Kevney Dugan’s Tenure at Visit Bend Marks a New Era in Balancing Economic Growth with Responsible Tourism

by ERIKA ORESKOVICH — CBN Feature Writer

Kevney Dugan’s tenure as CEO of Visit Bend, now drawing to a close as he moves to Travel Oregon, leaves a lasting legacy. His leadership since 2010 has been pivotal in helping harmonize Bend’s economic growth with responsible tourism development, creating a vibrant community impact that resonates well beyond his tenure.

When Dugan joined Visit Bend in 2010 as the director of sales, the city was emerging from a housing crisis and a recession. The community was eager to rekindle its economic vigor, facing a landscape of instability and uncertainty. Faced with these challenges, the key question arose: How could Visit Bend collaboratively reignite the city’s economy and revive its vibrant spirit?

During Dugan’s early years at Visit Bend, he helped bring large-scale city-wide championship sporting events to Bend. Between 2010 and 2015, Bend hosted 23 National Championships, symbolizing its cultural fit and outdoor recreation lifestyle, for which the city is now renowned.

In 2016, Dugan stepped into a new role, succeeding Doug La Placa as CEO of Visit Bend. Dugan helped steer Visit Bend beyond its traditional role as a sales and marketing entity, focusing instead on community engagement and diverse economic initiatives. Introduced in 2021, the Bend Sustainability Fund (BSF) reinvests visitor-paid lodging tax into local projects to foster sustainable community experiences in Bend, balancing economic, social and environmental needs, reflecting Visit Bend’s commitment to not only bolster the local economy but also to listen and respond to the community’s needs. It has since given nearly $3 million to grantees.

OSU-Cascades Campus Transformation Underway

by ANDREA HINE — CBN Feature Writer

Hailed as “one of the most innovative university development projects in the country,” 118 acres of OSU-Cascades properties — previously occupied by a pumice mine and a Deschutes County construction and demolition landfill — are being transformed over the coming three decades into a 128-acre campus serving up to 5,000 students.

Guided by OSU-Cascades’ Long Range Development Plan, the long-term expansion project includes 13 new buildings, roads, sidewalks, parking, athletic fields, a pedestrian bike path, green spaces on Bend’s west side, and — with construction now underway — a 17,500-square-foot Student Success Center.

As Jarrod Penttila, OSU-Cascades’ associate director for capital planning and construction manager, explained, “The total project cost of the Student Success Center is $21.75 million. The funding includes $13.8 million from the state, $2.8 million from OSU, and $5 million that is being contributed by the students themselves — who voted in 2017 to increase their student fees for the additional space and enhanced success services.”

Central Oregon Office Interiors Opens Office in Bend

by ANDREA HINE — CBN Feature Writer

“I n the past, offices all looked pretty much the same, with functionality taking priority over aesthetics,” said Tom McDougal and Jason Keim. “Today, offices and the furniture that fills them are much more artistic and appealing. They are recognized as tools to help enhance morale, promote productivity, and recruit new staff — which is where Central Oregon Office Interiors (COOI) can play an integral role.”

With its origins in Portland, the company recently opened a local office to provide modern office furniture solutions for the cities of Bend, Redmond, Prineville, and surrounding areas. “It’s an underserved market,” they noted, “and we want to help Central Oregon businesses optimize their space — whatever their size, industry, or budget.”

With more than 50 years of experience between them, McDougal (director, workplace solutions) and Keim (president) have successfully executed projects ranging from “a single desk to hundreds of cubicles, and a 2,000-person space for a well-known high-tech company.” Clients come from all industries, including health care, hotel and hospitality, banks and credit companies — as well as local and federal government agencies, and even public schools and retirement homes.

“We’ve spent lots of hours together, share the same work ethic, and have a relationship that has been in place for decades,” said McDougal of
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RE/MAX Key Properties broker Ryan Amerongen, CCIM represented tenant, Bend Cider Co, LLC in the lease of a 1,500 SF office suite located at 1420 NE 1st St in Bend.

Compass Commercial Real Estate Services brokers Bruce Churchill, Russell Hunterman, CCIM and Eli Harrison represented the seller, Pahlisch Homes, Inc., in the sale of 21350 and 21380 NE Butler Market Road in Bend, otherwise known as Petrosa. Churchill also represented the buyer, Kevin and Linda Spencer and Jerry and Jeannette Freund. The 16.1-acre commercial development land sold for $8,000,000.

Brokers Pat Kesgard, CCIM and Kristie Schmitt, CCIM with Compass Commercial Real Estate Services represented the buyer, Cameron & Leona Curtis, in the acquisition of 1275 Interquest Parkway in Colorado Springs, CO. The buyer purchased the 3,288 SF restaurant on 1.96 acres for $5,343,066.

Compass Commercial Real Estate Services brokers Jay Lyons, SIOR, CCIM, Russell Hunterman, CCIM and Eli Harrison represented both the seller, Neff Place, LLC, and the buyer, JKC Cushing, LLC, in the sale of Neff Place located at 1500 NE Cushing Drive in Bend. The 8,100 SF retail center on 1.17 acres sold for $3,850,412.

Brokers Ron Ross, Luke Ross and Terry

Positive Pulse for Employment: U.S. Employers Set to Boost Hiring in First Half of 2024, Unveiling a New Peak in Confidence

Hiring Managers Feel Optimistic, Hopeful & Confident

Latest Results from The Harris Poll

Employers are ringing in the new year with an optimistic hiring outlook as the majority plan to increase their employee count in the first half of 2024. This is according to a recent survey from The Harris Poll commissioned by Express Employment Professionals.

Most U.S. hiring managers are looking toward hiring opportunities this year with a positive mindset (79%) — often citing feelings of optimism (44%), helpfulness (39%) and confidence (37%).

And to that point, expectations for increasing hiring efforts continue as nearly two-thirds of hiring managers (63%) say their company plans to increase the number of employees in the first half of 2024 (i.e., January 1 through June 30, 2024); continuing its positive trajectory, now reaching its highest point since the survey began in 2020.

“The hiring patterns and their fluctuations heavily depend on the specific industry. While January typically experiences slower job growth, I anticipate a potential uptick earlier than usual this year,” said Chris Petty, franchise manager of the Central Oregon Express franchise office.

Reasons for Increasing Head Count

Visit Central Oregon Now Accepting Applications for the Central Oregon Future Fund

Now in its second year, the highly successful grant program is designed to support tourism-related projects that benefit both residents and visitors.

Visit Central Oregon has begun accepting applications for the Central Oregon Future Fund, a second-year grant program aimed at supporting tourism-related projects that will benefit both residents and visitors. The application window will be open through Friday, February 16.

The Central Oregon Future Fund will award $450,000 in grants, funded entirely by revenue generated from the Central Oregon Future Fund. The division will draw from decades of overlanding experience, bringing together people and resources to create and nurture a solutions, and accelerating the advent of emerging technologies. The division will focus on supporting customers, finding

EarthCruiser Launches New Division — EarthCruiser Innovation

EarthCruiser Overland Vehicles announces the launch of a new division, EarthCruiser Innovation, ECI. The division was created to better capitalize on the growth of the overlanding market and to drive innovation. ECI will focus on supporting customers, finding
DESCHUTES COUNTY

Deschutes County recently released reports that show the room tax collection results for FY 2023-24, updated through the month of November 2023. Please keep in mind that these funds are recorded on a cash basis; therefore, this information reflects the results of payments for activity through November 2023. To see full reports, visit Cascade-BusNews.com and search Transient Room Tax Collections.

The award-winning Deschutes County Popular Annual Financial Report (PAFR) for the fiscal year ended June 30, 2023 is now available online. The Bend Metropolitan Planning Organization (MPO) Policy Board will consider approval of an amendment to the MTIP at their next meeting, on January 19, 2024, at 12pm. Public comments can be submitted via email for the next three weeks to kkennedy@bendoregon.gov, or during Public Comment at the hybrid (in-person/online) Bend MPO Policy Board meeting.

In-person meeting information, including a Zoom link to attend online, will be posted to the Bend MPO Policy Board webpage one week prior to the meeting date.

Summary of Amendment: Project key number: 20073. Project name and description: All Roads Transportation Safety (Bend, phase 2). Change the current four-lane roadway to a three-lane roadway with center turn lane and bike lanes at Greenwood Ave from First Street to Fourth Street to improve safety for the traveling public. Proposed project total: $701,000. Changes: Major change in scope: Update project location to show location of work. Update the project name to US20 (Greenwood Ave): First Street to Sixth Street (Bend) to reflect the location of work. Slip the Construction phase to start in the federal fiscal year 2025.

SALEM

On January 4, the Oregon Secretary of State released the results of the audit of Oregon Housing and Community Services' distribution of Emergency Rental Assistance (ERA) funds during the COVID-19 pandemic. The audit was requested in December 2021 by then-Legislative Housing Committee Chairs House Majority Leader Julie Fahey (D - Eugene & Veneta) and Senator Kayse Jama (D - Portland).

On January 5, the Governor officially announced that three companies — Microchip Technology, HP and Intel — will receive grants to grow their businesses in Oregon following a historic, bipartisan push from lawmakers to incentivize new investment and jobs. Based on initial projections, assuming all grants applied for are awarded, they are expected to generate $40 billion in new investments and more than 6,000 new jobs in the semiconductor, construction, and other industries in Oregon.

Oregon is capitalizing on a once-in-a-generation opportunity to draw down a portion of $52 billion in federal funds made available through the CHIPS and Science Act to boost domestic semiconductor research and manufacturing. Earlier this year, the Oregon Legislature passed Oregon CHIPS (Senate Bill 4), an unprecedented $210 million investment that opened the door for Oregon businesses to access the federal money and further develop the infrastructure they need to be competitive on a national scale. As part of the same Semiconductor Task Force recommendations that inspired Senate Bill 4, the Legislature also enacted House Bill 2009, which creates a research and development tax credit, extends the enterprise zone program and updates Oregon’s strategic investment package to further boost sustainable economic growth and family-wage, long-term jobs in every corner of the state.

**From the Legislative Desk...**

**BEND**

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Congratulations on your business expansion! A business plan is your written roadmap to help achieve your success and communicate with others. It offers three main advantages:

1) Helps you set a vision and guides your operations. A well-written business plan is a blueprint for expansion, sales, marketing, and describes what resources and time are needed to reach your goals.

2) Provides a way to evaluate progress. Are your decisions guided by your business plan? Is your business performance meeting your expectations? If not, what needs to be revised or changed?

3) Helps secure funding. If you need funding or support from lending institutions, investors and venture capitalists, you’ll need an up-to-date business plan.

Most business plans consist of:
- An executive summary that captures your vision, objectives, company description, ownership/tax structure and the market you are serving.
- An evaluation of competition and pricing.
- Details on how you do business, your location, necessary resources and assets.
- Revenue and cost assumptions, budgets and profit analysis, along with a 24-month financial forecast.

Business plans are never “done.” Regularly review the plan. But you don’t have to go it alone. Central Oregon Community College’s Small Business Development Center (cocc.edu/sbdc) offers free, confidential professional business advising and a variety of low-cost courses to help entrepreneurs through the business lifecycle.

About the Expert:
Dave Grotjahn is a business advisor with COCC’s Small Business Development Center. He is a retired senior finance leader from Boeing Commercial Airplanes and has led financial planning and investor relations for various airplane programs. He also supports Habitat for Humanity as a financial mentor, assisting clients in attaining home ownership. Grotjahn will be facilitating “Business Planning Made Easy” through the Small Business Development Center beginning in January of 2024.

cocc.edu/sbdc

Question:
I’ll be expanding my bookkeeping business to include tax preparation. My business coach said I should have a business plan. What’s the value of a plan, and do I really need one?

A:)

January 17, 2024 • Cascade Business News • 5
Visit Bend continues to evolve. “We were designed to be this sales and marketing machine that brought people here and got them to reinvest dollars and bolster the economy. Now, with the diversity of grant programs or strategic partnerships programs or the fully built-out marketing team that can support local businesses, we just have way more avenues to say yes and address community and industry desires than we did before.”

This transformation was not a solo effort. Dugan credits the unwavering support of the board of directors and the team at Visit Bend, who, Dugan highlights, “does not take ‘no’ easily and is always looking to evolve and innovate and find ways to become the organization we think we need to be for the community.” Embracing this innovative thinking, other destinations facing similar growth pains began looking to Bend as a model, admiring its holistic approach to tourism, community engagement and sustainability. The shift from mere marketing and promotion to a community-centric approach set a new benchmark in the industry.

It’s also vital to recognize the tangible economic benefits brought by the tourism industry: generates $500 million in tax revenue, two-thirds of which is retained by the city. This translates to over $10 million annually feeding into Bend’s general fund, supporting essential services like street maintenance, police, fire and public safety. Far from merely enhancing Visit Bend’s budget, which primarily comes from a transient room tax (TRT) paid by visitors staying in short-term lodgings like hotels and vacation rentals in Bend, these efforts have injected significant economic value into the community — from direct spending of $500 million yearly to creating around 3,500 jobs. Such financial contributions underscore the importance of a sustainability model that intertwines economic prosperity with social and environmental considerations.

As Dugan prepares to join Travel Oregon as their vice president of Destination Stewardship, he reflects on his journey at Visit Bend. He believes the organization is poised for continued success, with a strong team in place that needs a new leader to carry forward the vision. According to Dugan, “One of the things I love about this community is it cares a lot, and it requires someone accountable to the work done in the tourism industry. Whoever comes in has to be ready to engage with the community in a very humble, authentic way otherwise, I think the community will see through someone who is not operating with integrity.”

