial & residential.	N/A
SunWest Builders 2642 SW Fourth St. PO Box 489 Redmond, OR 97756	541-548-7341	541-548-2855	www.sunwestbuilders.com crystalh@sunwestbuilders.com	Steve Buettner	55	1989	Commercial, custom residential.	Custom Residential include: Broken Top, Sunriver, Caldera,Eagle Crest, Crosswater, Black Butte, Northwest Crossing,Commercial & resort projects include: Tetherow Hotel, Tetherow Event Pavilion & Cabins, Iron Horse Lodge, Mt. Bachelor Assisted Living & Memory Care, Azimuth Affordable Housing, Freemont NWX (Mixed-Use), Young Life Camp Expansion, Bethlehem Inn, St. Charles South Clinic, St. Charles La Pine Clinic, Volkswagen, Audi, Porsche, Toyota, Immersion Brewery, Crux Production Brewery, Hydro Flask & more.
Taylor Northwest LLC 18500 Bull Springs Rd. Bend, OR 97703	541-382-7887	541-382-3505	www.taylornw.com vzavala@taylornw.com	Chad Swindell	116	2003	Heavy construction services including land clearing, demolition, excavation, utility construction, storm drainage, aggregate base, paving, concrete curbs & sidewalks, footing excavation & backfill, landscaping, land development, industrial, commercial, retail. CCB#: 159999	Central Oregon.
Vic Russell Construction Inc. Finley Butte Aggregate & Paving 17900 Finley Butte Rd. PO Box 2520 La Pine, OR 97739	541-536-3478	541-536-3526	www.vicrussellconstruction.com Vickir@VicRussellConstruction.com	Vicki Russell, Vic Russell	30	2015	Excavation, site work, utilities, paving asphalt, rock product manufacturing, asphalt manufacturing	N/A
Wolf Construction & Development 2838 NW Crossing Dr., Ste.208 Bend, OR 87703	541-200-6954	N/A	www.wolf-cd.com swolf@wolf-cd.com	Scott Wolf	15	2021	General building contractor, private development, single family & multifamily construction, commercial construction & tenant improvements, hospitality, public works.	N/A

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



# Construction Challenges Within Central Oregon's Urban Areas

by ADAM LARSON, P.E., Project Geotechnical Engineer — The Wallace Group, Inc.

The engineers and geologists at Wallace Group have provided geotechnical engineering services to construction projects in Central Oregon for over 25 years. New construction challenges have surfaced in central Oregon's urban environment due to diminishing land availability. Gone is the time when we studied level, untouched sites within the urban core area. Buildings are closer together than ever and with valuable real estate, buildings now have basements, underground parking, and soar to the maximum heights allowed. As geotechnical engineers, we study the soil and rock at project sites and develop foundation, grading, and drainage recommendations for lasting performance and safety. Over the years, the engineering challenges have changed based on the available sites remaining and site constraints due to development boundaries. Geotechnical studies are now more important than ever. Let's dive in and explore the main issues that lead to costly design changes or even stop projects altogether.

Building upon a previously developed site requires reconstruction. That is, demolishing old structures and replacing them with something new. Sites being re-purposed for new uses, think Bend Central District (BCD), have a high likelihood of being underlain by undocumented fill (soil) and construction debris. These historic sites were typically filled before adequate standards or codes, modern construction equipment, geotechnical oversight, and record keeping. New structures should never be supported on undocumented fill materials.

Bend's history as a source for pumice has left behind many former open pit mines. In general, when pumice extraction was complete, the area was loosely backfilled or 'reclaimed' with whatever material was around with little thought that the area would be reused. From the surface today, it might be impossible to discern the former pit boundaries. These reclamation sites represent the most expansive and thickest accumulations of undocumented fill in the Bend area. In some former pits, the fill extends 65 feet deep.

The region was also host to abundant logging and

lumber processing activities. It was common to toss the wood shavings or logs to the side or bury them below ground in pits. Buried organic waste decays over time causing the ground to settle. Decomposition of organic material has led to some of the most significant building settlement damage in the area.

The few undeveloped sites remaining in central Oregon's urban areas tend to have slopes or neighboring buildings very close by. Constructing new buildings adjacent to existing buildings is especially challenging. Often, retaining walls and temporary construction easements are required just to do the work. This becomes even more difficult when you need to remove undocumented fill. Expensive supports, such as temporary shoring, may also be needed to prevent damage to adjacent properties.

Exposed rock cuts are also more prevalent on undeveloped sloping sites. While shallow basalt bedrock is common, the rock below our feet is multi-layered with soil, cinder, tuff, and volcanic ash to name a few. A common concern with basalt bedrock is also the presence of systemic voids or 'lava tubes' which are quite common on the east side of Bend and Redmond. Shallow lava tubes left unaccounted for during site development can cause major problems. Understanding the nature and engineering properties of the rock requires geotechnical drilling and sampling techniques.

And lastly, northern Deschutes County is known to have relatively shallow bedrock and deep groundwater. However, very shallow groundwater, sometimes a few feet or less below the surface, is found in La Pine, Sunriver, Tumalo, and Prineville. The shallow groundwater can create difficulty during construction and lead to moist environments (mold and decay) in crawl spaces. Additionally, the groundwater foreshadows the weak, underlying soil deposits that are left behind. Such is the case in Sunriver and La Pine which were formerly shallow



PHOTO | COURTESY OF THE WALLACE GROUP, INC.

lakes. The weak lakebed deposits are now the surface soil that we are building on today. The engineering properties of the lakebed deposits are complex and require diligence in sampling and laboratory analysis.

What can be done to understand subsurface conditions at your site? A geotechnical investigation is the best way to identify undocumented fill, construction debris, soft soil, lava tubes, and wood waste. If these conditions are not identified and mitigated before new construction starts, it can halt a project quickly. Or worse, the building may develop future defects with remedial costs exceeding the front-end geotechnical engineering fees by 10x, or more.

The grounds below your next project are likely to be complex and difficult to discern from the surface. In order to give your project the best chance of success, subsurface exploration and geotechnical analysis is critical. Fortunately, Wallace Group has local experts with the wealth of knowledge and experience needed to make your next project a success. Contact our Bend office at 541-382-4707 for a consultation.

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# Central Oregon Event Puts Spotlight on Worker Safety & Health in Construction Industry

by SHARELL LIEN, CGMP, Conference Coordinator — Oregon OSHA | DCBS

A two-day training conference in central Oregon will offer multiple training opportunities for workers in the residential, commercial, and industrial construction industries to increase their safety and health while on the job. The January 29-30 Mid-Oregon Construction Safety Summit will address a variety of topics, including fall protection, excavation safety, silica exposure risks, electrical safety, and safety technologies. Attendees will have access to a range of training sessions, including the OSHA ten-hour training for construction, work zone safety and flagging, rigging and signaling for cranes, and first aid. Certifications and recertifications will be available. Also, the conference will offer opportunities to earn continuing education credits, including through Oregon's Construction Contractors Board and Landscape Contractors Board. Oregon Occupational Safety and Health (Oregon OSHA), a division of the Department of Consumer and Business Services, encourages employers and workers to attend the 21st annual Mid-Oregon Construction Safety Summit at

the Riverhouse on the Deschutes in Bend. Oregon OSHA is one of several partners presenting the summit. The event's keynote presentation, "Extraordinarily Average Guy," will be delivered by Dan Plexman, who nearly lost his life in an industrial accident 15 years ago. Since that near-death experience, Plexman has transformed himself into a champion arm wrestler and speaker on workplace safety. His presentation will reinforce critical points to keep in mind when it comes to on-the-job safety and health, including that all workplace accidents are preventable. The Mid-Oregon Construction Safety Summit's other sessions include:

- Preventing fall hazard exposures
- Serious Injury Fatality (SIF) prevention
- Mental health awareness
- Employment law update
- Construction A to Z
- Underground line safety
- Safety committees and meetings

Registration for the event's pre-conference workshops (Monday, January 29) is \$70. Conference registration (Tuesday, January 30) is \$100. Registration for the OSHA 10-hour training for construction is \$150 for both days. The cost of attending the workshop on rigging and signaling for cranes (Monday, January 29) is \$295. To register, go to [safetyseries.cventevents.com/summit24](https://safetyseries.cventevents.com/summit24). For more information, contact the Oregon OSHA Conference Section, 503-947-7411 or [oregon.conferences@dcbs.oregon.gov](mailto:oregon.conferences@dcbs.oregon.gov). For information about other upcoming safety conferences, visit Oregon OSHA's online conferences page. Oregon OSHA, a division of the Department of Consumer and Business Services, enforces the state's workplace safety and health rules and works to improve workplace safety and health for all Oregon workers. The Department of Consumer and Business Services is Oregon's largest business regulatory and consumer protection agency. [osha.oregon.gov](https://osha.oregon.gov) • [oregon.gov/dcbs](https://oregon.gov/dcbs)

## K3 Construction

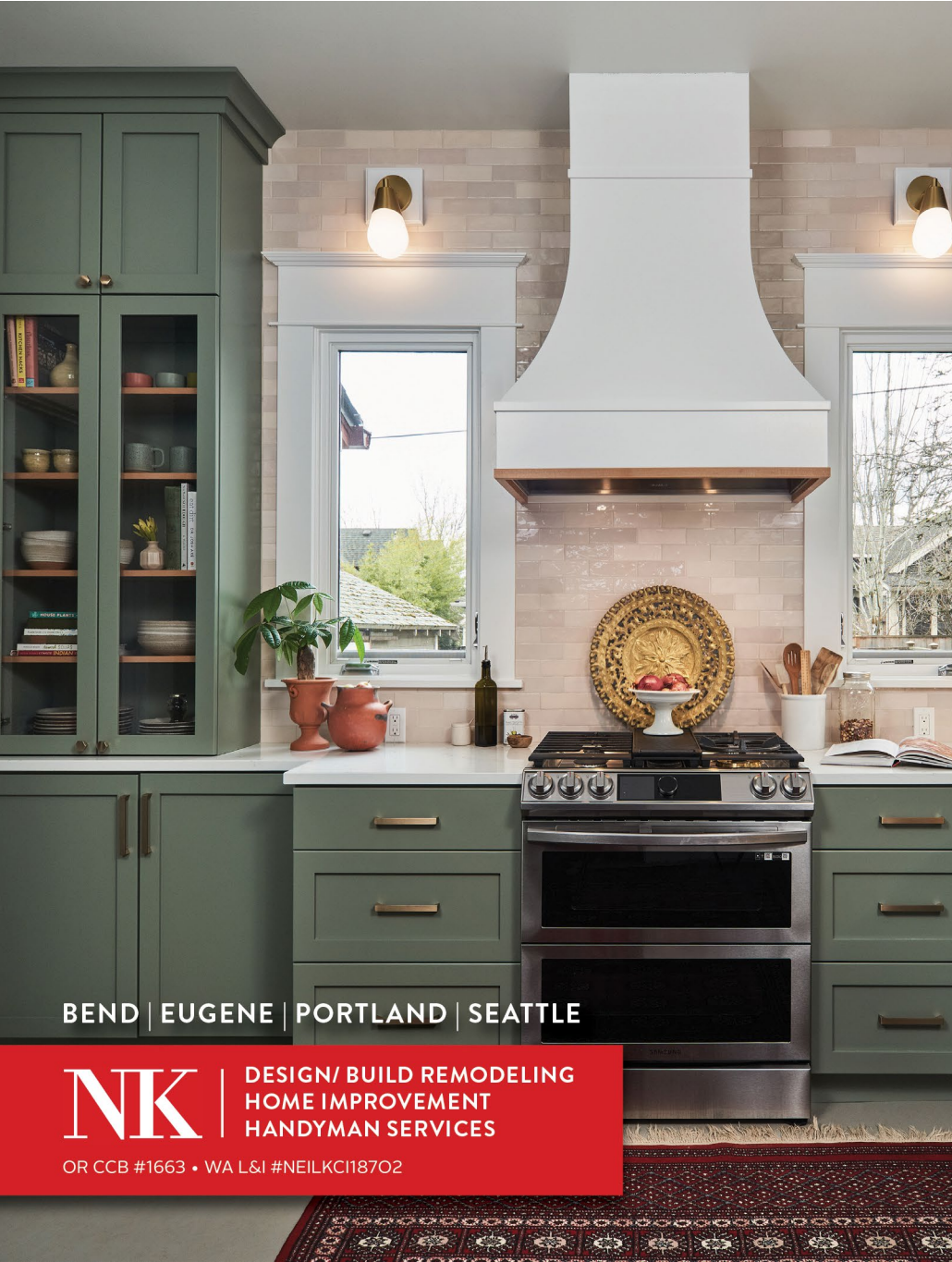
Continued from page 1

have been plenty of guys wanting to work for us," Kaffman said. "We're pretty picky about who we hire, so I end up screening a lot. And when I find someone who's a good fit I scoop them up even if I don't need them right away." It's not the cheapest way to go, but Kaffman believes in the long run it saves money by reducing turnover and building morale. "I have a pretty good sense for who's going to be a good fit," he said. Phil Kauffman grew up on a dairy farm in Wisconsin. He inherited a farmer's work ethic from his father, and his father's father,

but he didn't share their passion for cows. So in 1995 he moved to Oregon and started working for a construction company in the small town of Halsey, Oregon. Before long he was managing the business, expanding the company's services and nurturing growth. In 2007 Kauffman bought the company outright and eventually moved to Madras. Phil isn't the type to sing — or even hum — his own praises, so if you ask him about K3's success he always attributes it to his team. He says everyone is willing to listen, learn, and go the extra mile. "Working with some of those big contractors has taught us some handy tricks of the trade. It's been really good, in terms of our processes and our communication. We have almost zero

callbacks, even though there are a lot of hoops they make us jump through. We've become more efficient, more detail-oriented, and more safety aware." That awareness comes in handy when Kauffman's managing his other business, Rock-n-Road Quarry, which he purchased in 2020. Explosions are standard procedure in the rock business around here. Aggregate, and rock of all kinds, is a main ingredient of K3's groundwork operation. So it made sense to integrate a quarry into their family of family-run businesses. "Rock is a pretty big piece of our puzzle, and we had a unique, once-in-a-lifetime opportunity," Kauffman said. "After two years of discussion and planning with the previous quarry owner we decided to buy it." Rock-n-Road Quarry provides all kinds of

rock, from giant landscaping boulders to standard ¾ minus gravel and even topsoil and sand. Now, after five years of rapid growth, Kauffman is focused on shoring up the gravel operation and maximizing efficiency across the board. "We expanded the main quarry office and added a dispatcher who also handles logistics, financial management and record keeping. We have plans to grow more methodically in the foreseeable future, but you know how it goes... opportunities pop up. We just want to make sure that what we have is managed to its full potential before we make any big moves." Full potential, and no mud to contend with. [k3groundwork.com](https://k3groundwork.com)



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- ✓ Preventing fall hazard exposures
- ✓ Rigging and signaling for cranes certification
- ✓ Safety committees/meetings
- ✓ Serious Injury Fatality (SIF) prevention
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- ✓ Trust Your Decisions – Understanding Fall Protection System Performance
- ✓ Underground line safety
- ✓ Work Zone Safety/Flagging Course

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AVBend

Continued from page 1

legacy of excellent service and high-quality audio work. Christine, the owner of Audio Visual Bend, oversees the financials and operation of the company.

