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Enhancing & Promoting the Economic Vitality of Central Oregon Since 1994

Island Sash & Door

Bend Welcomes Successful Business to the Community

by NOAH NELSON — CBN Feature Writer



PHOTO | COURTESY OF ISLAND SASH & DOOR

Island Sash & Door is a successful new addition to the Central Oregon business community, offering a wide variety of windows and doors for every part of a home. Rick Locke, along with his two sons William and Alexander, purchased the business in 2024, just after the business had opened up a physical location here in Bend.

To understand the founding of Island Sash & Door, Rick provided some insight, explaining that, "Island Sash & Door was founded on Whidbey Island in the town of Freeland, Washington in 1998. David Serres was the proprietor and sold windows and doors to the local market and to the surrounding area. In 2015 Serres expanded with the acquisition of Simmonds Glass in Anacortes, Washington. Simmonds has been a full-service glass shop in Anacortes since 1923, celebrating 100 years this last year."

Continuing, he said, "Serres brought in David Oster as General Manager in 2016 to help grow and expand the business. Oster eventually became a partner in the business and added installation services to the window and door portion of the company to complement the shower door, mirror and retail business. The company had already exited the commercial and automotive portion of the industry. Island Sash continues to service the San Juan Islands, Skagit and Whatcom counties and surrounding areas. The company specialized in supplying and installing windows, doors and related products and services to primary and vacation homes being built in the islands and local markets."

In 2020, Island Sash opened their doors to Eugene, Oregon. Rick explained that this was due to Oster's familiarity with the region, and the market, "Oster had long worked in Oregon for local window companies, as well as developing the market for Western Pacific Building Materials. He recognized the need for a supplier of high-quality windows and doors for the growing primary and vacation home markets in Oregon. Oster is now the General Manager of the Oregon market for the company."

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Building Central Oregon Top Projects 2024

by JEFF MARTIN, President — Cascade Publications Inc.

Central Oregon Top Projects boasts a large assortment of facilities created for many different industries. Libraries, schools, health care, industrial, restaurants, and even an RV park!

To be included in Top Projects, local builders, developers, architects and engineers were asked to follow specific criteria. We look for projects within the tri-county area, finished in 2024 with a hard cost of \$1 million or more. We realize there are many Top Projects that are under the \$1 million mark and we would love to cover them throughout the year. If you have one you'd like featured in an upcoming CBN, please reach out!

Thank you once again, to all of the architects, contractors, developers, engineers and others for helping CBN acquire and publish all of the information gathered for this edition. It is our mission to include every company on every project, from start to finish. If you find you have been left off a project, please let us know.



PHOTO | COURTESY OF R&H CONSTRUCTION

2024 Top Projects Spotlight — Pages 9-36

BaseX Expands Footprint to Sisters

Fast-Growing Manufacturing Company Adds 27,000 sq. ft. to Local Presence

by SIMON MATHER — CBN Feature Writer



PHOTO | COURTESY OF ALLIGNED COMMERCIAL

BaseX Solutions — one of the most successful ventures in Central Oregon's recent history — has expanded its footprint across the High Desert to Sisters as part of the latest move in its upward trajectory. The company is internationally acclaimed for the design, engineering and manufacturing of custom, energy-efficient cooling solutions for the rapidly growing hyperscale data center field.

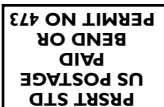
BasX also designs and manufactures custom solutions for cleanroom environments for the bio-pharmaceutical, semiconductor, medical and agriculture markets, as well as custom, energy-efficient air handlers and modular solutions for a vast array of markets. Since its inception in 2013 by co-founders Dave Benson and Matt Tobolski, and their taking over the former Walmart building on the south end of Redmond in 2014, the company has experienced

stratospheric growth to the point that it now employs around 525 people under 200,000 sq. ft. at the continually spreading manufacturing facility headquarters.

The company has consistently been ranked one of the U.S.' fastest-growing manufacturers and recognized as a leader in the development of industry-changing innovation. In the latest chapter in its evolution, it has leased over 27,000 sq. ft. in a state-of-the-art light industrial/flex space sited on 2.5 acres in the burgeoning Three Peaks Industrial Park off Barclay Drive in Sisters, with the expansion set to create another 30 living wage jobs.

The 15.59-acre park on former Forest Service Land is zoned Light Industrial (LI) which allows for light manufacturing, research, transportation facilities, indoor recreation, and other uses that are considered "clean"

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RECENT TRANSACTIONS

Compass Commercial Real Estate Services brokers **Matthew Sichel** and **Graham Dent, SIOR**, represented the buyer, **BOTT 2, LLC**, in the land sale at SW Deerhound Avenue in Redmond. **Graham Dent, SIOR** also represented the seller, **QBW Investments, LLC**, along with fellow **Compass Commercial Real Estate Services** broker **Jay Lyons, SIOR, CCIM**. The 1.74 AC of land sold for \$700,000.

Fratzke Commercial Real Estate Advisors, Brian Fratzke, CCIM, Principal Broker is proud to share that working cooperatively with Powell Development and First Western Properties, Fratzke Commercial has placed two (2) credit tenants at Gateway North where Bend's new Costco is located near Cooley Rd/Highway 20. **Brian Fratzke** represented Cuppa Yo Frozen Yogurt and Great Clips and both retailers enthusiastically are thrilled to be locating to this new mixed-use development that will include commercial retail, restaurants and medical.

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM** and **Eli Harrison** represented the tenant in the lease of a 2,119 SF restaurant suite on 530 SW 6th Street in Redmond. **Compass Commercial Real Estate Services** brokers **Luke Ross, Ron Ross, and Terry O'Neil** represented the landlord **EVEST, LLC**.

Brian Fratzke, CCIM, Principal Broker represented the Buyer and the Seller in the sale **Continued on Page 39 ▶**

Submit your Recent Transactions to Jeff@CascadeBusNews.com to be seen in the next edition of *Cascade Business News*

Confederated Tribes of Warm Springs Begins the Process to Bring its First Solar Power Project to the Reservation

by **BYRON KIMBALL**

Warm Springs Power & Water Enterprises (WSPWE), which manages the Confederated Tribes of Warm Springs' energy assets and facilities, announced that it will collaborate with renewable energy developer BrightNight to develop the Salmonfly Project, a utility scale solar energy and battery energy storage project

on the Warm Springs Reservation. Though early in the planning, input and approval process, the project has potential to support job opportunities, increase Tribal revenue and develop on-Reserva-

Continued on Page 38 ▶

Lupori & Associates Announces Bend Office in Northwest Crossing

Lupori & Associates, a tax advisor firm with an emphasis on tax consultation and preparation, audit representation and appeals, and financial planning services owned and operated by Nick Cornell announced that it has opened its first brick and mortar office in Bend's Northwest Crossing neighborhood at

2689 Northwest Crossing Drive. "We are truly excited about this commitment to Bend, which actually began many years ago," said Cornell. "My family and I moved to Bend in 2018. After

Continued on Page 38 ▶

Second Affordable Home Ownership Project Approved

Bend-La Pine Schools and Bend-Redmond Habitat for Humanity are partnering on a second affordable home ownership project that will provide school district employees and others in the community the opportunity to purchase homes near Summit High School and

Pacific Crest Middle School. Skyline Crossing will feature 15 cottage-style homes on a 2.5-acre lot at the intersection of NW Skyline Ranch Drive

Continued on Page 38 ▶

High Desert Food & Farm Alliance Invites Central Oregon Farmers to Apply for Efficiency Grants

The High Desert Food & Farm Alliance (HDFFA) is pleased to announce the opening of the 2025 On-Farm Efficiency Grant (hdffa.org/ofeg), welcoming Central Oregon farmers to apply for up to \$3,000 in grant funds for on-farm improvements and purchases. Applications are open from

December 2nd, 2024 to January 10th, 2025. HDFFA is committed to supporting the resiliency of regional farmers and ranchers by providing financial support for on-farm

Continued on Page 38 ▶

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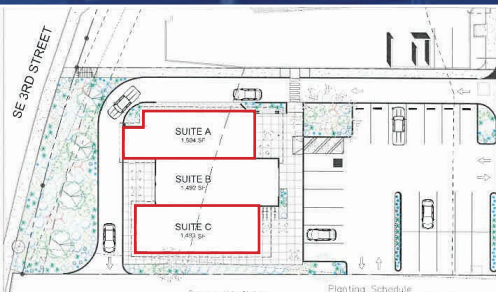


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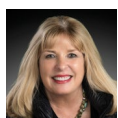
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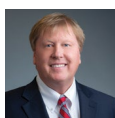
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Island Sash & Door

Continued from page 1

Rick, however, got involved in the industry in 2013. He was a retired Microsoft sales leader who purchased the Seattle-based Windows, Doors & More. Rick had a career previous to Microsoft in the window and commercial glass industries, and looked to that industry to buy a company after he and his wife retired from Microsoft. Windows, Doors & More is a window and door distributor in Seattle with products and a business model very similar to Island Sash & Door, and in fact, competed with them in some markets.

In 2017 Locke also acquired Montana Sash & Door. They specialize in providing windows and doors for luxury homes, with expertise in luxury products including thermal steel windows, thermal bronze windows and minimal profile thermal aluminum products, as well as a full range of aluminum-clad wood products. They service high-end markets like Big Sky, Whitefish, Lake Coeur d'Alene and Jackson Hole.

2024 brought Rick and crew to Bend with the purchase of Island Sash & Door. With expertise from other markets, Rick sees similarities in the type of home, clients and needs in Bend, as in other markets they serve like Big Sky and Jackson Hole.

The current family of companies has nine locations across Seattle, Anacortes, Freeland, Coeur d'Alene, Kalispell, Bozeman, Jackson, Eugene and Bend, and serves most of Washington, Oregon, Idaho, Montana and Wyoming.

While currently operating the three companies separately and under three different brands, Rick hopes to consolidate in the future for management as well as branding and operations.

The Bend location employs two experienced and well-regarded local window



PHOTO | COURTESY OF ISLAND SASH & DOOR

veterans in Rod Turcotte and John Gooding. According to Rick, "Rod and John are well known in the market and understand the needs of local builders and trends of architectural design in the region. They have created a hands-on showroom in Bend with full-size displays of windows and doors representing some of the top manufacturers in the industry. Through their sister companies, they have access to many of the top brands in the world, as well as local and regional manufacturers."

Looking to the future here locally, the company intends to invest in the market and will grow as needed to support the needs of the home-building community. Rick said that installation resources for large, site-built products is an area that Montana Sash sets an industry standard for, and Island Sash intends to continue that model here.

Rick is currently the chairman of the board of directors of the National Glass Association. He said that this is a role that exposes him to industry-changing products and technologies for the future.

"Products like vacuum insulating glass, electrochromic glass, transparent film photovoltaic glass and super energy efficient frames, will soon be mainstream in the market and have the opportunity to dramatically impact the performance and use of all fenestration materials," He said.

As a family and a business, Island Sash seems happy to be in Bend. Both of Rick's sons, Alexander and William, are avid outdoorsmen with a preference for downhill skiing and love the mountains. "Having a family business with locations in some of the top ski venues in the country is a bonus for them," said Rick.

The Rick and company look forward to becoming a community leader, and expect to grow and hire for numerous roles including: window technicians, sales consultants, administrative specialists, and delivery/warehouse roles in the coming years.

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*National Institutes of Health

BaseX

Continued from page 3

industries, with design standards producing modern industry-compatible buildings and a diverse mixed-use neighborhood. Of the 14 lots total, three have been developed, a fourth is under construction and a fifth is in planning.

The building is owned by HVAC company Roth Home, which occupies one-sixth of the building. BaseX has taken the remaining five bays to assemble critical field modular surgical suites.

Benson is a resident of Sisters and has 35 years of experience in the HVAC industry as the HVAC design engineer and operations manager at Intel, the past president and founder of Cleanpak, and the president and founder of Portland-based Huntair. He has pioneered the development and manufacturing of products shaping today's industry standard of air-handling technology and efficiency. Benson said the move to add facility space in Sisters came as a result of there not being buildings of adequate size to meet their expansion needs in Redmond.

EDCO Sisters Country Director Eric Strobel said the lack of inventory in other Central Oregon areas was playing into the hands of the Sisters' community's larger site light industrial development potential. "To some extent, it is a question of build it and they will come," he added. "We are very excited to have BaseX as part of the business community and it is great for us to have buildings potentially available for expanding top-quality companies like this as well as equally quality smaller entities. And we currently have four more light industrial buildings going through the planning process which bodes well for the future.

"This was a successful collaboration between EDCO, the City of Sisters, Deschutes County and real estate broker Ken Streater, who all played a part. "The building was available for a while but proves we can attract larger users. We also have the former Laird building in the larger category available, at 25,000 sq. ft."

The transaction was handled by Streater, owner of Central Oregon-based Aligned Commercial, who represented both tenant and building owner Roth Heating — which will retain 12,000 sq. ft. while BaseX occupies the balance of the space. "This building ticked a lot of boxes for BaseX in being the quality and size that fit their needs, with attractive features like 30 ft ceiling height for their large assembly needs and adequate overhead door clearance," he said. "It is also a testament to the company and its perceived role in the community that they could have

taken an alternative space but felt their industrial and trucking activity may have been more disruptive to nearby residential neighbors. This is a very high-quality company occupying a high-quality facility, so it was really a win-win scenario."

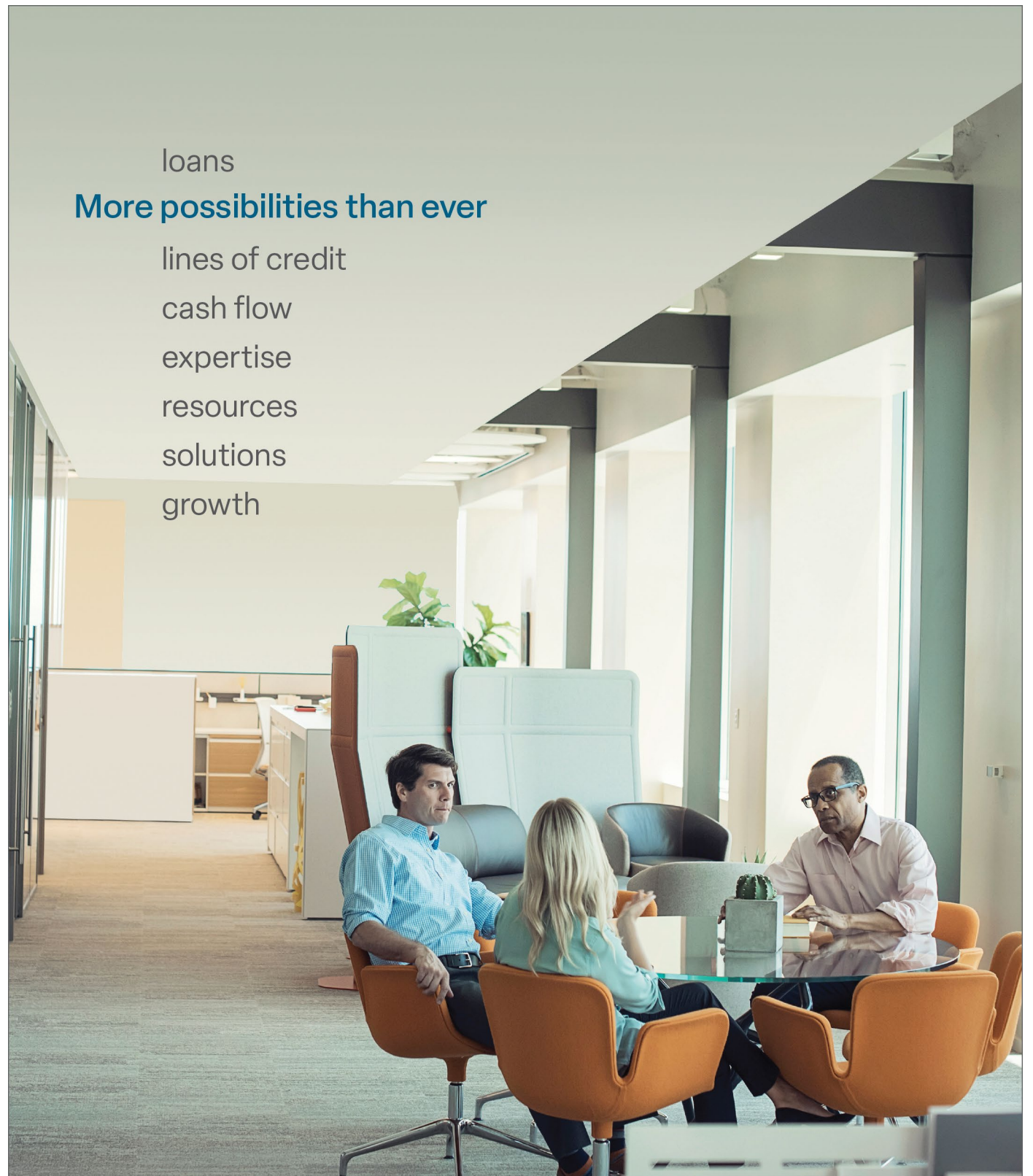
In 2021, BasX Solutions was acquired by new owners, AAON of Tulsa, Oklahoma, which expressed a commitment to continue growing the company in Central Oregon.