Dugan’s new role presents an exciting challenge: to apply his learnings from Visit Bend to a diverse array of communities across Oregon, each at different stages of their tourism life cycle. His experience in developing partnerships, like with Leave No Trace, and initiatives like the BSF, will be invaluable in fostering destination stewardship statewide.

During his time at Visit Bend, Dugan values the strong and cohesive team as a significant achievement. He remarks, “The ability to work with these people day in and day out, and build such a dynamic, smart, bright, passionate team, has been the most rewarding part of the job.”

As Dugan embarks on his new journey with Travel Oregon, his time at Visit Bend points the organization on a path toward community engagement and sustainable growth. His departure is not just a turning point for him but also for Visit Bend, which now looks ahead to a new chapter, building on the strong foundation laid over the past decade.

traveloregon.com

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his partnership with Keim. “We’re able to understand the diverse needs of businesses, and can offer solutions that fit those needs.”

“Companies these days are fighting to get employees,” said Keim, tackling a subject that has become especially pronounced since COVID. “Beyond obvious factors such as salary and benefits, an attractive, bright and welcoming environment encourages potential employees to come back. It also enhances productivity because existing employees will feel better about the surroundings in which they work.”

“Our relationship with clients is typically collaborative,” added McDougal, “from initial consultation to design, project management, and installation. Whatever the customer’s goals — which can include improved workflow, more team spaces to enhance collaboration, improved lighting and acoustics, and inviting public-facing areas — we manage what could otherwise be an overwhelming process. With our in-house staff of ten full-time professionals, augmented by local strategic partnerships, we navigate it all.”

McDougal and Keim pointed out that COOI “has access to hundreds of manufacturers,” and that “the furniture we use — from pre-owned to high end — is truly meant to support the particular type of work being done. For example, we’ve seen a lot of companies using brighter furniture to enhance open spaces — which facilitates interaction among employees while still meeting the need for functionality. Other companies prefer a more traditional style, or require focused, quiet areas.”

“Some of our clients, knowing the importance of employees feeling good about their environment, even encourage them to participate in decisions about ergonomic seating styles and desks, accessories, storage options, and work tools,” said McDougal.

Whether clients are moving into a new space or reconfiguring an existing one, “we always start by asking how it will be used, what their goals are, and what budget has been set,” he and Keim explained. “We then provide customized solutions that fit their specific parameters, and always strive to make the process as effortless as possible.”

“We have checkpoints along the way to better understand the customer’s desired style — offering various furniture, lighting, and layout options, for example, and employing 3D rendering software to help them see what the proposed spaces will look like,” Keim said. “With the guidance of our experienced team, clients are able to create office environments that are different from anyone else in the market.”

The new COOI office, located near Bend’s Old Mill District, will be headed by Carol Gregg, a 30-year resident whose “decades of experience in office furniture and eye for design is appreciated by her customers,” said McDougal. “Working with her is Valerie Axworthy, who also has many years of experience in the office furniture world, specifically in more modern office design that incorporates collaborative spaces.”

McDougal and Keim emphasize that “Central Oregon Office Interiors prides itself on developing customized solutions that mirror a company’s business philosophies, enhances their brand, and sets the tone for their clients and staff. We give customers not only what they need, but what they deserve.”

centraloregonoffice.com

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Penttila, who comes from the high-tech sector, admitted that one of his greatest challenges is “to do all this work with the next 100 years in mind.”

For example, he said, “after closing out the pumicite mine and removing hazards from the landfill back in 2018, the challenge was looking at a giant hole and a couple of big hills — and envisioning such objectives as creating nice views from the right spots, disciplined thoroughfares, setting up the elevations of the roadways to have universal accessibility, balancing how we get stormwater to move through the campus with adjustments in elevation, and deciding where to put utilities to ensure that they are useful both now and in future decades.”

A primary goal of the expansion project is “environmental sustainability,” according to Penttila. “We’re creating a net-zero campus — which means OSU-Cascades consumes only as much energy as it produces, balances water availability and demand, and eliminates waste sent to landfills.”

Penttila, who is able to see the proverbial trees as well as the forest, regularly has a stroller enjoying the newly created walking paths. “To see something like this and demand, and eliminates waste sent to landfills. “

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Penttila, who is able to see the proverbial trees as well as the forest, regularly has a stroller enjoying the newly created walking paths. “To see something like this through is a dream job,” he said.

Student Success Center Intended to ‘Expand Collaborative Opportunities’

Recognizing that classes are only one element when it comes to earning a degree and subsequently becoming an engaged and active employee, OSU-Cascades has initiated construction of the Student Success Center in “a key core location on the campus,” said Nathan Moses, interim associate dean of student life.

Although “not quite a one-stop shop,” to use his words, the 17,500-square-foot facility will provide services such as academic and career advising, mental health and financial aid counseling, and disability access. It will also have spaces for study and tutoring, an equity lounge, arts presentations, meeting rooms and gathering areas, with access to recreational programs, student organizations, and a food pantry.

“Around the country, 55 percent of first-time freshmen enroll at a college within 50 miles of home,” said Moses. “With Central Oregonians representing 42 percent of students at OSU-Cascades. Without a nearby university, some young people may never attend college. But when they do, student success services can make a difference. This is especially critical for under-represented, first-generation, low-income and rural students.”

The Student Success Center will also support an ongoing need for campus facilities and services to keep pace with student enrollment. According to a study by the Oregon Higher Education Coordinating Commission, OSU-Cascades led enrollment growth at Oregon’s public universities in 2020 with a 27 percent continued on Next Page
increase in first-year students and a 16 percent increase in transfer students — yet lacked student support space.

“Because this is a student-focused building, we were very intentional in gathering student input throughout the design process,” said Jarrod Penttila. “We set up a lot of interactive feedback sessions; showed renderings; asked how to make the space more comfortable and inviting; and did a survey of students — including minority and disadvantaged — to gather individual feedback. Choosing the type and size of art to make all students feel included was just one example.”

The Student Success Center — in centralizing all the services that are currently in separate buildings — “is intended to engage students quicker. It will be hard for them to walk by one resource without seeing others,” said Moses. And the informal gathering spaces will give students the opportunity “to blow off steam, and make emotional connections,” Penttila added. As the two men summarized, “The building has been specifically designed to expand collaborative opportunities, so students can thrive and support each other.”

Gathering Support for 128-Acre ‘Community Asset’

“Establishing a university campus in Bend had been a 30-year grassroots effort,” explained Nathan Moses, who served as community outreach coordinator for OSU-Cascades earlier in his career. “But it still marked a change for the community, and that’s why our engagement plan involved input from hundreds of community members over several years — including those who had concerns.”

Starting at the ground level, “the planning effort focused on how the campus could serve the educational and economic needs of the region, while upholding the area’s beauty, and increasing OSU’s integration with the community,” Moses said. “The word I often used was ‘permeability.’”

“We’re building a campus that we hope will become a community asset long into the future,” he would explain. As the project develops, it will incorporate more sidewalks, roads, parking, and green spaces into the campus. OSU has, and will, contribute to off-campus infrastructure to support the growth, such as the recently opened roundabout on Colorado Avenue to help with traffic, and a future pedestrian bike path, leading to one of the campus’s to-be-built entrances.

“In addition,” said Moses, “OSU-Cascade students are becoming involved in community projects such as volunteering at Think Wild (a wildlife rescue organization) in honor of the Martin Luther King Jr. Day of Service. The more students are engaged, the greater benefit they provide. So both the campus and the community are supporting each other.”

Long after the early days of his outreach efforts, Moses talked to a community member who was initially concerned about the campus expansion. “He told me that now I understand what you’re doing. And the way you’re doing it will help to stabilize the area during down periods, and make OSU-Cascades an asset.”

“The opportunity to build a new college campus doesn’t come around very often,” he said. “We take this very, very seriously.”

osucascades.edu

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<tr>
<td>Col Organic Architects, LLC</td>
<td>541-383-2522</td>
<td>N/A</td>
<td><a href="http://www.coorganicarchitects.com">www.coorganicarchitects.com</a></td>
<td>Erik Oldham</td>
<td>2003</td>
<td>1</td>
<td>1</td>
<td>Elderly Community Residences, Senior Living Residences, 101 Project, Evergreen Village, Affordable Housing &amp; Residences.</td>
<td>Single-family residential, senior, multi-residential institutional, residential, commercial, mixed-use projects, sustainable design, urban planning.</td>
</tr>
<tr>
<td>Eberhardt Eddy Architects, Inc.</td>
<td>541-533-4779</td>
<td>N/A</td>
<td><a href="http://www.eberhardt-architects.com">www.eberhardt-architects.com</a></td>
<td>Timothy Eddy</td>
<td>1992</td>
<td>5</td>
<td>1</td>
<td>Cascade Academy of Central Oregon, Bend Science &amp; Technology Laboratory, City of Bend Public Works Building, Redmond Airport Terminal Expansion, Bend LaPierre Airport Terminal.</td>
<td>Commercial &amp; higher education, recreation, retail, &amp; industrial design, architectural preservation/planning/training resources.</td>
</tr>
<tr>
<td>G&amp;R Architects</td>
<td>541-648-9330</td>
<td>N/A</td>
<td><a href="http://www.gandrarchitects.com">www.gandrarchitects.com</a></td>
<td>Sam Sanders, Mike Correa, Gary Melcher</td>
<td>2011</td>
<td>2013</td>
<td>4</td>
<td>Deschutes County Courthouse Expansion, Jay Gould Studios, Bend Performing Arts Center, Sweetland Center for the Performing Arts, Mount Bachelor Tennis Center, Redmond Roundhouse Apartments.</td>
<td>Residential, commercial, retail, mixed-use, affordable housing, multi-family, single-family &amp; custom residential design.</td>
</tr>
<tr>
<td>Kaye Architects</td>
<td>541-580-9776</td>
<td>N/A</td>
<td><a href="http://www.kayearchitects.com">www.kayearchitects.com</a></td>
<td>Branden Olson</td>
<td>2012</td>
<td>2</td>
<td>1</td>
<td>Terrebonne, Bonneville, United States, High School &amp; Architecture, Oregon School District.</td>
<td>Residential housing from new homes to remodels &amp; additions for public agencies or private owners.</td>
</tr>
<tr>
<td>Pentad Architects, Inc.</td>
<td>541-588-9957</td>
<td>N/A</td>
<td><a href="http://www.pentadarchitects.com">www.pentadarchitects.com</a></td>
<td>Peter Bednarski, Justin Bell</td>
<td>1995</td>
<td>2016</td>
<td>6</td>
<td>High Desert Health &amp; Housing, Bend Medical Mall, Family Housing, Redmond, Area Health Care, Redmond OSU Health, Bend Cascades Bend Senior Living, Browns Building, Bend Community Center, Housing Bend &amp; Housing Redmond &amp; St. Mary's.</td>
<td>Commercial, mixed-use planning, interior design, sustainability.</td>
</tr>
<tr>
<td>PICA Architects</td>
<td>541-904-0738</td>
<td>N/A</td>
<td><a href="http://www.pica-architects.com">www.pica-architects.com</a></td>
<td>Timothy Chay</td>
<td>2015</td>
<td>2</td>
<td>1</td>
<td>Mary Lake Collaborative Health Center, Klamath Falls, So, Lakes Elementary Therapeutic School, Klamath Falls, District Cancer Society and Children's Free Clinic and United States</td>
<td>All aspects of medical architecture including architecture, design, planning and interior design.</td>
</tr>
<tr>
<td>Scott Gilbride Architects, Inc.</td>
<td>541-588-7318</td>
<td>N/A</td>
<td><a href="http://www.scottgilbride.com">www.scottgilbride.com</a></td>
<td>Scott Gilbride</td>
<td>1989</td>
<td>1</td>
<td>1</td>
<td>Residential homes &amp; interior rebuilding &amp; specific design for Ewing &amp; Associates.</td>
<td>No professional design work remaining, retiring from the business with considerable design portfolio in Florida.</td>
</tr>
<tr>
<td>Seven Design LLC</td>
<td>541-550-6462</td>
<td>N/A</td>
<td><a href="mailto:info@sevenarchitects.com">info@sevenarchitects.com</a></td>
<td>Jaron Short</td>
<td>2018</td>
<td>1</td>
<td>1</td>
<td>Residential design of commercial projects, including historic renovation, rammed earth, passivhaus, small &amp; medium-scale projects.</td>
<td>Commercial &amp; residential architecture, custom design &amp; graphic design.</td>
</tr>
<tr>
<td>Seven Design &amp; Architecture, LLC</td>
<td>541-550-6462</td>
<td>N/A</td>
<td><a href="mailto:info@sevenarchitects.com">info@sevenarchitects.com</a></td>
<td>Jaron Short</td>
<td>2018</td>
<td>1</td>
<td>1</td>
<td>Residential design of commercial projects, including historic renovation, rammed earth, passivhaus, small &amp; medium-scale projects.</td>
<td>Commercial &amp; residential architecture, custom design &amp; graphic design.</td>
</tr>
<tr>
<td>Trogdon Architecture PC</td>
<td>541-840-2052</td>
<td>N/A</td>
<td><a href="mailto:info@trogdonarchitecture.com">info@trogdonarchitecture.com</a></td>
<td>Barry Trogdon, Mary Trogdon, Mary Trogdon</td>
<td>2014</td>
<td>2014</td>
<td>13</td>
<td>Green River HELP Center, Post Falls, ID, Redford Brute &amp; Sullvian, Flagstaff, Arizona, Pensacola Waterfront Library, La Placa Community Wellness Center &amp; National Park.</td>
<td>Commercial &amp; residential architecture, custom design &amp; graphic design.</td>
</tr>
</tbody>
</table>

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

N ew buildings, facilities, and spaces, are consistently being constructed within Bend and throughout Central Oregon. As our built environment expands, it is the responsibility of developers and designers to ensure that these spaces reflect what is great about our region — a passion for the natural beauty that surrounds us, a focus on sustainability, in materials and energy uses, as well as an emphasis on protecting the natural environment.