"I was looking for someone special to hire to take my place," Tony said. "We reached out to our community and all the connections we've made here, and they brought James to me. He has a deep set of skills, he has ambitions and he proved to me he wanted to run the company."

Tony and Christine were not willing to hand the business over to just anyone. James came to the company with an extensive background in the industry. With 18 years of experience, James has experience working on massive sound systems in Las Vegas, and hosting industry-wide events and conferences. He intentionally leaned towards understanding video and lighting work, in particular, and touts these as his specialties.

James' skill set provides unique opportunities to grow AVBend. "As the company has grounded itself in video conferencing and building in-room audio, two areas we want to expand in are acoustical treatments, as well as lighting for both accent and main lighting," James explained. With extensive experience in those areas, James is pushing for that change.

On the first of November this year, James officially took over in a ceremony where Tony handed him the metaphorical reins (and a literal sword) to the company. "Tony understood the business should not retire with him," James said. "Tony did an amazing job of recognizing the skill sets required to keep the business running and help it survive in the future. He was very open to flexible changes within the business, and always sought to find better ways to work with more modern tech." The cooperation between James and Tony is what made for a successful management transition. Both individuals worked in collaboration to ensure no drop-in service or quality to the clients.

Optimistic about the future of AVBend, James proposes to maintain AVBend as the go-to source for commercial audio-visual services. Looking to solve problems before they begin, James plans on working with local architects and builders to ensure proper audio-visual capabilities are included in modern design. "We want to jump in and work with architects to make sure buildings are being designed with modern tech, and taking lighting/acoustics into account," James said, adding that they are already working with multiple architecture firms across town.

With the handing of a sword, Tony wanted to reference the "changing of the guard" and show the community this shift in management is ethical, intentional, and best for both the company and its clients. Tony said, "Our business, our quality, our service... We're not going anywhere. It was just time to pass it along to the right people."

avbend.com  
20585 NE Brinson Blvd., Bend



PHOTOS | COURTESY OF AUDIO VISUAL



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# Top Projects in 2023

**Solis at Petrosa**

Contractor: Pahlisch Commercial  
Project Cost: ~\$24M

**Performance Pro Supply Distribution Facility**

Contractor: Performance Insulation and Energy Services  
Project Cost: \$4,200,000

**Brinson High School, Phases IV & V**

Contractor: O'Brien & Company LLC  
Project Cost: \$3,580,310

**USFS Sisters Forest Service District Compound — Storage Bldg.**

Contractor: 2KG  
Project Cost: \$2,000,000

**Deschutes Public Library — La Pine**

Contractor: SunWest Builders  
Project Cost: \$2.8M

**Deschutes Public Library — Sisters**

Contractor: SunWest Builders  
Project Cost: \$2.8M

**South End**

Contractor: Kell-con Construction  
Project Cost: \$2.1M

**Juniper Mountain Counseling**

Contractor: Compass Commercial Construction Services LLC  
Project Cost: \$1,650,000

**Realms Skyline HS**

Contractor: Kirby Nagelhout Construction Co  
Project Cost: \$1.9M

**Shelk Office Building**

Contractor: Stilson Builders  
Project Cost: \$1.5M

**27th & Reed Cascade Lakes Brewing**

Contractor: Empire Construction & Development,

**Arete Condos at The Grove**

Contractor: SunWest Builders

**Black Butte Ranch**

Contractor: Kirby Nagelhout Construction Company

**Brand X Rentals**

Contractor: Empire Construction & Development

**Canal Mixed Use**

Contractor: Empire Construction & Development

**District 2 East Building 3 — Generac**

Contractor: SunWest Builders

**Leading Edge - Helihanger**

Contractor: Empire Construction & Development

**Mid Oregon Credit Union — Prineville Branch**

Contractor: SunWest Builders

**Mid Oregon Credit Union — Redmond Branch**

Contractor: SunWest Builders

**Mt. Bachelor Skyliner 6-Pack Lift & Towers**

Contractor: Dopplemayr USA Inc

**North County Service Hub**

Contractor: SunWest Builders

**Prineville Lot 700 & 701**

Contractor: Empire Construction & Development

**RE/MAX Key Properties — 42 NW Greenwood Renovation**

Contractor: R&H Construction

**Rosendin Electric**

Contractor: Empire Construction & Development

**Shepherd's House Redmond Center Renovation**

Contractor: SunWest Builders

**Subaru of Bend**

Contractor: Empire Construction & Development

**Sullivan Orthodontics**

Contractor: SunWest Builders

**Three Peaks Industrial — Lot 12**

Contractor: Empire Construction & Development

**Top Gun**

Contractor: Empire Construction & Development

**Veterinary Referral Clinic of Central Oregon**

Contractor: Empire Construction & Development

# Solis at Petrosa

63190 Deschutes Market Rd., Bend



**Property Owner/Developer:**

Pahlisch Commercial

**Contractor:** Pahlisch Commercial

**Project Cost:** ~\$24M

**Sitework Start:** July 2021

**Completion:** December 2023

**Square Footage:**

316,000 square feet, 260 units

**Amenities:** Pool, lounge, VR room, kids play area, fitness room.

**Project Manager:** Dean Masukawa

**Architect:** LRS Architects

**Principal Architect:** T. Paul Frank

**Structural Engineer:**

Froelich Consulting Engineers

**Civil Engineer:** AKS Engineering

**Mechanical, Electrical, Plumbing (MEP) Engineer:**

Interface Engineering

**Geotechnical Engineer:**

Carlson Geotechnical

**Special Inspection & Testing Agency:**

Carlson Testing, Inc.

**Landscaping:** AKS Engineering

**Brief Description of Project:**

LRS worked with Pahlisch Commercial on a ten-acre multi-family housing development located on the northwest corner of the new 177-acre mixed use community in northeast Bend. The Solis at Petrosa apartments are comprised of eight garden-style apartment buildings and one four-story corridor building, containing a mixture of studios, one- and two-bedroom units. The development includes premium amenities such a pool, clubhouse, bike trails, and more than twenty-two acres of open space and a 5.3-acre park. The new Solis Community includes single family homes, an elementary school, community center/central park and 22-acre commercial town center for approximately 1,100 residents.



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Performance Pro Supply  
Distribution Facility

425 SW Tamarack Ct. Redmond



PHOTO | COURTESY OF C.A. ROWLES ENGINEERING

**Property Owner/Developer:**  
Performance Properties of Redmond, LLC

**Contractor:** Performance Insulation and Energy Services

**Project Cost:** \$4,200,000

**Completion:** May, 2023  
(Tenant improvement for lease space.)

**Square Footage:** 24, 375 square feet

**Amenities:** 2,665-square-foot office and 17,700-square-foot warehouse for owner, 4,010-square-foot sub-tenant lease space

**Financing:** Heritage Bank

**Project Managers:**  
Dan Reed, Debra Reed

**Engineer/Building Design:**  
C.A. Rowles Engineering & Design

**Principal Designer:** Ryan Byrne, C.A. Rowles Engineering & Design

**Civil Engineering:** Matt Williams, C.A. Rowles Engineering & Design

**Structural Engineer:**  
Core Structures

**Metal Building:** Chief Buildings

**Mechanical Engineer:**  
Marcia Karr, PE

**Electrical Engineer:**  
Mda Engineering, Inc

**Fire Protection:**  
American Sprinklers, Inc.

**Landscaping:** Ram Landscaping

Subcontractors and Suppliers:

Performance Insulation & Energy Services, Inc., Garner Electric, Bar 7 Excavation, Deschutes Roofing, Deschutes Plumbing, 7 Peaks Paving

Brief Description of Project:

New 24,375-foot commercial/industrial building with warehouse and office space on 2.0 acres for performance insulation. Featuring a timber entry canopy, bonded-sand and metal panel siding over CMU wainscot, optimized site circulation, and paired mass-block retaining wall and swale drainage solution.

Brinson High School,  
Phases IV & V

20730 Brinson Blvd., Bend



PHOTO | COURTESY OF COLE ARCHITECTS

**Property Owner/Developer:**  
Bend-LaPine Schools

**Project Cost:** \$3,580,310

**Financing:** BLPS Annual Funding

**Sitework Start:** June 2022

**Completion:** January 2023

**Square Footage:** 7,000 square feet (remodel/addition square footage)

**Contractor:**  
O'Brien & Company LLC

**Project Manager:** Kyle Kittelman

**Architect:** Cole Architects

**Principal Architect:** Ian Schmidt

**Structural Engineer:**  
Eclipse Engineering, Inc

**Civil Engineer:** HWA, Inc.

**Mechanical Engineer:**  
CEA Consulting Engineers

**Electrical Engineer:**  
CEA Consulting Engineers

Brief Description:

This surprising use of a warehouse for innovative high school programs created an opportunity for fast-track development of two separate high schools in an existing 80,000-square-foot metal building. Phases IV and V of this project, completed this year, added a new gym area and two phases of new classrooms. The upgrades also included a seismic retrofit.

Thank you to our exceptional clients for your trust, insight and partnership in 2023. Cheers to a remarkable 2024!



Kaitlin Beauchemin  
Administrative Assistant

Trish Parkes, LPM  
Senior Property Manager

Katy Haines  
Principal Broker  
Director of Operations

Chuck Brazer  
Broker

Walt Ramage  
Partner/Broker

Jenn Limoges, CSM  
Partner/Principal Broker

Jeff Reed  
Broker

Corey Charon  
Broker

Christina Nist  
Assistant Property Manager

Julia Sutter  
Property Manager

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# USFS Sisters Forest Service District Compound - Storage Bldg.

201 N Pine St., Sisters



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**  
USFS

**Contractor:** 2KG

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

**Sitework Start:** September 2022

**Completion:** August 2023

**Square Footage:** 6,328 square feet

**Project Manager:** Doug Sesney

**Supervisor:** Jon Bighaus

**Architect:**

Steele Associates Architects

**Architect Team:**

Adam Stephen, Steve Olson  
and Scott Steele

**Structural Engineer:**

Froelich Engineers

**Civil Engineer:**

HWA

**Mechanical Engineer:**

Interface Engineering

**Geotechnical Engineer:**

The Wallace Group, Inc.

**Landscaping:**

Cameron McCarthy

**Subcontractors and Suppliers:**

AM-1 Roofing, Bell Hardware, Bend Heating, Quality Truss, Kuenzi Electric, Crow Plumbing

**Brief Description of Project:**

Masterplan and new storage building, improved parking areas and vehicle circulation, added site security, better pedestrian connectivity.



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# Deschutes Public Library — La Pine

16426 First St., La Pine

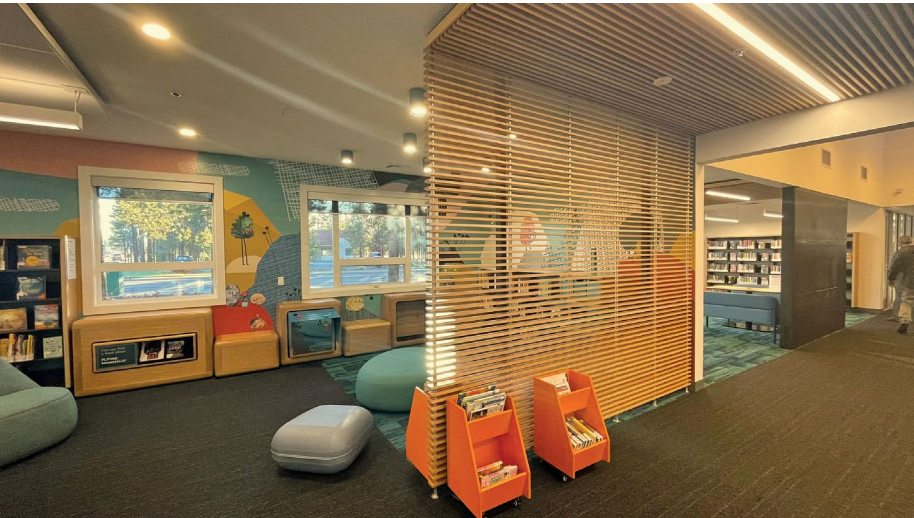


PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**  
Deschutes Public Library

**Contractor:**  
SunWest Builders

**Project Cost:** \$2.8M

**Sitework Start:** January 23, 2023

**Completion:** October 24, 2023

**Square Footage:**  
8,300 square feet

**Amenities:**  
Kitchen in staff room.

**Financing:**  
Public Bond Measure

**Project Manager:**  
Adam Bowles, SunWest Builders

**Supervisor:**  
Kevin Harris, SunWest Builders

**Architect:**  
Steele Associates Architects +  
Miller Hull Partnership

**Structural Engineer:** KPFF

**Civil Engineer:**  
HWA, Inc.

**Mechanical Engineer:**  
Interface Engineering

**Landscaping:** Walker Macy

**Subcontractors and Suppliers:**

Cascade Heating, Bend Electric, Severson Plumbing, J&R Fire, Siemens

**Brief Description of Project:**

Tenant improvements — interior, new landscaping, minimal exterior and site work.

# Deschutes Public Library — Sisters

110 N Cedar St., Sisters



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**  
Deschutes Public Library

**Contractor:**  
SunWest Builders

**Project Cost:** \$2.8M

**Sitework Start:** December 13, 2022

**Completion:** October 10, 2023  
(Substantial Completion)

**Square Footage:** 8,300 square feet

**Amenities:**  
Kitchen in staff room.

**Financing:**  
Public Bond Measure

**Project Manager:**  
Adam Bowles, SunWest Builders

**Supervisor:**  
Jeff Dirks, SunWest Builders

**Architect:**  
Steele Associates Architects +  
Miller Hull Partnership

**Structural Engineer:** KPFF

**Civil Engineer:**  
HWA, Inc.

**Mechanical Engineer:**  
Interface Engineering

**Landscaping:** Walker Macy

**Subcontractors and Suppliers:**

Cascade Heating, Bend Electric, Severson Plumbing, J&R Fire, Siemens

**Brief Description of Project:**

Tenant improvements — interior, new landscaping, minimal exterior and site work.