AAON acquired the fast-growing data center cooling, HVAC, and clean room systems maker for up to \$202 million, including purchase of its property and buildings.

At the time Matt Tobolski, PhD, president and co-founder of BasX, stated, "Since our inception, the BasX team has focused on delivering value-added solutions by engineering and building industry-leading custom products that meet the most

stringent demands in the data center, cleanroom, and commercial markets. The creativity, collaboration, and execution of projects by our team will be strengthened as we enter this new chapter with AAON. BasX and AAON are extremely well aligned from company cultures, engineering expertise, manufacturing efficiency and the steadfast commitment to delivering on promises to our customers."

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Interest Rate Cuts Might Affect Investment in Commercial Real Estate in the First Quarter of 2025

by **BRUCE BARRETT, Commercial Broker — Windermere Realty Trust**

The Fed has cut interest rates twice in 2024 and is poised for another possible .25% cut before year end. What will that mean for Central Oregon's commercial real estate market in the New Year?



Here are three possibilities with guidance from Dan Stake, Commercial Markets Director at Mid Oregon Credit Union and Jacob Mayhill, Commercial Loans Relationship Manager at Mid Oregon Credit Union.

1) Increased Transaction Activity: The interest rate cut is expected to boost transaction activity in the commercial real estate (CRE) market. Lower interest rates reduce the cost of borrowing, making it more attractive for investors to finance new deals and refinance existing properties. This could lead to a rise in sales and refinancing activity as investors take advantage of less expensive capital.

a) Example: We might see a surge in owner/user commercial projects as businesses look to expand, taking advantage of the lower interest rates to secure favorable financing terms.

Q: Is this interest rate reduction enough to encourage investors to deploy their capital?

A: Stake and Mayhill think lower interest rates will certainly help but the lowering of rates in 2024 did not translate directly into lower commercial lending rates. They say that it is more an issue of borrowers getting accustomed to the idea that for the long term, loan rates are not expected to move substantially however that could change post inauguration.

2) Improved Cash Flow: With lower interest rates, the cost of debt servicing decreases, improving cash flow for property owners. This additional cash flow can be reinvested into property improvements, expansions, or acquisitions, potentially driving further growth in the CRE sector.

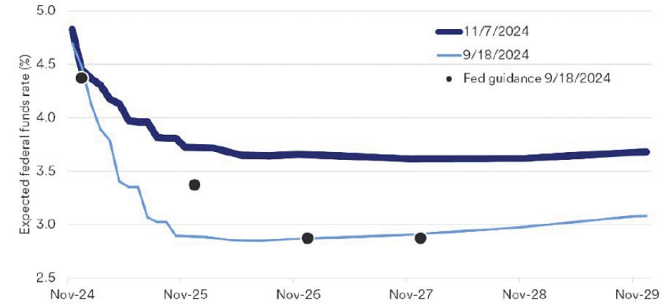
a) Example: We could see an owner refinance a shopping center, reducing monthly payments and use the savings to renovate the property, attracting new tenants.

Q: Do you see any new commercial activity from local businesses?

A: Stake and Mayhill think the national sentiment is more positive going into the New Year. Locally, they see increased activity, particularly in outlying areas such as La Pine, Prineville and Redmond. Lower housing costs in these regions is encouraging interest in commercial projects to meet growing demand for local services.

3) Sector-Specific Impacts: While the overall market is likely to benefit from the rate cut, the impact may vary across different CRE sectors. For example,

Market pricing of the expected path of the federal funds rate



Source: U.S. Bank Asset Management Group Research, Federal Reserve, Bloomberg; 9/18/2024-11/7/2024.

GRAPH | COURTESY OF BRUCE BARRETT

sectors with floating rate debt or those that are more sensitive to interest rate changes, such as multifamily real estate, may see more significant benefits compared to sectors with fixed-rate debt. It's worth noting that development costs can impact projects, especially in areas experiencing rapid growth like Bend. High costs for land, materials, and labor can sometimes lead to delays or even cancellations.

a) Example: We could see developers start new mixed-use projects combining residential and commercial spaces, betting on the area's growing popularity and the favorable financing conditions.

Q: Are there any local project that reflect this enthusiasm?

A: Stake and Mayhill say that Mid Oregon has participated in some recent project around the region and expect to see more. Mid Oregon has new, innovative programs that help reduce lending costs and they can package together construction financing with long term financing that encourages affordable housing projects.

Stake added, "An additional project happens to be our own and that's our 8th branch location and 3rd full-service branch in Bend located in the Old Mill District above the Regal Cinemas. That branch is scheduled to open in early 2025. This will help us serve households and businesses in this area and throughout the east and West sides of Bend."

Central Oregon, with its favorable living conditions, can expect to see strong growth. Businesses will find ways to meet the demand. Stake and Mayhill, along with Mid Oregon Credit Union are gearing up for a more robust 2025 throughout Central Oregon.

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Light Industrial

MLS# 220183598 \$1.20/SF NNN

New Light Industrial building on Brinson Blvd in Bend's NE industrial area. One 3,000sf suite available in this building with off-street parking, one rollup door with office and restroom in each bay, demising walls in place. Open shop with 20' free span interior. One unit on the South end has a small outdoor storage yard. 220 power is available.



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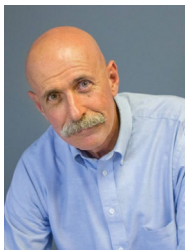
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Video Surveillance Technology & Your Business

Transforming Security & Law Enforcement in Bend

by TONY SPRANDO, STEVE MORGAN & TYLER VALZANIA — Audio Visual Bend

Video Surveillance Technology

In an era where technology enhances every aspect of our lives, security is no exception. Traditional alarm/intrusion systems, while revolutionary in their time, are increasingly being overshadowed by the benefits of video verification, and The City of Bend is taking notice. In response to the rising number of false alarms generated by traditional alarm/intrusion security systems, Bend now prioritizes video verification before police respond to alarm calls. This policy underscores the growing importance of video technology in modern security and its potential to enhance public safety.

The Pitfalls of Traditional Alarm/Intrusion Systems

Traditional alarm systems rely on triggered sensors to detect potential threats. These systems, while effective to a degree, often generate false alarms caused by non-threatening incidents such as animals, adverse weather, or even user mistakes. Such false alarms create unnecessary stress and strain for local law enforcement, wasting resources and potentially delaying responses to actual emergencies.

With video verification, the landscape of security changes dramatically. Integrating cameras with the alarm/intrusion system enables monitoring centers to instantly access live or recorded footage when an alarm is activated. Trained operators can then quickly review this footage to determine whether there is a legitimate threat, such as a break-in or unauthorized access, or if the alarm was triggered by something harmless. This distinction ensures that emergency resources are allocated efficiently, providing peace of mind to home and business owners and support for local law enforcement.

Getting Ahead of Changes to Local Police Protocols

Locally, AV Bend is at the forefront of video verification technology, utilizing Alarm.com's cutting-edge platform to bring advanced security solutions



to residents and businesses. Alarm.com's technology allows monitoring centers to assess situations in real time, delivering critical video evidence to law enforcement.

For police departments like the City of Bend, which requires video verification before responding to alarm calls, this advancement is a game-changer. The shift comes in response to the high volume of false alarms generated by traditional alarm/intrusion systems. Now, with video verification, police dispatchers receive actionable intelligence, including footage of intruders, their physical descriptions, and their activities on the property. This not only expedites response times but also enhances officer safety by providing situational awareness before they arrive at the scene.

Why Video Verification Matters

The impact of video verification extends beyond the practical benefits of reducing false alarms. It fosters a stronger partnership between homeowners/businesses and law enforcement by ensuring alarms are treated seriously. The inclusion of video footage builds credibility, allowing police to prioritize responses without second-guessing the validity of a call.

For home and business owners, the advantages are equally compelling. The combination of advanced camera systems and Alarm.com's integrated platform offers unparalleled protection. In the event of a break-in, not only is there a higher likelihood of suspect apprehension, but the detailed video evidence can also aid in insurance claims and legal proceedings.

Moreover, video verification contributes to the efficient allocation of local resources. With fewer officers diverted to false alarms, police departments can focus on addressing legitimate threats and other community priorities.

Building a Safer Bend

As security challenges evolve, so must the



PHOTO | COURTESY OF AUDIO VISUAL BEND

solutions to address them. AV Bend's partnership with Alarm.com exemplifies how technology can meet these challenges head-on, providing property owners with reliable, effective security while supporting the efforts of local law enforcement.

By investing in video verification, home and business owners in Bend are doing more than protecting their properties—they are contributing to a safer, more efficient community. In a world where every second counts, the ability to distinguish between harmless triggers and genuine threats is not just an improvement; it is a necessity.

In conclusion, video verification represents the future of home and business security, offering a smarter, more responsive alternative to traditional systems. For Bend residents, embracing this technology means not only safeguarding their homes and businesses but also playing a role in ensuring law enforcement can operate at its best. With AV Bend and Alarm.com leading the way, the community is poised for a more secure and connected future.

Sources:

bendoregon.gov/government/departments/police/community-info
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Navigating Year-End Pressures with Purpose & Community Spirit in Central Oregon

by CHRIS C PIPER, Area Manager — BBSI Central Oregon

As the year draws to a close, businesses across Central Oregon face the dual pressures of finishing strong while preparing for the new year. The holiday season brings excitement, but it also ushers in the rush to finalize budgets, meet deadlines, and satisfy client expectations. Although this time can feel hectic, it's also an opportunity to reflect on the year's accomplishments, solidify relationships, and embrace the spirit of community that defines the region.



In Central Oregon, where businesses thrive through collaboration and a shared commitment to growth, the end of the year serves as a reminder of the strength that comes from working together. This collective spirit is essential not only for business success but also for the vitality of the community.

The final months of the year are especially busy for businesses in industries like construction, real estate, and hospitality. Employers juggle deadlines, finalize year-end goals, and plan for the upcoming year, while employees work to meet project deadlines and balance personal and professional commitments. Amidst this pressure, employers have an opportunity to recognize their teams and celebrate the work accomplished over the year.

In a region where businesses are often deeply connected to the community, employee appreciation goes beyond financial rewards. It's about reinforcing a culture of support and collaboration. When employers take the time to thank their teams, it strengthens the bond between employer and employee, helping everyone close the year with pride and a shared sense of accomplishment.

One of the most rewarding aspects of doing business in Central Oregon is the deep, personal connections formed with clients. Client relationships in our region are built over time, with trust at the core of every transaction. The end of the year offers an ideal moment to reconnect with clients, express gratitude, and set the stage for continued collaboration.

End-of-year conversations with clients provide an opportunity to reflect on past successes and discuss future goals. By showing clients they are valued—not just as customers, but as partners—businesses can create lasting loyalty and strengthen these essential relationships. In a region where word-of-mouth and reputation are key drivers, these conversations lay the foundation for continued success.

The strength of a business is often directly tied to the culture it fosters for its employees. Here, in Central Oregon, cultivating a positive workplace culture is crucial for long-term success. A work environment where employees feel appreciated and supported nurtures productivity and morale, even during stressful times.

Holiday celebrations, year-end bonuses, or simply taking the time to thank employees for their efforts are powerful ways to reinforce a culture of appreciation. In our region, where collaboration and community spirit are central values, creating an

inclusive, supportive workplace culture can make a significant difference. Employees who feel valued are more motivated, engaged, and willing to contribute to the business's growth. This culture, built over time, ensures that teams are ready to tackle new challenges in the coming year.

As businesses reflect on the past year, it's also essential to review safety practices and ensure compliance with state and federal regulations. A safe workplace not only protects employees but also boosts morale and productivity. Employees who feel secure in their work environment are more focused and engaged, leading to better outcomes for both the business and the community.

Supporting local families extends beyond workplace safety—it includes offering fair wages, healthcare benefits, and work-life balance. Central Oregon businesses that invest in their employees' well-being help create a stable foundation for the entire community. When employees can rely on their jobs to provide for their families, they are more likely to remain loyal and productive, which in turn strengthens the local economy.

As we approach 2025—a year that may bring political shifts and new challenges—our Central Oregon businesses will remain at the heart of economic resilience. The strength of our region's economy depends on businesses' ability to adapt, collaborate, and work together. By supporting each other and staying committed to their communities, businesses help build a more resilient economy, one that can weather uncertainty and continue to grow.

Central Oregon businesses can ensure a prosperous future for all by fostering a strong work culture, focusing on safety, and reinforcing client relationships. This collaboration, especially during a year of potential political change, will guarantee that Central Oregon remains a thriving and dynamic place for businesses to grow and for families to flourish.

Looking Ahead to 2025

Together, we can build a future that embraces collaboration, resilience, and shared prosperity. This holiday season, take time to celebrate your achievements, recognize your team's hard work, and reflect on the opportunities ahead. By working together, we can create a thriving community and a brighter future for Central Oregon.

Call to Action: To strengthen your business and community, consider implementing these strategies:

- Organize a team-building event to boost morale and foster collaboration.
- Send personalized thank-you notes to clients to show appreciation and strengthen relationships.
- Volunteer for a local cause to give back to the community and inspire your team.

By taking these steps, you can contribute to a more vibrant and prosperous Central Oregon.

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\$3,750,000

- Building total area: 9,383 SF
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- Rock exterior, copper roof accents & gutters, presidential shingles & raw metal siding.
- Interior has \$75k worth of light fixtures, solid wood doors and trim.
- 70+ commercial storefront doors, windows & skylights.



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Why Environmental Due Diligence is Critical for Real Estate Transactions

by SHANE COCHRAN, R.G. — The Wallace Group

When considering the purchase of real estate for any type of commercial, industrial, or institutional development, or investment, a crucial first step is **environmental due diligence** to help ensure that the land and improvements you are buying is free from hidden environmental risks, such as contamination from hazardous materials. This typically involves commissioning an environmental professional to conduct a **Phase I Environmental Site Assessment (ESA)** which is a report that investigates a property's environmental history. A Phase I ESA looks at past land use, nearby properties, and any signs of contamination through document reviews and site inspections. This process identifies potential issues before you commit financial resources to the purchase.



Why is it Important?

Protect Your Investment: Discovering contamination after a purchase can result in hefty clean-up costs. A Phase I ESA helps you avoid these financial surprises



PHOTOS | COURTESY OF THE WALLACE GROUP



and may shield you from legal liabilities related to pre-existing site conditions and pollution. A Phase I ESA is also required by most all lending institutions as a condition for financing.

Regulatory Compliance: Environmental laws are strict. Without adequate due diligence, you could face fines or legal trouble as the party responsible for a contaminated property. A Phase I ESA helps ensure compliance with local and federal regulations, protecting you from unforeseen liability, and your project from potential costly delays.

Manage Risk: Even if no contamination is found, a Phase I ESA gives you a clear understanding of the property's environmental status, helping you make informed decisions about your purchase and future development plans.

Preserve Property Value: Environmental problems can significantly reduce property value. A "clean" Phase I ESA report can help maintain or even boost the land's market

Continued on Page 10 ►



THIS HOLIDAY SEASON,
OUR GREATEST GIFT IS YOU

CELEBRATING OUR CLIENTS
AND COLLEAGUES WHO
INSPIRE US ALL YEAR LONG

WITH MANY THANKS
KATY, JENN, WALT, PAUL, JEFF, CHUCK,
TRISH, CHRISTINA, JULIE & SANDY

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Central Oregon Event Puts Spotlight on Worker Safety & Health in Construction Industry, Offering Training Opportunities in January 2025

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

A two-day conference in central Oregon will offer multiple training opportunities for workers in the residential, commercial, and industrial construction industries to increase their safety and health while on the job. The Mid-Oregon Construction Safety Summit, held Jan. 27-28, 2025, will address a variety of topics, including fall protection, excavation safety, pre-task planning, safety and the supervisor, and electrical safety for the non-electrician. And this year's event features the addition of multiple sessions in Spanish.