Equally as important as it is that these new and existing spaces limit their impact on the health of our environment, is the impact on the people using, living, and working in the built environment. With many connections between environmental and human health, promoting the health of the people using the buildings should be part of a sustainable approach to design.

As much as we cherish the diverse outdoor environment, almost 90 percent of the average person’s time is spent indoors. The International Well Building Institute focuses on how buildings affect human health and wellness. The Well Building Standard takes a holistic and evidence-based approach toward improving the health of people through ten building concepts: Air, Water, Nourishment, Light, Movement, Thermal Comfort, Sound, Materials, Mind and Community. Within each concept are features that building owners can choose to implement and earn points towards WELL certification.

My own decision to become a WELL Accredited Professional stems from my passion for the human-centered aspect that differentiates WELL from other building standards. As an interior designer, my focus is on the parts of a building that the people are closely interacting with daily, and it is my duty to care about how people feel in a space that I’ve helped design, both emotionally and physically. My goal as a WELL Accredited Professional is to be able to speak to the aspects of the building that will impact the building users’ physical and mental health.

Here are some examples of how WELL concepts can be incorporated into planning new spaces. Even when full WELL certification is not an option, there are general principles to incorporate that offer a nudge toward the health of the building users.

**LIGHT**

Daylight is known to be beneficial to our mental health, sleep cycles and ability to concentrate throughout the day. Insufficient light levels and deficient light quality can cause eye strain and headaches.

- Locate more frequently used spaces along window walls. For example, locate open office areas with staff desks along window walls; locate less frequently used spaces (such as conference rooms) within the building interior. This layout allows more light transfer throughout the space and provides access to throughout the day.
- Glare can contribute to eye strain and headaches. Control glare from daylight by using window shades.
- Dim electrical lighting in the evening, when light exposure can affect the ability of occupants to fall asleep on a natural cycle.
- Allow building users control over the lighting: equipping people with methods and the ability to modify their environment extends a sense of control and ownership and allows people to customize light levels they need based on their personal or work-related needs. In planning new lighting schemes, designate light fixtures “zones” with different controls to switch on and off for certain fixtures to accommodate for changing needs throughout the day.

**Movement**

The Movement concept in WELL aims to promote physical activity through intentional design. Physical activity is known to be critical to human health for reducing a multitude of disease risks. Some ways to increase movement include:

- Specify height-adjustable workstations so workers can change body positions throughout the day.
- Promote use of stairs with more enticing placement and design:
  - Within a building, locate the stairs closer to the entry so that people see the stairs before the elevator.
  - Incorporate windows or natural light to encourage movement.

**Continued on Page 12**
B

light, artwork, nature elements into the stairwell.
• Provide signs that direct people to the stairs.
• Provide bike parking, basic maintenance tools, lockers, and showers to promote alternative modes of commuting.

Community
The Community concept within WELL emphasizes creating a culture of health and emphasizes equity and transparency in the design process.
• An integrative design process can be performed where stakeholder opinions are considered during design, empowering occupants.

Continued from page 17

BBT Architects ~ 2024 Projects

Highland Hills Elementary School
Project Owner: Hermiston School District
Project Address: 450 SE Tenth St., Hermiston, Oregon 97838
Sq Ft: 6,000 sq. ft.
Budget: $1.1M
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: August 2024

Awbrey Glen Golf Facility Upgrades
Project Owner: Awbrey Glen Golf Course
Project Address: 2500 Awbrey Glen Dr., Bend, Oregon 97703
Sq Ft: 1,600 sq. ft.
Budget: $570,000
Contractor: R&H Construction
Estimated Completion Date: March 2025

Desert View Elementary School
Project Owner: Hermiston School District
Project Address: 1225 SW Ninth St., Hermiston, Oregon 97838
Sq Ft: N/A
Budget: N/A
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: November 2024

Marshall High School Building 100
Project Owner: Bend-La Pine Schools
Project Address: 1291 NE Fifth St., Bend, Oregon 97701
Sq Ft: 6,624 sq. ft.
Budget: $1.9M
Contractor: Bremik
Estimated Completion Date: January 2024

Manzanita Building Upgrades
Project Owner: High Desert Educational School District
Project Address: 2804 SW Sixth St., Redmond, Oregon 97756
Sq Ft: 4,500 sq. ft.
Budget: TBD
Contractor: TBD
Estimated Completion Date: August 2024

Juniper Seismic Renovation
Project Owner: Bend-La Pine Schools
Project Address: 1300 NE Norton Ave., Bend, Oregon 97701
Sq Ft: 11,768 sq. ft.
Budget: $5.5M
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: August 2024

Bend, Oregon 97701

Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: September 2024

Warm Springs K-8 Academy Addition
Project Owner: Jefferson County School District
Project Address: 50 Chukar Rd., Warm Springs, Oregon 97761
Sq Ft: 8,000 sq. ft.
Budget: $2M
Contractor: Griffin Construction
Estimated Completion Date: May 2024

Hermiston High School Addition
Project Owner: Hermiston School District
Project Address: 6005 First St., Hermiston, Oregon 97838
Sq Ft: 26,640 sq. ft.
Budget: $12.8M
Contractor: Fowler General Construction
Estimated Completion Date: January 2024

Metolius Elementary School Upgrades
Project Owner: Jefferson County School District
Project Address: 420 Butte Ave., Metolius, Oregon 97741
Sq Ft: Varies
Budget: $1.1M
Contractor: Bremik
Estimated Completion Date: September 2024

Bend-La Pine Schools Administration Seismic Upgrade
Project Owner: Bend-La Pine Schools
Project Address: 520 NW Wall St., Bend, Oregon 97703
Sq Ft: N/A
Budget: $2.6M
Contractor: Griffin Construction
Estimated Completion Date: January 2024

Madras Elementary School Seismic Upgrades
Project Owner: Jefferson County School District
Project Address: 215 SE Tenth St., Madras, Oregon 97751
Sq Ft: 6,000 sq. ft.
Budget: $2M (approximate)
Contractor: Griffin Construction
Estimated Completion Date: January 2024

Surveys users of the space to identify concerns and desires.
• Develop goals for the design with the users.
• Survey users again after the design has been implemented to determine if future improvements should be considered.

Architecture can be a powerful, built expression to encourage a culture of health and well-being. Designers can consciously improve our homes, office areas, community centers and spaces with these concepts in mind. Ultimately, the purpose of our built environment is to serve the occupants: design is about people.

Lynn Baker is an Interior Designer with BBT Architects. She is certified by the Council for Interior Design Qualification (NCIDQ) and is a WELL-accredited professional. When not designing interiors, Baker spends her time balancing the needs of her two kids, a puppy and a cat with opposable thumbs.

bbtarchitects.com
### Bend BioScience — District 2 Laboratory TI
- **Project Owner:** Bend BioScience
- **Project Address:** 2739 NW Potts Court, Ste. 120, Bend
- **Sq Ft:** 4,100 sq. ft.
- **Contractor:** SunWest Builders
- **Estimated Completion Date:** Complete
- **Project Description/Type:** Analytical Laboratory Tenant Improvement

### Bend BioScience — High Desert Industrial R&D and GMP Processing Facility
- **Project Owner:** Bend BioScience
- **Project Address:** 2511 NE Fourth St., Bend
- **Sq Ft:** 13,400 sq. ft.
- **Contractor:** Kellcon, Inc.
- **Estimated Completion Date:** June 2024
- **Project Description/Type:** Tenant Improvement encompassing laboratory, GMP pharmaceutical processing and supporting warehouse and office space.

### BasX — New Welding & Fabrication Facility
- **Project Owner:** BasX Solutions
- **Project Address:** 3500 SW 21st Place, Redmond
- **Sq Ft:** 37,900 sq. ft.
- **Contractor:** SunWest Builders
- **Estimated Completion Date:** Summer 2024
- **Project Description/Type:** New fabrication facility expanding BasX's overall on-site manufacturing operations to over 200,000 sq. ft.

### BasX — Office Expansion & Remodel
- **Project Owner:** BasX Solutions
- **Project Address:** 3500 SW 21st Place, Redmond
- **Sq Ft:** Two-story 8,000-square-foot addition and 12,000-square-foot interior expansion and remodel
- **Contractor:** SunWest Builders
- **Estimated Completion Date:** 2024
- **Project Description/Type:** Two-story addition and interior expansion and remodel to expand BasX's office and support space.

### Lonza — Central Utility Building
- **Project Owner:** Lonza Bend, Inc.
- **Project Address:** 1640 NE Medical Center Dr., Bend
- **Sq Ft:** 30,700 sq. ft.
- **Contractor:** SunWest Builders
- **Estimated Completion Date:** 2024
- **Project Description/Type:** Central utility building to enhance Lonza's site facilities utility capacity.

### Seran — Development TI
- **Project Owner:** Seran BioScience
- **Sq Ft:** 8,300 sq. ft.
- **Contractor:** TBD
- **Estimated Completion Date:** 2024
- **Project Description/Type:** Tenant improvement and expansion of Seran's pharmaceutical development processing capacity.

### Seran — GMP Expansion
- **Project Owner:** Seran BioScience
- **Project Address:** 63040 Lower Meadow Dr., Bend
- **Sq Ft:** 6,000 sq. ft.
- **Contractor:** CS Construction
- **Estimated Completion Date:** 2024
- **Project Description/Type:** Expansion of Seran's GMP processing capabilities. Expansion includes processing suites, warehousing and mechanical upgrades adding capacity to Seran's existing GMP facility.

### Central Oregon Radiology Associates — Westside TI
- **Project Owner:** Central Oregon Radiology Associates
- **Project Address:** 1693 SW Chandler Ave., Bend
- **Sq Ft:** 7,000 sq. ft.
- **Contractor:** SunWest Builders
- **Estimated Completion Date:** Early 2024
- **Project Description/Type:** Interior remodel to support medical outpatient imaging at CORA's newly acquired west side facility. Expanded services to include MRI, mammography, ultrasound and CT imaging.

### Squirrel House
- **Project Owner:** Evan Schoups
- **Project Address:** Seattle, Washington
- **Sq Ft:** 7,700 sq. ft.
- **Contractor:** Unknown
- **Estimated Completion Date:** 2024
- **Project Description/Type:** New two-story residence with a detached garage on a city 1/3-acre lot.
Hennebery Eddy Architects ~ 2024 Projects

Public Works Campus
Project Owner: City of Bend
Project Address: 21051 NE Talus Place, Bend, OR 97701
Sq Ft: 138,000 sq. ft.
Budget: $130M
Contractor: Kirby Nagelhout Construction Company (Progressive Design-Build partnership)
Estimated Completion Date: Fall 2025
Brief Description/Amenities:
This public works campus will bring together the City's engineering and infrastructure planning, fleet, transportation and mobility, and utilities functions, currently in three separate locations. The 26.5-acre site will include administrative and employee support spaces, fleet maintenance, shop and warehouse facilities, vehicle wash and storage spaces, and other specialized areas. The campus includes a three-story, 45,500-square-foot cross-laminated timber headquarters, which reduces embodied carbon and supports the local timber industry, and resiliency measures are incorporated into the design, from battery back-up systems to future planning. The project is currently enrolled in Energy Trust of Oregon's Path to Net Zero program, tracking LEED Gold.

Redmond Municipal Airport Terminal Expansion, Phase 1
Project Owner: City of Redmond
Project Address: 2252 SE Jesse Butler Circle, Redmond, OR 97756
Sq Ft: 100,000 sq. ft.
Budget: $145M
Contractor: Skanska
Estimated Completion Date: Summer 2026 (Phase 1)
Brief Description/Amenities:
Hennebery Eddy, in partnership with RS&H, is designing the renovation and expansion of the Redmond Municipal Airport (RDM) terminal building. The first phase of the project includes the addition of approximately 100,000 square feet of space, including a second-floor concourse addition with up to seven new gates and passenger boarding bridges. The addition will relocate the central energy plant, expand the baggage screening area, enlarge the ticketing check-in area and increase airline offices, storage and operations spaces.
LRS Architects ~ 2024 Projects

Deschutes County Courthouse Expansion
Architect Name: Mike Gorman, Paul Boundy
Project Owner: Deschutes County
Project Address: Bend, OR
Sq Ft: 50,000 sq. ft.
Budget: $44 million
Contractor: Pence Construction
Estimated Completion Date: 2025
Brief Description/Amenities: LRS is working with the County to remodel and expand the existing courthouse, originally built in 1977 in Downtown Bend. Concepts recently presented include two options: a three-story facility with one floor for future needs, or a four-story, with twice that room and flex space. The basement will include secure parking and in-custody transport. Updated security checkpoints, courtrooms, chambers and support staff offices will encompass the first and second floors.