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# South End

61165 S Highway 97, Bend

**Property Owner/Developer:** JKC Bend LLC  
**Contractor:** Kell-con Construction  
**Project Cost:** \$2.1M  
**Sitework Start:** Summer 2022  
**Completion:** March 2023  
**Square Footage:** 6,187 square feet  
**Amenities:** compact, efficient retail and restaurant building, four tenant suites, drive-thru, exterior cladding variety, covered entries  
**Project Manager:** Klint O’Neal  
**Supervisor:** Rob Ring  
**Architect:** Stemach Design & Architecture



PHOTO | COURTESY OF STEMACH DESIGN & ARCHITECTURE

**Principal Architect:** Stacey Stemach  
**Structural Engineer:** Froelich Engineers  
**Civil Engineer:** HWA, Inc.  
**Mechanical Engineer:** Solera Engineering  
**Geotechnical Engineer:** Carlson Geotechnical

## Subcontractors and Suppliers:

North Rim Electric; Parr Lumber; York Brothers; Bend Heating & Sheet Metal; Precision Glass; AM-1 Roofing; McLean Concrete; Bell Hardware; Central Oregon Garage Door; Baldwin Steel; Deschutes Painting

## Brief Description of Project:

South End is a single story, multi-tenant retail and restaurant building situated along South Highway 97, in Bend on a triangular-shaped site. Consisting of four demised suites, South End is currently home to three tenants — Panda Express, UPS and Handel’s Ice Cream. The building is clad in smooth fiber cement panels and lap siding, with CMU veneer features.

# Juniper Mountain Counseling

61690 Pettigrew Rd., Bend



PHOTO | COURTESY OF COMPASS COMMERCIAL CONSTRUCTION SERVICES

**Property Owner/Developer:** Miracle Team LLC  
**Contractor:** Compass Commercial Construction Services LLC  
**Project Cost:** \$1,650,000  
**Sitework Start:** August 2022  
**Completion:** C of O October 06, 2023  
**Square Footage:** 11,585  
**Financing:** Summit Bank

**Project Manager:** Carl Clements  
**Supervisor:** Tom Snell  
**Architect:** Blue Forty Architecture  
**Principal Architect:** Alex Collins  
**Structural Engineer:** Walker Engineering  
**Special Inspection & Testing Agency:** Carlson Testing

## Subcontractors and Suppliers:

Black Diamond Builders, Garthwaite Electric, Loomis Plumbing, Precision Glass Company, Building Solutions, Conklin Drywall, Bend Heating and Cooling, Walker Painting, Empire Truck Works, Bend Cabinet, Third Street Flooring

## Brief Description of Project:

Interior and exterior remodel of an existing church, Fathers House, built in 2005, to create a lodge style mental health counseling office that included full interior demolition, construction of 16 new first and second floor offices, and 15 other modified rooms including conference rooms, breakrooms, teen and family room, Kids Corral and added amenities, sitting and waiting rooms with fireplaces.



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Jesse Banks and Peter Fleming from CLS Fabrication & Baldhead Cabinets with Summit Bank Vice President and Business Client Advisor Roger Lee (center).

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# Realms Skyline HS

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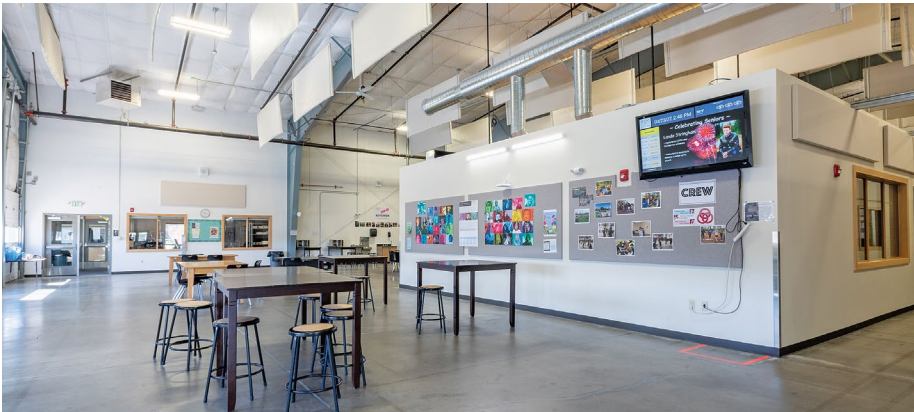


PHOTO | COURTESY OF COLE ARCHITECTS

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

**Contractor:**  
Kirby Nagelhout Construction Co

**Project Cost:** \$1.9M

**Sitework Start:** July 2019

**Completion:** October 2019

**Square Footage:** 43,311 square feet

**Amenities:** Educational atmosphere encouraging collaboration, perseverance, compassion, relevant learning, communication, creativity and critical thinking.

**Project Manager:** Robert Fraiser

**Superintendent:** Mark Herber

**Principal Architect:** Phil Doza,  
DKA Architecture & Design PC

**Project Architect:** Kimberly Stroup,  
DKA Architecture & Design PC

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

**Transportation Engineer:**

Joe Bessman, Transight Consulting

**Mechanical Engineer:** Larry Scharf, CEA

**Electrical Engineer:**

Chuck Bohlke, MDA

**Subcontractors and Suppliers:**

Cascade Heating, Dry Canyon, Deschutes Painting

**Brief Description of Project:**

This surprising use of a warehouse for innovative high school programs created an opportunity for fast-track development of two separate high schools in an existing 80,000-square-foot metal building. Phase two of this project, completed this year, expanded the school area to include four new classrooms with excellent acoustics, windows drawing in natural light, and fun break out spaces. The school also incorporated gender neutral restrooms, office and conference space, and acoustic improvements to existing classroom areas.

# Shelk Office Building

110 NE Combs Flat Rd., Prineville



PHOTO | COURTESY OF STILSON BUILDERS

**Property Owner/Developer:**

CABS Development

**Contractor:** Stilson Builders

**Project Cost:** \$1.5M

**Sitework Start:** March 28, 2022

**Completion:** February 1, 2023

**Square Footage:** 3,300 square feet

**Amenities:** Offices, break room and conference room.

**Financing:** Private Funding

**Project Manager:** Sam Fisher

**Supervisor:** Monte Burch

**Engineer:** Morrison-Maierle

**Architect:** Tekneek Architecture

**Principal Architect:** Larry Wright

**Structural Engineer:**

Morrison-Maierle

**Civil Engineer:** H.A McCoy Engineering and Surveying, LLC

**Mechanical Engineer:**

Morrison-Maierle

**Landscaping:** Snider Landscaping

**Subcontractors and Suppliers:**

HD Construction, Tri County Paving, Snider Landscaping, Rasmussen Masonry, Sunburst Metals, Central Oregon Roofing, Bend Commercial Glass, Baxter Builders, ECI, Proshop Millwork and Design, JL's Drywall, NW Painting and Restoration, Dimar Siding, Fabulous Floors, Jeff Odem Construction, Big Mountain Gutters, Stephens Heating and Cooling, Elite Electric, Pacific Rim Sash and Door, Jeld wen, Miller Lumber, Bryan Young Plumbing, John Varner Construction, Tri County Paving

**Brief Description of Project:**

Single story custom office building consisting of offices, full conference room, break room and three restrooms.

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# 27th & Reed Cascade Lakes Brewing

21175 Reed Market Rd., Bend



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:** Cascade Lakes Brewing  
**Contractor:** Empire Construction & Development  
**Sitework Start:** January 2022  
**Completion:** July 2023  
**Square Footage:** 5,092 square feet  
**Amenities:** brew pub, bar, dining area, patio with fire pits, roof-top bar.  
**Project Manager:** Ellie Murray  
**Supervisor:** Kevin Tennison  
**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  
**Environmental Consulting:** The Wallace Group, Inc.  
**Geotechnical Engineer:** The Wallace Group, Inc.  
**Construction Materials Testing:** The Wallace Group, Inc.  
**Landscaping:** Springtime Irrigation

**Subcontractors and Suppliers:**

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

**Brief Description of Project:**

Cascade Lakes Brewery's third brewpub, located on the East side of the Bend and offers a slightly different menu than their other locations. Restaurant provides a variety of family-friendly dining options with outdoor and indoor dining as well as an occupiable rooftop bar and patio seating. The pub has a full-service kitchen and bar.

# Arete Condos at The Grove

2745 NW Ordway Ave., Bend



PHOTO | COURTESY OF SUNWEST BUILDERS

**Property Owner/Developer:** Grove NWX Phase 2, LLC/ Project PDX (project^)  
**Contractor:** SunWest Builders  
**Sitework Start:** May 2022  
**Completion:** November 2023  
**Square Footage:** 34,176 square feet  
**Amenities:** 32 condo units, lobby, sports gear storage, community room with full kitchen work space and lounge, elevator, undercover parking, EV charging availability.  
**Financing:** First Interstate Bank  
**Project Manager:** Kristy Thompson  
**Supervisor:** Jon Page  
**Architect:** Hacker Architects

**Principal Architect:** Corey Martin  
**Project Architect:** Tom Schmidt  
**Structural Engineer:** SCE Structural Engineering  
**Civil Engineer:** DOWL  
**Mechanical Engineer:** CEA Consulting Engineers  
**Geotechnical Engineer:** Carlson Geotechnical  
**Landscaping:** Szabo Landscape Architecture

**Subcontractors and Suppliers:**

Architectural Specialties, Inc., Baptista Tile, Bell Hardware, Bend Commercial Glass, Bend Concrete Services, BEST Waterproofing, Cascade Heating & Specialties, CCI Bend, Central Oregon Garage Door, Central Oregon Trim & Door, Coria Landscape, Dimar Siding Company, Eagle Roofing, Elite Electric, Elite Security & Fire Alarm, Fabulous Floors, Fish Window Cleaning, Flynn Companies, Foster Creek Construction, Gale Contractor Services, GH Surveying, Guarantee Glass & Mirror, Havern Cabinetry Design, IFS Design, Interior-Tech, J & R Fire Protection, M.C. Smith Signs, Morelock Brothers, North Country Building Specialties, Northwest Framing Systems, Oregon Cascade Plumbing & Heat, Otis Elevator, Package Concierge, QED Labs, Rasmussen Masonry, Reinhart Construction, Superior Garage Floors, True Line Steel, Truss Components of Oregon, Ultra Quiet Floors, VPI Windows, Western Protective Coatings

**Brief Description of Project:**

Tree-story wood structure with structural steel supports and metal roof, 32 (one and two bedroom) condo units, entry lobby, sports gear storage, community room with full kitchen, work space and lounge, undercover parking, EV charging availability.



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# Black Butte Ranch

12930 Hawks Beard, Black Butte Ranch

**Property Owner/Developer:** Black Butte Ranch  
**Contractor:**

Kirby Nagelhout Construction Company  
**Sitework Start:** November 2021

**Completion:** March 2023  
**Square Footage:** 28,000 square feet  
(21,000-square-foot interior +  
6,000-square-foot exterior deck)

**Amenities:** Separate areas designed to cater to dining and event needs, spacious event space featuring two private rooms, greenroom/bridal suite and meeting room, greater room for hosting sizable occasions, restaurant, central bar, fireside lounge, Aspen Lounge and Bar, private dining room, two tiers of outdoor decks kitchen and catering amenities.

**Project Manager:** Kenny Tyler,  
Kirby Nagelhout Construction Company

**Supervisor:** David Martin,  
Kirby Nagelhout Construction Company

**Architect:** Hacker Architects



PHOTO | COURTESY OF KIRBY NAGELHOUT CONSTRUCTION COMPANY

**Principal Architect:** Corey Martin and John Dalit, Hacker Architects

**Structural Engineer:**  
Madden & Baughman Engineering

**Civil Engineer:**  
Harper Houf Peterson Righellis Inc. (HHPRI)

**Mechanical & Electrical Engineer:**  
PAE Consulting Engineers

**Geotechnical Engineer:** Carlson Testing, Inc.

**Landscaping:**  
Walker Macy Landscape Architecture

**Interior Designer:**  
Jennie Fowler, Fowler Interior Design

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

Primo Construction LLC; North Rim Electric LLC; Oregon Cascade Plumbing & Heating Inc.; MC Interiors LLC; Advance Cabinet Designs Inc.; Rasmussen Masonry, Inc.; Loten Logistics LLC; Delta Systems Integration Inc. DBA Delta AV; Green Thumb Industries, Inc. DBA Green Thumb Landscaping and Irrigation; Mark Latham Excavation Inc. DBA Latham Excavation; PLI Systems Inc.; Tri County Paving LLC; Redmond Fencing & Pole Structures LLC; Huntco Supply LLC; Kirby Nagelhout Construction Co.; Warmboard, Inc.; Northwest Framing Systems Inc.; Northwest Playground Equipment; Integrity Industries LLC DBA Cement Elegance; Energy Conservation Insulation Co.; Nelson Roofing Enterprises Inc. DBA Central Oregon Roofing; Bell Hardware of Bend Inc.; The Bilco Company; Central Oregon Garage Door Inc.; Southwest Solutions Group, Inc.; Lakeview Millworks Sales Inc.; Daniel William McCarl; Senneca Holdings Inc.; Capitol City Door, Inc.; Lyon Holdings Inc. DBA Bend Commercial Glass; Sierra Pacific Windows; The Harver Company; Schonert & Associates Inc.; Summers Wood Floor Co.; Fabulous Floors, LLC; ConSeal Inc.; Deschutes Painting Inc.; A Kleene Sweep Chimney Service Inc.; Acucraft Fireplaces; Interior Technology Inc.; WH Cress Company; Lakeview Millworks Sales Inc.; TK Elevator Corp; J & R Fire LLC; Cascade Heating & Specialties Inc.; Ecamsecure; McLean Concrete Construction Inc.; Wilson Curb, Inc.; Farwest Steel; Max Manufacturing; GH Surveying, LLC

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

28,000-square-foot two-story building is replacement of the resort's previous Lodge. Wood-framed building featuring a two-story fireplace, roughly 6,000 square feet of exterior deck space, over 5,000 square feet of glass and more.

# Brand X Rentals

62888 NE Oxford Ct., Bend



PHOTO | COURTESY OF KSM MASONRY • PAVERS

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

**Contractor:**  
Empire Construction & Development

**Sitework Start:**  
August 2022

**Completion:** August 2023

**Square Footage:**  
10,496 square feet

**Amenities:**  
Office and warehouse.

**Project Manager:**  
Ellie Murray

**Supervisor:** Mark Meredith

**Architect:**  
Steele Associates Architects

**Architect Team:** Adam Stephen, Brian Clements and Scott Steele

**Structural Engineer:**  
Ashley & Vance Engineering

**Civil Engineer:**  
Becon Engineering

**Mechanical Engineer:**  
CEA Engineering

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

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

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

**Landscaping:**  
Springtime Irrigation

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

Elite Electric, Sunset Plumbing, American Sprinkler, Springtime Irrigation

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

This project is a new light industrial building in the South Brinson Business park which will house construction equipment rentals.

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# Canal Mixed Use

4270 SW Canal Blvd., Redmond



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**  
Empire Construction & Development  
**Contractor:** Empire Construction  
& Development  
**Sitework Start:** September 2022  
**Completion:** December 2023  
**Square Footage:** 31,180 square feet  
**Amenities:** Apartments, office space,  
occupiable rooftop, retail/restaurant.  
**Project Manager:** Ellie Murray  
**Supervisor:** Kevin Tennison  
**Architect:** Steele Associates Architects  
**Architect Team:** Adam Stephen,  
Brian Clements and Scott Steele

**Structural Engineer:**  
Ashley & Vance Engineering  
**Civil Engineer:**  
HHPR Engineering  
**Mechanical Engineer:**  
Interface Engineering  
**Environmental Consulting:**  
The Wallace Group, Inc.  
**Geotechnical Engineer:**  
The Wallace Group, Inc.  
**Construction Materials Testing:**  
The Wallace Group, Inc.  
**Landscaping:**  
Springtime Irrigation

**Subcontractors and Suppliers:**

Elite Electric, Sunset Plumbing, American Sprinkler, Springtime Irrigation

**Brief Description of Project:**

Four-story mixed-use building with an occupiable rooftop; includes two floors of apartments, one floor of office space and a ground floor suitable for retail or small restaurant.