Attendees will have access to a range of training sessions, including certifications in OSHA ten-hour for construction, work zone safety and flagging, and first aid. Also, the conference will offer opportunities to earn continuing education credits, including through Oregon's Construction Contractors Board and Landscape Contractors Board.

Oregon Occupational Safety and Health (Oregon OSHA), a division of the Department of Consumer and Business Services, encourages employers and workers to attend the 22nd annual Mid-Oregon Construction Safety Summit at the Riverhouse Lodge in Bend. Oregon OSHA is one of several partners presenting the summit.

The event's keynote presentation, "Champions of Safety: Unleashing the Lifesaving Power of Culture and Communication," will be delivered by Layla

McGlone, who has worked nearly two decades in leadership and business coaching. Her talk is based on real-life examples and reflections on how we can all improve our safety environment by building a strong safety culture with clear and effective communication and empower leadership and equip teams to make quick and informed decisions to face any challenge.

The Mid-Oregon Construction Safety Summit's other sessions include:

- Building a better safety culture
- Mental health awareness
- Employment law update
- Construction A to Z
- Fall hazard life-cycle
- Communication and onboarding
- Safety committees and meetings
- Sessions in Spanish — hazard identification, fall protection/ladders, and excavation safety

Registration for the event's pre-conference workshops (Monday, January 27) are \$75-95. Conference registration (Tuesday, January 28) is \$120. Registration for the OSHA ten-hour training for construction is \$175 for both days.

To register, go to safetyseries.cventevents.com/summit25

The Wallace Group

Continued from page 9

value, making it easier to sell or develop.

When Should You Get a Phase I ESA?

Phase I ESAs are often required when financing land purchases, but it is wise to conduct one before any major acquisition or development project. It helps protect against unexpected environmental issues that could derail your plans.

The Phase I ESA Process

Records Review: Environmental experts review historical data to

assess any past land uses that could indicate contamination. This includes regulatory agency databases such as DEQ, historical aerial photography, and site-specific documentation provided by the seller. Interviews with current owners and knowledgeable parties are also included in the review process.

Site Inspection: A physical site visit is conducted to look for visual signs of contamination or environmental hazards.

Prepare Report: A summary of findings determines whether further investigation, such as a Phase II ESA, is needed. A typical Phase I ESA and report requires approximately 3-to-4 weeks to complete.

Bottom Line

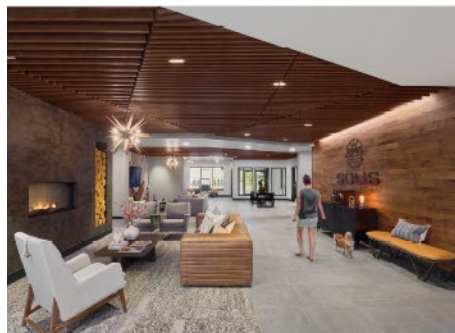
A Phase I ESA is a crucial step in land acquisition, helping you avoid costly surprises and ensuring that your investment is environmentally sound. It is a small price to pay for peace of mind and long-term security for real property holdings.

Shane Cochran, R.G., is a Senior Geologist at the Wallace Group in Bend, Oregon. He has over 17 years of experience providing environmental, geological, and water resources services to private and public sector clients throughout Oregon. Shane's multi-disciplinary expertise includes environmental assessments/due diligence, regulatory compliance, permitting, remedial



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22nd Annual Construction Safety Conference

January 27 & 28, 2025

Riverhouse Lodge - Bend, Oregon

Topics and training designed for the construction industry.

- ✓ Building a better safety culture
- ✓ CCB laws, rules, and business practices
- ✓ Communication and respectful workplace initiatives
- ✓ Construction A-Z
- ✓ Driving in Oregon's changing seasons
- ✓ Electrical safety
- ✓ Employment law update
- ✓ Excavation safety and emergency preparedness
- ✓ Fall hazard life cycle
- ✓ Fall protection numbers
- ✓ First aid/CPR/AED certification
- ✓ Mental health awareness
- ✓ Onboarding for success
- ✓ Oregon flagger certification
- ✓ OSHA 10-hour for Construction
- ✓ Pre-task planning
- ✓ QPR Gatekeeper training
- ✓ Safety and the supervisor
- ✓ Safety committees/meetings
- ✓ Underground utility safety
- ✓ NEW! Several topics in Spanish!

Earn continuing education credits (CCB, Landscapers, and more)!



MONDAY

\$75-95 for Pre-conference workshops
 \$175 for OSHA 10-hour for Construction (two days)

TUESDAY

\$120
 per person

MAJOR SPONSORS



Learn more and register at safetyseries.cventevents.com/summit25

Commercial Contractors *(Listed Alphabetically)*

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
Compass Commercial Construction 600 SW Columbia St., Ste. 6100 Bend, OR 97702	541-330-2449	541-330-2450	www.compasscommercial.com/CS marketing@compasscommercial.com	Richard Reese	15	2008	Commercial improvements including office, restaurant, retail, industrial & medical properties, tenant improvements, remodeling, ground-up construction.	Hook & Plow, Cheba Hut, Lone Pine Coffee, Ultimate Logging Co., Pacific Office Automation, Best Care Treatment, Deschutes Business Center, Empire Corporate Park, Forum Shopping Center.
CS Construction 1506 NE First St., Unit 1 Bend, OR 97701	541-617-9190	541-617-9590	www.csconstruction.com emmar@csconstruction.com	Emma Rose	45	2005	Commercial & residential.	The Hixon @ Westside Yard, Juniper Springs Senior Center, Desert Orthopedics, Bend Science Station, Bend Self Storage, Tensility, River's Place Food Court, Tumalo Food Court, 10 Barrel Brewery Expansion, Bellevue Apartments, Lonza, USFS Cascade Lakes Welcome Station, Boyd Acres Retail, Suterra, USFS Crescent District Office, Culver SD Additions, Barnes Butte Elementary, Bend Neurological Associates, Agere, ODOT Region 4, Madras City Hall & Police Dept., La Pine City Hall, Cascades Academy of CO, Madras Air Hangar, Crook County OSU, St. Charles Cascade Medical Building & more
Cumming Group 2838 NW Crossing Dr., Ste. 207 Bend, Or 97703	458-600-1284	N/A	www.cumming-group.com wayne.powderly@cumming-group.com	Wayne Powderly	2	2022	Owners representative - construction management consulting.	Deschutes County Courthouse, Redmond Public Safety Facility, La Pine Community Health Center, St Charles, CMI-COMRI, Kennedy Wilson Timber Yards
Deschutes Construction Corporation 494 SW Veterans Way, Ste. 5 Redmond, OR 97756	541-923-1440	541-923-9663	www.dccoregon.com info@dccoregon.com	Matt Floyd	39	2006	Concrete & excavation.	N/A
Eagle Mountain Construction, Inc. 19930 McClellan Rd. PO Box 8000 Bend, OR 97702	541-382-3622	541-610-1625	N/A	Steve Rzonca	8	1979	Commercial, development, residential.	University of Oregon - Pine Mountain Observatory, Oregon State University - Corvallis campus, Center for Human Development, McDonald's USA, Alfa & Beta Corporation, Washington Federal Savings, The Church of Jesus Christ of Latter-Day Saints, Cascade Veiv Plaza, Hidden Glenn Subdivision.
Empire Construction & Development, LLC 63026 Lower Meadow Dr., Ste. 200 Bend, OR 97701	541-389-0070	541-383-2477	www.empirecon-dev.com spencer@kssstone.com	S. DeMoss	10	2004	Commercial, multi-family residential, custom home residential.	Acme Electric Corporation Prineville; Stoner Electric Group Prineville; CESCO Prineville; Ridgeview Townhomes Redmond; Reed South at 27th & Reed Bend; Three Peaks Industrial Park Sisters; Shelvin's West Residential Development, Bend; South Brinson Industrial Park, Bend; No Bake Cookie Company; Custom Commercial Building Bend; Cascade Integration & Development, Custom Commercial Building Bend; Westgate Lot 45 Custom Home Bend; Tetherow Lot 4 Custom Home Bend; Custom Hangar at Bend Airport & more
Griffin Construction 1411 NW Murphy Court Prineville, OR 97754	541-447-7237	541-447-2244	www.griffinconstructionllc.com info@griffinconstructionllc.com	Samuel Griffin	35	2000	Commercial construction.	Huntington Lodge at Pronghorn Resort, Deschutes County Fire Stations 302 & 306, Prineville Apartment Complex, Deschutes Labs, LLC, Central Oregon Interagency Dispatch Center, North Lake SD Expansion & Addition, Redmond Wilco, Redmond Proficiency Academy, Juniper Swim & Fitness Changing Rooms, Bend-La Pine SD Transportation Center, Crook County MS Seismic Project, Pilot Butte Restroom Remodel, The Dalles Veterans Home, Maupin Civic Center, Mid-Columbia Center for Living, Columbia Veterinary Hospital * more.
Hooker Creek Companies, LLC 95 SW Scalehouse Ln., Ste. 100 Bend, OR 97702	541-389-0981	Call First	www.hookercreek.net scarlson@hookercreek.net	Scott M. Carlson	110	1995	Equipment & supplies, concrete, asphalt, excavation, civil construction.	N/A
Keeton King Contracting, LLC. 18159 Hwy. 126 Sisters, OR 97759	541-923-0704	541-923-5502	www.keetonking.com info@keetonking.com	Arland Keeton, Tom Keeton	30	1964	Commercial, underground & streets.	Sisters Middle School - Sisters, Country Side Living - Redmond, Pilot Butte Middle School Reconstruction Phase I - Bend, Dogwood Waterline & Street Reconstruction - Redmond, Mill Race Station Storage - Lebanon, Autzen Otter Exhibit Remodel - High Desert Museum, Thompson Park Pool - The Dalles, Hampton Inn Sitework - Bend, Brasada Ranch Recreation Center, Brasada Ranch Golf Pro Shop, Cecil Sly Elementary Remodel - Prineville, Indian Meadows Water Tank - Sisters, RPA-McClay Building - Redmond, RPA-Printing Post - Redmond, Lakeside Place Apartments - Bend & more.
Kellcon, Inc. 50 SW Bond St., Ste. 2 Bend, OR 97702	541-312-4034	N/A	www.kell-con.com rk@kell-con.com	Rob Kelleher	18	2015	Commercial, industrial, residential.	Residential: Residential Caldera Area Residential Cline Falls Area Residential Pacific Crest Heights Area Residential Sisters Rural Area Residential Skyline Ranch Area Residential West Hills Bend Area. Commercial: Apple Data Center Misc. Projects Bend Bioscience Process Suite & Laboratory Bend Tear Drop Ground-Up Bonta Gelato of Bend Century Commons Taps & Trucks Dear Irene Restaurant Falcon Storage Condos Bend Handel's Ice Cream Bend Hugh Hartman Elementary Mechanical Upgrades Hyundai Dealership T.I. MountainStar Family Relief Nursery & more.
Kirby Nagelhout Construction Company 20651 High Desert Ln. Bend, OR 97701	541-389-7119	541-385-5834	www.kirbynagelhout.com ardent@KirbyNagelhout.com	Jason Terry	113	1986	Commercial.	COCC Science Building, COCC Madras Campus, Bend Research (Now Lonza Laboratories), OSU Andrews Forest Housing, Mt Bachelor Administration Building, Crane shed Commons, Pacific Crest Middle School, Silver Rail Elementary School, UUFCCO Church, Daimler Test Facility, Black Butte Ranch Lodge, Black Butte Ranch Lakeside Pool & Lodge, City of Bend Public Works Campus, Caldera High School, Redmond Snow Removal Equipment Building.
Knife River 64500 OB Riley Rd. Bend, OR 97701	541-388-0445	541-388-8932	www.kniferiver.com chris.doan@kniferiver.com	Chris Doan	150	1968	Grading, paving, asphalt, aggregates, ready mix concrete.	Reed Market Road Reconstruction, Murphy Road, Colorado Avenue Undercrossing, Sunriver Entrance Loop Road Reconstruction
Pence Contractors 1051 NW Bond St., Ste. 310 Bend, OR 97701	541-323-3393	503-256-3684	www.pence.net coryl@pence.net	John Williamson, Cory Loomis, Karl Nottelmann	350	1992	Commercial.	Larkspur Community Center, Juniper Swim & Fitness Renovation, multiple multifamily projects.
R&H Construction 61426 American Lane, Ste. 100 Bend, OR 97702	541-312-2961	541-312-2962	www.rhconst.com centraloregon@rhconst.com	Gary North	35	1999	Remodel, renovation tenant improvements & ground-up construction.	Caldera Forest House, Caldera Lake House, Cleveland Commons Permanent Supportive Housing, Spencer Court Affordable Housing, Old Mill Hotel Conversion.
Skanska 2275 NE Doctors Dr., Ste. 3 Bend, OR 97701	541-504-9525	541-504-9529	www.skanska.com Taylor.Blevins@Skanska.com	Taylor Blevins	15	1948	Commercial, industrial & general contracting.	La Pine Wellness Center, St. Charles Redmond Cancer Center, Redmond Municipal Airport, St. Charles Tenant Improvements, Redmond City Hall, St. Charles ICU Tower.
Spectrum Building & Restoration 90 SE Bridgeford Blvd., Ste. A Bend, OR 97702	541-385-0752	541-385-0197	www.spectrum-bend.com Charlene@spectrum-bend.com	Charlene	16	1988	Fire, water restoration, mold remediation, disaster restoration, trauma scene cleanup & new construction.	Various residential & commercial construction projects in Burns, Madras, Sisters, Gilchrist, La Pine, Redmond, Sunriver & Bend.
Steve Keeton Construction, Inc. 68590 Cloverdale Rd. PO Box 1120 Sisters, OR 97759	541-549-6571	N/A	www.stevekeetonconstruction.com Keetonske@gmail.com	Steve Keeton	7	1990	Residential, commercial, excavating, remodel work.	Hans Bldg.-Prineville, Hickman William Bldg.-Bend, S.O.A.R.-Sisters, River Bend Equipment-Bend; Luv's Donuts-Bend; Mid-State Power Products-Redmond.
Stilson Builders 70 SW Century Dr., Ste. 100-502 Bend, OR 97702	541-419-2556	N/A	www.stilsonbuilders.com rick@stilsonbuilders.com	Rick Stilson	20	2018	Commercial & residential.	N/A
SunWest Builders 2642 SW Fourth St. PO Box 489 Redmond, OR 97756	541-548-7341	541-548-2855	www.sunwestbuilders.com crystalh@sunwestbuilders.com	Steve Buettner	55	1989	Commercial, custom residential.	Custom Residential include: Broken Top, Sunriver, Caldera, Eagle Crest, Crosswater, Black Butte, Northwest Crossing Commercial & resort projects include: Tetherow Hotel, Tetherow Event Pavilion & Cabins, Iron Horse Lodge, Mt. Bachelor Assisted Living & Memory Care, Azimuth Affordable Housing, Freemont NWX (Mixed-Use), Young Life Camp Expansion, Bethlehem Inn, St. Charles South Clinic, St. Charles La Pine Clinic, Volkswagen, Audi, Porsche, Toyota & more.
Taylor Northwest LLC 18500 Bull Springs Rd. Bend, OR 97703	541-382-7887	541-382-3505	www.taylornw.com vzavala@taylornw.com	Chad Swindell	116	2003	Heavy construction services including land clearing, demolition, excavation, utility construction, storm drainage, aggregate base, paving, concrete curbs & sidewalks, footing excavation & backfill, landscaping, land development, industrial, commercial, retail. CCB#: 159999	Central Oregon
Vic Russell Construction Inc. Finley Butte Aggregate & Paving 17900 Finley Butte Rd. PO Box 2520 La Pine, OR 97739	541-536-3478	541-536-3526	www.vicrussellconstruction.com Vickir@VicRussellConstruction.com	Vicki Russell, Vic Russell	30	2015	Excavation, site work, utilities, paving asphalt, rock product manufacturing, asphalt manufacturing	N/A
Wolf Construction & Development Physical: 856 NW Bond St., Ste. 205 Mailing: PO Box 5249 Bend, Or 97708 Bend, OR 97703	541-200-6954	N/A	www.wolf-cd.com swolf@wolf-cd.com	Scott Wolf	15	2021	General building contractor, private development, single family & multifamily construction, commercial construction & tenant improvements, hospitality, public works.	N/A

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

Top Projects in 2024

The Current

Contractor: CS Construction
Project Cost: ~\$48.5M

Crook County Justice Center

Contractor: Kirby Nagelhout
Construction Company
Project Cost: \$41M

Sisters Elementary School

Contractor: SunWest Builders
Project Cost: \$35,250,096

Deschutes Public Library – Redmond

Contractor: Kirby Nagelhout
Construction Company
Project Cost: \$32,000,000

Discovery West

Live Work Townhomes

Contractor: Sunwest Builders
Project Cost: \$14M

Cleveland Commons

Contractor: R&H Construction
Project Cost: \$11,000,000

MOCU HQ – Bluff

Contractor: Sunwest One, Inc.,
dba SunWest Builders
Project Cost: \$9,330,000

BASX Welding & Fabrication Building

Contractor: SunWest Builders
Project Cost: \$8.5M

Deschutes Public Library – Sunriver

Contractor: SunWest Builders
Project Cost: \$3.6M

Madras Secure Care Shelter Center

Contractor: 2KG Construction, Inc.
Project Cost: \$2.9M

**Warm Springs K-8 Academy
Classroom Addition**

Contractor: Griffin Construction
Project Cost: \$2.8M

Sunriver Public Works Building

Contractor: Wolf Construction
& Development
Project Cost: \$2,351,603

**St. Francis of Assisi Catholic Church
Historic Renovation**

Contractor: SunWest Builders
Project Cost: \$2.3M

Redmond Dermatology

Contractor: Stilson Builders
Project Cost: \$2,250,000

**Powell Butte Highway & Butler
Market Road Roundabout**

Contractor: Bar Seven A Companies
Project Cost: \$1,995,961

Juniper Mountain Counseling

Contractor: Compass
Commercial Construction
Project Cost: \$1,643,046

Axel's Tacos

Contractor: Empire Construction
& Development

**Back Porch Coffee Roasters
& Bonta Gelato**

Contractor: Empire Construction
& Development

Bend Bioscience GMP Expansion

Contractor: Kellcon Inc.