515 Century Mixed-Use
Architect Name: Greg Mitchell, Eeshoo Rehani, Jim Landin
Project Owner: Undisclosed
Project Address: Bend, OR
Sq Ft: 148,000 sq. ft.
Budget: $38 million
Contractor: Pence Construction
Estimated Completion Date: Spring 2024
Brief Description/Amenities: A new six-story, 129-unit, market-rate apartment building located just east of the OSU-Cascades campus. The building sits on a challenging linear site and consists of two levels of structured parking with four levels of wood framed apartments on top with various unit mixes and views of the Cascades. Due to constrained linear site area, a centrally located vertical lobby, punctuated with extensive storefront and high-volume entry canopy is designed off Century Drive. The project will boast quality interior finishes and a myriad of tenant amenity spaces that include a lounge, west facing outdoor roof deck, co-working spaces and a fitness room. The project also includes a 1,200-square-foot stand-alone single-story retail building on the south boundary abutting the OSU campus.

Solis at Petrosa Apartments
Architect Name: T Paul Frank, Dean Masukawa, Matt Dreska
Project Owner: Pahlisch Commercial
Project Address: Bend, OR
Sq Ft: 316,000 sq. ft. 260 units
Budget: $24 million
Contractor: Pahlisch Commercial
Estimated Completion Date: Summer 2024
Brief Description/Amenities: LRS is working 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 bedroom and two-bedroom units. The development includes premium amenities such a pool, clubhouse, bike trails and more than 22 acres of open space and a 5.3-acre park.

Parkview at Terwilliger Plaza
Architect Name: Dan Purgiel, Peter Houseknecht
Project Owner: Terwilliger Plaza
Project Address: Portland, OR
Sq Ft: 370,000 sq. ft.
Contractor: Walsh Construction
Estimated Completion Date: Spring 2024
Brief Description/Amenities: Terwilliger Plaza is a new concrete high-rise with a steel framed skybridge connecting the building to the existing senior living campus. The building's U-shape creates an outdoor courtyard and amenity space while also providing stunning views of downtown, mountains, the Willamette River, and wooded hillsides. Sustainably designed with passive house principles, the building is projected to use fifty percent less energy than current energy compliant buildings. In addition to its significant sustainable features, the building's skybridge connector doubles as an artist gallery, responding to community building goals and supporting the Terwilliger residents' interest in art.
## COMMUNITY & BEHAVIORAL HEALTHCARE

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Address</th>
<th>Owner</th>
<th>Contractor</th>
<th>Estimated Completion Date</th>
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<tbody>
<tr>
<td>Aspen Springs Interior Remodel</td>
<td>Resident Behavioral Health Facility for children</td>
<td>Milwaukie, Oregon</td>
<td>Clackamas County</td>
<td>Kirby Nagelhout Construction</td>
<td>Spring 2025</td>
<td>Brief Description/Amenities: Building renovation and addition to a community health facility.</td>
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<tr>
<td>Red Soils Campus Relocation</td>
<td>Behavioral Health Facility for adults</td>
<td>Milwaukie, Oregon</td>
<td>Clackamas County</td>
<td>TBD</td>
<td>TBD</td>
<td>Brief Description/Amenities: Studying building options and transforming a leased office space into a behavioral health facility.</td>
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## Affordable, Workforce & Senior Housing

<table>
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<tr>
<th>Project</th>
<th>Description</th>
<th>Address</th>
<th>Owner</th>
<th>Contractor</th>
<th>Estimated Completion Date</th>
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</tr>
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<tbody>
<tr>
<td>Bridges on Broadway Permanent Supportive Housing</td>
<td>New Affordable Housing Community for Adults</td>
<td>Eugene, Oregon</td>
<td>Housing Works</td>
<td>Melli Construction</td>
<td>Summer 2025</td>
<td>Brief Description/Amenities: 69,000 sq. ft., new 60-unit affordable housing community.</td>
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<tr>
<td>Crook County Justice Center</td>
<td>Behavioral Justice Center</td>
<td>Bend, Oregon</td>
<td>Crook County</td>
<td>TBD</td>
<td>TBD</td>
<td>Brief Description/Amenities: Master planning of a new community hub for tribal members.</td>
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<tr>
<td>Deschutes County Public Safety Campus</td>
<td>Multipurpose Facility for Public Safety</td>
<td>Bend, Oregon</td>
<td>Deschutes County</td>
<td>TBD</td>
<td>TBD</td>
<td>Brief Description/Amenities: Develop short- and medium-term plans for the public safety campus and renovations to the sheriff's office and adult jail.</td>
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## Community/Civic

<table>
<thead>
<tr>
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<th>Description</th>
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<th>Owner</th>
<th>Contractor</th>
<th>Estimated Completion Date</th>
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<tr>
<td>Food Warehouse Expansion</td>
<td>New Food Warehouse</td>
<td>Redmond, Oregon</td>
<td>NeighborImpact</td>
<td>Griffin Construction</td>
<td>Winter 2024</td>
<td>Brief Description/Amenities: 10,681 sq. ft. new food bank that includes a warehouse, administrative space and community space.</td>
</tr>
<tr>
<td>Jefferson County Fire Expansion</td>
<td>Fire Station Expansion</td>
<td>Madras, Oregon</td>
<td>Jefferson County</td>
<td>TBD</td>
<td>TBD</td>
<td>Brief Description/Amenities: 24,000 sq. ft. renovation and addition to the existing fire department.</td>
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</table>
In recent years, the healthcare industry has undergone a transformative shift toward a continuum of care model that designates behavioral healthcare interventions at various stages of mental health conditions. The outdated American mental asylums, associated with overcrowding and inhumane treatment, were phased out in the mid-20th century, redirecting resources toward community-based solutions, particularly outpatient care. However, Oregon's plan to replace large psychiatric facilities with smaller, localized ones faced challenges, leading to a rise in homelessness for individuals with serious mental illnesses (Zielinski, 2023). To address this, there is a renewed focus on addressing the mental health crisis and homelessness in Oregon, necessitating increased state funding to support these efforts. Yet, challenges persist, including land acquisition, rising construction costs, and staffing issues, highlighting the multifaceted nature of healthcare reform in the state.

From Asylums to Healing Spaces

The design of residential treatment facilities is pivotal for promoting healing and well-being. There's been a notable shift in interior and architectural design standards, moving away from the stark institutionalized settings reminiscent of early 1900s' mental asylums. These outdated structures prioritized containment over treatment, creating a stigmatized and dehumanizing environment that ultimately made it more challenging for patients to re-integrate into their communities. Today, architects and designers emphasize creating spaces that prioritize health, safety, comfort, and community.

Warm and Welcoming Spaces

Modern designs prioritize warm, inviting atmospheres, departing from the cold, clinical aesthetics of the past. Soft color palettes, natural lighting, and comfortable furnishings create a homier feel, promoting ease and relaxation for residents. The aim is to instill a sense of home and normalcy, leading to varying design aesthetics across locations. Sensory considerations, including lighting, acoustics, and tactile elements, are integral. The incorporation of soothing colors, soft textures, and adjustable lighting (color tuning) facilitates environments supporting diverse therapeutic modalities for individual client needs.

Biophilic Design

This design approach is proven to reduce stress and anxiety and promote overall well-being. Biophilic design principles integrate natural elements such as plants, sunlight, and natural materials to create environments that connect individuals with nature. This is often done with imagery, murals, artwork, or faux plantings to reduce maintenance while providing a connection to natural elements.

Community-Focused Spaces

Modern facilities emphasize communal spaces that encourage social interaction and a sense of community. Shared areas like lounges, kitchens, and outdoor spaces are designed to facilitate positive social connections among residents, while still providing areas for privacy in smaller individual spaces scattered throughout the facility. Additionally, the integration of community- and culturally-specific artwork can foster a sense of connection to the greater community.

Privacy and Personalization

Modern designs prioritize individual needs and acknowledge that social interactions can be overwhelming. The emphasis is on personal space and customization opportunities. Comfortable and functional private rooms are provided, enabling residents to personalize within therapeutic guidelines. Designated areas for personal artwork and individual lighting control enhance personalization. Smaller spaces near larger community areas allow residents to control their level of participation based on comfort.

Outdoors

Outdoor Recreation. Many modern therapies leverage a connection to nature and regular exercise in the healing process. In modern residential treatment facilities, this can include walking paths with distance markers, outdoor sports areas (basketball court, outdoor gym, disc golf course, pickleball court, and more), community gardens, and water features. Additionally, these amenities can provide clients an opportunity to enjoy an activity that resembles life at home.

Safety and Security

Safety and security for staff and patients is a primary concern at behavioral health facilities. Early design, the focus was on security with locked doors and padded rooms to separate patient and staff interaction. Today's facilities promote safety and security while honoring dignity and choice. Design often incorporates open sightlines and security features that are discreet to limit client fears and past traumas.

The growing trend of merging behavioral health and residential care signals an imminent shift toward integrated healthcare. This transformation holds the promise of enhancing patient outcomes, diminishing mental health stigma, and establishing a more efficient and cost-effective healthcare system. Essential to community well-being is robust policy support and funding for the infrastructure and staffing of residential behavioral health facilities. As providers and policymakers embrace this trend, the future of healthcare appears promising, emphasizing holistic well-being for both the mind and body.

Briana is an Evidence-Based Design certified professional and Managing Principal at Pinnacle Architecture. She bases decisions about the built environment on credible research to achieve the best possible outcomes. With more than 17 years of experience designing healthcare environments, she thrives on working with her clients to explore unique design ideas and integrate proven design solutions.
### School Improvements

#### Madras Elementary
- **Square Feet:** 54,915 sq. ft.
- **Estimated Completion Date:** Summer 2025
- **Brief Description/Amenities:** New multipurpose building and athletic fields.

#### Black Butte School Remodel
- **Client:** Black Butte School District
- **Project Address:** Camp Sherman, Oregon
- **Square Feet:** 8,800 sq. ft.
- **Budget:** $2.5 million
- **Contractor:** TBD
- **Estimated Completion Date:** Winter 2025
- **Brief Description/Amenities:** Administrative offices remodel in the historic Reid building.

#### Skyview High School Improvements
- **Client:** Vancouver Public Schools
- **Project Address:** Vancouver, Washington
- **Square Feet:** 2,180 sq. ft.
- **Budget:** TBD
- **Contractor:** TBD
- **Estimated Completion Date:** TBD
- **Brief Description/Amenities:** Training facility, dugouts, press box, restrooms, and concessions stands in association with Szabo Landscape Architecture.

#### Trinity Lutheran School
- **Client:** Trinity Lutheran Church
- **Project Address:** Bend, Oregon
- **Square Feet:** 28,000 sq. ft.
- **Budget:** TBD
- **Contractor:** Fortis Construction
- **Estimated Completion Date:** TBD
- **Brief Description/Amenities:** New multipurpose building.

### School-Based Health Center
- **Client:** Gresham-Barlow School District
- **Project Address:** Gresham, Oregon
- **Square Feet:** 2,500 sq. ft.
- **Budget:** $2.4 million
- **Contractor:** Bremik Construction
- **Estimated Completion Date:** Fall 2025
- **Brief Description/Amenities:** New school-based health center at Gresham High School.

### Emergency Shelter
- **Client:** City of Madras
- **Project Address:** Madras, Oregon
- **Square Feet:** 3,800 sq. ft.
- **Budget:** $2.8 million
- **Contractor:** 2KG Contractors
- **Estimated Completion Date:** 3/1/2024
- **Brief Description/Amenities:** New shelter providing 27 beds for houseless adults.

### Administration Building
- **Client:** Oregon Dept. of Fish and Wildlife
- **Project Address:** Pendleton, Oregon
- **Square Feet:** TBD
- **Budget:** TBD
- **Contractor:** TBD
- **Estimated Completion Date:** TBD
- **Brief Description/Amenities:** New administration building for the John Day Watershed District and design aesthetic for east regions.

### Therapeutic Riding Center
- **Client:** Healing Hooves Equine Assisted Services
- **Project Address:** Turner, Oregon
- **Square Feet:** 12,700 sq. ft.
- **Budget:** TBD
- **Contractor:** Fortress
- **Estimated Completion Date:** TBD
- **Brief Description/Amenities:** Design assistance for new offices and therapy room construction.

### Western Lane District Unit Campus
- **Client:** Oregon Dept. of Forestry
- **Project Address:** Veneta, Oregon
- **Square Feet:** TBD
- **Budget:** TBD
- **Contractor:** TBD
- **Estimated Completion Date:** TBD
- **Brief Description/Amenities:** Miscellaneous CTE modernization projects.

### District Auxiliary Facility Modernization
- **Client:** Beaverton School District
- **Project Address:** Beaverton, Oregon
- **Square Feet:** TBD
- **Budget:** TBD
- **Contractor:** TBD
- **Estimated Completion Date:** TBD
- **Brief Description/Amenities:** Modernization of existing offices into conference centers.

### COMMUNITY AND PUBLIC PROJECTS

#### Deschutes County
- **Nugus Transfer Station**
  - **Client:** Deschutes Solid Waste
  - **Project Address:** Redmond, Oregon
  - **Square Feet:** 34,900 sq. ft.
  - **Budget:** $19 million
  - **Contractor:** Kirby Nagehout Construction Company
  - **Estimated Completion Date:** Winter 2024
  - **Brief Description/Amenities:** New waste transfer station in association with Civil & Environmental Consultants.