# District 2 East Building 3 — Generac

2723 NW Potts Ct., Bend

**Property Owner/Developer:**  
Taylor Development & Brooks Resources

**Contractor:** SunWest Builders

**Sitework Start:** February 2023

**Completion:** August 2023

**Square Footage:** 10,940 square feet

**Amenities:** Office space, conference room,  
breakroom and outdoor patio.

**Project Manager:** Kristin Burris

**Supervisor:** David Mata

**Architect:** Steele Associates Architects

**Architect Team:** Adam Stephen and Brian Clements

**Structural Engineer:** Froelich Engineers

**Civil Engineer:** AKS Engineering

**Mechanical Engineer:** CEA Consulting Engineers

**Geo Engineering:** The Wallace Group, Inc.

**Landscape Designer:** Homeland Design

**Subcontractors and Suppliers:**

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

**Brief Description of Project:**

New branch location for Generac in District 2 East's NorthWest Crossing campus on Bend's westside.

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Leading Edge — Heliporter

63389 Rotor Way, Bend



PHOTO | COURTESY OF KSM MASONRY • PAVERS

**Property Owner/Developer:**  
Leading Edge Aviation

**Contractor:** Empire Construction & Development

**Sitework Start:** May 2022

**Completion:** June 2023

**Square Footage:**  
13,500 square feet

**Project Manager:**  
Ellie Murray  
and Colton Mayberry

**Supervisor:**  
Mark Merideth

**Architect:**  
LB Engineering

**Structural Engineer:**  
LB Engineering

**Civil Engineer:** LB Engineering

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

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

.....

**Subcontractors and Suppliers:**  
Sunset Plumbing, Elite Electric, American Sprinklers,  
Steve Olson Heating & Cooling

Mid Oregon Credit Union —  
Prineville Branch

305 NE Hickey Farms Rd., Prineville



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**  
Mid Oregon Credit Union

**Contractor:** SunWest Builders

**Sitework Start:** August 22, 2022

**Completion:** April 5, 2023

**Square Footage:** 2,525 square feet

**Amenities:** Lobby, all restrooms,  
all offices, back of house, ATM room,  
teller row.

**Project Manager:** Colin Schauermann

**Superintendent:** Mike Maxham

**Architect:** Steele Associates Architects

**Architect Team:**  
Matthew Mefford, Lucas DeCastilhos,  
Wayne Harney, Kalinda Carnahan,  
Scott Steele

**Structural Engineer:** Ashley & Vance

**Civil Engineer:** Flagline Engineering

**Mechanical Engineer:**  
ColeBreit Engineering

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

**Landscaping:**  
Homeland Design, LLC

.....

**Subcontractors and Suppliers:**  
Aspen Landscaping, K3 Construction, Western Protective Coatings, Bend  
Concrete, Anderson Clark Interiors, Central Oregon Trim & Door, Daniel Simmons  
Contracting, Scotts Roofing, Bend Commercial Glass, Bell Hardware, Monson, Fab  
Floors, Northwest Painting, J. Helm, Kronsberg Electric, Bryan Young Plumbing,  
Stephen's Heating & Cooling, Cook Solutions Group

.....

**Brief Description of Project:**  
Partial exterior and full interior remodel. All new exterior paint, updated site/  
landscaping, and the addition of a canopy over the drive-up ATM area. Full-gut  
interior remodel and reconfiguration of lobby and teller area. Interior design  
elevated to relevant color and material. All new IT and security systems.

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# Mid Oregon Credit Union — Redmond Branch

2625 SW 17th Pl., Redmond



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**

Mid Oregon Credit Union  
**Contractor:** SunWest Builders  
**Sitework Start:** May 1, 2023  
**Completion:** December 15, 2023  
**Square Footage:** 3,610 square feet  
**Amenities:** Lobby, all restrooms, all offices, back of house, ATM room, teller row.  
**Financing:** Undisclosed  
**Project Manager:** Colin Schauermann  
**Supervisor:** Tim Curry

**Architect:**

Steele Associates Architects  
**Architect Team:** Matthew Mefford, Lucas DeCastilhos, Virginia Bailey, Wayne Harney, Kalinda Carnahan, Scott Steele  
**Structural Engineer:** Ashley & Vance  
**Civil Engineer:** Flagline Engineering  
**Mechanical Engineer:** ColeBreit Engineering  
**Construction Materials Testing:** The Wallace Group, Inc.  
**Landscaping:** Homeland Design, LLC

**Subcontractors and Suppliers:**

Tim Bloom Construction, 7 Peaks Paving, Aspen Landscape, Western Protective Coatings, Seven Mountains, Solid Rock Masonry, Cox Custom Welding, Havern, Imagine Stoneworks, Monson, AM-1 Roofing, Daniel Simmons Contracting, Energy Conservation Insulation, Precision Glass, Fab Floors, J. Helm, Pacific Painting, Kronsberg Electric, Bryan Young Plumbing, Quality Heating, Cook Solutions Group, Carlson Signs

.....

**Brief Description of Project:**

Full exterior and interior remodel. All new exterior finishes, all new signage (designed by Steele) and updated site/landscaping. Full-gut interior remodel and reconfiguration of lobby and teller area. Interior design elevated to relevant color and material. All new IT and security systems.



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# Mt. Bachelor Skyliner 6-Pack Lift & Towers

13000 SW Century Dr., Bend



PHOTO | COURTESY OF THE WALLACE GROUP, INC.

**Property Owner/Developer:**  
POWDR Corp.

**Contractor:**  
Dopplemayr USA Inc

**Sitework Start:** May 2023

**Completion:** December 2023

**Amenities:**  
Doppelmayr UNI-G 6 Person Lift

**Project Manager:**  
Stefan Eitzinger

**Supervisor:**  
Dillon Shriver

**Engineer:** Dopplemayr, Inc

**Structural Engineer:**  
Dopplemayr, Inc

**Civil Engineer:**  
Dopplemayr, Inc

**Mechanical, Electrical,  
Plumbing Engineer:**  
Dopplemayr

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

**Special Inspection & Testing Agency:**  
The Wallace Group, Inc.

**Subcontractors and Suppliers:**

Kirby Nagelhout Construction Company, Latham Excavation, North Rim Electric, Hickman Williams & Associates, Staton Companies, Hooker Creek Companies, LLC

**Brief Description of Project:**

Replaced a 1989 Dopplemayr 4-CLD 235 Ski lift with a 2023 Doppelmayr 6-CLD UNI-G Ski lift. This project was a full replacement of the existing ski lift to include both terminals and foundations and all towers and foundations. The upgraded 6 person lift will provide the resort with improved uphill capacity and stability in the wind.

# North County Service Hub

244 NW Kingwood Ave., Redmond

**Property Owner/Developer:**  
Deschutes County

**Contractor:**  
SunWest Builders

**Completion:**  
September 2023

**Square Footage:**  
21,423 square feet

**Architect:**  
Pinnacle Architecture

**Principal Architect:**  
Briana Manfrass, EDAC

**Structural Engineer:**  
Ashley & Vance Engineering

**Civil Engineer:**  
Ashley & Vance Engineering

**MEP:**  
CEA Consulting Engineers

**Brief Description of Project:**

When research showed that Redmond was the least-served population in its service area, the County purchased two medical office buildings and, partnering with Mosaic Medical, created a health campus offering behavioral health and primary care services. The campus also houses a 911 emergency services center and various County health staff offices.



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# Prineville Lot 700 & 701

3725 SW Empire Dr., Prineville



LOT 700 | PHOTO COURTESY OF KSM MASONRY • PAVERS



LOT 701 | PHOTO COURTESY OF KSM MASONRY • PAVERS

**Property Owner/Developer:**  
Kevin Tennison  
**Contractor:**  
Empire Construction  
& Development  
**Sitework Start:**  
October 2022  
**Completion:**  
September 2023  
**Square Footage:**  
18,000 square feet

**Amenities:**  
Office and warehouse,  
multi-tenant bldg.  
**Project Manager:**  
Ellie Murray  
**Supervisor:**  
Kevin Tennison  
**Architect:**  
Steele Associates Architects  
**Architect Team:**  
Adam Stephen, Brian Clements

**Structural Engineer:**  
Ashley & Vance Engineering  
**Civil Engineer:**  
Becon Engineering  
**Mechanical Engineer:** CEA Engineering  
**Geotechnical Engineer:**  
The Wallace Group, Inc.  
**Construction Materials Testing:**  
The Wallace Group, Inc.  
**Landscaping:**  
Springtime Irrigation

**Subcontractors and Suppliers:**  
Elite Electric, Sunset Plumbing,  
American Sprinkler,  
Springtime Irrigation  
.....  
**Brief Description of Project:**  
Two 9,000-square-foot speculative light  
industrial buildings for future tenants.

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# RE/MAX Key Properties — 42 NW Greenwood Renovation

42 NW Greenwood Ave., Bend, OR 97701

**Property Owner/Developer:**

Cande Buccola

**Contractor:**

R&H Construction

**Sitework Start:**

October 24, 2022

**Completion:**

August 25, 2023

**Square Footage:**

9,468 square feet

**Amenities:**

Multiple conference rooms, two break rooms/kitchen spaces, private offices, open-concept common areas, ample parking, adaptable space with modular glass wall system that can be altered as needed.

**Financing:** Summit Bank

**Project Manager:**

Jacob Hartley, Senior Project Manager and Stephen Duncan, Assistant Project Manager



PHOTO | BY ANDY VESCI, MOTION THEORY

**Supervisor:**

Brian Casey, Superintendent

**Engineer:** CEA

**Architect:**

Starr Designs & Architecture Ryan Starr

**Structural Engineer:**

Walker Engineering

**Mechanical Engineer:** CEA

**Geotechnical Engineer:**

Carlson Testing

**Landscaping:**

Aspen Landscape Development

**Subcontractors and Suppliers:**

A-Core of Oregon LLC, Alpha Window Cleaning, AM-1 Roofing Inc, Aspen Landscape Development, Baldwin Custom Welding & Designs LLC, Bend Commercial Glass, Cascade Heating & Specialties, Inc, CCI Bend LLC, Central Oregon Countertops LLC, Central Oregon Garage Door, ConSeal Inc., Deschutes Painting Inc., Deschutes Plumbing CO, LLC, Energy Conservation Insulation Co., Fabulous Floors Inc, Halsey Design, LLC, Havern Cabinetry Design, Juniper Electric, K&R Sheetmetal Inc, Lakeview Millwork Sales, Inc., North Country Building Specialties, Northwest Quality Construction Inc, Riverfront Painting LLC, Smalling Construction, Inc., Szymanski Company LLC, Tri-County Paving Inc.

**Brief Description of Project:**

Designed in a very open, modern manner. Individual office spaces, coworking space, event/presentation room equipped with state-of-the-art audio-visual equipment, picturesque kitchen, two casual workstations, glass conference rooms and more.



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# Rosendin Electric

543 SW Commerce Ct., Prineville



PHOTO | COURTESY OF KSM MASONRY • PAVERS

**Property Owner/Developer:**

Three Sisters Holdings LLC

**Contractor:**

Empire Construction & Development

**Sitework Start:**

January 2023

**Completion:**

August 2023

**Square Footage:**

7,560 square feet

**Amenities:**

Industrial, offices.

**Project Manager:**

Ellie Murray and Colton Mayberry

**Supervisor:**

Mark Merideth

**Architect:**

C.A. Rowles Engineering & Design

**Principal Architect:**

Charlie Rowles

**Structural Engineer:**

MAE Engineering

**Civil Engineer:**

C.A. Rowles Engineering & Design

**Environmental Consulting:**

The Wallace Group, Inc.

**Landscaping:**

Snyder Landscaping

**Subcontractors and Suppliers:**

Sunset Plumbing, Elite Electric, Steve Olson Heating & Cooling

**Brief Description of Project:**

Industrial and office space project completed September 2023. This building is home to Rosendin Electric and located in Tom McCall Business Park.

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# Shepherd's House Redmond Center Renovation

1350 S Hwy. 97, Redmond



PHOTO | BY MAX HUSBANDS PHOTOGRAPHY

**Property Owner/Developer:**  
Shepherd's House Ministries  
**Contractor:**  
SunWest Builders  
**Completion:**  
November 2023  
**Square Footage:**  
9,708 square feet  
**Architect:**  
Pinnacle Architecture

**Principal Architect:**  
Briana Manfrass, EDAC  
**Structural Engineer:**  
Morrison-Maierle  
**Civil Engineer:**  
Morrison-Maierle  
**Kitchen:**  
Bargreen Ellingson  
**Mechanical Engineer:**  
Quality Heating

**Brief Description of Project:**

The Redmond Center is a place where 48 individuals, including men, women, and children, can find shelter every night and where over 800 meals are provided on a weekly basis. This facility goes beyond the basics, offering a range of on-site wrap-around services, including case management, counseling, healthcare support and assistance with housing resources through partnerships within the community.

# Subaru of Bend

2060 NE Hwy. 20



PHOTO | COURTESY OF KSM MASONRY • PAVERS

**Property Owner/Developer:**  
Thomas Sales & Service  
**Contractor:**  
Empire Construction & Development  
**Sitework Start:** April 2021  
**Completion:** September 2023  
**Square Footage:** 101,200 square feet  
**Project Manager:**  
Ellie Murray and Colton Mayberry  
**Supervisor:** Brad Dickamore  
**Architect:** LRS Architects

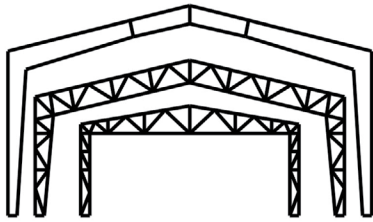
**Principal Architect:** Mike Gorman  
**Structural Engineer:**  
Ashley & Vance Engineering  
**Civil Engineer:** Becon Civil Engineering and Land Surveying  
**Environmental Consulting:**  
The Wallace Group, Inc.  
**Geotechnical Engineer:**  
The Wallace Group, Inc.  
**Construction Materials Testing:**  
The Wallace Group, Inc.

**Subcontractors and Suppliers:**

Sunset Plumbing, Elite Electric, American Sprinklers, Bend Heating & Sheet Metal

**Brief Description of Project:**

Brand new renovation for service center and 3,500-square-foot showroom. Complete new construction of 71,000-square-foot, three-story parking garage.