Bend RV Resort

Contractor: Arrowood Development

Brinson Lot 7

Contractor: Empire Construction
& Development

**Caldera Forest House and
Community Forest Park**

Contractor: R&H Construction

Centerline Drilling

Contractor: Empire Construction
& Development/ Centerline

CORA West Bend Imaging Center

Contractor: SunWest Builders

Empire Cold Storage

Contractor: Empire Construction
& Development

Jackpine Ct.

Contractor: Empire Construction
& Development

Juniper Ridge Lot 10

Contractor: Empire Construction
& Development

Lighthouse Navigation Center

Contractor: 2KG Contractors

Linden Lofts Apartments

Contractor: Empire Construction
& Development

Page Ct.

Contractor: Empire Construction
& Development

R2 Contractors

Contractor: Empire Construction
& Development/ R2 Contractors

Redbird Physio

Contractor: Empire Construction
& Development

Reed Crossing Market

Contractor: Empire Construction
& Development

Ridgeview Veterinary Clinic

Contractor: Empire Construction
& Development

Seran GMP Expansion

Contractor: CS Construction

Skylark Children's Academy

Contractor: Empire Construction
& Development

South Brinson Lot 9

Contractor: Empire Construction
& Development

Sullivan Orthodontics

Contractor: Empire Construction
& Development

**Veterinary Referral Center
of Central Oregon**

Contractor: Empire Construction
& Development

Wilson Industrial

Contractor: Empire Construction
& Development

The Current

954 SW Emkay, Bend



PHOTO | BY CHRIS MURRAY PRODUCTIONS

Property Owner/Developer:

Horizon Realty Advisors

Contractor: CS Construction

Project Cost: ~\$48.5M

Sitework Start: April 2022

Completion: May 2024

Square Footage: 165,000 sq. ft.

Amenities: Fitness center, mountain view hot tub deck, business/study lounges; upper-level lounge with kitchen and outdoor barbecue and more.

Architect: SAJ Architecture

Principal Architect: Seth Anderson

Structural Engineer:

Walker Structural Engineering

Civil Engineer: HWA

Mechanical, Electrical, Plumbing (MEP) Engineer:

Sazan Group

Construction Materials Testing:

Wallace Group

Environmental Consulting:

Wallace Group

Geotechnical Engineer: Wallace Group

Landscaping:

Szabo Landscape Architecture

Subcontractors and Suppliers:

AM-1 Roofing, AS&D Railings, Anderson Clark interiors, Apollo Mechanical, Baxter Builders, Bend Commercial Glass, Bend Construction Supply, Bend Fireside, Botanical Developments, Bright Services, Cascade Heating & Cooling, CCI Drywall, Deschutes Concrete, Earth Advantage, Fabulous Floors, Farwest Steel Corp, Fast Signs, Green Oasis, Grizzly Mountain Excavation, Hooker Creek, K&R Sheetmetal, Lanz Cabinets, Miller Lumber, Otis, Pacific Office Automation, Pacific Rim Sash & Door, PG Long Floor Covering, Rasmussen Masonry, Severson Fire Protection, Sunburst Fabrications, Sunlight Solar, Systems West Engineers, Vasquez Painting.

Brief Description of Project:

The Current is a mixed-use, market-rate, multifamily project near Bend's Central Westside neighborhood. Situated near The Old Mill District and several parks, The Current offers residents a home base for outdoor adventure. The design solution made use of the sloping site to allow "tuck-under" parking along a portion of the building's north wing. A 90-kW solar array produces enough electricity to power the building's lighting, cooling, and elevators. The building interiors feature living units with thoughtful floor plans and contemporary finishes.

HWA is proud to have been part of so many Top Projects!

Deschutes Public Library - Redmond
Deschutes Public Library - Sisters
Sisters Elementary School
BasX Welding & Fabrication Building
Mid Oregon Credit Union Headquarters
Madras Emergency Shelter
Deschutes County Negus Transfer Center
The Current Apartments

Building Central Oregon for over 30 years.

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Crook County Justice Center

260 NW Second St., Prineville



PHOTO | COURTESY OF PINNACLE ARCHITECTURE

Property Owner/Developer: Crook County
Contractor: Kirby Nagelhout Construction Company
Project Cost: \$41M
Sitework Start: Spring 2022
Completion: Fall 2024
Square Footage: 67,290 sq. ft.
Financing: County Bond and Oregon Courthouse Capital Construction and Improvement Fund (OCCCIF)
Construction Project Manager: Nick Lilly, Project Manager, Kirby Nagelhout Construction Company
Owner's Representative: Jerry Milstead

Architect: Pinnacle Architecture, Briana Manfrass (Architect of Record) + KMB Architects, Bill Valdez (Justice Design Specialist)
Civil Engineer & Landscape: HHPR, Nicolas Speros
Structural Engineer: TK1SC, Jason Tornquist
Mechanical, Electrical, Plumbing (MEP) Engineer: PAE Engineers, Jeremy Galvin
Geotechnical Engineer: Carlson Geotechnical, Parker Richmond
Survey: HWA, Grant Hardgrave
Cost Estimating: JMB, Jon Bayles

Subcontractors and Suppliers:

Lets Cleaning, Alpine Abatement, York Bros. Excavation, Greenbar Excavation, GeoPier Northwest, GH Hopper, Tri County Paving, Van Nevel Concrete, Mike's Fence, Snider Landscaping, Pence Kelly Concrete, Rasmussen Masonry, Max Manufacturing, Corona Steel, Steel Encounters, The4kid, MC Interiors, New Horizons, LDC Inc, Nelson Roofing/Eagle Roofing, Skyline Sheetmetal, Bell Hardware, Corrections Technology Group, Central Oregon Garage Door, InteriorTech, Southtown Glass, Harver Company, Schonert, Fabulous Floors, Consurco, Boles Brothers, BMS, Western Partitions, Eder Flagpole, Center Pointe Signs, Spacesaver Specialties, Safeguard Industries, Norix, Johnson Appliances, Checkpoint X-Ray, Pacific MicroRem, Lakeview Millworks, Roger Hogan Studios, Workpointe, Thyssen Krupp Elevators, J&R Fire, Severson Fire, Apollo Mechanical, Tomco Electric, Morrison Hershelf

Brief Description of Project:

Houses three courtrooms, supporting spaces, and offices for the District Attorney, Victim's Advocate, Juvenile Department, Sheriff's Department. The project's main priorities included safe court functions and efficient use of space. Through multiple County and stakeholder meetings, the design team crafted an ideal layout for the three-story building that allows each department to work together effectively.

Sisters Elementary School

2155 W McKinney Butte Rd., Sisters



PHOTO | COURTESY OF SUNWEST BUILDERS

Property Owner/Developer: Sisters School District; Superintendent, Curt Scholl; Owner's Representative, Brett Hudson
Contractor: SunWest Builders
Project Cost: \$35,250,096
Sitework Start: October 2022
Completion: August 2024
Square Footage: 84,551 sq. ft.
Amenities: Full size gymnasium, STEM rooms, art room, library and more.
Financing: Public Bond Measure
Sr. Project Manager: Julie Hyer
Project Engineer: Daniel Marine
Superintendent: Brent Bridges
Civil Engineer: HWA Civil Engineering, Surveying, Planning
Architect: BLRB (Architect of Record); project completed by SĀJ Architecture (Amy McCarthy-Smith, SĀJ Project Manager)

Principal Architects: Heidi Slaybaugh, BLRB Architects; Jonah Jensen, SĀJ Architecture
Structural Engineer: Walker Structural Engineering P.C.
Mechanical, Electrical, Plumbing (MEP) Engineer: Interface Engineering
Geotechnical Engineer: Carlson Testing
Special Inspection & Testing Agency: Carlson Testing
Landscaping: Szabo Landscape Architecture

Subcontractors and Suppliers:

Advanced Equipment Corporation; AM-1 Roofing, Inc.; Anderson Specialties, LLC; Apollo Mechanical; Bell Hardware – Bend; Bend Commercial Glass; Bend Window Treats, Inc.; BEST Roofing & Waterproofing; Building Material Specialties; C.H.I. Companies; Carlson Sign; Cascade Casework; Central Oregon Garage Door, Inc.; CSI Creative; Curtis Restaurant Equipment; Custom Tint; Delta AV Systems; Eagle Roofing; Energy Conservation Insulation; Ed Staub and Sons; Elmers Flag & Banner; Empire Painting; Fabulous Floors, LLC; Foster Creek Construction; Harvey & Price; International Innovations, LLC; J&C Sanders Construction Supply; Johnson Bros. Appliances; K & R Sheetmetal Inc; Knife River; Lets Inc; M.C. Smith Signs; MC Interiors; Mid-Valley Commercial Construction; Mountain Sky Landscaping, Inc.; Nor-Pac Seating Company Inc; North Star Industries, Inc.; Northwest Framing Systems; Northwest Playground Equipment, Inc.; Northwest School Equipment; Pacific Building System; Pence / Kelly Concrete, LLC; QEDLAB - Qualified Envelope Diagnostics, Inc.; Rasmussen Masonry; Redbuilt Engineered Wood Products; Reece Complete Security Solutions; Robinson & Owen Heavy Construction, Inc; Sawtooth Caulking Inc; Schindler Elevator Corp; Stagecraft Industries; Sunburst Fabrications, Inc.; Superior Garage Floors; T & T Contractors, Inc; Tomco Electric, Inc.; True Line Steel; Truss Components of Oregon; Ultra Quiet Floors; Unlimited Exteriors; Western Protective Coatings; Wilson Curb Construction

Brief Description of Project:

New two-story elementary school with classrooms pre-K to fifth grade, dedicated STEM, art, and SPED rooms. School also includes a full gymnasium, library, cafeteria, stage, music room, administration, offices. The site buildout includes a full softball field, separate play areas for different grade levels, a covered play area, dedicated bus lane & student drop-off areas.

Crook County Justice Center
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Deschutes Public Library - Redmond

827 SW Deschutes Ave., Redmond

Property Owner/Developer:

Deschutes Public Library
Contractor: Kirby Nagelhout Construction Company

Project Cost: \$32,000,000

Sitework Start: February 2023

Completion: December 2024

Square Footage: 38,000 sq. ft.

Amenities: Two levels of browsing with dedicated teen and kid space and more. Exterior patio with fixed furniture and a plaza intended to display work of local artists.

Financing: Public bond

Project Manager: Caitlin Kane

Supervisor: Mark Leavitt

Architect: Steele Associates Architects (local) & The Miller Hull Partnership (design)

Structural Engineer: KPFF, Inc.



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Civil Engineer: HWA Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer:

Interface Engineering Inc.

Geotechnical Engineer:

Carlson Testing

Special Inspection & Testing Agency:

Carlson Testing

Landscaping: Walker Macy, LLC

Subcontractors and Suppliers:

Apollo Sheet Metal, Inc, Advanced Technology Group, Inc., Delta AV, Deschutes Concrete Construction, Eagle Roofing Company, Max Manufacturing, Northwest Framing Systems, Phoenix Fire Protection, Pacific WRO, Spacesaver Specialists, Inc., Tomco Electric, Inc., Western Partitions, Inc., York Bros Excavation LLC, Wilson Curb, Inc.

Brief Description of Project:

The Redmond library is slated to open to the public in January 2024. It is a net-zero energy building powered by photovoltaic panels covering most of the roof that aims to earn a LEED Platinum status. The two-story structure provides large browsing/stack spaces on both levels, connected by a central open staircase featuring a large sculpture, created by an artist from the PNW, hung from the ceiling above the stairs. Other spaces provided throughout the library include a dedicated kids discovery space, coworking spaces, meeting rooms and creative rooms. A large community room in the northwest corner of the building can be divided into two spaces by a folding partition. The southern exterior end property offers a large patio with fixed furniture and plaza with artwork planned for the future. A drive-up window is also located at the east end of the property for ease of drop off and pick up.

Discovery West Live Work Townhomes

1164 Skyline Ranch Rd., Bend

Property Owner/Developer:

Twenty Keys LLC

Contractor: Sunwest Builders

Project Cost: \$14M

Sitework Start: March 2023

Completion: October 2024

Square Footage:

4,015 sq. ft per townhome

Amenities: Ten mixed use townhomes. First floor commercial space with short term apartment rentals on second and third floors. Apartments with onsite parking, front and rear decks, hot tubs, BBQs, full kitchens and more.

Financing: First Interstate Bank

Project Manager: Kristen O’Riordan

Supervisor: Anthony Hammond

Civil Engineer:

Ashley and Vance Engineering

Architect: Ten Over Studios



PHOTO | COURTESY OF SUNWEST BUILDERS

Principal Architect: Frank Thaxter
Structural Engineer:

Ashley and Vance Engineering

Mechanical Engineer:

Morrison-Maierle

Special Inspection & Testing Agency:

Carlson Testing

Landscaping:

Newport Avenue Landscaping

Subcontractors and Suppliers:

Sitework and Concrete: HD Construction, Masonry: Solid Rock, Concrete Polishing: Superior Garage Floors, Steel: Cox Custom Welding, Framing: Baxter Builders, Cabinets: Brian’s Cabinets, Countertops: Classique Marble and Granite, Finish Carpentry: Central Oregon Trim and Door, Siding: Platinum Exteriors, Insulation: ECI, Roofing: Stone Roofing, Gutters: Big Mountain Gutters, Windows: Skywall, Doors: Deschutes Window and Door, Bell Hardware, Garage Doors: Blankenship, Drywall: JL Drywall, Flooring: Fabulous Floors, Tile: IFS, Painting: 97 Painting, Vazquez Painting, Appliances: Johnson Brothers, Window Coverings: Best Vue, Plumbing: Bryan Young Plumbing, HVAC: Bend Heating, Electrical: Elite Electric, Decorative Lighting: Globe Lighting, Fire Sprinkler: J&R Fire

Brief Description of Project

Ten three-story mixed use townhomes. First floor commercial spaces with short term apartment rentals on the second and third floors. Second floor apartments are three bedroom/two bathroom and third floor apartments are two bedroom/one bathroom. All rentals come with full kitchens, stacking washer/dryers, front decks with BBQs, and rear decks with private hot tubs. Apartments also have access to private indoors and outdoor parking. These townhomes are adjacent to a new outdoor plaza with landscaping, seating, and fire pit managed by the HOA.