#### Garden Park Apartments
- **Client:** Cordillera, Inc.
  - **Project Address:** Kennewick, Washington
  - **Square Feet:** 227,000 sq. ft.
  - **Budget:** TBD
  - **Contractor:** Eichler Construction Group
  - **Estimated Completion Date:** TBD
  - **Brief Description/Amenities:** 182 units garden style project, amenity building and food-court pod.

### COMMERCIAL PROJECTS

#### Office Remodel
- **Client:** Cordillera, Inc.
  - **Project Address:** Redmond, Oregon
  - **Square Feet:** 30,000 sq. ft.
  - **Budget:** TBD
  - **Contractor:** TBD
  - **Estimated Completion Date:** TBD
  - **Brief Description/Amenities:** Improvement of two tenant suites.

#### Hayden Homes Service Center
- **Client:** Hayden Enterprises, Inc.
  - **Project Address:** Redmond, Oregon
  - **Square Feet:** 30,000 sq. ft.
  - **Budget:** TBD
  - **Contractor:** TBD
  - **Estimated Completion Date:** TBD
  - **Brief Description/Amenities:** Conversion of a warehouse to offices including a steel-framed mezzanine and staff cafe.

#### Office Remodel
- **Client:** Sunriver Owners Association
  - **Project Address:** Sunriver, Oregon
  - **Square Feet:** 1,130 sq. ft.
  - **Budget:** TBD

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*Continued on Next Page*
Energy Code Compliance Options for Buildings

Deck Extra Effort by Architects during Design Can Lead to Substantial Savings for Clients

by SETH ANDERSON, AIA, NCARB, LEED AP — SĀJ Architecture

Architects and their clients have three main ways to demonstrate buildings meet state energy-code requirements. These include the prescriptive, energy-cost-budget, and performance-rating paths, and they are available for projects ranging from new construction to building updates like window or roof replacements. While many might default to the prescriptive path—which is a standardized approach outlined in the code—our team has found significant cost savings for our clients by investigating the other available methods. We have done this without compromising energy efficiencies.

The state of Oregon, like our neighbors Washington and California, leads the country in implementing building energy-reducing measures. Buildings account for approximately 40% of total energy use in the United States, including 75% of the nation’s carbon emissions. Decreasing building energy usage is important for reducing contributions to climate change. In 2023, the Oregon Building Codes Division began enforcing a new energy code—the U.S. Department of Energy estimates will reduce commercial building energy costs by 4.3% from the previous code and create a 4.7% reduction in carbon emissions for all new buildings complying with current code.

There isn’t a one-size-fits-all approach to meeting energy code requirements for building performance, and the selected path can have significant cost implications. The Oregon Energy Efficiency Specialty Code (the code in Oregon is based on ASHRAE 90.1-2019) describes three options for demonstrating compliance as follows:

- Prescriptive: The requirements included in the code specify the performance rating of individual building components, such as the building envelope (walls, roof, windows, and doors), mechanical and electrical equipment, and lighting.

- Energy cost budget: The energy cost of a building with the proposed systems must be equal to or less than the energy usage of the same building with the prescriptive building systems.

- Performance rating: A calculation procedure that generates an index value that is compared against a prescribed value in the code.

Our team has successfully implemented each of these approaches on projects. The Current is a mixed-use building with 202 apartments and ground-floor retail amenities pursuing LEED certification. Through conversations about the potential costs and benefits, our team decided to make the building all-electric to further their decarbonization goals. To assist in this effort and maintain the project budget, our design team used the energy cost budget path to demonstrate compliance. At the Southridge Garden Apartments in Kennewick, Washington, we developed a wall assembly that achieved an equivalent thermal efficiency to the prescriptive envelope requirement. That specialized wall assembly resulted in a construction cost savings greater than $1 million.

As with all building codes, the requirements are the minimum necessary to achieve the state-mandated performance. On projects with less building area, choosing the prescriptive approach allows the design team to use code-specified values to compare the stated efficiency of building materials and systems for an estimated level of building performance. When the client has a goal of energy-use reductions greater than required by the code, we use energy modeling tools coupled with cost analysis for each improvement to make informed decisions on where to invest for the greatest impact. This approach was used on Bethlehem Inn’s Bend campus where the design team (Seth Anderson Architect of Record for Ascent Architecture & Interiors/BLRB Architects) analyzed ten separate energy efficiency measures and selected the highest-performing options with the lowest initial construction cost.

Using these alternative approaches to demonstrate energy efficiency can result in significant cost savings or help the team understand where best to make investments. It’s up to the architect to help the owner make educated decisions instead of defaulting to the prescriptive path. With Seth Anderson, AIA, NCARB, LEED AP, a principal architect and co-owner of SĀJ Architecture, a 17-person firm with offices in Bend and Portland, he has lived and worked in Bend since 2004. Anderson is passionate about generating solutions to our housing shortage and leads SĀJ’s commercial and housing sector.

saj-architecture.com
Designing for Enduring Sustainability

by SCOTT STEELE, AIA, NCARB, LEED AP, Certified Climate Change Presenter, President — STEELE Associates Architects

The definition of enduring sustainability may vary, and to me it means that our masterplans and buildings must not only be energy efficient and healthy to family housing, industrial, etc. They must also contribute to the socio-economic strength of their community by being designed to accommodate the inevitable change of markets, needs, and uses that will occur in the future. Sustainable architectural design is often perceived in times that they were not readily adaptable and the cost to remodel too great. Care must be exercised with the design of clear heights, structural grids, widths to accommodate future halls and multiple tenants, if necessary, and the vertical cores and exits located. Green Globes, SEED and others that STEELE designs, layout excellent guidelines and performance required for certification. Sustainable and carbon-reducing materials trend such as mass wood, CLT (cross laminated timber), DLT (dowel laminated timber), NLT (nail laminated timber), Tall Wood Buildings, etc. have been growing very quickly as less sustainable options to less sustainable materials of the past.

At STEELE, we believe a truly enduring sustainable masterplan or building must be able to evolve and morph throughout its life to accommodate the never-ending changes in the market, economy and built environment.

Development zones often allow for a wide variety of uses, and therefore we design buildings that can be easily repurposed for other uses as the market demands change. For instance, if the first use is a single-tenant commercial office, we design so that the building can easily become a multi-tenant office, retail, or medical space. While this may sound common sense and obvious, based upon the number of buildings we see that cannot be repurposed without expensive major changes to the shell design, it is clear that some designers do not understand the notion of enduring sustainability. This desired adaptability applies to most building types, not just commercial. Designing for a variety of potential future uses and expansion is just as important for most uses such as public facilities, schools, multi-family housing, industrial, etc.

One must design use adaptability into the building from the onset so that decades from now when the neighborhood, use and market has changed, the building can be efficiently modified for its new purpose. Often when you see buildings that are not old demolished to make way for new ones it seems that energy efficiency, healthy building environments, and responsible and renewable building products and components. There are very important aspects, and programs to help us do that.

Creating masterplans and multi-building sites that have walkable distances to a variety of uses, access to transit, bike and pedestrian-friendly streets, open space, and well-planned automobile circulation sets the groundwork for the neighborhood to be able to mature and adapt gracefully over time.

When masterplans, sites and buildings are designed to accommodate the change future decades bring they will inherently more vibrant, livable, safe, energy efficient, environmentally sensitive, and economically impactful thus creating true enduring sustainability.

Scott Steele is the President and Founder of STEELE Associates Architects in Bend, Oregon. His 36 years of leadership in sustainable design has earned recognition in articles and awards including the Environmental Center’s 2023 Enduring Sustainability Award.

steele-arch.com

Architects in Central Oregon

Central Library at Stevens Ranch
STEELE Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: TBD
Sq Ft: 49,000 sq. ft.
Budget: $80,000,000 TBD
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2025
Brief Description/Amenities: New Library to serve the citizens of Deschutes County.

Redmond Library
STEELE Associates & The Miller Hull Partnership
Project Owner: Deschutes Public Library
Project Address: 397-399 Deschutes Ave., Redmond, OR 97756
Sq Ft: 35,400 +/- sq. ft.
Budget: $40,000,000 TBD
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2024
Brief Description/Amenities: New replacement Library to serve the citizens of Redmond and Deschutes County.

Juniper Ridge Lot 6 Campus
Project Owner: Taylor Brooks
Project Address: NW of NC Cooley and NE 11th, Bend, OR 97701
Sq Ft: 114,000 sq. ft. total, 66,000 sq. ft. commercial
Budget: N/A
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Eight attached modern townhome units in the Old Mill District.

Northwest Crossing Lot 7
Project Owner: Taylor Brooks
Project Address: NWC of NW Crossing Dr. & NW LaBiche Dr.
Sq Ft: 6,400 sq. ft.
Budget: N/A
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: A modern sustainable medical office building.

Murphy Crossing RV Park and Storage
Project Owner: Murphy Crossing LLC
Project Address: Bend, Oregon
Sq Ft: 1,000 of buildings + RV spaces & amenities
Budget: N/A
Contractor: TBD
Estimated Completion Date: 2024
Brief Description/Amenities: 260 space RV park with community building including supply store, restrooms, showers, exercise room, offices, gathering room, laundry, outdoor pool and hot tub, basketball and pickleball courts.

Black Diamond Lofts
Project Owner: Un undisclosed
Project Address: Arizona Ave.
Sq Ft: 3,000 sq. ft.
Budget: Confidential
Contractor: SunWest Builders
Estimated Completion Date: 2025
Brief Description/Amenities: A new mixed-use building with two-story loft units over street level commercial in the growing Southern Crossing neighborhood.

318 Bluff Townhomes
Project Owner: The Eights LLC
Project Address: 318 Bluff Dr., Bend, OR 97702
Sq Ft: N/A
Budget: N/A
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: Two 18-plex apartment buildings.

Linden Lofts Apartments — East
Project Owner: Empire Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond, OR
Sq Ft: 66,000 sq. ft.
Budget: N/A
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2024
Brief Description/Amenities: Three 18-plex apartment buildings, one-12-plex apartment building.

Linden Lofts Apartments — West
Project Owner: Empire Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond, OR
Sq Ft: 36,000 sq. ft.
Budget: N/A
Contractor: Empire Construction & Development
Estimated Completion Date: TBD
Brief Description/Amenities: Two 18-plex apartment buildings.

Mid Oregon Credit Union
Old Mill District
Project Owner: Mid Oregon Credit Union
Project Address: Bluff Dr., Bend, OR 97702
Sq Ft: 16,500 sq. ft.
Budget: Confidential
Contractor: SunWest Builders
Estimated Completion Date: 2024
Brief Description/Amenities: A new sustainably designed cross laminated timber, three-story building for Mid Oregon Credit Union.

Compass Corner
Project Owner: Confidential
Project Address: Lots 11-12, Compass Corner.
Sq Ft: 50,000 sq. ft.
Budget: N/A
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: A new four-story, 180,000-square-foot, 165-
Winner of 2023’s Enduring Impact in Sustainability Award

Creating Sustainable Economic and Environmental Value for Three Decades
TEN OVER STUDIO ~ 2024 Projects

La Pine CHC Wellness Center
Project Owner: La Pine Community Health Center
Project Address: 51615 Bluewood Ave, La Pine, OR 97739
Area: 27,000 sq. ft.
Budget: $512 million
Contractor: Skanska USA Building
Estimated Completion Date: Winter 2024
Brief Description/Amenities: La Pine Community Health Center is expanding their health facility functions with a new three-story, 27,000-square-foot building, located adjacent to the current clinic in La Pine. Having begun construction last fall, the project is expected to be completed in December of 2024. Several other tenant improvements, including dental, imaging and behavioral health services, will be completed for the new building as well.

The Wellness Center, as a multi-tenant medical office and community facility, addresses the current and future needs of the south Deschutes County and north Klamath and Lake County. The new building emphasizes long-term sustainability, anticipated growth and medical needs, with a focus on community integration.

Hiatus Penn Microunits
Project Owner: Hiatus Homes
Project Address: Bend
Sq Ft: 53,300 sq. ft.
Contractor: Pence Construction
Estimated Completion Date: 2025
Brief Description/Amenities: This project includes the design and construction of 18,000-square-foot warehouse, 33,000-square-foot truck storage with 53 bays, and a 3,300-square-foot mechanics shop, will serve as a headquarters for all of the Central Oregon area utility operations, consolidated into one location. Other features on the 19-acre site include covered storage and parking, and uncovered visitor and staff parking, material storage and staging areas, and loading/delivery.

The PacifiCorp facility is submitted for LEED Gold certification. Currently in mid-construction, the project is anticipated for completion in late 2024.

PacifiCorp Central Oregon Operations
Project Owner: PacifiCorp
Project Address: 21000 NE Cooley Rd., Bend, OR 97701
Area: 70,000 sq. ft.
Budget: $29 million
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Winter 2024
Brief Description/Amenities: This new facility, located at Bend’s Juniper Ridge area, will be the first new service center that PacifiCorp has developed in over 25 years. The facility, comprised of a 16,000-square-foot administration office, 18,000-square-foot warehouse, 33,000-square-foot truck storage with 53 bays, and a 3,300-square-foot mechanics shop, will serve as a headquarters for all of the Central Oregon area utility operations, consolidated into one location. Other features on the 19-acre site include covered storage and parking, and uncovered visitor and staff parking, material storage and staging areas, and loading/delivery.

The PacifiCorp facility is submitted for LEED Gold certification. Currently in mid-construction, the project is anticipated for completion in late 2024.