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# Sullivan Orthodontics

812 NW York Drive, Bend



PHOTO | COURTESY OF SUNWEST BUILDERS

**Property Owner/Developer:**  
Charbonneau LLC /  
Dr. David & Casey Sullivan

**Contractor:** SunWest Builders

**Sitework Start:** August 2022

**Completion:** July 2023

**Square Footage:** 8,832 square feet

**Amenities:** Two-story wood and steel structure, brick and metal panel exterior, full build-out of orthodontics office on second floor, finished first floor lobby, elevator and 3,327-square-foot warm shell on first floor. Onsite parking lot.

**Financing:** Washington Trust Bank, Third Street, Bend

**Project Manager:** Kristy Thompson

**Supervisor:** David Mata

**Architect:**  
Stemach Design & Architecture

**Principal Architect:** Stacey Stemach

**Structural Engineer:** Froelich Engineers

**Civil Engineer:** HWA Civil Engineering

**Mechanical, Electrical, Plumbing (MEP) Engineer:**  
Solera Engineering Consulting

**Geotechnical Engineer:**  
Carlson Geotechnical

**Special Inspection & Testing Agency:**  
Carlson Testing, Inc.

**Landscaping:**  
Aspen Landscape Development;  
Botanical Developments

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**Subcontractors and Suppliers:**

7 Peaks Paving, AM-1 Roofing, Aspen Landscape Development, Baxter Builders, Bend Commercial Glass, Black Sheet Paper Hanging, Botanical Developments Inc., Bright Services (Electrical), Broken Top Window Coverings, CCI Bend, Consolidated Supply, Christensen Plumbing Solutions, Daniel Simmons Contracting, Fabulous Floors, Gale Contractor Services, Havern Cabinetry Design, Henry Schein Dental, McLean Concrete Construction, North Country Building Specialties, Pacific Painting, Sealtech, Sierra Pacific Windows, Solid Rock Masonry, Stephen's Heating & Cooling, Bloom Construction, Tomco Electric (Security), True Line Steel, Ultra Quiet Floors, Western Protective Coatings

.....

**Brief Description of Project:**

Two-story wood and steel structure, brick and metal panel exterior, full build-out of orthodontics office on second floor, finished first floor lobby, elevator and 3,327-square-foot warm shell on first floor. Onsite parking lot.

# Three Peaks Industrial — Lot 12

455 W Three Peaks Dr., Sisters



PHOTO | COURTESY OF KSM MASONRY • PAVERS

**Property Owner/Developer:**  
Kyle Helm & Dave Helm

**Contractor:** Empire Construction & Development

**Sitework Start:** August 2022

**Completion:** May 2023

**Square Footage:** 15,321 square feet

**Amenities:** Office, break room, warehouse, loading dock.

**Project Manager:** Colton Mayberry

**Supervisor:** Mark Meredith

**Architect:**  
Steele Associates Architects

**Architect Team:** Adam Stephen, Brian Clements

**Structural Engineer:**  
Ashley & Vance Engineering

**Civil Engineer:** HHRP Engineering

**Mechanical Engineer:** CEA Engineering

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

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

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

**Landscaping:** Springtime Irrigation

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**Subcontractors and Suppliers:**

Elite Electric, Sunset Plumbing, American Sprinkler, Springtime Irrigation

.....

**Brief Description of Project:**

This project is a new light industrial building in the new Three Peaks Industrial park in Sisters. Temco Logistics is the tenant.

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# Top Gun

851 SW Spencer Ct., Prineville



PHOTO | COURTESY OF KSM MASONRY • PAVERS

**Property Owner/Developer:**

Top Gun Lighting and Industrial Supplies

**Contractor:**

Empire Construction & Development

**Sitework Start:**

January 2023

**Completion:**

September 2023

**Square Footage:**

10,125 square feet

**Amenities:**

Industrial, offices.

**Project Manager:**

Ellie Murray and Colton Mayberry

**Supervisor:**

Mark Merideth

**Architect:**

LB Engineering

**Principal Architect:**

Lennie Brant

**Structural Engineer:**

LB Engineering

**Civil Engineer:**

LB Engineering

**Geotechnical Engineer:**

The Wallace Group, Inc.

**Construction Materials Testing:**

The Wallace Group, Inc.

**Landscaping:**

Snyder Landscaping

**Subcontractors and Suppliers:**

Sunset Plumbing, Elite Electric, American Sprinklers, Steve Olson Heating & Cooling

**Brief Description of Project:**

Industrial building with mezzanine. Warehouse and office space and fenced yard.

# Veterinary Referral Clinic of Central Oregon

62889 NE Oxford Ct., Bend



RENDERING | COURTESY OF STEELE ASSOCIATES ARCHITECTS

**Property Owner/Developer:**

Veterinary Referral Clinic of Central Oregon

**Contractor:** Empire Construction & Development

**Sitework Start:** September 2022

**Completion:** December 2023

**Square Footage:** 26,072 square feet

**Amenities:** Office and warehouse.

**Project Manager:** Ellie Murray

**Supervisor:** Brad Dickamore

**Architect:** Steele Associates Architects

**Architect Team:** Adam Stephen, Brian Clements and Scott Steele

**Structural Engineer:**

Ashley & Vance Engineering

**Civil Engineer:**

Becon Engineering

**Mechanical Engineer:**

Interface Engineering

**Environmental Consulting:**

The Wallace Group, Inc.

**Geotechnical Engineer:**

The Wallace Group, Inc.

**Construction Materials Testing:**

The Wallace Group, Inc.

**Landscaping:**

Springtime Irrigation

**Subcontractors and Suppliers:**

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

**Brief Description of Project:**

Located in NE Bend in the South Brinson Business Park off Brinson Blvd. Central Oregon's first ever full veterinarian hospital; services include: 24/7 emergency room, general practice veterinarian clinic (14) exam rooms, physical therapy with aquatic underwater treadmill for hydrotherapy, surgery center with (4) operating rooms, dermatology, neurology, oncology, ophthalmology, fluoroscopy, endoscopy, ultrasound, x-ray, MRI, CT, lab, pharmacy. Other unique/notable program includes: large convention/ meeting room to host regional continuing education and training events. Administration offices. On-site daycare up on the second floor for staff to bring their children to work so they don't have to stress about the challenges of securing reliable childcare in Central Oregon. Food truck lot and beer garden with a pavilion shelter for the "fur parents" and the neighborhood to enjoy year round. Fireman pole for docs to slide down from second floor into the E.R. In the event of an emergency.



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# COMMERCIAL PERMIT HIGHLIGHTS OVER \$1 MILLION, 2022

Information provided by Premier Builders Exchange

**Deschutes County**

\$3,288,229.00	-	Commercial (New) 13,244 sf. at 201 N Pine St. Sisters 97759 OR Owner: United States of America Permit # 247-23-003888
\$2,699,745.00	-	Commercial (Multi Family) 5,427 sf. at 51771 Huntington Rd. La Pine 97739 OR Owner: K Huntington, LLC 409 NE Greenwood Ave. #200 Bend, OR 97701 Builder: Danco Builders Northwest, Inc. 707-822-9000 Permit # 247-23-002009
\$2,699,745.00	-	Commercial (Multi Family) 3,744 sf. at 51763 Huntington Rd. La Pine 97739 OR Owner: K Huntington, LLC 409 NE Greenwood Ave. #200 Bend, OR 97701 Builder: Danco Builders Northwest, Inc. 707-822-9000 Permit # 247-23-001978
\$2,067,284.00	-	Commercial (Multi Family) 4,207 sf. at 51777 Huntington Rd. La Pine 97739 OR Owner: K Huntington, LLC 409 NE Greenwood Ave. #200 Bend, OR 97701 Builder: Danco Builders Northwest, Inc. 707-822-9000 Permit # 247-23-002029
\$2,067,284.00	-	Commercial (Multi Family) 4,207 sf. at 51769 Huntington Rd. La Pine 97739 OR Owner: K Huntington, LLC 409 NE Greenwood Ave. #200 Bend, OR 97701 Builder: Danco Builders Northwest, Inc. 707-822-9000 Permit # 247-23-002009
\$2,067,284.00	-	Commercial (Multi Family) 5,427 sf. at 51765 Huntington Rd. La Pine 97739 OR Owner: K Huntington, LLC 409 NE Greenwood Ave. #200 Bend, OR 97701 Builder: Danco Builders Northwest, Inc. 707-822-9000 Permit # 247-23-001980
\$1,862,273.00	-	Commercial (Multi Family) 3,744 sf. at 51767 Huntington Rd. La Pine 97739 OR Owner: K Huntington, LLC 409 NE Greenwood Ave. #200 Bend, OR 97701 Builder: Danco Builders Northwest, Inc. 707-822-9000 Permit # 247-23-001986
\$1,862,273.00	-	Commercial (Multi Family) 34,982 sf. at 51761 Huntington Rd. La Pine 97739 OR Owner: K Huntington, LLC 409 NE Greenwood Ave. #200 Bend, OR 97701 Builder: Danco Builders Northwest, Inc. 707-822-9000 Permit # 247-23-001974
\$1,394,847.00	-	Commercial (Multi Family) 5,427 sf. at 51773 Huntington Rd. La Pine 97739 OR Owner: K Huntington, LLC 409 NE Greenwood Ave. #200 Bend, OR 97701 Builder: Danco Builders Northwest, Inc. 707-822-9000 Permit # 247-23-002014
\$1,473,234.00	-	Commercial (New) 3,641 sf. at 13001 Century Dr. Bend 97702 OR Owner: Mt. Bachelor, Inc. PO Box 1000 Bend, OR 97709 Permit # 247-23-003746
\$1,150,000.00	-	Commercial (Addition) 54 sf. at 56855 Venture Ln. Sunriver 97707 OR Owner: Deschutes Public Library District 507 NW Wall St. Bend, OR 97703 Permit # 247-23-000425
\$1,900,000.00	-	Commercial (New) 13,125 sf. at 57475 Abbot Dr. Sunriver 97707 OR Owner: Sunriver Owner Association PO Box 3278 Sunriver, OR 97707 Permit # 247-23-001983
\$9,931,183.00	-	Commercial (Addition) 14,721 sf. at 57380 Sun Eagle Ln. Sunriver 97707 OR Owner: Sunriver Owner’s Association PO Box 3278 Sunriver, OR 97707 Permit # 247-23-001539
\$1,690,274.00	-	Commercial (Multi Family) 117,000 sf. at 51376 Preble Way La Pine 97739 OR Owner: VDV Investments, LLC 61240 Skyline Ranch Rd. Bend, OR 97703 Permit # 247-22-007594
\$1,690,274.00	-	Commercial (Multi Family) 23,400 sf. at 51376 Preble Way La Pine 97739 OR Owner: VDV Investments, LLC 61240 Skyline Ranch Rd. Bend, OR 97703 Permit # 247-22-007513
\$6,626,108.00	-	Commercial (New) 26,671 sf. at 62864 NE Oxford Ct. Bend 97701 OR Owner: Three Sisters Holdings, LLC Builder: Empire Construction & Development, LLC 541-389-0070 Permit # PRNC202107217
\$3,407,439.00	-	Commercial (New) 15,465 sf. at 21420 Stevens Rd. Bend 97702 OR Owner: Church of God Cleveland 100 NE Bend River Mall Dr. #104-103 Bend, OR 97703 Permit # 247-22-008469
\$5,650,000.00	-	Commercial (New) 34,839 sf. at 2400 NE Maple Ave. Redmond 97756 OR Owner: Deschutes County PO Box 6005 Bend, OR 97708 Permit # 247-22-005205
\$36,384,000.00	-	Commercial (New) 78,612 sf. at 2155 W McKinney Butte Rd. Sisters 97759 OR Owner: Sisters School District #6 115 N Locust St. Sisters, OR 97759 Builder: Sunwest One, Inc. 541-548-7341 Permit # 247-22-006077

**City of Redmond**

\$4,501,977.00	-	Commercial (New) 37,857 sf. at 3500 SW 21st Pl. Redmond 97756 OR Owner: BASX, Inc. 3500 SW 21st Pl. Redmond, OR 97756 Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-23-002173
\$1,158,768.00	-	Commercial (New) 14,570 sf. at 1776 S Hwy 97 Redmond 97756 OR Owner: Platt Properties, LLC 3555 NW Ivancovich Redmond, OR 97756 Builder: Colorado Structures, Inc. 503-907-0070 Permit # 711-23-001276
\$1,326,861.00	-	Commercial (New) 13,703 sf. at 2754 SW 6th St. Redmond 97756 OR Owner: Sandeb Limited Partnership 3271 Twin Oaks Dr. Napa, CA 94558 Permit # 711-23-001105
\$1,164,673.00	-	Commercial (New) 4,403 sf. at 4699 SW 43rd St. Redmond 97756 OR Owner: Three Peaks Real Estate, LLC 4699 SW 43rd St. Redmond, OR 97756 Builder: Empire Construction and Development, LLC 541-389-0070 Permit # 711-23-001041
\$1,284,930.00	-	Commercial (New) 10,725 sf. at 2260 SW 6th St. Redmond 97756 OR Owner: Reindeer Storage, LLC 1561 NW Fresno Ave. #2 Bend, OR 97703 Builder: Uprite Construction Corporation (949) 877-8877 Permit # 711-22-002287
\$2,022,645.00	-	Commercial (New) 17,625 sf. at 2260 SW 6th St. Redmond 97756 OR Owner: Reindeer Storage, LLC 1561 NW Fresno Ave. #2 Bend, OR 97703 Permit # 711-22-002295
\$4,900,000.00	-	Commercial (New) 24,868 sf. at 2445 SW Canal Blvd Redmond 97756 OR Owner: Families Forward, Inc. 405 SW 6th Redmond, OR 97756 Builder: R & H Residential Construction 503-228-7177 Permit # 711-23-000566
\$2,300,000.00	-	Commercial (New) 13,568 sf. at 1239 NE Jackpine Ave. Redmond 97756 OR Owner: Red Barn Industrial Center, LLC 695 SW Mill View Way #103 Bend, OR 97702 Builder: Rawhide Equities, LLC 541-410-1056 Permit # 711-23-000678
\$2,206,814.00	-	Commercial (New) 5,051 sf. at 440 NW Maple Ave. Redmond 97756 OR Owner: Five Skin Properties, LLC 2747 NE Conners Ave. Bend, OR 97701 Permit # 711-23-000054
\$1,311,278.00	-	Commercial (Tenant Improvement) at 442 SW Umatilla Ave. Redmond 97756 OR Owner: Central Christian School 2731 SW Airport Way Redmond, OR 97756 Builder: Kirby Nagelhout Construction Company 541-389-7119 Permit # 711-23-000684
\$1,120,000.00	-	Commercial (Alteration) at 2625 SW 17th Pl. Redmond 97756 OR Owner: Mid Oregon Federal Credit Union PO Box 6749 Bend, OR 97708 Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-23-000104
\$6,562,170.00	-	Commercial (Alteration) 37,936 sf. at 827 SW Deschutes Ave. Redmond 97756 OR Owner: Deschutes Public Library District 507 NW Wall St. Bend, OR 97703 Builder: Kirby Nagelhout Construction Company 541-389-7119 Permit # 711-22-002599
\$3,878,785.00	-	Commercial (Multi Family) 6,416 sf. at 4145 SW 34th St. Redmond 97756 OR Owner: 143 Investments, LLC 63026 Lower Meadow Dr. #200 Bend, OR 97701 Permit # 711-22-001103
\$3,878,785.00	-	Commercial (Multi Family) 6,416 sf. at 4141 SW 34th St. Redmond 97756 OR Owner: 143 Investments, LLC 63026 Lower Meadow Dr. #200 Bend, OR 97701 Permit # 711-22-001106
\$2,698,053.00	-	Commercial (Tenant Improvement) at 236 NW Kingwood Ave. Redmond 97756 OR Owner: Deschutes County PO Box 6005 Bend, OR 97708 Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-22-001889