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Cleveland Commons

1024 SE Fourth St., Bend

Property Owner/Developer: Housing Impact PSH LLC
Contractor: R&H Construction
Project Cost: \$11,000,000
Sitework Start: October 17, 2023
Completion: November 25, 2024
Square Footage: 28,140 sq. ft.
Financing: ARPA, Deschutes County (grant), City of Bend (loan), Oregon Housing & Community Services (loan), Blue Sky Solar (grant)
Project Manager: Jacob Hartley, Senior Project Manager and Stephen Duncan, Assistant Project Manager
Supervisor: Ryan Myhra, Superintendent
Civil Engineer: Morrison-Maierle
Architect: Pinnacle Architecture
Structural Engineer: Ashley Vance Engineering
Civil Engineer: Morrison-Maierle Engineering

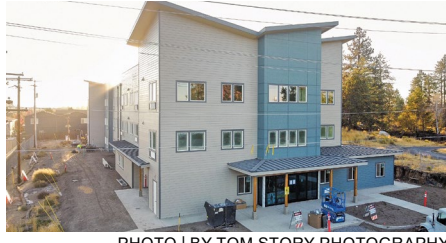


PHOTO | BY TOM STORY PHOTOGRAPHY

Mechanical, Plumbing Engineer: CEA Engineering
Electrical Engineer: MDA Engineering
Construction Materials Testing: Wallace Group
Environmental Consulting: Wallace Group
Geotechnical Engineer: Wallace Group
Special Inspection & Testing Agency: Wallace Group
Landscaping: Aspen Landscape Development

Subcontractors and Suppliers:

AM-1 Roofing Inc; American Fence Co; Aspen Landscape Development; Baxter Builders, LLC; Bend Commercial Glass; Bend Electric Inc; Cascade Heating & Specialties, Inc; Central Oregon Garage Door; Custom Tint LLC; Diamond Design Precast, Inc; Diamond Precast Stairs^; Energy Conservation Insulation Co.; Fabulous Floors Inc; Halsey Design, LLC; Hernandez General Construction LLC; Hickman, Williams & Assoc Inc; Housing Works; J & R Fire LLC; J Helm Enterprises Inc; Joni's Construction Cleaning; Lakeview Millwork Sales, Inc.; Lanz Cabinet Shop Inc; McLean Concrete Construction; Mid-Valley LLC; Mike's Fence Center Inc; National Construction Rentals, Inc.; North Cabinet Co.; North Country Building Specialties; Northwest Waterproofing, LLC; Oregon Deschutes Painting LLC; Pacific Rim Sash & Door, LLC; Pinnacle Architecture, Inc; Pro Shop Millwork & Design^; R&H Construction Co.; Severson Plumbing & Mech Inc; Standard TV and Appliance; Storlie Brothers Construction LLC; ThyssenKrupp Elevator; Timber Canyon Construction LLC; Ultra Quiet Floors; US Mailboxes; Western Protective Coatings LLC^

Brief Description of Project:

Located in Bend, R&H recently completed Central Oregon's first Permanent Support Housing (PSH) development. PSH is a well-established program model that effectively ends homelessness for highly vulnerable individuals by combining affordable housing, supportive services and healthcare. The 33-unit Cleveland Commons project is centrally located one block off Bend's Third Street corridor and includes a mix of 24 studio and nine one-bedroom units. A broad spectrum of support services, including substance use recovery and behavioral health support, will be offered onsite with 24/7 presence provided by Shepherd's House Ministries. In addition to living units, the building will house generous community and flex spaces.

MOCU HQ - Bluff

557 SW Bluff Dr., Bend



PHOTO | COURTESY OF SUNWEST BUILDERS

Property Owner/Developer: Mid Oregon Credit Union
Contractor: Sunwest One, Inc., dba SunWest Builders
Project Cost: \$9,330,000
Sitework Start: March 14, 2023
Completion: December 31, 2024
Square Footage: 17,039 sq. ft.
Project Manager: Kristy Thompson
Supervisor: David Mata
Civil Engineer: Hickman Williams & Associates

Architect: Steele Associates Architects, LLC
Principal Architect: Matt Mefford
Structural Engineer: Ashley & Vance Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: Colebreit Engineering
Geotechnical Engineer: Carlson Geotechnical
Special Inspection & Testing Agency: Carlson Testing, Inc.
Landscaping: Homeland Design, LLC

Subcontractors and Suppliers:

Bend Concrete Services, Acouti-Level Floor, Superior Garage Floors, Solid Rock Masonry, Trueline Steel, Carpentry Plus, NW Framing Systems, Cascade Cabinets & Countertops, Kaminski Construction, Energy Conservation Insulation (ECI), Nelson Roofing Enterprises dba Eagle Roofing, RC Building Specialties, Bell Hardware, Bend Commercial Glass, Foster Creek Construction, CCI Bend, Paulson's Floor Covering, Fabulous Floors, Empire Painting, Stikwood, North Country Building Specialties, Elmer's Flag & Banner, Johnson Bros. Appliances, Cornerstone dba 9 to 5 Office Furniture, Lakeview Millworks Sales, TKE Elevator Corp., J&R Fire, Central Pipe Mechanix, Stephen's (Vice) Heating & Cooling, Elite Electric, Cooks Solutions Group, Greenbar Excavation, Tri-County Paving, Roger Langeliers Construction Co., Andres Landscape (Picon Pacheco)

Brief Description of Project:

New three-story headquarters office building and banking services building with drive-up ATM/teller.

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BASX Welding & Fabrication Building

3300 SW 21st Pl., Redmond



PHOTO | COURTESY OF SUNWEST BUILDERS

Property Owner/Developer: AON, Inc.
Contractor: SunWest Builders
Project Cost: \$8.5M
Sitework Start: August 15, 2023
Completion: August 15, 2024
Square Footage: 37,857 sq. ft.
Amenities: Large
Financing: Owner
Project Manager: Colin Schauer
Supervisor: Tim Curry
Civil Engineer: Hickman, Williams & Associates

Architect: Blaise Cacciola Architect
Principal Architect: Blaise Cacciola
Structural Engineer: Ashley & Vance Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: Morrison-Maierle
Geotechnical Engineer: Carlson Geotechnical
Special Inspection & Testing Agency: Carlson Testing
Landscaping: Newport Avenue Landscaping

Subcontractors and Suppliers:

Bar Seven A, McLean Concrete, JLM Steel, Behlen Manufacturing, J&R Fire, Stephen's Heating & Cooling, Onyx Plumbing, Elite Electric, K&R Sheetmetal, ACI, ECI, BCG Doors, Foster Creek, J&S Contracting, Miller Lumber, Precision Glass, Fabulous Floors, Pacific Painting, North Country Building Specialties, Tri County Paving, Mike's Fence

Brief Description of Project:

New single story pre-engineered metal building for welding, fabrication and assembly operations.

Deschutes Public Library - Sunriver

56855 Venture Ln., Sunriver



PHOTO | COURTESY OF SUNWEST BUILDERS

Property Owner/Developer: Deschutes Public Library District
Contractor: SunWest Builders
Project Cost: \$3.6M
Sitework Start: November 2023
Completion: July 2024
Square Footage: 6,700 sq. ft.
Amenities: Children, teen, and adult areas. Large community room.
Financing: Public Bond Measure
Project Manager: Adam Bowles
Supervisor: Ruger Harden

Architect: Steele Associates Architects, LLC
Principal Architect: Darek Olson
Structural Engineer: KPFF
Civil Engineer: HWA, Inc.
Mechanical Engineer: Interface Engineering
Landscaping: Walker Macy

Subcontractors and Suppliers:

Swift Dustless Demo LLC, Vic Russell Construction, Inc., Cascade Civil Corp, Western Protective Coatings, Severson Plumbing & Mechanical, Kronsberg Electric, Cascade Heating, NorthWest Framing Systems, Inc., Overhead Door Co. of Central Oregon, Empire Painting, Fabulous Floors, LLC, Bend Commercial Glass, Lake View Millworks Sales, Fast Signs, Sunburst Fabrications, Inc., Pro Shop Millwork & Design, Imagine Stoneworks, Inc., Foster Creek Construction, Mountain Sky Landscaping, Inc., Moran Built, Energy Conservation Insulation, LLC, Hickman, Williams, & Associates, Inc., WH Cress Company, Inc., AM-1 Roofing, Bend Commercial Cleaning Services, Snap-Tex Northwest, Inc., Central Oregon Waterproofing, Environmental Controls, Seven Mountains Construction

Brief Description of Project:

Tenant improvements — complete interior renovation, ADA improvements, structural upgrades, new mechanical and electrical systems, new landscaping, and minimal site work.



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Madras Secure Care Shelter Center

61 NW Oak St.



PHOTO | COURTESY OF SĀJ ARCHITECTURE

Property Owner/Developer:

City of Madras
Contractor: 2KG Construction, Inc.
Project Cost: \$2.9M
Sitework Start: May 2023
Completion: May 2024
Square Footage: 3,800 sq. ft.
Financing: Oregon State Community Development Block Grant, Business Oregon CV Funds, City Match ARPA Funds, and Oregon House Bill 5006 ARPA Funds from Senator Lynn Findley
Owner's Representative: Ricardo Becerril, Compass Project Solutions Inc.

Architect: SĀJ Architecture

Principal Architect: Seth Anderson, SĀJ Architecture
Structural Engineer: Walker Structural Engineering
Civil Engineer: HWA
Mechanical, Electrical, Plumbing (MEP) Engineer: Sazan Group
Special Inspection & Testing Agency: Wallace Group
Geotechnical Engineer: Wallace Group
Landscaping: Szabo Landscape Architecture, LLC

Brief Description of Project:

The Madras Secure Care Shelter Service Center is a year-round nightly shelter for individuals struggling with homelessness in Jefferson County. The facility, which is operated by the Jefferson County Faith-Based Network, offers 27 beds and includes a community room, kitchen, five bathrooms (two with showers), a men's dorm, a women's dorm, and an assisted-care dorm for people with disabilities. The design focuses on providing security, sustenance, and a sense of respite for those seeking shelter.

Warm Springs K-8 Academy Classroom Addition

50 Chukar Rd., Warm Springs



PHOTO | COURTESY OF BBT ARCHITECTS

Property Owner/Developer:

Jefferson County School District
Contractor: Griffin Construction
Project Cost: \$2.8M
Sitework Start: May 2022
Completion: August 2024
Financing: 2021 School Bond Measure
Architect: BBT Architects

Principal Architect: Renee Alexander

Structural Engineer: Walker Structural Engineering
Civil Engineer: DOWL
Mechanical, Electrical, Plumbing (MEP) Engineer: MSI (Mechanical/Electrical) Connetix (Electrical)
Landscaping: Cameron McCarthy

Brief Description of Project:

Located on the Warm Springs Reservation, this facility reflects the growing needs enrollment and expansion needs of the native language program for the Confederated Tribes of Warm Springs and Jefferson County School District. The finalized design includes six new native language classrooms, new student restrooms, and an exterior canopy space for outdoor class use. The addition was designed to directly connect and blend in seamlessly with the existing school.



Oregon Dept. of Fish and Wildlife John Day Administrative Building, Pendleton, Oregon

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— Calvin Mann, Owner of VocalBooth



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Sunriver Public Works Building

57380 Sun Eagle Lane, Sunriver

Contractor:
Wolf Construction & Development

Project Cost:
\$2,351,603

Sitework Start:
October 2023

Completion:
November 2024

Square Footage:
13,125 sq. ft.

Amenities:
7,190 sq. ft. heated shop space with 14' overhead doors; 5,354 sq. ft. office facilities including kitchen, conference and meeting rooms, copy room, offices, locker room and reception; 3,588-sq.-ft. conditioned heavy-duty steel framed storage mezzanine.

Project Manager/Executive:
Scott Wolf, Wolf Construction & Development

Supervisor: Eric Skaufel, Brandon Berlanga, Curtis Clark

Civil Engineer:
Scott Karl, LB Engineering

Architect:
Tyson Nehus and Lennie Brandt, LB Engineering

Structural Engineer: LB Engineering

Mechanical, Electrical, Plumbing (MEP) Engineer:
Bend Electric - Design Build; Severson Plumbing - Design Build; Severson Fire Protection - Design Build; Colebriet - Rob James HVAC Design

Geotechnical Engineer:
Carlson Testing

Special Inspection & Testing Agency:
Carlson Testing

Landscaping:
Botanical Developments



PHOTO | BY GRANT FLOYD

Subcontractors and Suppliers:

Deschutes Construction; WebSteel Buildings; Miller Lumber Redmond & Bend; Ridgeline Metals; Smokeyrock Construction; ECI; Central Oregon Garage Door; Rasmussen Masonry; Vasquez Painting; Cement Elegance; Fabulous Floors; Wolf Heating; Parsons Pavers & Irrigation; Copeland Fencing



Brief Description of Project:

Construct new operations facilities for Sunriver Public Works for director, administrative staff, field crews and equipment for the community roads and paths construction and maintenance, snow removal, parks, restrooms, ladder fuels reduction, tree removal, SHARC and Pools, etc.



Photos by Grant Floyd

Proud to be a Part of Top Projects 2025

Many Thanks to all the subs and suppliers who helped make this great project come in on time and under budget.



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St. Francis of Assisi Catholic Church Historic Renovation

599 NW Lava Rd., Bend

Property Owner/Developer:

St. Francis of Assisi Catholic Church

Project Cost: \$2.3M

Sitework Start: Summer 2023

Completion: Fall 2024

Square Footage: 9,500 sq. ft.

Contractor: SunWest Builders

Construction Project Manager:

Kevin Link, Sunwest Builders

Architect: Pinnacle Architecture, Marco

Urieta-Leon (Architect of Record) +

Daprato Rigali Studios, Elizabeth and Mike

Rigali (Special Ecclesiastical Consultant)

Structural Engineer:

Froelich Engineers, Brandon Luzier

Mechanical, Electrical, Plumbing

(MEP) Engineer: CEA Consulting

Engineers, Kyle Swenson

Special Inspection & Testing:

Carlson Testing Inc.



PHOTO | COURTESY OF PINNACLE ARCHITECTURE

Subcontractors and Suppliers:

Bend Electric, Cascade Heating and Specialties, Black Diamond Plumbing & Mechanical, Seven Mountains Construction, Audio Visual Bend, Tri-County Paving Technical Waterproofing Inc, I&J Carpets, Alpine Abatement, Double F Welding & Fabrication, AM-1 Roofing, Cascade Painting, Vazquez Painting, Bend Commercial Cleaning, Bend Carpet and Air Duct Cleaning, Northwest Scaffold Service, Specialized Pool Services, Pro Shop Millwork & Design, Mike's Fence

Brief Description of Project:

Having been a historical landmark in Bend for over 104 years, the renovation of the St. Francis of Assisi Catholic Church called for a design team that understood the project's value and importance to the community. Acting as the Architect of Record, Pinnacle managed a diverse team of consultants, including Daprato Rigali, to design the renovated sanctuary and restore the glazed windows. The project scope also included audio video upgrades, lighting upgrades, installation of a new HVAC system, and exterior upgrades. This project was close to home for the Pinnacle team. Peter Baer, Pinnacle's founding principal, has had family participating in the congregation since 1917. "It's a renovation of the minds and hearts of people so that the church will be here bringing hope and faith to people for generations to come" ~ Father Jose Thomas Mudakodiyil

Redmond Dermatology

1475 NW Fourth St., Redmond



PHOTO | COURTESY OF STILSON BUILDERS

Property Owner/Developer:

Five Skin Properties LLC

Contractor: Stilson Builders

Project Cost: \$2,250,000

Sitework Start: April 1, 2024

Completion: March 1, 2024

Square Footage: 5,051 sq. ft.

Amenities:

Medical Office Building

Financing: U.S. Bank

Project Manager: Travis Sanders

Supervisor: Monte Burch

Civil Engineer: MSS, Inc.

Architect: Varitone Architecture

Principal Architect: Christina Larson

Structural Engineer: MSS, Inc.