Skyliner Sports Club
Project Owner: Private
Project Address: Bend
Sq Ft: 40,000 sq. ft.
Contractor: TBD
Estimated Completion Date: 2026
Brief Description/Amenities: Skyliner Sport Club is a new, innovative and state-of-the-art multipurpose gym, social and swimming facility on the West Side of Bend.

Discovery West Mixed Use
Project Owner: Private
Project Address: Bend
Sq Ft: Five three-story buildings, 4,000 sq. ft. each
Contractor: SunWest Builders
Estimated Completion Date: 2024
Brief Description/Amenities: This project includes the design of five, three-story mixed-use buildings that surround The Corner, a central plaza of the Discovery West development. On the ground floor of each building is a commercial space, and garage/carport parking for the residential units. Above each commercial space is a three-bedroom residential unit and a two-bedroom ADU.

Hiatus Penn Microunits
Project Owner: Hiatus Homes
Project Address: Bend
Sq Ft: 42,000 sq. ft.
Contractor: Meloling Construction
Estimated Completion Date: 2025
Brief Description/Amenities: Twelve duplex homes residence that overlook a natural central common space and pedestrian greenway, with direct access to the offerings at Discovery Corner.

This three-story, 36-unit goal net-zero project aims to bring a fun living opportunity to its surrounding neighborhood and community.

The Joule Net Zero Apartments
Project Owner: Roost Development
Project Address: Bend
Sq Ft: 53,300 sq. ft.
Contractor: Pence Construction
Estimated Completion Date: TBD
Brief Description/Amenities: This three-story, 36-unit goal net-zero project aims to bring a fun living opportunity to its surrounding neighborhood and community.
Architects in Central Oregon
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Architecture for the Housing Gap

by MATT KELLY, Project Manager/Architect & MARSHALL FORD, Senior Designer — TEN OVER STUDIO

As American lifestyle standards shift along with broader societal changes, architects are placed at the forefront in reconsidering and designing how we live. From remapping city planning during the Industrial Revolution to creating machines for living in the mid-1900s, to rethinking how we live in reconsidering and designing how we live. In a rapidly transforming residential market, historically dominated by a combination of standard single family homes and low-density rental properties, design solutions to problems of skyrocketing demand and dwindling supply need to be intelligent rather than drastic. Most importantly, project quality and existing communities cannot be sacrificed in the process. Resident-centric design is often a key ingredient in projects that offer affordable yet rewarding lifestyles, forming new micro-neighborhoods connected to the broader community.

TEN OVER STUDIO’s approach to filling the housing gap focuses on architecture’s unique ability to adapt, capitalizing on ever-expandable alternative development types offered by jurisdictions and using design to create new ways of living that strengthen existing communities while simultaneously forming new micro-neighborhoods connected to the broader community.

In the design for RootedHomes’ Simpson community, our team embraced the historic nature of the cottage by designing thoughtful and innovative detached homes brought together with shared common courtyards. These parklike areas provide a network between two currently disconnected neighborhoods in the city, embedding the new development in the larger Bend community while providing designs for each Cottage Cluster to which residents immediately feel connected. The project provides forty new 100% affordable for sale units. The focus throughout the design of the project was on the residents and developing not only an opportunity for homeownership but also fostering a sense of community. “The cost to develop affordable housing has always come at the price of innovative, sustainable design,” says RootedHomes Executive Director Jackie Keogh. RootedHomes instead “takes a unique approach to design starting with resident-driven design that organizes communities are built with the community, not just for them. Together, we produce communities that folks feel pride living in and neighbors want in their backyards.”

For the Hiatus Penn Micro-unit Apartments project, we were challenged to design efficient private living spaces, supplemented by generous shared facilities like kitchens, laundry, and indoor and outdoor community spaces. The result is a “micro-unit” offering loft-style living with high ceilings, separate living and sleeping areas, and private outdoor space, all within a compact footprint. The overall complex breathes with open shared community areas while providing a significant number of desperately needed housing units. These spaces come together in a unique composition, forming a community for residents who choose this dynamic lifestyle — a lifestyle that is in demand and ideal for Bend residents who embrace community-based living. Higher density developments, in this case 59 units on a 0.5-acre site, are critical in providing necessary housing within the constraints of Bend’s Urban Growth Boundary (UGB).

In a rapidly transforming residential market, historically dominated by a combination of standard single family homes and low-density rental properties, design solutions to problems of skyrocketing demand and dwindling supply need to be intelligent rather than drastic. Most importantly, project quality and existing communities cannot be sacrificed in the process. Resident-centric design is often a key ingredient in projects that offer affordable yet rewarding lifestyles, forming new micro-neighborhoods connected to the broader community.

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TEN OVER STUDIO is an architecture, landscape, and interior design firm based in Bend and San Luis Obispo, California; another city experiencing a similar widening gap in housing opportunity. In single and multi-family residential design (two of our primary markets), projects are inherently personal and integral components of strong communities.
AI Tools for Architects & Designers

The architecture and design industry is undergoing a remarkable transformation, and AI is leading the way. By leveraging the capabilities of AI, designers can introduce novel ideas that may not have been considered otherwise. This could not only accelerate the early design phases, but could also make work more efficient and effective, allowing designers to focus more on the creative aspects of their work.

Finch 3D

Finch 3D is a powerful, image rendering application that surpasses Adobe Photoshop in many ways. With Finch 3D, you can edit and enhance your own images, my favorite feature is the ability to “uncrop” photos with perfection. However, be aware of the terms of use, as you may not retain copyright after editing. Pricing is based on a credits model.

Midjourney

Midjourney is an AI tool that creates surreal architectural images and imaginative designs. It excels at creating surreal architectural images and imaginative designs. It excels at creating surreal architectural images and imaginative designs. It excels at creating surreal architectural images and imaginative designs. It excels at creating surreal architectural images and imaginative designs. It excels at creating surreal architectural images and imaginative designs. It excels at creating surreal architectural images and imaginative designs. It excels at creating surreal architectural images and imaginative designs.

Copilot by UpCodes

Copilot functions as a research assistant, answering building code compliance questions with linked to related code sections. It can also perform calculations and generate compliance checklists. UpCodes boasts that Copilot earned C and B grades on the Architect Registration Examination (ARE) exam, signaling that it is proud of its performance data. Optimizing apartment units, maximizing usable area, massing diagrams and code compliant layout modifications in real time are just a few of the features offered by Copilot.

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AI’s Potential

AI tools like Finch 3D, Midjourney, and Copilot provide designers with powerful tools to revolutionize their work. Finch 3D excels at creating surreal architectural images and imaginative designs. Midjourney is an AI tool that creates surreal architectural images and imaginative designs. Copilot functions as a research assistant, answering building code compliance questions with linked to related code sections. It can also perform calculations and generate compliance checklists.

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Unlock Tax-Wise Giving with Qualified Charitable Distributions (QCDs)

by STU MALAKOFF, CFP®, CDFA, CPFA, CRPC, Certified Financial Planner, President — Bend Wealth Advisors

Are you over 70 ½ and passionate about giving to causes to care about? Do you have an IRA that’s growing steadily? If so, there’s a powerful strategy called a Qualified Charitable Distribution (QCD) that may help you maximize your generosity while minimizing your tax burden.

Pretend for a minute that you have a friend named Beverly. Beverly is a retired renowned dog handler who dedicates both her time and a generous portion of her charitable budget to her favorite dog rescue. Her after-tax investment accounts comfortably provide her income, and she doesn’t need additional liquidity. Now facing mandatory IRA withdrawals (RMDs) at 73, Beverly is worried about the tax implications. That’s where QCDs come in.

Required Minimum Distributions (RMDs) force you to withdraw a minimum amount from your IRA each year, triggering taxes on those funds. But with QCDs, you can donate up to $100,000 directly from your IRA to qualified charities, bypassing those taxes altogether. It’s essentially like writing a tax-free check to a good cause directly from your retirement savings.

So, how does this compare to traditional charitable giving? Donating directly from your pocket can be tax-deductible, but only if you itemize deductions on your tax return. Plus, there are limits to how much you can deduct each year. QCDs, on the other hand, bypass these hurdles. You don’t need to itemize, and the donated amount counts directly towards your RMD, potentially lowering your overall tax burden.

As you can see, QCDs offer a unique blend of tax advantages and RMD flexibility. Let’s revisit Beverly’s situation. By using a QCD to fulfill her annual donation to the dog rescue, she could not only support her beloved cause but also:

• Reduce her taxable income, potentially lowering her tax bill overall.
• Minimize the impact of RMDs, avoiding unnecessary taxes on those mandatory withdrawals.
• Feel confident knowing her generous gift reaches its full potential, untaxed and impactful.

The SECURE Act 2.0 has even expanded your options. You can now direct QCDs to certain split-interest entities like charitable gift annuities or trusts, offering additional strategic giving possibilities.

Since it’s the beginning of the year, you likely haven’t made any charitable gifts yet. That means you still have plenty of time to strategically give this year. Consider the potential of QCDs and unlock a powerful way to make a meaningful difference while also safeguarding your financial well-being.

But remember, every situation is unique. These are conversations you’ll want to have with your financial advisor. And, if you’re looking for a team that will tailor advice to your specific circumstances, let’s talk.

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Sources:
1. Charitably minded investors can satisfy RMDs with QCDs. raymondjames.com/commentary-and-insights/estate-giving/2024/01/09/charitably-minded-investors-can-satisfy-rmds-with-qcds
2. Bendwealth.com • stu@bendwealth.com • 541-306-4324 • 523 NW Colorado Ave. Ste. 100, Bend
Jed Bellefeuille, broker joins Fratrzke Commercial Real Estate Advisors, Inc.

Bellefeuille is a highly accomplished commercial real estate broker based in Bend, specializing in facilitating transactions, sales, and leasing. He brings a unique perspective to the industry, emphasizing the importance of cultivating strong client relationships, knowing the important details about a particular property and providing guided real estate counsel to his clients. Bellefeuille’s experience spans retail, office and retail with investment properties to private and public schools, large and small investors, REITs, government agencies, charitable organizations, and small and large tenants. He is an amazing community advocate and superstar!

Visit Bend’s President and CEO Kevney Dugan recently announced that he has taken a new position with the statewide tourism organization Travel Oregon as their VP of Destination Stewardship beginning in February 2024. Dugan began as CEO of Visit Bend in 2013 after a career with Orvis that took him over much of the West. Under his leadership, Visit Bend focused on rethinking what a Destination Management Organization could and should be, including a focus on sustainability, workforce solutions and resident sentiment. During that time, the Bend Sustainability Fund was founded, including the hiring of a sustainability director, Serena Bishop Gordon. Beginning in 2021, the fund has raised nearly $3 million in taxes generated by tourism spending to organizations that aim to protect, steward or create sustainable experiences in Bend and the surrounding community. Visit Bend also hired Jamie Eder, director of Workforce Development and Community Engagement in a position shared with Central Oregon.

The Visit Bend staff is made up of a total of 12 employees who have collectively been with the organization for 80 years. The Visit Bend Board of Directors will be undertaking a national search for a new CEO that will continue the organization’s legacy of stewardship, with confidence in the high performing staff and their commitment to supporting the organization and the community. Dugan and his family will remain in Bend.

Visit Bend announces it has won the 2023 Leave No Trace Destination of the Year Award, which recognizes a tourism entity that embodies what it means to lead, promote, educate, and advocate for responsible recreation and visitation practices. According to Leave No Trace, a nonprofit organization committed to protecting the planet by providing science, research, and simple guidelines, Visit Bend is a shining example of a Destination Marketing Organization (DMO) that embodies the Leave No Trace mission by demonstrating the Leave No Trace ethics, doing so with innovation, program or involvement either through training, program or best practice.

Karen Koppel, CCIM has joined Aligned Commercial Real Estate as a broker. She specializes in sales and leasing of commercial real estate in Central Oregon focusing on retail, medical, office and industrial properties.

Puffin Drinkwear announced that Julian Davis is being brought on as vice president of wholesale sales starting immediately. Davis brings to Puffin Drinkwear extensive experience in sales and operations, account management and product marketing. The selection of Davis was based on his accomplishments as an experienced leader in trend, independent and specialty channels. With over ten years of lead sales partnering with most major channel-leading retailers, Davis is skilled in managing direct relationships with retail partners and scaling wholesale businesses through periods of high growth. Davis brings a deep understanding of executing high-level product innovation, go-to-market strategies and partnership excellence. He has consistently driven revenue growth and market expansion throughout his career.

was the North America head of sales for Mighty Jaxx, creators of limited edition art toys and collectibles. Davis successfully managed direct relationships with Target, Walmart, Best Buy, T-Mobile, AT&T and Verizon, developed channel-markets, and increased YOY revenue by 240%. Prior, Davis was the vice president of sales for PopSockets, scaling wholesale business from $3 million to $150 million. During his five years at PopSockets, Davis lead successful partnerships with Target, Walmart, Best Buy, T-Mobile, AT&T and Verizon, developed channel-specific sales strategies and budgeting processes, and lead in-store sales through assortment optimization and employee training to ensure PopSockets product received premium-tier attention at the store level. During this time, PopSockets placed second on the Inc. 5000 list of fastest growing companies in 2018 and shipped over 150 million units.

Each year, Central Oregon SHRM recognizes one of its members based on nominations by their peers. The award represents the HR Professional’s contributions to the field of human resources through outstanding record of involvement either through innovation, program or best practice.