**City of Bend**

\$6,450,000.00	-	Commercial (New) 17,811 sf. at 557 SW Bluff Dr. Bend 97702 OR Owner: Mid Oregon Federal Credit Union Builder: Sunwest Builders 541-548-7341 Permit # PRNC202303021
\$1,250,000.00	-	Commercial (Alteration) 6,491 sf. at 1291 NE 5th St. Bend 97701 OR Owner: School Dist # 1 520 NW Wall Bend, OR 97703 Builder: Bremik Construction, Inc. 503-688-1000 Permit # PRRE202301967
\$2,460,297.00	-	Commercial (New) 3,5041 sf. at 63625 Old Deschutes Rd Bend 97701 OR Owner: Cooley Ventures, LLC Builder: Empire Construction and Dev 541-389-0070 Permit # PRNC202207477
\$1,120,000.00	-	Commercial (New) 5,866 sf. at 21185 Reed Market Rd Bend 97702 OR Owner: Store 2 LLC Builder: Empire Construction and Dev 541-389-0070 Permit # PRNC202301444
\$4,055,596.00	-	Commercial(New) 93,271sf.at 63701 NE18th St. Bend 97701 OR Owner: Triton1,LLC Permit#PRNC202302513
\$2,600,000.00	-	Commercial (Addition) 21,922 sf. at 1100 SE 9th St. Bend 97702 OR Owner: CCR, Inc. Permit # PRAD202208759
\$5,100,000.00	-	Commercial (New) 61,406 sf. at 21000 Cooley Rd. Bend 97701 OR Owner: Pacifccorp Permit # PRNC202301377
\$1,000,000.00	-	Commercial (Alteration) 3,307 sf. at 2495 NE 4th St. Bend 97701 OR Owner: High Desert Industrial Park, LLC Builder: Del’s Drywall & Remodeling 541-550-0427 Permit # PRRE202300956
\$1,500,000.00	-	Commercial (New) 5,248 sf. at 20001 Murphy Rd. Bend 97702 OR Owner: Murphy Crossing, LLC Builder: Arrowood Development, LLC 541-322-9064 Permit # PRNC202204811
\$1,937,663.00	-	Commercial (New) 13,934 sf. at 2542 NW Campus Village Way Bend 97703 OR Owner: Central Oregon Community College Permit # PRNC202203317
\$2,400,000.00	-	Commercial (Multi Family) 14,429 sf. at 1140 SW Mt. Bachelor Dr. Bend 97702 OR Owner: BVC Bend, LLC Builder: Wolf Construction & Development, LLC 541-200-6954 Permit # PRNC202100156
\$2,450,000.00	-	Commercial (New) 20,300 sf. at 21000 Cooley Rd. Bend 97701 OR Owner: Pacifccorp Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRNC202203350
\$1,010,063.00	-	Commercial (New) 5,871 sf. at 2528 NW Campus Village Way Bend 97703 OR Owner: Central Oregon Community College Permit # PRNC202203313
\$2,405,593.00	-	Commercial (Addition) 424 sf. at 20635 Brinson Blvd Bend 97701 OR Owner: Denata, LLC Permit # PRAD202201058
\$1,200,000.00	-	Commercial (Addition) 3,000 sf. at 2250 NE Hwy 20 Bend 97701 OR Owner: Williamson Properties, LLC 2250 NE Hwy 20 Bend, OR 97701 Builder: Kellcon, Inc. 541-312-4034 Permit # PRAD202201454



# Six Keys to More Successful Investing

by ED WETTIG, CFP — United Financial Northwest

A successful investor maximizes gain and minimizes loss. Though there can be no guarantee that any investment strategy will be successful and all investing involves risk, including the possible loss of principal, here are six basic principles that may help you invest more successfully.



**Long-term compounding can help your nest egg grow**

It's the "rolling snowball" effect. Put simply, compounding pays you earnings on your reinvested earnings. The longer you leave your money at work for you, the more exciting the numbers get. For example, imagine an investment of \$10,000 at an annual rate of return of 8 percent. In 20 years, assuming no withdrawals, your \$10,000 investment would grow to \$46,610. In 25 years, it would grow to \$68,485, a 47 percent gain over the 20-year figure. After 30 years, your account would total \$100,627. (Of course, this is a hypothetical example that does not reflect the performance of any specific investment.)

This simple example also assumes that no taxes are paid along the way, so all money stays invested. That would be the case in a tax-deferred individual retirement account or qualified retirement plan. The compounded earnings of deferred tax dollars are the main reason experts recommend fully funding all tax-advantaged retirement accounts and plans available to you.

While you should review your portfolio on a regular basis, the point is that money left alone in an investment offers the potential of a significant return over time. With time on your side, you don't have to go for investment "home runs" in order to be successful.

**Endure short-term pain for long-term gain**

Riding out market volatility sounds simple, doesn't it? But what if you've invested \$10,000 in the stock market and the price of the stock drops like a stone one day? On paper, you've lost a bundle, offsetting the value of compounding you're trying to achieve.

It's tough to stand pat. There's no denying it — the financial marketplace can be volatile. Still, it's important to remember two things. First, the longer you stay with a diversified portfolio of investments, the more likely you are to reduce your risk and improve your opportunities for gain. Though past performance doesn't guarantee future results, the long-term direction of the stock market has historically been up. Take your time horizon into account when establishing your investment game plan. For assets you'll use soon, you may not have the time to wait out the market and should consider investments designed to protect your principal. Conversely, think long-term for goals that are many years away.

Second, during any given period of market or economic turmoil, some asset categories and some individual investments historically have been less volatile than others. Bond price swings, for example, have generally been less dramatic than stock prices. Though diversification alone cannot guarantee a profit or ensure against the possibility of loss, you can minimize your risk somewhat by diversifying your holdings among various classes of assets, as well as different types of assets within each class.

**Spread your wealth through asset allocation**

Asset allocation is the process by which you spread your dollars over several categories of investments, usually referred to as asset classes. The three most common asset classes are stocks, bonds, and cash or cash alternatives such as money market funds. You'll also see the term "asset classes" used to refer to subcategories, such as aggressive growth stocks, long-term growth stocks, international stocks, government bonds (U.S., state, and local), high-quality corporate bonds, low-quality corporate bonds, and tax-free municipal bonds. A basic asset allocation would likely include at least stocks, bonds (or mutual funds of stocks and bonds), and cash or cash alternatives.

There are two main reasons why asset allocation is important. First, the mix of asset classes you own is a large factor — some say the biggest factor by far — in determining your overall investment portfolio

performance. In other words, the basic decision about how to divide your money between stocks, bonds, and cash can be more important than your subsequent choice of specific investments.

Second, by dividing your investment dollars among asset classes that do not respond to the same market forces in the same way at the same time, you can help minimize the effects of market volatility while maximizing your chances of return in the long term. Ideally, if your investments in one class are performing poorly, assets in another class may be doing better. Any gains in the latter can help offset the losses in the former and help minimize their overall impact on your portfolio.


**Consider your time horizon in your investment choices**

In choosing an asset allocation, you'll need to consider how quickly you might need to convert an investment into cash without loss of principal (your initial investment). Generally speaking, the sooner you'll need your money, the wiser it is to keep it in investments whose prices remain relatively stable. You want to avoid a situation, for example, where you need to use money quickly that is tied up in an investment whose price is currently down.

Therefore, your investment choices should take into account how soon you're planning to use your money. If you'll need the money within the next one to three years, you may want to consider keeping it in a money market fund or other cash alternative whose aim is to protect your initial investment. Your rate of return may be lower than that possible with more volatile investments such as stocks, but you'll breathe easier knowing that the principal you invested is relatively safe and quickly available, without concern over market conditions on a given day. Conversely, if you have a long time horizon — for example, if you're investing for a retirement that's many years away — you may be able to invest a greater percentage of your assets in something that might have more dramatic

Continued on Page 39 ►

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Ed Wettig

Cornerstone Financial Planning Group is now part of the regional PlanMember Securities Financial Center, **United Financial Northwest** with offices in Bend, Lake Oswego, and Salem. The Bend office, located at 424 NE Kearney Ave, has been renovated with a fresh new look, and has added new staff and financial planners to serve their clients. Financial Advisors **Ed Wettig**, CFP, **Elizabeth Smith** and **Jakob Katchem** are assisted by Office Manager, **Patrice Lans** in the Bend office. United Financial Northwest strives to provide financial peace of mind by developing objective and detailed plans that give clients the confidence to pursue their dreams and live the life they had envisioned. Creating a long-term partnership with clients to help them realize their investment and retirement goals.

The **Deschutes Children's Foundation** (DCF) Board of Directors announced that **Cassi MacQueen** has joined the organization as its new executive director. MacQueen brings over 15 years of nonprofit management experience to the organization and most recently served as the Executive Director for Saving Grace of Central Oregon. MacQueen comes to DCF with a diverse background of running non-profits across the country with experience at Chamberlain Performing Arts, Boys and Girls Clubs of Portland, and she served as the chief operating officer of the American Red Cross overseeing Oregon, Washington, and Alaska. Her expertise in large facility management, knowledge of the community, and visionary mindset will bring new momentum not only the 30-year-old nonprofit, but to the 20 partners Deschutes Children's Foundation supports as well.



Cassi MacQueen



Jim Thornburg

The **Hawthorn Healing Arts** team is delighted to welcome Dr. **Jim Thornburg** to the practice. Dr. Thornburg received his doctorate of chiropractic degree (D.C.) from the University of Western States in 2012. He did this while concurrently working toward a master's degree in exercise and sports science, also completed that year. Rooted in the philosophy of Evidence Based Medicine, Dr. Thornburg practices the traditional hands-on diversified method to "adjust" his patients. He also utilizes a highly effective and valuable system known as McKenzie Method or MDT, which can alleviate symptoms originating from disc injuries to teach and empower patients to maintain their own progress. He is also skilled in a variety of soft tissue treatments including the Graston Technique, where he is an innovator and inventor of a tool used to perform Instrument Assisted Soft Tissue Mobilization (IASTM) known as the T tool. He strongly believes that an emphasis on corrective exercise and strengthening the body to be paramount to the process of healing and encourages all of his patients to adopt these habits.

**Seed to Table's** (S2T) board of directors and staff welcome **Holly Haddad** as the new executive director starting January 4, 2024. With a 25-year background in food systems development, nonprofit management, and the agriculture industry, Haddad brings years of experience to the organization. The nonprofit is celebrating ten years of success and growth led by the passion, skilled guidance and depth of knowledge of founder and current ED, Audrey Tehan who is enthusiastically moving into the organization's new position of farm director. As part of the process toward future growth, Tehan is excited to step into the role of farm director while Haddad takes the lead on strategic planning, fund development, budget management, and other executive duties. As the founder of the organization, Tehan will still play an important role in strategic planning, fundraising and communications. In Haddad's previous role as associate director for Family Farmed, she was instrumental in growing the nonprofit and launching their Good Food Business Accelerator and on-farm food safety program. She also led their market development



Holly Haddad

programming which has trained over 15,000 produce farmers across the U.S. As executive director for Chefs Collaborative, she led an organizational turnaround and delivered an innovative national Chef Summit, which included dramatically expanding the diversity of participating scholars, chefs, and community partners. Haddad also contributed to research at the Program on Agricultural Technology Studies at the University of Wisconsin and managed new program development at the Skagit County Community Action Agency in Mt. Vernon, Washington. She served on the National Advisory Council for the Women, Food, and Agriculture Network as well as on the boards of Slow Food Chicago, and World Pulse, a network that supports and connects grassroots women leaders around the globe. Being a part of the farming community for over two decades has inspired Haddad as she's watched local farmers brave a myriad of challenges. She admires their tenacity, camaraderie and deep commitment to a thriving Central Oregon community and ecosystem.



THE COUNCIL ON AGING OF CENTRAL OREGON WAS ABLE TO HOST ITS FIRST IN-PERSON CARING CONNECTIONS MEETING THANKS TO A GRANT FROM ST. CHARLES, AIMED AT COMBATING LONELINESS AND INCREASING BELONGING IN OUR COMMUNITY | PHOTO COURTESY OF COUNCIL ON AGING

**St. Charles Health System** recently announced the first round of grant recipients aimed at reducing feelings of loneliness and social isolation while fostering a sense of belonging in the communities it serves. Eight local community organizations received more than \$80,000 in grants as part of St. Charles' Community Benefit grant, Celebrate, Together: Celbrando Juntos. This grant priority will continue for the next three years, and new recipients will be announced each year. For the Council on Aging of Central Oregon, receiving a grant for \$10,000 helped transform the nonprofit's Caring Connections program, which started during the pandemic to combat social isolation among seniors. The program currently pairs 45 seniors with volunteers for weekly phone calls. Thanks to the grant, the council hosted the first of many in-person meetings for these pairs, some of whom had been talking to one another weekly for two years but had not met in person. Organizations receiving grants in this first round include:

- **Council on Aging of Central Oregon**, which received funding for in-person meetings of Caring Connections, which pairs participants with volunteers for weekly connections
- **La Pine Middle School**, which received funding to bring social connections through Challenge Day
- **National Alliance of Mental Illness of Central Oregon**, which received dollars to help fund the NAMI Gather program to help those with mental illness and their loved ones forge new social connections
- **Oregon Adaptive Sports**, which received funding to help individuals with disabilities to participate in a variety of summer programs
- **Redmond Senior Center**, which received funding to increase opportunities for social engagement and interaction
- **Shepherd's House Ministries**, which received funding to support community and connection activities for individuals who are experiencing homelessness
- **SriPonya Collective**, which received funding for a variety of youth activities in Warm Springs
- **Trust for Public Land**, which received funding to support a community schoolyard at Madras Elementary School

**KPOV 88.9 FM, High Desert Community Radio**, announced a grant has been awarded to help build a new production and studio. The project goal is to better serve Central Oregon by increasing the number of locally produced live talk and music shows, and to build listenership.