Mechanical Engineer:

CEA Consulting Engineers

Electrical Engineer: Elite Electric

Plumbing Engineer:

Christensen Plumbing Solutions

Geotechnical Engineer:

Carlson Geotechnical

Special Inspection & Testing Agency:

Carlson Testing

Landscaping: Land Effects

Subcontractors and Suppliers:

Elite Electric; Cascade Heating & Specialties, Inc.; Cox Custom Welding LLC; CCI Bend, LLC; Christensen Plumbing Solutions, LLC; Stone Roofing & Construction, Inc.; Fabulous Floors, LLC; Pro Shop Millwork & Design; Kevin Spencer Masonry; Land Effects; Western Protective Coatings; Johnson Brothers Appliances; Bend Commercial Glass; Pacific Rim Sash & Door, LLC; Gale Contractor Services; RRSC LLC; Tri County Paving; Brian Duncan Construction LLC; Neuhaus Professional Touch Painting, Inc.; Dan Thompson Excavation, Inc.; Bend Concrete Service; Builders Independent Group LLC; H.A. McCoy Engineering & Surveying LLC; Pacific Rim Sash & Door LLC; Miller Lumber; Roger Langliers Construction Company

Brief Description of Project:

Medical office building designed and built for a specialty dermatology clinic.

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Powell Butte Highway & Butler Market Road Roundabout



CENTURY WEST ENGINEERING

Property Owner/Developer:
Deschutes County Road Department
Contractor: Bar Seven A Companies
Project Cost: \$1,995,961
Sitework Start: March 2024
Completion: September 2024

Square Footage: 1+ acres
Project Manager: Cody Smith, PE — Deschutes County
Civil Engineer: Century West Engineering | Matthew Tipton, PE, Project Manager

Subcontractors and Suppliers:
DKS Associates (Traffic)

Brief Description of Project:

The Powell Butte/Butler Market Road Roundabout project aimed to replace an outdated stop-controlled intersection at a vital connector between Bend, Powell Butte Highway, and US 20. Deschutes County initiated this project to enhance traffic flow, improve safety, and provide better access to the Bend Municipal Airport. The solution was a single-lane roundabout designed to accommodate increased traffic, support regional growth, and offer a sustainable long-term improvement for a high-traffic area. Collaboration between Deschutes County and designer Century West Engineering was integral to the project's development, with multiple design iterations provided to ensure the County's objectives were met. The preferred roundabout location minimized property acquisition costs, delivering a cost-effective solution that respected budget constraints. Constructed over the summer of 2024, the project fulfilled the County's safety and connectivity goals, providing a new, efficient intersection as envisioned.

Axel's Tacos

21163 SE Reed Market Rd., Ste. 100



PHOTO | COURTESY OF C.A. ROWLES ENGINEERING

Property Owner/Developer:
Empire Construction & Development
Contractor:
Empire Construction & Development
Sitework Start: January 24
Completion: June 24
Square Footage: 2,500 sq. ft.
Amenities:
Indoor dining,
Outdoor patio/dining,
drive-through.
Project Manager: Ellie Murray
Supervisor:
Kevin Tension

Architect:
Steele Associates Architects
Principal Architect:
Adam Stephen
Structural Engineer:
Ashley & Vance Engineering
Civil Engineer: Becon Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer:
CEA Consulting Engineers
Geotechnical Engineer: Wallace Group
Special Inspection & Testing Agency:
Wallace Group
Landscaping: Rexus

Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

Brief Description of Project:

Axel's Tacos, located at the corner of SE 27th Street and SE Reed Market Road within the Reed South commercial complex in Bend, is a Mexican Food Restaurant that serves the southeastern Bend community. Axel's is a local, family-owned restaurant that serves authentic Mexican dishes made with the freshest ingredients and traditional methods.



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Juniper Mountain Counseling

616 Petigrew, Bend

Property Owner/Developer:
Jim Mockaitis
Contractor:
Compass Commercial Construction
Project Cost:
\$1,643,046
Sitework Start:
November 2022
Completion: January 2024
Square Footage:
11,584 sq. ft.
Financing:
Summit Bank
Project Manager:
Carl Clements
Supervisor:
Tom Snell
Architect:
Blue Forty
Principal Architect:
Alex Collins
Structural Engineer:
Walker Engineering



PHOTO | COURTESY COMPASS COMMERCIAL REAL ESTATE SERVICES

Special Inspection & Testing Agency:
Carlson Testing

Subcontractors and Suppliers:

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

Brief Description of Project:

Complete gut and rebuild for Juniper Mountain Counseling, transforming an old church facility into a large office complex suitable for a therapy center. The project involved extensive reconfiguration to create a functional and inviting space for staff and clients.
Key Project Highlights: Second floor was added to what was the chapel area; chapel became 16 new offices, a total of 21 new offices were built, along with two conference rooms and a reception area; a play corral added for kids. Skylights were added to create more natural light in darker areas. New fireplaces were installed in the common area/break room and staff lounge, enhancing comfort. Power was reworked throughout the building, ensuring access to electrical outlets and systems without the need for additional power supply.

Back Porch Coffee Roasters & Bonta Gelato

3750 Badger Ave., Redmond



PHOTO | COURTESY OF KEVIN SPENCER MASONRY

Contractor: Empire Construction
Sitework Start: June 2024
Completion: September 2024
Square Footage: 2,700 sq. ft.
Project Manager:
Ellie Murray & Colton Mayberry

Supervisor:
Kevin Tennison
Architect:
Schertzinger and Party Architect
Principal Architect:
Bill Schertzinger

Subcontractors and Suppliers:

Severson plumbing, Elite Electric, American Sprinklers, Steve Olson Heating & Cooling

Brief Description of Project:

Tenant improvement space in the Westmount Building in SW Redmond. Back Porch Coffee Roasters and Bonta Gelato collaborated to share space in growing region of Redmond.



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Bend Bioscience GMP Expansion



PHOTO | COURTESY OF BLAISE CACCIOLA ARCHITECT

Property Owner/Developer:
Bend Bioscience
Contractor: Kellcon Inc.
Sitework Start: August, 2022
Completion: October, 2024
Square Footage: 10,000 sq. ft.
Amenities:
Laboratory, processing suites, warehouse, office and auxiliary spaces.
Project Manager: Mike Rodgers

Supervisor: Darrin Moore
Civil Engineer: HWA, Inc.
Architect: Blaise Cacciola Architect
Principal Architect: Blaise Cacciola
Project Architect: Ryan Sur
Structural Engineer: Froelich Engineers
Mechanical Engineer:
CEA Consulting Engineers
Special Inspection & Testing Agency:
The Wallace Group

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Subcontractors and Suppliers:

Elite Electric, J&R Fire LLC., Elite Security, Cascade Heating, Geraghty Plumbing & Mechanical, Norco, Bend Commercial Glass, Fabulous Floors, Tisiot Contracting.

.....

Brief Description of Project:

Facility expansion within existing light industrial/ manufacturing building. The interior improvements included new processing suites, laboratory, and supporting gowning, storage, restrooms and office space.

Bend RV Resort

20001 Murphy Rd., Bend



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Property Owner/Developer:
Murphy Crossing LLC
Contractor: Arrowood Development
Sitework Start: 2023
Completion: 2024
Square Footage: 11 Acre Site. 5,200 sq. ft. Community Center Building
Amenities: Swimming pool, pickleball courts, community room, laundry facilities, exercise room, store, restrooms and showers, fire pits, pet exercise.
Project Manager:
Brett Kalamen, Arrowood Development

Architect: STEELE Associates Architects
Principal Architect:
Scott Steele / Chris Thome
Structural Engineer:
Ashley Vance Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer:
CEA and MDA Engineers
Geotechnical Engineer: Wallace Group
Special Inspection & Testing Agency:
Carlson Testing, Inc.
Landscaping:
Newport Avenue Landscaping

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Subcontractors and Suppliers:

JL's Drywall, Inc; Paulson's Floor Covering; Advanced Northwest Welding; All Day Structures; Professional Heating & Cooling, Inc; SPS, Inc; Travis Perkins Construction; C & S Dirtworks; Captain Jacks; Over the Top Plumbing; Ibanez Construction; Kevin Spencer Masonry; Anderson Clark Interiors, Inc; Bend Electric, Inc.; Globe Lighting Supply; Guarantee Glass & Mirror, Inc.; John Muir Design & Consulting, LLC; Cascade Heating & Specialties, Inc.; AM1 Roofing Inc.; Walker Paint Company, LLC; Energy Conservation Insulation, Inc; Central Oregon Garage Door, Inc.; Tuffstone Masonry Inc.; Miller Lumber; Omega Media Solutions; M.C. Smith Sign & Graphics Co.

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Brief Description of Project:

Eleven acre RV resort with community building, restroom/shower buildings, maintenance shed, 176 RV sites. Five pickleball courts, swimming pool, great room, exercise room, store.

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Brinson Lot 7

20729 Brinson Blvd., Bend

Property Owner/Developer: Empire Construction & Development
Contractor: Empire Construction & Development
Sitework Start: April 2024
Completion: December 2024
Square Footage: 10,500 sq. ft.
Amenities: Warehouse and office space for up to two tenants
Project Manager: Ellie Murray
Supervisor: Mark Meredith
Architect: Steele Associates Architects
Principal Architect: Adam Stephen
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: CEA Consulting Engineers
Construction Materials Testing: Wallace Group
Environmental Consulting: Wallace Group
Geotechnical Engineer: Wallace Group
Special Inspection & Testing Agency: Wallace Group
Landscaping: Rexius

.....
Subcontractors and Suppliers: Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

Brief Description of Project: Spec light industrial space, with warehouse and office space for two tenants.

Caldera Forest House & Community Forest Park

18300 Lava Springs Loop, Bend

Property Owner/Developer: Sunriver Resort Limited Partnership
Contractor: R&H Construction
Project Cost: Confidential
Sitework Start: Forest House: October 3, 2022
Park: October 1, 2023
Completion: Forest House: May 17, 2024 **Park:** July 25, 2024
Square Footage: Forest House Building: 10,000 sq. ft.
Park: 2.9 acres
Amenities: Forest House: Kids pool, family pool, soaking pool, adult spa, family spa, double racer slides and more. **Park:** Men's and women's restrooms, six pickleball courts, dog park, playground, benches and more.

Project Manager: Kyle Hartley, Senior Project Manager, Amanda Bolender, Project Manager
Supervisor: Lonnie Brant, Superintendent
Civil Engineer: Parametrix
Architect: Forest House: Zehren and Associates Inc.
Park: Cole Architects
Principal Architect: Forest House: David Kaselak. **Park:** Kimberly Stroup (no longer at Cole)
Structural Engineer: Forest House: Eclipse Engineering **Park:** Ashley & Vance Engineering, Inc.
Civil Engineer: Forest House: Parametrix Inc.

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Subcontractors and Suppliers: Caldera Forest House: Acucraft Fireplaces; AM-1 Roofing Inc; Anderson Pool Works; ASD/SKY; Bend Commercial Glass; Bend Concrete Service Co; Bend Electric Inc.; Bend Heating & Sheet Metal Inc; CCI Bend LLC; Ceniga's Masonry; Classic Coverings & Shade on Demand; Custom Tint LLC; Deschutes Painting Inc.; Energy Conservation Insulation Co.; Fabulous Floors Inc; GH Surveying, LLC; Imagine Stoneworks Inc; Jack Robinson & Sons Inc; LETS Construction Cleaning, Inc.; McLean Concrete Construction; Mid-Valley LLC; Mirror Image; North Country Building Specialties; Northwest Framing Systems Inc; Northwest Quality Construction Inc; Old World Cobblestone Inc; Parametrix Inc; Pavement Protectors; Pro Shop Millwork & Design^; ProSlide Technology Inc; Quality Truss Co^; R&H Construction Co.; Redmond Fencing & Pole Structures LLC; Rexius Forest By-Products, Inc; Severson Fire Protection Inc; Severson Plumbing & Mech Inc; Stereo Planet; Storlie Brothers Construction LLC; Summers Wood Floor Co; Sunburst Fabrications Inc.; Sunriver Glass & Mirror; Sunriver Resort Limited Partnership; Tri-County Paving Inc.; Vernam Crane Services Inc; Zehren and Associates Inc
 Caldera Community Park: AM-1 Roofing Inc; Bend Electric Inc.; Bend Heating & Sheet Metal Inc; CCI Bend LLC; Ceniga's Masonry; Cole Architects; Cushion Tennis Courts, LLC; Deschutes Painting Inc.; Energy Conservation Insulation Co.; Fabulous Floors Inc; GH Surveying, LLC; Jack Robinson & Sons Inc; Landscape Forms Inc.; Mid-Valley LLC; Miller Lumber Co.; North Country Building Specialties; Northwest Framing Systems Inc; Northwest Quality Construction Inc; Pacific Rim Sash & Door, LLC; Pavement Protectors; Post Hole Drilling; R&H Construction Co.; Redmond Fencing & Pole Structures LLC; Rexius Forest By-Products, Inc; Severson Plumbing & Mech Inc; Smalling Construction, Inc.; Storlie Brothers Construction LLC; Sunriver Resort Limited Partnership; Superior Garage Floors, LLC; Tri-County Paving Inc.

Brief Description of Project: As the centerpiece of Caldera Springs' eastern expansion, the 10,000 sq. ft. Forest House facility is home to a lounge, family-friendly game room and two duckpin bowling lanes. At the Forest House, you can also find Piney's, an indoor/outdoor cafe and bar, as well as outdoor swimming pools, a lazy river and a dual-racer waterslide. Adjacent to Forest House is Forest Park, an outdoor space that spans nearly 3 acres and offers six pickleball courts, walking trails, a playground and a dog run.



PHOTO | BY TOM STORY PHOTOGRAPHY

Park: Parametrix Inc.
Mechanical, Electrical, Plumbing (MEP) Engineer: Forest House: Bend Heating & Sheetmetal Inc (mech sub) hired Colebreit Engineering for Mechanical, Bend Electric, Severson Plumbing & Mechanical Inc. (plumbing). **Park:** Bend Heating & Sheetmetal Inc (mech), Bend Electric, Severson Plumbing & Mechanical Inc (plumbing).
Geotechnical Engineer: Forest House: Carlson Geotechnical
Special Inspection & Testing Agency: Carlson Testing, Inc.
Landscaping: Rexius Forest By-Products, Inc.

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Centerline Drilling

4200 SW Empire Dr., Prineville

Property Owner/Developer:
Centerline Drilling

Contractor:
Empire Construction & Development/ Centerline

Sitework Start: October 2023

Completion: October 2024

Square Footage: 22,800 sq. ft.

Amenities:
Large warehouse, office and outdoor storage yard.

Project Manager: Ellie Murray/ True Ricketson

Supervisor: Mark Meredith

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Ashley & Vance Engineering

Civil Engineer: H.A. McCoy Engineering & Surveying

Mechanical, Electrical, Plumbing (MEP) Engineer:
Solera MEP Designs

Construction Materials Testing: Wallace Group

Special Inspection & Testing Agency: Wallace Group

Landscaping: Rexus

.....

Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing,
American Sprinkler

.....

Brief Description of Project:

This facility is the new headquarters for Centerline Drilling in the Tom McCall Business Park of Prineville.

CORA West Bend Imaging Center



PHOTO | COURTESY OF BLAISE CACCIOLA ARCHITECT

Property Owner/Developer:
Central Oregon Radiology Associates

Contractor: SunWest Builders

Sitework Start: June, 2023

Completion: April, 2024

Square Footage: 7,000 sq. ft.

Amenities: Patient treatment rooms,
lobby, reception, waiting staff
and auxiliary space.

Project Manager: Julie Hyer

Supervisor: Brian Riley

Architect:

Blaise Cacciola Architect

Principal Architect: Blaise Cacciola

Project Architect: Lisa Reynolds

Structural Engineer:

Walker Structural Engineering, LLC

Mechanical Engineer:

Coffman Engineers, Inc.

Electrical Engineer: Stantec

Special Inspection & Testing Agency:

The Wallace Group

.....

Subcontractors and Suppliers:

Quality Heating, Bryan Young Plumbing, Elite Electric, J&R Fire, Cook Security,
Siemens, Seven Mountains Construction, Cox Custom Welding, Bend Commercial
Glass, Fabulous Floors, Black Sheep Paper Hanging, ETS- Lindgren, Carlson Signs.

.....

Brief Description of Project:

Medical Imagin Tenant Improvement including exam and treatments rooms,
MRI suite, X-Ray rooms, lobby, reception and staff auxiliary spaces.

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Empire Cold Storage

62864 NE Oxford Ct., Bend



PHOTO | COURTESY OF KEVIN SPENCER MASONRY

Property Owner/Developer:
Kevin Spencer, Empire Construction & Development
Contractor: Empire Construction & Development
Sitework Start: May 2023
Completion: November 2024
Square Footage: 24,000 sq. ft.
Amenities: Cold storage and freezer storage, loading area, office.
Project Manager: Ellie Murray
Supervisor: Mark Meredith
Architect: Steele Associates Architects

Principal Architect: Adam Stephen
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: Solera MEP Designs
Special Inspection & Testing Agency: Wallace Group
Environmental Consulting: Wallace Group
Geotechnical Engineer: Wallace Group
Landscaping: Rexus

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Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

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Brief Description of Project:

Empire Cold Storage is a Food & Beverage Storage facility that will provide much needed leasable warehouse space for local companies in the food industry. As our community grows so does the need for storage space.