We announce this year’s HR Professional of the Year winner: Matt Ertle with Pride Staff/G.A. Rogers and Associates.

Ertle has contributed to the success of Central Oregon SHRM and the greater Central Oregon human resources community by sponsoring our programming and member appreciation events for many years. This year he joined our board as Treasurer and really brought his A-game to that position. Ertle continues to promote HR in Central Oregon through his work and other activities outside of Central Oregon SHRM. He is an amazing community advocate and superstar!

New hires, promotions, accolades, awards, retiring? Send us your Who’s Who.

Who’s Who

Send a high resolution head shot and a short, 100- to 150-word writeup to CBN@CascadeBusNews.com to be seen in the next edition of Cascade Business News.
this through its organizational commitment to effect positive contributions within its communities, cultures and natural places. Through Visit Bend’s actions and commitments to bring Leave No Trace education to its visitors and residents, Leave No Trace considers it a true champion for emphasizing conservation as a solution for “today, tomorrow and for years to come.” This is the first year Leave No Trace has awarded a Destination of the Year Award.

Visit Bend was the first DMO in the state of Oregon to create a partnership with Leave No Trace, creating seven Bend-specific Leave No Trace principles with the support of local land managers. This effort resulted in visitors seeing consistent Leave No Trace, creating seven Bend-specific Leave No Trace principles with the support of local land managers. This effort resulted in visitors seeing consistent messaging throughout the region, creating a synergy of brand awareness that can be impactful for adopting Leave No Trace ethics. Visit Bend also partnered with other local nonprofits, the Forest Service, and State Parks to ensure they supported the efforts to spread the word about Bend’s specific Leave No Trace principles.

Visit Bend’s leadership also connected Bend Parks and Recreation and the Upper Deschutes Watershed Council with Leave No Trace so that they might, in concert, pursue the Leave No Trace Spotlights Program grant, which they received and allowed them to connect with residents and visitors, educating them about why Leave No Trace principles were so critical to the health of the Deschutes River.

Visit Bend’s social media posts supported the Leave No Trace effort in a variety of ways, including promoting partners that use Leave No Trace principles but also hosting and promoting influencers who will abide by Leave No Trace efforts during the course of their stay in Bend, including the criteria such as requiring at least two pieces of contracted content to include the Leave No Trace messaging, the use of the #roambetterbend hashtag to align social content with responsible recreation messaging, and other tags for partners to keep on the outdoor packs such as Leave No Trace stickers as takeaways for the 7 Bend-specific principles. Since July 2022, Visit Bend has hosted over 40 influencers, reaching nearly 12 million viewers on social media platforms worldwide.

Central Oregon Symphony announces the winners of the 2023 Young Artist Competition — first place: Jan Vargas Nedvetsky, cello; second place: Maggie Carter, double bass; third place: Avery Armstrong, piano; and honorable mention: Leo Trajano, violin.

The Center Orthopedic & Neurosurgical Care announces the addition of seven orthopedic providers, joining our medical team from Desert Orthopedics and Praxis Health. This transition will allow The Center to further its commitment to offering comprehensive and specialized orthopedic care in Central Oregon.

ONPOINT COMMUNITY CREDIT UNION

OnPoint Community Credit Union and its employees donated $63,973 in 2023 to four United Way chapters serving Oregon and Southwest Washington. The donation is part of OnPoint’s 17th annual employee-led fundraising campaign, benefiting United Ways in communities the credit union serves. OnPoint employees raised $53,973, and combined it with an additional $10,000 corporate contribution from OnPoint.

Each year, OnPoint invites its more than 1,100 employees to make voluntary individual contributions to United Way through fundraisers such as prize drawings, vacation raffles and a competition between Ducks and Beavers fans. OnPoint’s donation will help fund health, housing and financial stability programs that provide kids and families with equitable opportunities to build a good quality of life.

The United Way contribution comes on the heels of OnPoint’s record-breaking year for its annual giving program, donating a total of $2.5 million to nonprofits in Oregon and Southwest Washington. Learn more about OnPoint’s work to address the most critical needs in the communities it serves.

MEDLINE

This January, as we remember the legacy of Rev. Dr. Martin Luther King Jr., Medline employees at 26 sites across the country are partnering with local food pantries to donate food to people in the communities where we work and serve. Medline employees from New York to California, and everywhere in between, will act on Dr. King’s mission of service.

Medline’s Redmond facility will be partnering with Neighbor Impact January 15-19, 2024.

MID OREGON CREDIT UNION

Though the generosity of its members and community, Mid Oregon Credit Union’s 2023 Holiday Dough fundraising effort collected almost $7,800 from over 345 individuals in support of local food banks this holiday season.

During the month of December, Mid Oregon’s Holiday Dough invited its members and the community to make financial contributions to assist local nonprofits in their communities. Donations raised provide food and other needed items to individuals and families experiencing financial challenges during the holiday season.

One hundred percent of the contributions stay in the community where they were collected and benefits these local nonprofits:

- Cross County Holiday Partnership (Prineville)
- Madras Community Food Pantry
- Redmond Jericho Road
- The Giving Plate (Bend)
- La Pine Christmas Basket Association
- Madras Community Food Pantry
- Crook County Holiday Partnership (Prineville)

The Giving Plate (Bend) — Coordinating the Monthly Food Box program. Grow & Give Garden, Kid’s Korner food bank, and Backpacks for Bend.

La Pine Christmas Basket Association — Providing Christmas food baskets to low-income families, singles, and seniors in southern Deschutes County area.

Redmond Jericho Road — Providing hot meals, backpacks of food, emergency and housing assistance to those in need in the Redmond area.

Madras Community Food Pantry — Supplying food to families and individuals.

Crook County Holiday Partnership (Prineville) — Providing holiday meals to families. The food bank relies on cash donations to help buy items that are not normally donated, such as meat and dairy products.

Sisters Kiwanis Food Bank — The food bank’s Christmas program provides holiday meals to families. The food bank relies on cash donations to help buy items that are not normally donated, such as meat and dairy products.

Since 2013, Mid Oregon members and the community have donated $43,800 to local food banks through Holiday Dough — helping to bring holiday cheer to local families.
The Center welcomes Aaron Askew, MD, orthopedic surgeon with a focus on foot and ankle injuries and orthopedic trauma; Erin Finter, orthopedic surgeon specializing in total knee and hip replacements; Brett Gingold, MD, orthopedic surgeon with expertise in sports medicine, and shoulder and injuries; Adam Lindsay, MD, MS, orthopedic surgeon specializing in sports medicine, fracture care and shoulder replacements; Paul Shultz, MD, orthopedic spine surgeon with a focus on back, neck and spine pain and injuries; Steve King, PA-C, physician assistant specializing in total joint replacement; and Brad Munns, PA-C, physician assistant specializing in sports medicine.

These providers will see patients at The Center’s three clinic locations in Bend and Redmond. Additionally, The Center will be expanding its facilities by leasing clinic space on Medical Center Drive in NE Bend later this year.

Tenth Anniversary! Ken McCulloch, aka Ken McKenzie and Lucky Ken on KPOV 88.9 FM community radio station, is celebrating his ten years of a weekly, carefully curated country/thematic program. His music and entertaining talk show airs 9-10am Sundays, live. He started while in high school after taking the DJ class at COCC offered in spring and fall. His show commenced on Youth Hour in January 2014. McKenzie has been supported and mentored by many at the station: Tom Barry, Pearl Stark, Jill Mahler, Bruce Morris and, currently, Chris Gossard. He has also been mentored by Jimbo and Mike Flanagan with local commercial radio. McKenzie is the only autistic DJ in Central Oregon. He has been featured on Central Oregon Daily News, a story by Jimbo and Mike Flanagan with local commercial radio.

The Bend Chamber of Commerce announced that Katie Anderson of Aperion Management Group is the new Board of Directors chair. Anderson has served on the Executive Board for the past two years in the capacities of vice chair/treasurer, and, most recently, chair elect. Other movement within the Executive Board includes Tia Lewis of Schwabe becoming chair elect; Renee Alexander of BBT Architects becoming vice chair/treasurer and Laurie Hill of Central Oregon Pediatrics Associates joining as member-at-large.

The Chamber thanks past chair Jay Lyons of Compass Commercial Real Estate Services for his service, leadership and dedication to the organization.

The board is an all-volunteer group that guides the mission, policy setting, and governance of the Chamber as they serve the Bend business community.

Smokin’ Hot Honey, an award-winning infused honey by Bend Sauce, has been selected as a finalist for the 2024 Good Food Awards. Bend-based Bend Sauce was previously awarded first place for its Smokin’ Hot Honey by the International Flav Awards in 2023.

Stephanie Davila-Hermeling recently joined the Thistle & Nest team, taking on the role of home ownership program assistance, outreach and fund development. Originally from Guatemala and married to a Bendite, Davila-Hermeling is fluent in Spanish and English, and is honored to serve Central Oregon in the significant capacity that Thistle & Nest does.

Davila-Hermeling loves hiking, drinking coffee and spending quality time with family and friends.

Deschutes Title has recently hired Kurtis Lasater, an experienced title officer with a background examining properties across the country. He will work in the Bend office beginning on January 8, 2024. Lasater will work alongside Central Oregon’s current title team. The title department performs all of the title work for the three Central Oregon branches — Bend, Redmond and La Pine.

BBT Architects welcomes Kourtney Strong, Nathan Leigh and Brenda Hoff to the firm.

Strong has joined the firm as an associate and project architect. She is skilled in the planning, design, and project management of educational facilities across the Pacific Northwest. With more than 20 years of experience, Strong received a bachelor of art in architecture degree along with a bachelor of science in building science from Rensselaer Polytechnic Institute and is a licensed architect in Oregon. Strong’s responsibilities will include leading projects from early conceptual design through final construction along with helping craft the strategic direction of the firm.

Leigh’s responsibilities include leading projects from early conceptual design through final construction along with helping craft the strategic direction of the firm.

Hoff has joined the firm as office manager. She will be responsible for overseeing day-to-day operations, financial analysis and human resources. With more than 20 years of experience, Hoff received a bachelor of science in human resources management from Portland State University and is a member of the Society of Human Resources Management (SHRM).

Earlier this month, Deschutes County Board of Commissioners, members of Deschutes County’s Budget Committee and staff recognized Bruce Barrett for his 17 years of service on the County’s Budget Committee.

In January, Kristanna Clark-Endicott will join the County’s Budget Committee as its newest member. Budget Committee members hear directly from department directors, staff and organizations about the county’s programs and services. The committee establishes how Deschutes County can best use its resources to serve the community, approves the budget, and submits it to the Board of County Commissioners for adoption.

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The Boys & Girls Clubs of Bend Celebrates 30 Years in Deschutes County in 2024

by JENNIFER BRADEN, Grants & Communications Manager — Boys & Girls Clubs of Bend

The Boys & Girls Clubs of Bend announce their 30th anniversary in Deschutes County. The Clubs have played a pivotal role in community growth and youth development for three decades and show no signs of slowing down at the 30-year mark.

The organization will celebrate and reflect on their past and continue building toward a future where the kids who need support the most are provided with a safe and supportive environment to flourish. Through supportive staff and engaging programming, club members develop a sense of belonging and influence while gaining valuable skills to help in their futures as leaders of tomorrow.

To celebrate the 30-year milestone, BGCB will host a series of events and activities in 2024, focusing on the theme, 30 Years Together.

CEO Bess Goggins said, “We invite you to be part of our celebration events in 2024 — like our 90s Throwback Prom on Saturday, April 6; our Club birthday celebration on Saturday, June 1; and our signature fundraising event, Flannel & Frost on Saturday, November 16. These events will commemorate our collective accomplishments across three decades while also celebrating our current generation of youth.”

The Boys & Girls Clubs of Bend also want to extend their gratitude to the amazing Central Oregon community whose donations, volunteerism, and consistent support has allowed the Club to grow and operate two locations in Bend. Through the tremendous community support BGCB is able to offer more than 60% of Club members financial aid, providing care for those that need the support most. Goggins and BGCB want to emphasize the relationship between the Club and the Bend community in 2024. She explains, “This connection has been the cornerstone of our success, promising a bright future for so many children.”

BGCB is seeking testimonials from past and present Club members (from any Boys & Girls Club location), staff, and community members to be featured during the year-long celebration. The Boys & Girls Clubs of Bend want to hear your favorite memories and celebrate your experiences. To find out more and submit your written, photo or video testimonials visit bit.ly/bgcbend30.

Goggins offers a word of hope for future of the Clubs, “Here’s to fostering community, growth, and shared success at the Boys & Girls Clubs of Bend, for many more fruitful, youth-filled years to come!”

bgcbend.org

Grants & Rebates Available Through NeighborImpact for Qualifying Heat Pumps

by RACHEL HAAKENSON — NeighborImpact

The community heat pump rebate and grant program aims to increase access to energy-efficient heat pumps in order to provide energy savings to Central Oregon Households by providing funds to offset expenses toward new heat pumps. The program is available to owner-occupied households in Crook, Deschutes and Jefferson counties, and all of Warm Springs.

Funding for the program comes from the Oregon Department of Energy’s Community Heat Pump Deployment Program. In response to the heat dome event of 2021, during which at least 100 Oregonians died of heat-related illness — often in their own homes — the Oregon legislature passed SB 1536 in 2022 to bring much-needed heat relief.