**Bend Fire & Rescue** received an impressive fire protection ranking from the Insurance Services Office.

Bend Fire & Rescue completed a ten-year evaluation by the Insurance Services Office and received a 2 ranking, which is an improvement from the last rating that scored them at 4. ISO ratings measure a community's fire preparedness in case of emergency. A higher rating may lower insurance premiums for a homeowner. Bend Fire & Rescue is one of 2,000 fire departments across the country that have earned a rating of 2, and this is primarily due to the construction of the Pilot Butte station and the staffing of the Advanced Life Support fire engine that serves the area. The Insurance Services Office (ISO) is an independent, for-profit organization that scores fire departments on how they are doing against its organization's standards to determine homeowner's property costs. ISO analyze areas of fire department staffing, training, available equipment, the ability to develop and maintain specified fire flows for a designated period, water systems and delivery capability, infrastructure, and reserve capability. The ISO then takes this data and assigns a Public Protection Classification — a number from 1 to 10. Class 1 represents exemplary fire protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO minimum criteria. In May 2023, a fire levy to maintain essential emergency services for Bend Fire & Rescue passed to maintain essential fire and emergency services like quick response times, retaining firefighters and paramedics and expanding ambulance services. The five-year levy of 76 cents per \$1,000 in taxable assessed property value does not go into effect until July 1, 2024, when the existing levy expires. This represents a 56-cent increase over the previous levy of 20 cents, which brings in about \$2.5 million annually. Proponents said the increase was vital to ensure that Bend Fire & Rescue is able maintain their response times and meet the demand of increased calls for service, as well as the potential to lower the ISO rating.

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# OnPoint Community Credit Union Named Oregon's Most Admired Financial Services Company in 2023

by SHANNON BERG — Berg & Associates

The *Portland Business Journal* named OnPoint Community Credit Union Oregon's "Most Admired Company" in the Financial Services category. This honor marks OnPoint's 16th consecutive year as one of the state's most admirable credit unions, banks or wealth management firms throughout Oregon.

The *Portland Business Journal* surveys nearly 4,000 chief executive officers (CEOs) annually across Oregon and Southwest Washington to select the companies they admire most. The survey identifies and evaluates companies across all industries based on innovation, branding and marketing, quality of management, community involvement and quality of products and services.

"This incredible recognition would not be possible without the dedication of our employees, the loyalty of our members and the trust of our nonprofit partners," said Rob Stuart, president and CEO, OnPoint Community Credit Union. "Building strong communities is why we exist, and our purpose grows as we do. Being recognized as a 'most admired' organization is a testament to the tireless work of OnPoint's more than 1,000 employees. We thank the *Portland Business Journal* community for recognizing their impact on the region."

### Expanding the region's access to financial resources

People in Oregon and Southwest Washington gained easier access to financial expertise, education and

tools in 2023 thanks to OnPoint's continued growth. The credit union opened its first branches in Corvallis and Newberg. It expanded partnerships with the Oregon School Activities Association (OSAA), Junior Achievement of Oregon and SW Washington and Youth Villages Oregon. Additionally, Portland Workforce Alliance received the inaugural Financial Education Innovation Award of \$100,000 to build their capacity. OnPoint also continued its partnership with GreenPath Financial Wellness, providing members with financial education, debt management and counseling services.

### Another record-breaking year in donations

Nonprofits in Oregon received \$2.5 million from OnPoint this year, a new record for the credit union's community giving program. OnPoint's donations were directed to more than 300 organizations focused on diversity, equity and inclusion, education, community development, environmental impact and youth services. More information about OnPoint's community giving program can be found at [onpointcu.com/community-giving](https://onpointcu.com/community-giving).

### Cultivating partnerships for a greener tomorrow

OnPoint strengthened its commitment to protecting the region's natural beauty and resources in 2023. OnPoint's Green Auto and solar panel loan discounts continued to save members money and make going green a reality for more people. OnPoint advanced the missions of local environmentally-focused



THIS HONOR MARKS ONPOINT'S 16TH CONSECUTIVE YEAR AS ONE OF THE STATE'S MOST ADMIRABLE CREDIT UNIONS, BANKS OR WEALTH MANAGEMENT FIRMS THROUGHOUT OREGON | PHOTO COURTESY OF ONPOINT COMMUNITY CREDIT UNION

organizations, donating \$25,000 each to The Nature Conservancy in Oregon, Ecotrust, Oregon Environment Council and SOLVE Oregon.

OnPoint reduced its carbon footprint in 2023 with telecommuting programs, environmental education and employee volunteer opportunities. It also became the official sponsor of the Hayden Homes Amphitheater Take Note Initiative this year to help the venue advance its sustainability efforts. OnPoint also donated solar charging tables and 150 bike racks installed outside the amphitheater for concertgoers to use. More details on how OnPoint is moving toward a greener future can be found at [onpointcu.com/green-horizons](https://onpointcu.com/green-horizons).

[onpointcu.com](https://onpointcu.com)

# Local Dealer Beaver Coach Sales Receives RVBusiness Top 50 Dealer Award

by CRAIG MELTON, Marketing Manager — Beaver Coach Sales



PHOTO | COURTESY OF BEAVER COACH SALES

*RVBusiness* (RVB) magazine's Top 50 RV Dealers of North America were recently celebrated during a gala awards ceremony before hundreds of family, friends and colleagues in conjunction with the RV Dealers Association Convention/Expo at the Paris Las Vegas. Among this list of the nation's top dealerships stood Beaver Coach Sales to accept this prestigious award.

Now in its 12th year, RVB's Top 50 program is

designed to recognize the very best RV dealerships in the United States and Canada. This season's run began earlier this year when RV manufacturers nominated select dealer partners for consideration. Those nominated dealers were then invited to complete comprehensive application materials. An anonymous, independent panel of judges, all with decades of experience in the RV industry, then convened for two days of review and selection to arrive at the Top 50.

"Receiving this award is an honor that we, as a team, do not take lightly," said Ryan Kelly, sales manager. "While every employee is aware that we have earned this award for four years now, more importantly, we each know that our individual efforts contribute toward the overall culture, quality, and excellence of this dealership that ultimately weighed in the decision. From philanthropic involvement and community outreach to employee benefits, retention and customer satisfaction, knowing that you're a part of something greater than yourself provides an unparalleled feeling of reward. We all love this industry, and will attempt every day to conduct ourselves in a way that is worthy of this prestigious title."

The program was once again overseen by Event Administrator BJ Thompson, who explains that Top 50 designation has little to do with a dealership's overall sales volume and everything to do with sound business practices, commitment to consumer care, strong employee training, cutting-edge service, marketing skills, and community involvement. "Throughout the RV industry's evolution, the one constant is the need to take care of people — the RVers themselves," said Thompson. "Treating people well and doing the right thing will always be what the best dealerships are all about. That's why professionalism and excellent customer care are at the core of what our applicants are judged by and what our winners are honored for."

This event has become a centerpiece of the Convention/Expo, thanks to both a flourishing partnership between RVB and RVDA as well as support from program sponsors Airxcel, Brown & Brown Dealer Services, Cummins Inc., GE Appliances, Genesis Products, Northpoint Commercial Finance, NTP/STAG, Performance Brokerage Services, Protective Asset Protection, RV Trader and Wells Fargo CF.

[beavercoachsals.com](https://beavercoachsals.com) • 855-472-9778

# Businesses Serving Community



THIS YEAR'S PRINEVILLE HOSPICE AUCTION RAISED MORE THAN \$180,000 FOR ST. CHARLES' HOSPICE PROGRAMS. PICTURED ARE THE PEOPLE'S CHOICE AWARD WINNERS FOR TREE AND QUILT | PHOTOS COURTESY OF ST. CHARLES FOUNDATION



### ST. CHARLES FOUNDATION

St. Charles Foundation's annual Prineville Hospice Auction on December 2 was a tremendous success, with more than 550 individuals in attendance and raising more than \$180,000 to support hospice programs. The popular annual event hosted at the Crook County Fairgrounds Indoor Arena includes a dinner, silent auction, raffle and a lively live auction of handmade quilts and elaborately decorated Christmas trees.

"We are truly touched by the outpouring of support from the Crook County community for our hospice programs during Saturday's annual auction, which raised more funding for hospice programs than any auction in more than a decade," said Jenny O'Bryan, executive director for the St. Charles Foundation. "The dollars raised help provide funding for education support services, grief counseling, bedside volunteers, spiritual counseling and more for St. Charles' hospice programs."

Kevin Cole, president and CEO of Mid Oregon Credit Union, made a surprise \$10,000 donation in honor of a local retired educator and volunteer, Jan Uffelman, who was in attendance.

The top-selling tree at the event was A PicNICK Date Away from the Workshop, donated by Good Bike Co. and Dr. Natalie Good, for \$7,000. The top-selling quilt was *Star Madness* by the Knotty Ladies, which sold for \$2,000. People's Choice winners for the night were the Christmas tree *Faith & Freedom* by David and Tess Tappert and the quilt *Star Madness* by the Knotty Ladies.



# MountainStar Family Relief Nursery Spreads Holiday Cheer with Stories of Hope & Resilience

by KARA ROATCH, Events & Marketing Manager — MountainStar Family Relief Nursery

As the holiday season unfolds, MountainStar Family Relief Nursery (MountainStar) extends warm wishes and profound gratitude to its community of supporters. This festive time serves as a poignant moment to reflect on shared accomplishments in safeguarding children and empowering parents.

In the spirit of celebration, MountainStar highlights the transformative impact of community support on the lives of children, embodying the collective belief that every child deserves the best start possible. If MountainStar is new to you, they invite you to join their Holiday Fundraising Campaign, raising funds for their child abuse prevention services — keeping kids safe and parents successful.

Amidst a year of significant growth for MountainStar, the organization not only expands its service areas but also deepens its commitment to meeting families at their point of need. One inspiring story from this journey introduces Ellia, a young participant whose life took a remarkable turn with the support of MountainStar.

When Ellia joined MountainStar at almost two years old, she faced challenges with gross motor skills. Living in a fifth wheel with her disabled mom and hardworking dad, Ellia lacked opportunities for physical development. However, after just two months in the program, Ellia's progress was evident — from learning to crawl to confidently cruising around her classroom.

Ellia's journey faced an additional hurdle when she was diagnosed with diabetes a month later. Fearful for her daughter's safety, Ellia's mom hesitated to let her attend therapeutic classes. After a five-month hiatus, Ellia returned, but her development had regressed. The MountainStar team, undeterred, rebuilt their relationship with Ellia, adapting to her medical needs and ensuring a safe

environment for her to thrive.

Today, at three years old, Ellia is a testament to resilience, running around her classroom, playing with friends, and showing off her favorite toys. Behind this success story is a dedicated MountainStar team that goes above and beyond completing an average of 1,000 hours of professional development each year to provide the highest quality therapeutic, trauma-informed care.

MountainStar invites the community to be part of this impactful journey by donating at [mtstar.org/donate](https://mtstar.org/donate) or reaching out to Staley Micken at [staleym@mtstar.org](mailto:staleym@mtstar.org) to discuss a gift. Contributions and support directly translate into tangible changes in the lives of children and families, ensuring hope starts here when it's needed most.

### About MountainStar:

MountainStar Family Relief Nursery ([mtstar.org](https://mtstar.org)) is a local nonprofit that provides child abuse and neglect prevention services for the most vulnerable children and families in Central Oregon. We are the only program in Deschutes, Jefferson, and Crook Counties providing therapeutic classrooms, parenting education services, and family support targeted at protecting babies and toddlers who are at significant risk for abuse and neglect. We envision communities that support each parent's effort to nurture their children's emotional, physical, and intellectual development in a safe environment.

Now in its 22nd year, MountainStar has served over 5,500 children and their families. We provide over 300 hours of direct family support each year and over 99% of children enrolled in our program remain safe from abuse and neglect.

[mtstar.org](https://mtstar.org) • [mtstar.org/donate](https://mtstar.org/donate)

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# Volunteers In Medicine Launches New Diabetes Management Project for Low-Income Patients

by ERIN FOOTE MORGAN

**V**olunteers in Medicine Clinic of the Cascades (VIM) recently announced the launch of a new intensive support and treatment program for a cohort of 21 low-income diabetes patients that aims to dramatically increase positive outcomes for patients, including prevention of major diabetes complications such as amputations, vision loss or a need for dialysis. The program is funded by a generous new grant from the Coverys Community Healthcare Foundation, Inc. (CCHF).

The new program relies on culturally sensitive healthcare and continuous glucose monitoring devices, which are patches adhered to patients’ arms that send live readings to patient phones and the clinic. Last year, VIM piloted the program and saw a remarkable rate of 86.8% controlled diabetes for patients in the pilot program, well above the region’s healthcare target of 72.5%.

“Now, with this new funding, VIM is growing the program to help proactively manage diabetes for low-income patients who would not otherwise have access to care,” said Kat Mastrangelo, executive director of Volunteers in Medicine Clinic of the Cascades. “This cohort is a perfect example of the equitable healthcare access we are achieving at VIM through the dedication of our volunteer doctors, nurses, and pro-bono specialist network.”

VIM’s new program is on the leading edge of effective treatment for low-income community members in the nation, something reflected in the funding from Coverys Community Healthcare Foundation, Inc.

“Of more than 38 applicants to the Coverys Community Healthcare Foundation in the first grant cycle of 2023, VIM was identified by our grant evaluators as the highest-scoring applicant because of the clinic’s consistent high-quality outcomes achieved through the systematic and culturally sensitive support for low-income patients,” said Meg Bronneck, executive director, CCHF.

More than 90% of patients at VIM are Latinx community members who do not otherwise qualify for health insurance. VIM provides a bilingual, bicultural Diabetes RN Care Coordinator; bilingual, bicultural counselors; two diabetes educators; and dental services tied to diabetes education. The organization recruits hires from within the communities it serves whenever possible, so patients work with staff who they can relate to and rapidly build trust.

This approach has worked wonders at the clinic. During COVID-19 not a single one of Volunteer in Medicine’s roughly 800 patients died or was admitted to the ICU. Through this culturally appropriate support, diabetes patients are educated on key diabetes factors such as maintaining a healthy diet and the need for exercise. This education, plus the key addition of the continuous glucose monitors, was the key to success in the pilot program.

“We are providing some of the most comprehensive diabetes services of any

free clinic in the U.S.,” said VIM’s Diabetes RN Care Coordinator Kimberly Rojas Drew, RN, BSN. “We proactively call patients to check on their progress and to provide follow up on education sessions. Our new program will also fund gas cards for our patients so they can drive to the clinic for treatment.”

The program will also offer diabetes education workshops with food gift cards, children’s activities led by a local librarian, fun movement activities, and whole-family engagement to build support for better outcomes.

The primary goal is to help at least 60%-70% of patients with uncontrolled diabetes who are enrolled in the program control their blood sugar levels within six to 12 months.

“Many of our patients are working multiple jobs, caring for family, and trying to maintain their health in the midst of it all,” said Mastrangelo. “Our role as Central Oregon’s free and charitable clinic is to be their partner in health, and to be our community’s partner in achieving equitable health outcomes. We’ve been doing this for nearly 20 years and are grateful for this new funding that allows us to just keep building a high standard of care for low-income families in Central Oregon.”