Jackpine Ct.

760 NE Jackpine Ct., Redmond

Contractor:
Empire Construction

Sitework Start:
February 2024

Completion:
December 2024

Square Footage:
23,400 sq. ft.

Project Manager:
Ellie Murray & Colton Mayberry

Supervisor:
Mark Meredith

Architect:
LB Engineering

Principal Architect:
Lennie Brant

Structural Engineer:
LB Engineering

Civil Engineer:
LB Engineering

Environmental Consulting:
Wallace Group

Landscaping:
Rexus

.....

Subcontractors and Suppliers:

Severson plumbing, Elite Electric, American Sprinklers, Bend Heating

.....

Brief Description of Project:

Light Industrial building with office space in NE Redmond.



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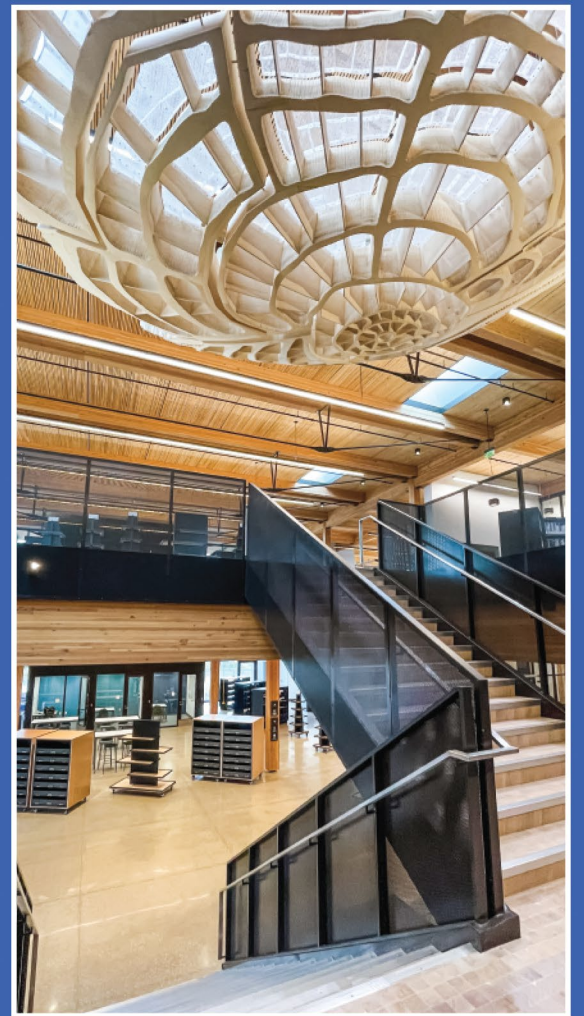
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Juniper Ridge Lot 10

63625 Old Deschutes Market Rd., Bend

Contractor
Empire Construction

Sitework Start
May 2024

Completion
December 2024

Square Footage
15,000 sq. ft.

Project Manager
Ellie Murray & Colton Mayberry

Supervisor
Brad Dickamore

Architect
Steele & Associates

Principal Architect
Adam Stephen

Structural Engineer
Ashley & Vance Engineering

Civil Engineer
Becon Civil Engineering and Land Surveying

Construction Materials Testing
Wallace Group

Environmental Consulting
Wallace Group

Geotechnical Engineer
Wallace Group

Landscaping
Rexius

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Subcontractors and Suppliers:

Sunset plumbing, Elite Electric, Bend Heating, American Sprinklers

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Brief Description of Project:

This industrial building in Juniper Ridge contributes to the growth in NE Bend and will serve as home to Cascade Van and Elite Impulse Cheerleading.

Lighthouse Navigation Center

275 NE Second St., Bend

Property Owner/Developer:
Owned by the City of Bend,
Operated by Shepherd's House Ministries

Contractor: 2KG Contractors

Sitework Start: October 2023

Completion: November 2024

Square Footage: 10,000 sq. ft.

Amenities: Shower rooms, commercial kitchen, sleeping area, day use area, laundry, medical exam, restrooms & offices.

Project Manager: Doug Sesney

Supervisor: Collin Dieker

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Morrison Maierle

Civil Engineer: Morrison Maierle

Mechanical, Electrical, Plumbing (MEP) Engineer:
Morrison Maierle

Special Inspection & Testing Agency:
Carlson Testing, Inc.

.....

Subcontractors and Suppliers:


Temp-Rite Mechanical, Tomco Electric, Sunset Plumbing, American Sprinkler

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Brief Description of Project:

The Lighthouse Navigation Center is a 24/7 care and support facility for people who are currently experiencing homelessness in Central Oregon. They provide access to basic health and hygiene services, on-site case management, enrichment classes, and access to community service providers as participants work toward health, stability, and permanent housing. This project remodeled the existing building to improve the services they were already providing and provide additional services that the original building didn't have.

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Linden Lofts Apartments

4141 SW 34th St., Redmond



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Property Owner/Developer:
Empire Construction & Development
Contractor: Empire Construction & Development
Sitework Start: May 2023
Completion: April 2024
Square Footage: 36,500 sq. ft.
Amenities: Thirty-six two-bedroom, two-bath apartments with outdoor playground.
Project Manager: Ellie Murray
Supervisor: Kevin Tennison
Architect: Steele Associates Architects

Principal Architect: Adam Stephen
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: HHPR Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: Desing-Build
Special Inspection & Testing Agency: Wallace Group
Environmental Consulting: Wallace Group
Geotechnical Engineer: Wallace Group
Landscaping: Rexus

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Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler
.....

Brief Description of Project:

This project provided 36 apartments to the south end of Redmond along Canal Blvd. near Ridgeview High School.

Page Ct.

941 SW Page Ct., Prineville

Contractor
Empire Construction

Sitework Start
May 2024

Completion
December 2024

Square Footage
10,000 sq. ft.

Project Manager
Ellie Murray & Colton Mayberry

Supervisor
Mark Merideth

Architect
Steele & Associates

Principal Architect
Adam Stephen

Structural Engineer
Ashley & Vance Engineering

Civil Engineer
Becon Civil Engineering and Land Surveying

Construction Materials Testing
Wallace Group

Environmental Consulting
Wallace Group

Geotechnical Engineer
Wallace Group

Landscaping
Snyder Landscaping

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Subcontractors and Suppliers:

Elite Electric, American Sprinklers, Steve Olson Heating & Cooling
.....

Brief Description of Project:

Light industrial building with office space in Tom McCall Business Park.

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R2 Contractors

SW Empire Dr., Prineville



PHOTO | COURTESY OF KEVIN SPENCER MASONRY

Property Owner/Developer: R2 Contractors
Contractor: Empire Construction & Development/ R2 Contractors
Sitework Start: October 2023
Completion: September 2024
Square Footage: 22,800 sq. ft.
Amenities: Large warehouse, office & outdoor storage yard.
Project Manager: Ellie Murray/ True Ricketson
Supervisor: Mark Meredith
Architect: Steele Associates Architects

Principal Architect: Adam Stephen
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: H.A. McCoy Engineering & Surveying
Mechanical, Electrical, Plumbing (MEP) Engineer: Solera MEP Designs
Special Inspection & Testing Agency: Wallace Group
Environmental Consulting: Wallace Group
Landscaping: Rexus

.....
Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

Brief Description of Project:

This facility is the new headquarters for R2 Contractors in the Tom McCall Business Park of Prineville.

Redbird Physio

3750 Badger Ave., Redmond



PHOTO | COURTESY OF KEVIN SPENCER MASONRY

Contractor: Empire Construction
Sitework Start: April 2024
Completion: July 2024
Square Footage: 1,400 sq. ft.

Project Manager: Ellie Murray & Colton Mayberry
Supervisor: Kevin Tennison
Architect: Crabtree Architecture + Design
Principal Architect: Greg Crabtree

.....
Subcontractors and Suppliers:

Severson plumbing, Elite Electric, American Sprinklers, Steve Olson Heating & Cooling

Brief Description of Project:

Tenant improvement space in the Westmount Building in SW Redmond. Redbird Physio strives to provide a positive healing environment with evidence based treatment approaches, focusing on manual therapy and exercise.

Reed Crossing Market

21185 SE Reed Market Rd., Bend



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Property Owner/Developer: Dan Healy
Contractor: Empire Construction & Development
Sitework Start: August 2023
Completion: June 2024
Square Footage: 4,500 sq. ft.
Amenities: Shell gas station, convenience store.
Project Manager: Ellie Murray
Supervisor: Kevin Tennison
Architect: Steele Associates Architects
Principal Architect: Adam Stephen, Scott Steele

Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: CEA Consulting Engineers
Special Inspection & Testing Agency: Wallace Group
Environmental Consulting: Wallace Group
Geotechnical Engineer: Wallace Group
Landscaping: Rexus

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Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

Brief Description of Project:

Reed Crossing Market, located at the corner of SE 27th Street and SE Reed Market Road within the Reed South commercial complex in Bend, Oregon, is a convenience store and gas station that serves the southeastern Bend community. As the final phase of the complex, the market features a Shell gas station, locally sourced meat and produce, local coffee, wine, and beer, brick oven pizza, self-serve frozen yogurt, and fresh flowers. This project not only enhances accessibility to essential goods and services but also supports local producers, fostering community engagement and economic growth.

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Ridgeview Veterinary Clinic

4699 SW 43rd St., Redmond



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Property Owner/Developer:

Caelli Edmonds & Jessica Puccetti

Contractor: Empire Construction & Development

Sitework Start: November 2023

Completion: September 2024

Square Footage: 4,400 sq. ft.

Amenities: Lobby, four exam rooms, one dedicated feline exam room, x-ray, surgery room, lab, pharmacy, treatment area, feline ward and canine ward.

Project Manager: Ellie Murray

Supervisor: Brad Dickamore

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer:

Ashley & Vance Engineering

Civil Engineer: Becon Engineering

Mechanical, Electrical, Plumbing (MEP) Engineer: Interface Engineering

Geotechnical Engineer: Wallace Group

Special Inspection & Testing Agency:

Wallace Group

Landscaping: Rexus

Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

Brief Description of Project:

This facility is a new Veterinarian Clinic for the Redmond community. The new clinic offers a comprehensive range of veterinary services to address the diverse needs of pets. Wellness Care, Surgery, Dentistry, Integrative Medicine, Nutritional Counseling, Senior Pet Care.

Seran GMP Expansion

Property Owner/Developer:

Seran BioScience LLC

Contractor: CS Construction

Sitework Start: May 2023

Completion: September 2024

Square Footage: 5,490 sq. ft.

Amenities:

GMP processing suites and warehouse, exterior receiving and mechanical equipment areas

Financing: Undisclosed

Project Manager: Colin Roach

Supervisor: Shawn Waite

Civil Engineer: LB Engineering

Architect: Blaise Cacciola Architect

Principal Architect: Blaise Cacciola

Principal Architect: Kristina Johnson

Structural Engineer: LB Engineering

Mechanical Engineer: Coffman Engineers, Inc

Special Inspection & Testing Agency:

Carlson Testing, Inc.

Subcontractors and Suppliers:

Grizzly Mountain Excavation, Tomco Electric, OEG, J&R Fire LLC., Elite Security, Apollo, One point Solutions, Bend Commercial Glass, CCI Drywall, Clima-Tech, Deschutes Painting, Rubenstein's, Sunburst Fabrications, Temp-Rite

Brief Description of Project:

A facility process expansion within existing light industrial/ manufacturing building. The interior improvements included new processing suites, a new GMP Warehouse, Shipping/Receiving vestibule, and Exterior Yards for mechanical equipment and material staging and storage. The design required complex solutions for temporary conditions so that the owner could remain operational within existing processing suites, laboratories, and administrative spaces during construction.



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Skylark Children's Academy

NW Crosby Dr., Bend



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Property Owner/Developer: Virginia Goss & Erin Maigaard
Contractor: Empire Construction & Development
Sitework Start: January 2024
Completion: September 2024
Square Footage: 9,900 sq. ft.
Amenities: Designed for 156 students, ten classrooms, 12,000 sq. ft. play yard
Project Manager: Ellie Murray
Supervisor: Brad Dickamore
Architect: Steele Associates Architects

Principal Architect: Adam Stephen
Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: Solera MEP Designs
Special Inspection & Testing Agency: Wallace Group
Environmental Consulting: Wallace Group
Geotechnical Engineer: Wallace Group
Landscaping: Rexus

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Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing

Brief Description of Project:

The Skylark Children's Academy is now open for the 2024-2025 school year in Bend's Discovery West Neighborhood, addressing the critical childcare needs of Central Oregon families. This family-owned facility features ten classrooms in a new 10,000-square-foot building, complemented by a 12,000-square-foot outdoor play yard. The school is designed to serve up to 156 students, ranging in age from 12 months to five years old.

South Brinson Lot 9

20729 Brinson Blvd., Bend



PHOTO | KEVIN SPENCER MASONRY

Contractor: Empire Construction
Sitework Start: April 1
Completion: August 2024
Square Footage: 9,000 sq. ft.
Project Manager: Ellie Murray & Colton Mayberry
Supervisor: Mark Merideth
Architect: Steele & Associates
Principal Architect: Adam Stephen

Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Civil Engineering and Land Surveying
Construction Materials Testing: Wallace Group
Environmental Consulting: Wallace Group
Geotechnical Engineer: Wallace Group
Landscaping: Rexus

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Subcontractors and Suppliers:

Sunset plumbing, Elite Electric, Bend Heating

Brief Description of Project:

New Light Industrial building on Brinson Blvd in Bend's NE industrial area.

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Sullivan Orthodontics

3750 Badger Ave., Redmond



PHOTO | KEVIN SPENCER MASONRY

Contractor: Empire Construction
Sitework Start: April 2024
Completion: September 2024
Square Footage: 4,060 sq. ft.

Project Manager: Ellie Murray & Colton Mayberry
Supervisor: Kevin Tennison
Architect: Matt Tynan
Principal Architect: Matt Tynan

.....
Subcontractors and Suppliers:

Severson plumbing, Elite Electric, American Sprinklers, Steve Olson Heating & Cooling

Brief Description of Project:

Tenant improvement space in the Westmount Building in SW Redmond. Sullivan Orthodontics utilizes the most state-of-the-art technology in orthodontics to ensure their patients receive the highest level of comfort and care.

Veterinary Referral Center of Central Oregon

62889 NE Oxford Ct., Bend



PHOTO | KEVIN SPENCER MASONRY

Contractor: Empire Construction
Sitework Start: May-23
Completion: February 2024
Square Footage: 26,000 sq. ft.
Project Manager: Ellie Murray & Colton Mayberry
Supervisor: Brad Dickamore
Architect: Steele & Associates
Principal Architect: Adam Stephen

Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Becon Civil Engineering and Land Surveying
Construction Materials Testing: Wallace Group
Environmental Consulting: Wallace Group
Geotechnical Engineer: Wallace Group
Landscaping: Rexius

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Subcontractors and Suppliers:

Sunset plumbing, Elite Electric, Bend Heating, American Sprinklers, Geraghty Plumbing and Mechanical

Brief Description of Project:

The second location of the Veterinary Referral Center of Central Oregon opened in spring 2024 to provide the highest level of advanced animal care. This facility is open 24 hours a day, seven days a week and is equipped to handle any type of pet emergency at any time with no appointment necessary.

Wilson Industrial

20705 Brinson Blvd., Bend

Property Owner/Developer: Jimmy Wilson

Contractor: Empire Construction & Development

Sitework Start: October 2023

Completion: September 2024

Square Footage: 9,000 sq. ft.

Amenities:

Three 3,000-square-foot leasable suites for light industrial tenants.

Project Manager: Ellie Murray

Supervisor: Mark Meredith

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Ashley & Vance Engineering

Civil Engineer: Becon Engineering

Mechanical, Electrical, Plumbing (MEP) Engineer: CEA Consulting Engineers

Geotechnical Engineer: Wallace Group

Special Inspection & Testing Agency: Wallace Group

Landscaping: Rexius

Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

Brief Description of Project:

This facility is a light industrial spec building that will provide three light industrial tenants suites in Bend.