Heat pumps that have been or will be installed must meet minimum installation, warranty and specifications requirements. Grants and rebates may be awarded at $5,000 or $7,000 depending on the specifications of the unit installed. To qualify for a rebate, heat pumps must have been installed on or after September 21, 2023.

Details can be found at neighborimpact.org/get-help/help-with-bills/heat-pump. Those interested in applying for either a grant or a rebate can fill out an application online or download a PDF application and return it to NeighborImpact. Both are available at neighborimpact.org/heat.

About NeighborImpact: NeighborImpact is a private nonprofit governed by a board of directors drawn from across the community. Since 1985, NeighborImpact has led the region in developing solutions and bringing resources to Crook, Deschutes and Jefferson counties and the Confederated Tribes of Warm Springs. We help meet the basic needs of Central Oregonians, build economic security and create a community where everyone thrives. NeighborImpact receives federal, state and local grants, foundation grants and donations from individuals and businesses in our community.

neighborimpact.org

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Visit Central Oregon continues on page 3

region's Transient Room Tax collected by both Deschutes County and Travel Oregon. The Fund is designed to support tourism-related projects with the potential to leave a lasting positive impact on the region.

“Visit Central Oregon remains committed to not only promote tourism in the region but to allocate revenue generated by the success of this region into projects that offer a lasting benefit to those who live and work in the community,” said Julia Thierse, CEO of Visit Central Oregon. "The Central Oregon Future Fund is a key component to Visit Central Oregon's sustainable tourism model, and in its first year we funded an impressive array of projects devoted to this vision. Ultimately, tourism needs to work for the entire community, and this is one way Visit Central Oregon can ensure that we continue to find ways to mitigate the impacts of the growth in tourism.”

Project applications must be aligned with the following program pillars: Sustainability: ideal projects will mitigate the impacts of tourism in Central Oregon, including infrastructure restoration, development of regenerative products and services, research on the impacts of visitation in high-use areas, and/or the use of responsible tourism value messaging.

Cultural Tourism: Projects that expand Central Oregon’s capacity for arts and culture programs, indigenous tourism, historic preservation, agritourism, or special events with a particular focus on the expansion of projects that focus on off-season tourism.

Access Adventure: Projects that expand access to both visitors and the community, educational and training programs, and/or improved tourism-related accessibility infrastructure expansion.

Prospective applicants can watch Visit Central Oregon’s informational webinar regarding the 2023-24 Future Fund at: youtube.com/watch?v=MxwvOUwok0U.

Last year, the Central Oregon Future Fund awarded nearly $840,000 in grants to 12 projects throughout Central Oregon, including $100,000 to Bend Parks and Recreation District for its project to improve river access and $45,000 to the Deschutes Soil and Water Conservation District’s “Got Stars Central Oregon” project. For more on 2023 Fund recipients visit: visitcentraloregon.com/industry/future-fund/.

In addition to the Central Oregon Future Fund, Visit Central Oregon has invested more than $1 million in grants and other strategic investments over the past five years through a partnership with Travel Oregon to support the Region-wide Collaborative Tourism Program. The funding has benefited a wide range of projects, from arts and culture offerings to special events and stewardship programs. The list of beneficiaries includes Discover Your Forest, Deschutes Trails Coalition, Central Oregon Rail Trail Alliance, Warm Springs Community Action Team, Museum at Warm Springs, In a Landscape, Sunriver Nature Center, and The High Desert Museum, among others.

“Visit Central Oregon has a responsibility to work for the entire community, and we will continue to look for innovative ways to do that very thing,” Thierse said. “Central Oregon is a wonderful place, and we’re sure that people will see the results of our efforts and that we will continue to do our best to make sure that we leave it in a better place than we found it. Not just for visitors, but also for those who call Central Oregon home.”

Visit Central Oregon also encourages community members to take Travel Oregon’s Community & Visitor Sentiment Survey online by February 1, 2024. The anonymous feedback you provide will be used to help encourage responsible travel and the potential for the future of tourism in Central Oregon. All completed surveys will be entered to win either a $1,000, $500, or one of five $100 Amazon gift cards.

Grant recipients will be announced on Friday, April 8. To learn more or to apply for the Central Oregon Future Fund, visit visitcentraloregon.com/Future-Fund. visitcentraloregon.com

RECENT TRANSACTIONS

Continued from Page 3

O’Neil, CCIM with Compass Commercial Real Estate Services represented both the seller, BMDMCBP Phase II, LLC, and the buyer, BSSP LLC, in the sale of the 90 SE Bridgeford Boulevard in Bend. The 11,000 SF industrial building on 0.52 acres sold for $2,380,000.

Brokers Dan Kemp, CCIM, and Kristie Schmitt, CCIM with Compass Commercial Real Estate Services represented the seller, United States Bakery, in the sale of 902 SE 4th Court in Redmond. The 2.38-acre commercial parcel sold for $900,000.

Compass Commercial Real Estate Services brokers Graham Dent, SIOR and Jay Lyons, SIOR, CCIM represented the landlord, Providence Holdings – Bend LLC, in the lease of a 12,790 SF industrial building located at 1036 SE Fauteau Way in Bend. Lyons also represented the tenant.

Brokers Russell Hunterman, CCIM, Peter May, CCIM and Eli Harrison with Compass Commercial Real Estate Services represented the landlord, G Group, LLC, in the lease of a 1,894 SF retail suite located at Westside Yard at 210 SW Century Drive in Bend. Broker Hunterman and Harrison also represented the tenant, SweetHouz Sauna Studio.

Compass Commercial Real Estate Services broker Terry O’Neil, CCIM represented the buyer, IEW Local 280, in the acquisition of 2450 SW 6th Street in Redmond. The 8,450 SF retail building located at 8 acres were sold for $2,300,000.

Principal broker Bruce Churchill with Compass Commercial Real Estate Services represented both the landlord, TJ Tennison and Co, LLC, and the tenant, OnFlow Systems, in the lease of a 9,170 SF industrial suite located at 3725 SW Empire Drive in Portland.

Broker Bruce Churchill with Compass Commercial Real Estate Services represented the tenant, Tara Goecks, MD, in the lease of a 2,714 SF office suite located at 927 SE 11th Street in Bend.

Compass Commercial Real Estate Services brokers Russell Hunterman, CCIM, Jay Lyons, SIOR, CCIM and Eli Harrison represented the landlord, JKC Bend, LLC, in the lease of an 8,137 SF industrial suite located at 1260 NE 1st Street in Bend.

Brokers Jay Lyons, SIOR, CCIM and Grant Schultz, CCIM with Compass Commercial Real Estate Services represented the landlord, Dietz Sweetz, LLC, in the lease of a 4,044 SF office suite located at 44 NW Irving Avenue in Bend.

Compass Commercial Real Estate Services brokers Pat Kesgard, CCIM and Kristie Schmitt, CCIM represented the landlord, S&H Associates, LLC, in the lease of a 7,200 SF industrial suite located at 63032 Powell Butte Highway in Bend.

Broker Terry O’Neil, CCIM with Compass Commercial Real Estate Services represented the tenant, ABC Office Share, in the lease of a 1,753 SF office suite located at 1569 SW Nancy Way in Bend.

EarthCruiser

Continued from page 3

culture with innovation at its core.

EarthCruiser’s first project was to collaborating with GMC to create an overland upfit solution for the all-electric GMC HUMMER EV. The result is a new standard in zero-tailpipe emission overlanding possibilities through its full integration into the HUMMER EV Pickup chasis. It offers the adventure perfect blend of off-road-terrain technology, innovation, and comfort to enjoy on- or off-road.

“ECI answers the need to continue pushing us to envision, create, and embrace the new and the different,” said EarthCruiser CEO/Founder Lance Gilly. “With this dedicated division, we can focus on new solutions and continue to do things differently.”

Future ECI projects will focus on product development. The program will allow EarthCruiser to engage with some of the world’s most creative, engineers, and experts focused on creating innovative solutions that will advance the state of cutting-edge technologies.

earthcruiser.com

Positive Pulse

Continued from page 3

Companies that anticipate increasing their company head count in the first half of 2024 contribute the most to the need to manage increased volumes of work (51%), fill newly created positions (45%) and fill positions that are open due to employee turnover (43%) — on par with past waves. Nearly 3 in 5 hiring managers (57%) cite the need for more employees to manage growth but 29% are unsure of their capacity to do so. This lack of capacity perhaps provides an explanation as to the nearly 3 in 10 companies (29%) that report planning to stay at about the same number or make no change to the number of employees in their first half of 2024 and the few (7%) who plan to reduce their employee count, on par with previous waves.

Circumstances for Reductions in Size, Companies that plan to decrease their number of employees report by far it is due to the need to reduce costs (61%) followed by the necessity of certain functions (25%) and the need to align with the decline in demand at the company (24%). For companies that plan to decrease or make no change to the number of employees, around a quarter say they are not hiring because they are waiting to see if the demand will level out before doing so (28%) and do not feel they need to hire more employees (24%). Adjustments to the recruiting/hiring strategy (21%), lack of approval from upper management (20%) and not enough money in the budget this year (19%) are also reasons some companies will not be hiring or increasing their employee count.

Companies may also be planning for other means to save on hiring, such as training and/or promoting from within. Around 7 in 10 hiring managers (71%) say they would prefer to reskill current employees for new roles than hire new.

“The level of hiring optimism in the U.S. is a welcome start to the new year, especially given the volatility of the past few years,” said Bill Stoller, Express Employment International CEO. “The next piece of the puzzle for businesses, schools and the government to work together to create qualified applicants through training and hands-on opportunities, investing in solving the short-term crisis and forging a way toward building a well-rounded workforce and economy.”

The Job Insights Methodology

The Job Insights survey was conducted online within the United States by The Harri闩 Poll on behalf of Express Employment Professionals between October 30, 2021 and November 10, 2023, among 1,007 U.S. hiring decision-makers.

For more information, please contact Sheena.Hollander@ExpressPros.com, director of Corporate Communications and PR.

If you would like to arrange for an interview with Chris Petty, call 541-389-1505.

About Express Employment Professionals

At Express Employment Professionals, we’re in the business of people. From job seekers to employers, we help people thrive and businesses grow. Our international network of franchises offers localized staffing solutions and the capabilities they serve across the U.S., Canada, South Africa, Australia and New Zealand, employing 579,000 people globally in all of the countries we make our inception. For more information, visit ExpressPros.com.

The Central Oregon Express Office is located at 61379 S Hwy. 97, Bend. Local businesses and applicants are encouraged to stop by or visit expresspros.com/bendor or contact Sheena.Hollander@ExpressPros.com.
January 17
5pm City of Redmond Urban Area Planning Commission Meeting at 411 SW Ninth St.

January 17
5:30-6pm ConnectW Monthly Meeting at Open Space Event Studios, Bend.

January 18
11:30am City Club of Central Oregon January Forum, Belonging in Bend: How Lonely Are We?, at U Unitarian Universalist Fellowship of Central Oregon.

January 19
8-8:30am Prineville Chamber Perk at Prineville - Crook County Chamber of Commerce.

January 19
Noon-1pm Bend Chamber Ribbon Cutting Ceremony and Special Event at RootedHomes’ Poplar Community.

January 19
5pm Redmond Chamber 2023 Annual Awards at High Desert Music Hall, Redmond.

January 19
5:30-6:30pm COCC Free Project Management Informational Meeting at COCC Cascades Hall CAS 104, Bend.

January 20
Noon-3:30pm Woodhaven Estates Open House at 61647 Daly Estates Dr, Unit 12, Bend.

January 23
5:30-7:30pm SCORE Confidential One-on-One Small Business Counseling at Bend Downtown Library.

January 23
6pm City of Redmond City Council Meeting.

WORKSHOPS & TRAINING

(Upcoming)
COCC Small Business Development Center Virtual Classes.

COMMERCIAL PERMITS WEEK ENDING 1-5-24

City of Bend
$500,000.00 - Commercial (New) 4,500 sf. at 38 NW Greeley Ave. Bend 97703 OR Owner: Greeley Trust Permit # PRNC202205242
$30,000.00 - Commercial (Alteration) 9 sf. at 611 SE Business Way Bend 97702 OR Owner: Baptista Development, LLC Permit # PRRE202306995

City of Redmond
$31,900.00 - Commercial (New) at 1500 SW Juniper Ave. Redmond 97756 OR Owner: Rythmia Opportunity Business, LLC 4542 Aerial Heights Dr. Medford, OR 97504 Builder: Rimrock Building & Development, LLC 541-977-2757 Permit # 711-23-002718
$400,000.00 - Commercial (New) 2,430 sf. at 1805 E Hwy 126 Redmond 97756 OR Owner: Deschutes County PO Box 6005 Bend, OR 97708 Permit # 711-23-002005

COMMERCIAL PERMITS WEEK ENDING 1-5-24

City of Bend
$500,000.00 - Commercial (New) 4,500 sf. at 38 NW Greeley Ave. Bend 97703 OR Owner: Greeley Trust Permit # PRNC202205242
$30,000.00 - Commercial (Alteration) 9 sf. at 611 SE Business Way Bend 97702 OR Owner: Baptista Development, LLC Permit # PRRE202306995

City of Redmond
$31,900.00 - Commercial (New) at 1500 SW Juniper Ave. Redmond 97756 OR Owner: Rythmia Opportunity Business, LLC 4542 Aerial Heights Dr. Medford, OR 97504 Builder: Rimrock Building & Development, LLC 541-977-2757 Permit # 711-23-002718
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