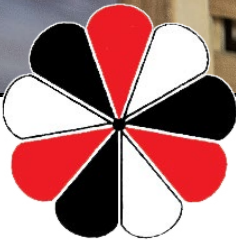
### About Volunteers in Medicine Clinic of the Cascades:

Now honoring nearly 20 years of caring, Volunteers in Medicine Clinic of the Cascades provides healthcare to low-income, working adults who live in Central Oregon and have no medical insurance or means to pay for care. Using a community approach, 200+ in-clinic volunteers and 300 local medical partners collaborate to provide patients with necessary primary and specialty medical care, prescription medications and mental health care. Patient costs of about \$154 per visit are funded by patient donations along with local and regional individual, corporate and foundation supporters. Because of the dedicated efforts of our volunteers, every \$1 raised is leveraged into \$3.82 worth of services, generating more than \$150 million worth of care since VIM opened in 2004.

### About Coverys Community Healthcare Foundation, Inc.:

The Coverys Community Healthcare Foundation, Inc. provides grant funding and donations to organizations and innovative programs that improve patient care and safety, promote healthy lifestyles, and support individuals and organizations providing healthcare services. The development of the Foundation exemplifies Coverys’ dedication to being an affirmative and active corporate citizen in the healthcare community and the communities in which it operates.

[vim-cascades.org](http://vim-cascades.org)  
[coverys.com](http://coverys.com)



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# 15 New Redmond Businesses

*Continued from page 3*

options: **Beyond The Vine** (423 SW Eighth Street) wine bar; **Cuppa Yo** (446 SW Sixth Street) frozen yogurt; **M Caffe** (235 SW Sixth Street) baked goods, salads, coffee, and more; **Morning Story** (457 SW Sixth Street) Boba Tea and sweets in the former Halo Donuts location; **The Moontower** (329 SW Sixth Street) local renovated bar and **Rincon Azteca** (526 SW Sixth Street) sit down and to-go Mexican food. Décor, furnishings, and gifts: **The Black Iris** (627

SW Deschutes) gifts and furnishings; **Two Gifty Girls** (433 SW Sixth Street) gifts and home décor; and **High Desert Florals** (231 SW Sixth Street) flower shop. Beauty, health, & fitness: **Beautique of Redmond** (342 SW Seventh Street) hair salon; **Cascade Beauty & More** (615 SW Sixth Street) hair Salon, **Skin Studio of Redmond** (553 SW Sixth Street) facials and skin services; **Tompkins Chiropractic** (210 SW Fifth Street) chiropractic office. Kids and pets: **High Desert Geckos Exotic Pets** (632 SW Sixth Street) geckos, amphibians, aquarium set-ups; **Little Bug Play Hub** (522 SW Sixth Street) play place for kids. The Redmond Urban Renewal Agency works to

attract businesses and downtown investment as prescribed in the Downtown Urban Renewal Plan. Incentives are available to support new and existing business investment through grants and loans to help make projects a reality. More information on incentives can be found at: RedmondOregon.gov or by contacting Meghan Gassner, Urban Renewal Program Analyst, at 541-923-7759 or email at Meghan.Gassner@RedmondOregon.gov. \*The occupancy rate is determined by an evaluation of approximately 100 ground floor commercial spaces in the downtown district as of November 27, 2023. RedmondOregon.gov

# EDCO Annual Luncheon

*Continued from page 3*

advisor, speaker, investor, lawyer, global development executive, adventurer, and insatiable handstander. Her accolades include being ranked one of the 50 leading female futurists in the world and is a Harvard

Law School graduate, a Young Global Leader at the World Economic Forum, a member of the Silicon Guild and Thinkers50 Radar, and author of *Flux: 8 Superpowers for Thriving in Constant Change*. **Cost and Registration** \$104 EDCO Members \$128 Non-Members **About Economic Development for Central Oregon (EDCO):**

Economic Development for Central Oregon (EDCO) is a nonprofit corporation supported by private and public members and stakeholders, whose mission is to create middle-class jobs in Central Oregon by recruiting new employers to move to the region; helping entrepreneurs start new, scalable businesses; and working with businesses that are already here to grow their operations. edcoinfo.com

# Bend Brewfest

*Continued from page 3*

River, along the river trail behind the Old Mill District shops, while the amphitheater underwent renovations. That event and the new location were a success, but organizers earlier this year decided to postpone the brewfest until it could return to the larger amphitheater venue. “The Bend Brewfest is a beloved tradition in our community and it’s been sorely missed,” said Phil Phifer, Food & Beverage manager for the Hayden Homes Amphitheater. “Like the rest of town, we’ve felt the void created by its absence and are thrilled to bring back Central Oregon’s largest and longest-running craft beer festival.”

The Bend Brewfest showcases the most creative and innovative craft breweries in the Pacific Northwest. In years past, the three-day event has attracted more than 40,000 fans and included more than 70 vendors serving up 200 beers, ciders, wines and other fermented beverages like hard seltzers. Phifer hopes the brewfest’s new October dates will make the festival easier for craft beer aficionados to attend with the event moved outside of Bend’s busier summer months. The Bend Brewfest will also continue its long tradition of philanthropy by donating to local organizations that have huge positive impacts on our community. Since the festival began more than 20 years ago, it’s generated more than \$100,000 for local non-profits, including the Latino Community Association, Northwest Youth Discovery, Bend Fire Community Assistance Program, Big Brothers Big Sisters of Central Oregon,

NeighborImpact, the Deschutes River Conservancy, and Out Central Oregon. Additional details, including the brewery application process, will be coming soon at BendBrewfest.com. “We hope this announcement gets some delicious, creative juices flowing at breweries all over the Pacific Northwest,” Eastes said. “Come October, they’re going to have a huge, thirsty crowd eagerly waiting to see what they’ve come up with. We cannot wait.” **Bend Brewfest:** Founded in 2002, the Bend Brewfest annually showcases the most creative and innovative craft breweries in the Pacific Northwest in a gorgeous setting along the banks of the Deschutes River in the Old Mill District. The Bend Brewfest has become known as an event where brewers can highlight their specialty, hard-to-find brews on the festival’s X-Taps. BendBrewfest.com


# OSU-Cascades

*Continued from page 3*

company was founded by entrepreneurs James Nicol and Ryan Holmes. “We’re extremely grateful for the doors this extraordinary gift will open for OSU-Cascades students and faculty, transforming how they approach learning and teaching with experiences that can also help attract and retain students” said Sherm Bloomer, chancellor and dean of OSU-Cascades. “A cross-disciplinary team, sponsored by OSU-Cascades and OSU’s College of Business, has already formed to design the SnoPlanks Academy and how students will advance their career skills by engaging in the operation, sustainability and growth of the company.” Team members foresee engaging students in OSU-Cascades’ undergraduate business, engineering, outdoor products, and arts, media and technology programs to draw the skills and talents required to bring SnoPlanks products to market. They plan to select the company’s first student leadership team in the coming months. “SnoPlanks Academy will provide students resume-building experiences — from product design and

supply chain management to financial analysis and go-to-market execution — that employers look for,” said team member and OSU-Cascades business instructor Todd Laurence. Nicol and Holmes were popular guest lecturers in Laurence’s business classes where they spoke to students about the production, marketing and sales aspects of SnoPlanks. Inevitably, said Laurence, the co-owners were surrounded afterwards by students eager to intern and work at SnoPlanks. “This new venture is a unique and innovative learning opportunity for our students that we are excited to be a part of,” said Tim Carroll, dean of the College of Business. “It also reflects the dynamism of the Bend business community and OSU-Cascades — entrepreneurial, clever, cross-disciplinary and supportive. SnoPlanks founders James and Ryan have already inspired OSU-Cascades students with their vision, and we are grateful for the chance to develop this platform — for business and learning.” When Nicol and Holmes launched SnoPlanks in 2012, they produced boards by hand and with bamboo, a lightweight and flexible wood that created a sustainable, high-performance powder board. The company won an early-stage award at the 2015 Bend Venture Conference, the same year the founders completed the Bend Outdoor Worx accelerator


program for outdoor companies. SnoPlanks snowboards have been carried by national resellers such as Tactics and Backcountry, and featured in publications such as Outside Magazine, Snowboarder and Teton Gravity Research. “This is the next, best possible chapter for SnoPlanks,” said Nicol, “to pass the brand along to future generations and see its reinvention. Our goal is to continue building a positive community, and to help transform opportunities for teaching and learning at OSU-Cascades.” **About OSU-Cascades:** Oregon State University’s campus in Bend brings higher education to Central Oregon, the fastest growing region in the state. Surrounded by mountains, forest and high desert, OSU-Cascades is a highly innovative campus of a top-tier land grant research university, offering small classes that accelerate faculty-student mentoring and experiential learning. Degree programs meet industry and economic needs in areas such as innovation and entrepreneurship, natural ecosystems, health and wellness, and arts and sciences, and prepare students for tomorrow’s challenges. OSU-Cascades is expanding to serve 3,000 to 5,000 students, building a 128-acre campus with net-zero goals. osucascades.edu



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# Central Oregon Business Calendar

Email Your Upcoming Business Events to [CBN@CascadeBusNews.com](mailto:CBN@CascadeBusNews.com)  
Event Details at [CascadeBusNews.com/Business-Events](https://CascadeBusNews.com/Business-Events)

## BUSINESS EVENTS



### December 22

8-8:30am Prineville Chamber Perk Event at Rebound Physical Therapy, LP.

### January 4

11:45am-1pm ConnectW Munch & Mingle at Madeline's Grill & Steak House, Redmond.

### January 5, 2024

8-8:30am Prineville Perk at Prineville Athletic Club.

### January 9, 2024

10-11am Bend Chamber Membership 101, Maximizing Your Membership, at Bend Chamber Conference Room.

### January 9, 2024

Noon-1pm Bend Chamber Ribbon Cutting Ceremony and Special Event at Rooted Homes' Poplar Community.

### January 9, 2024

6pm City of Redmond City Council Meeting.

### January 11, 2023

8-9:30am Bend Chamber Bend Chamber Commerce

& Coffee at Touchmark at Pilot Butte.

### January 11, 2024

11:45am-1pm ConnectW Munch & Mingle at The Phoenix, Bend.

### January 17, 2023

5:30-8pm ConnectW Monthly Meeting at Open Space Event Studios, Bend.

### January 23, 2024

6pm City of Redmond City Council Meeting.

### January 24, 2024

9-10:30am COCC Virtual and In-Person State of the College Address at COCC Coats Campus Center Wille Hall, Bend Campus.

### January 24, 2024

5-7:30pm Bend Chamber What's Brewing, Housing Production Strategies & Solutions for 2024, at Tetherow Resort Event Pavilion.

### February 8, 2024

11am-1:30pm EDCO Annual Luncheon at Riverhouse on the Deschutes Convention Center.

### February 13, 2024

10-11am Bend Chamber Membership 101, Maximizing Your Membership, at Bend Chamber Conference Room.

### March 12, 2024

10-11am Bend Chamber Membership 101, Maximizing Your Membership, at Bend Chamber Conference Room.

### April 9, 2024

10-11am Bend Chamber Membership 101, Maximizing Your Membership, at Bend Chamber Conference Room.

### May 14, 2024

10-11am Bend Chamber Membership 101, Maximizing Your Membership, at Bend Chamber Conference Room.

## WORKSHOPS & TRAINING



### (Ongoing)

COCC Small Business Development Center Virtual Classes.

## Six Keys

Continued from page 33

price changes but that might also have greater potential for long-term growth.

Note: Before investing in a mutual fund, consider its investment objectives, risks, charges, and expenses, all of which are outlined in the prospectus, available from the fund. Consider the information carefully before investing. Remember that an investment in a money market fund is not insured or guaranteed by the Federal Deposit Insurance Corporate or any other government agency. Although the fund seeks to preserve the value of your investment at \$1 per share, it is possible to lose money by investing in the fund.

### Dollar cost averaging: investing consistently and often

Dollar cost averaging is a method of accumulating shares of an investment by purchasing a fixed dollar amount at regularly scheduled intervals over an extended time. When the price is high, your fixed-dollar investment buys less; when prices are low, the same-dollar

investment will buy more shares. A regular, fixed-dollar investment should result in a lower average price per share than you would get buying a fixed number of shares at each investment interval. A workplace savings plan, such as a 401(k) plan that deducts the same amount from each paycheck and invests it through the plan, is one of the most well-known examples of dollar cost averaging in action.

Remember that, just as with any investment strategy, dollar cost averaging can't guarantee you a profit or protect you against a loss if the market is declining. To maximize the potential effects of dollar cost averaging, you should also assess your ability to keep investing even when the market is down.

An alternative to dollar cost averaging would be trying to "time the market," in an effort to predict how the price of the shares will fluctuate in the months ahead so you can make your full investment at the absolute lowest point. However, market timing is generally unprofitable guesswork. The discipline of regular investing is a much more manageable strategy, and it has the added benefit of automating the process.

### Buy and hold, don't buy and forget

Unless you plan to rely on luck, your portfolio's long-term success will depend on periodically reviewing it. Maybe economic conditions have changed the prospects for a particular investment or an entire asset class. Also, your circumstances change over time, and your asset allocation will need to reflect those changes. For example, as you get closer to retirement, you might decide to increase your allocation to less volatile investments, or those that can provide a steady stream of income.

Another reason for periodic portfolio review: your various investments will likely appreciate at different rates, which will alter your asset allocation without any action on your part. For example, if you initially decided on an 80 percent to 20 percent mix of stock investments to bond investments, you might find that after several years the total value of your portfolio has become divided 88 percent to 12 percent (conversely, if stocks haven't done well, you might have a 70-30 ratio of stocks to bonds in this hypothetical example). You need to review your portfolio periodically to see if you need to return to your original allocation.

To rebalance your portfolio, you would buy more of the asset class that's lower than desired, possibly using some of the proceeds of the asset class that is now larger than you intended. Or you could retain your existing allocation but shift future investments into an asset class that you want to build up over time. But if you don't review your holdings periodically, you won't know whether a change is needed. Many people choose a specific date each year to do an annual review.

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## Watch for Upcoming Editions of **CASCADE BUSINESS NEWS** 2024 EDITORIAL CALENDAR

ISSUE DATE	SPECIAL SECTIONS	INDUSTRY LISTS
January 17 <a href="#">Deadline Jan 10</a>		Architects, Landscape Architects
February 7 <a href="#">Deadline Jan 31</a>	Central Oregon Economic Outlook	Coaches, Business Consultants, Chambers, Business Organizations
February 21 <a href="#">Deadline Feb 14</a>	Family Business Special	Art Galleries, Arts Organizations, Framers
March 6 <a href="#">Deadline Feb 28</a>	Meeting Guide	B&B's, Facilities with Conference Space, Event Rentals, Caterers, Event Planners, Golf Courses, Hotels/Motels, Tour Companies
March 20 <a href="#">Deadline Mar 13</a>	Marketing Industry	Ad Agencies, Media, Printers, Media Productions, Ad Specialties, Publishers, Public Relations & Marketing Professionals, Photographers, Sign Cos, Graphic Designers, Social Media, Web Designers
April 3 <a href="#">Deadline Mar 27</a>	Environmental Special	Landscaping Businesses, Environmental Companies, Recycled Products & Services



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