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Jones & Roth Construction Team Leaders (L-R): Jim McQuiston, CPA; Kim Lyon, CPA; Evan Dickens, CPA; Carrie Fortier, CPA



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COMMERCIAL PERMIT HIGHLIGHTS OVER \$1 MILLION, 2024

Information provided by Premier Builders Exchange

City of Bend

\$61,661,636.00	- Commercial (Addition) 148,886 sf. at 230 NE 6th St. Bend 97701 OR Owner: School Dist #1 520 NW Wall St. Bend, OR 97703 Builder: Kirby Nagelhout Construction Co. 541-389-7119
\$20,200,000.00	- Commercial (New) 264,684 sf. at 61956 SE Santorini St. Bend 97702 OR Owner: Stevens Ranch, LLC Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRNC202308130
\$20,114,000.00	- Commercial (New) 365,039 sf. at 20319 Cooley Rd. Bend 97703 OR Owner: Powell-Bend Residential, LLC Builder: Robinson Construction Co. 503-645-8531 Permit # PRNC202305545
\$13,538,628.00	- Commercial (Addition) 51,876 sf. at 1100 NW Bond St. Bend 97703 OR Owner: Multiple Builder: Pence Contractors, LLC 503-252-3802 Permit # PRAD202307709
\$9,562,140.00	- Commercial (New) 47,172 sf. at 21051 NE Talus Pl. Bend 97701 OR Owner: City of Bend Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRNC202306031
\$7,327,825.00	- Commercial (New) 63,464 sf. at 20485 NE Funner Pl. Bend 97701 OR Owner: FSC Bend, LLC Builder: Kellcon, Inc. 541-312-4034 Permit # PRNC202401107
\$7,200,000.00	- Commercial (Alteration) 26,204 sf. at 777 NW Wall St. Bend 97703 OR Builder: R & H Construction, Co. 503-228-7177 Permit # PRRE202308143
\$6,500,000.00	- Commercial (New) 29,163 sf. at 565 SE 9th St. Bend 97702 OR Owner: Midway Leasing, LLC Permit # PRNC202302028
\$6,123,400.00	- Commercial (New) 101,015 sf. at 21041 NE Talus Pl. Bend 97701 OR Owner: City of Bend PO Box 431 Bend, OR 97709 Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRNC202400861
\$6,069,000.00	- SFD 82,534 sf. at 198 SW 18th St. Bend 97702 OR Owner: Central Oregon Regional Housing Authority Builder: CS Construction 541-617-9190 Permit # PRNC202401222
\$6,069,000.00	- SFD 84,169 sf. at 208 SW 18th St. Bend 97702 OR Owner: Central Oregon Regional Housing Authority Builder: CS Construction 541-617-9190 Permit # PRNC202401225
\$5,630,000.00	- Commercial (New) 195,064 sf. at 62267 NW Costco Dr. Bend 97703 OR Owner: Costco Wholesale Corp. Permit # PRNC202307160
\$4,799,741.00	- SFD 63,635 sf. at 61590 Brosterhouse Rd. Bend 97702 OR Owner: Bridgewater Apartment Homes Builder: Baker Construction and Development, Inc. 509-535-3668 Permit # PRNC202303866
\$4,507,518.00	- Commercial (New) 29,263 sf. at 2230 NW Labiche Ln. Bend 97703 OR Owner: Shevlin Crossing, LLC Permit # PRNC202301264
\$4,294,285.00	- Commercial (New) 23,838 sf. at 21865 Empire Ave. Bend 97701 OR Owner: Trinity Evangelical Lutheran Church of Christ Builder: Sunwest Builders 541-548-7341 Permit # PRNC202401827
\$3,966,060.00	- Commercial (New) 19,670 sf. at 20950 Cooley Rd. Bend 97701 OR Owner: Tomco Electric, Inc. Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202403673
\$3,618,458.00	- Commercial (Addition) 111,803 sf. at 1460 NE Medical Center Dr. Bend 97701 OR Owner: Radiology Building, LLC Permit # PRAD202304557
\$3,314,912.00	- SFD 45,975 sf. at 61580 Brosterhouse Rd. Bend 97702 OR Owner: Bridgewater Apartment Homes Builder: Baker Construction and Development, Inc. 509-535-3668 Permit # PRNC202303839
\$2,832,192.00	- Commercial (New) 18,640 sf. at 20755 High Desert Ln. Bend 97701 OR Owner: J & D Olsen Properties, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202402088
\$2,825,000.00	- Commercial (New) 11,352 sf. at 301 NW Crosby Dr. Bend 97703 OR Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202306130
\$2,685,256.00	- Commercial (New) 24,688 sf. at 20951 NE Talus Pl. Bend 97701 OR Owner: Juniper Ridge Lot 8, LLC Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRNC202306288
\$2,388,854.00	- Commercial (New) 210,973 sf. at 63760 NE 18th St. Bend 97701 OR Owner: Juniper Ridge Lot 8, LLC Permit # PRNC202306290
\$2,362,438.00	- Commercial (New) 200 sf. at 21425 Stevens Rd. Bend 97702 OR Owner: Stevens Ranch, LLC Permit # PRNC202306005
\$2,333,092.00	- Commercial (New) 1,847 sf. at 21031 NE Talus Pl. Bend 97701 OR Owner: City of Bend Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRNC202308090
\$1,935,254.00	- Commercial (New) 36 sf. at 62853 NE Oxford Ct. Bend 97701 OR Owner: Holland Eight, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202307622
\$1,750,000.00	- Commercial (New) 6,811 sf. at 2219 NW Labiche Ln. Bend 97703 OR Owner: Shevlin Crossing, LLC Builder: Sunwest Builders 541-548-7341 Permit # PRNC202401663
\$1,675,080.00	- Commercial (New) 13,686 sf. at 710 SE Logsdon St. Bend 97702 OR Owner: 710 Logsdon Street, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202402924
\$1,600,000.00	- Commercial (New) 10,900 sf. at 20789 NW Henry Ave. Bend 97703 OR Owner: Powell Ryka Permit # PRNC202302748
\$1,573,560.00	- Commercial (New) 12,492 sf. at 710 SE Logsdon St. Bend, OR 97702 OR Owner: 710 Logsdon Street, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202402929
\$1,510,080.00	- Commercial (New) 11,670 sf. at 20729 Brinson Blvd Bend 97701 OR Owner: LBLM Investments, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202307740
\$1,371,299.00	- Commercial (Alteration) 7,347 sf. at 755 SW 13th Pl. Bend 97702 OR Owner: TNB Deschutes, LLC
\$1,350,000.00	- Commercial (New) 8,395 sf. at 20717 Brinson Blvd. Bend 97701 OR Owner: Three Sisters Holdings, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202307386
\$1,332,450.00	- Commercial (New) 2 sf. at 710 SE Logsdon St. Bend 97702 OR Owner: 710 Logsdon Street, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202402926
\$1,300,000.00	- Commercial (New) 8,700 sf. at 20785 NW Henry Ave. Bend 97703 OR Owner: Powell Ryka Permit # PRNC202302754
\$1,300,000.00	- Commercial (New) 7,345 sf. at 21051 NE Talus Pl. Bend 97701 OR Owner: City of Bend Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRNC202402341
\$1,282,929.00	- Commercial (Alteration) 5,999 sf. at 63455 N Hwy 97 Ste. 8 Bend 97703 OR Owner: CVSC, LLC Builder: Warwick Construction, Inc. 832-448-7000 Permit # PRRE202305407
\$1,215,000.00	- Commercial (Alteration) 36,230 sf. at 2500 NE Neff Rd. Bend 97701 OR Builder: Skanska USA Building, Inc. 973-753-3579 Permit # PRRE202402308
\$1,213,855.00	- SFD 9,249 sf. at 2087 NW Talapus Ct. Bend 97703 OR Owner: Charlie Moline Permit # PRNC202401475
\$1,180,170.00	- Commercial (New) 9,474 sf. at 710 SE Logsdon St. Bend 97702 OR Owner: 710 Logsdon Street, LLC Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202402928
\$1,146,863.00	- Commercial (New) 13,213 sf. at 63016 18th St. Bend 97701 OR Owner: Cerstin Cheatham Permit # PRNC202301861
\$1,116,720.00	- Commercial (New) 9,494 sf. at 20489 NE Funner Pl. Bend 97701 OR Owner: FSC Bend, LLC Builder: Kellcon, Inc. 541-312-4034 Permit # PRNC202401112
\$1,116,720.00	- Commercial (New) 9,495 sf. at 20487 NE Funner Pl. Bend 97701 OR Owner: FSC Bend, LLC Builder: Kellcon, Inc. 541-312-4034 Permit # PRNC202401116
\$1,092,000.00	- Commercial (Alteration) 1,040 sf. at 2500 NE Neff Rd. Bend 97701 OR Builder: Skanska USA Building, Inc. 973-753-3579 Permit # PRRE202403903
\$1,000,000.00	- Commercial (New) 27,552 sf. at 575 SE 9th St. Bend 97702 OR Owner: Midway Leasing, LLC Builder: Rawhide Equities, LLC 541-410-1056 Permit # PRNC202402358

City of Redmond

\$44,820,520.00	- Commercial (New) 53,650 sf. at 180 NW Kingwood Ave. Redmond 97756 OR Owner: Cascade Healthcare Community, Inc. PO Box 5789 Bend, OR 97708 Builder: Skanska USA Building, Inc. 973-753-3579 Permit # 711-24-000712
\$41,802,242.00	- Commercial (New) 56,000 sf. at 3515 SW Lava Ave. Redmond 97756 OR Owner: Redmond Area Park & Recreation District 465 SW Rimrock Redmond, OR 97756 Permit # 711-24-001212
\$19,792,113.00	- Commercial (New) 41,595 sf. at 2983 NW Canal Blvd Redmond 97756 OR Owner: City of Redmond 411 SW 9th St. Redmond, OR 97756 Builder: LCG Pence, LLC 503-252-3802 Permit # 711-24-000235
\$4,000,000.00	- Commercial (New) 10,500 sf. at 2303 SW 1st St. Redmond 97756 OR Owner: Scott Cooper 2303 SW 1st St. Redmond, OR 97756 Builder: Griffin Construction, LLC 541-447-7237 Permit # 711-23-001378
\$3,368,143.00	- Commercial (New) 23,400 sf. at 760 NE Jackpine Ct. Redmond 97756 OR Owner: J&R Holdings, LLC 68700 Scofield Rd. Sisters, OR 97759 Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # 711-23-002672
\$3,272,605.00	- Commercial (Tenant Improvement) 8,724 sf. at 3500 SW 21st Pl. Redmond 97756 OR Owner: BASX, Inc. 3500 SW 21st Pl. Redmond, OR 97756 Builder: Sunwest One, Inc. 541-548-7341 Permit # 711-24-000984
\$2,772,165.00	- Commercial (New) 16,801 sf. at 1954 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001673
\$2,739,990.00	- Commercial (New) 16,006 sf. at 1850 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001547
\$2,739,990.00	- Commercial (New) 16,006 sf. at 1854 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001652
\$2,722,165.00	- Commercial (New) 16,801 sf. at 1970 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001657
\$2,684,000.00	- Commercial (New) 13,422 sf. at 835 NE Greenwood Ave. Redmond 97756 OR Owner: K&E Development, LLC 3871 Langley St. SE Salem, OR 97317 Builder: Kaufman Commercial, LLC 503-871-4152 Permit # 711-24-000514
\$2,645,700.00	- Commercial (New) 12,580 sf. at 848 SW Canyon Dr. Redmond 97756 OR Owner: Hatley Holdings, LLC 2443 SW Pumice Ave. Redmond, OR 97756 Builder: SRE Construction Corp 541-504-5831 Permit # 711-23-001881
\$2,500,000.00	- Commercial (New) 52,430 sf. at 209 NW 10th St. Redmond 97756 OR Owner: School Dist #2J 145 SE Salmon Dr. Redmond, OR 97756 Builder: Griffin Construction, LLC 541-447-7237 Permit # 711-24-000673
\$2,459,985.00	- Commercial (New) 14,909 sf. at 1855 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001545
\$2,452,138.00	- Commercial (New) 14,651 sf. at 1908 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001659
\$2,450,580.00	- Commercial (New) 14,852 sf. at 1859 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001426
\$2,417,415.00	- Commercial (New) 14,651 sf. at 1965 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001425
\$2,417,415.00	- Commercial (New) 14,651 sf. at 1900 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001675
\$2,417,415.00	- Commercial (New) 14,651 sf. at 1966 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001676
\$2,417,415.00	- Commercial (New) 14,651 sf. at 1958 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001680
\$2,304,000.00	- Commercial (New) 7,300 sf. at 2950 SW 6th St. Redmond 97756 OR Owner: Agwest Farm Credit FLCA 2001 S Flint Rd. Spokane, WA 99224 Builder: Yost Gallagher Construction, LLC 509-535-8874 Permit # 711-24-000888
\$2,132,790.00	- Commercial (New) 12,926 sf. at 1962 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001660
\$2,132,790.00	- Commercial (New) 12,926 sf. at 1904 SW Umatilla Ave. Redmond 97756 OR Owner: DPS, LLC 1911 65th Ave. W Tacoma, WA 98466 Builder: Cohen Skovborg, LLC 541-617-9190 Permit # 711-23-001661
\$1,606,977.00	- Commercial (New) 11,556 sf. at 2900 Northwest Way Redmond 97756 OR Owner: Dry Canyon Apartments, LLC 963 SW Simpson Ave. 110 Bend, OR 97702 Builder: Montagne Development, Inc. 503-209-3815 Permit # 711-23-000245
\$1,600,302.00	- Commercial (New) 11,508 sf. at 2920 Northwest Way Redmond 97756 OR Owner: Dry Canyon Apartments, LLC 963 SW Simpson Ave. 110 Bend, OR 97702 Builder: Montagne Development, Inc. 503-209-3815 Permit # 711-23-000247
\$1,426,227.00	- Commercial (New) 6,281 sf. at 2115 SW 6th St. Redmond 97756 OR Owner: Nosler Investments, LLC 107 SW Columbia St. Bend, OR 97702 Permit # 711-24-000859
\$1,290,192.00	- Commercial (New) 10,167 sf. at 2540 SE 1st St. Redmond 97756 OR Owner: Sky High Storage, LLC PO Box 289 Otis, OR 97368 Builder: Ryan Robert Knott, LLC 541-994-7269 Permit # 711-24-001191
\$1,214,828.00	- Commercial (New) 8,736 sf. at 2930 Northwest Way Redmond 97756 OR Owner: Dry Canyon Apartments, LLC 963 SW Simpson Ave. 110 Bend, OR 97702 Builder: Montagne Development, Inc. 503-209-3815 Permit # 711-23-000240-
\$1,200,000.00	- Commercial (Addition) at 2324 SE College Lp. Redmond 97756 OR Owner: Central Oregon Community College 2600 NW College Way Bend, OR 97703 Builder: Joshua Ryan Clawson 541-749-0673 Permit # 711-24-000385
\$1,200,000.00	- Commercial (New) 5,768 sf. at 1865 NW Hemlock Ave. Redmond 97756 OR Owner: Globo Cobra Partners, LLC 330 Riverside Blvd #1 Bend, OR 97703 Builder: C Potterf Construction, Inc. 541-410-0949 Permit # 711-24-000663
\$1,200,000.00	- Commercial (Alteration) 9,743 sf. at 629 SW 5th St. Redmond 97756 OR Owner: Hayden Income Property, LLC 963 SW Simpson Ave. Ste #110 Bend, OR 97702 Builder: Simplicity Homes, LLC 877-417-4675 Permit # 711-24-001309
\$1,140,000.00	- Commercial (Addition) 24,356 sf. at 950 NE 5th St. Redmond 97756 OR Owner: Lindquist Oregon Properties, LLC 950 NE 5th St. Redmond, OR 97756 Permit # 711-23-001237
\$1,139,511.00	- Commercial (New) 8,036 sf. at 2744 NW 7th St. Redmond 97756 OR Owner: Ralph J Affatati Revocable Living Trust PO Box 598 Sisters, OR 97759 Builder: Oregon Pole Builders, LLC 541-719-0566 Permit # 711-24-001365
\$1,100,000.00	- Commercial (New) 41,595 sf. at 2983 NW Canal Blvd Redmond 97756 OR Owner: City of Redmond 411 SW 9th St. Redmond, OR 97756 Builder: LCG Pence, LLC 503-252-3802 Permit # 711-24-000235
\$1,056,354.00	- Commercial (New) 4,632 sf. at 115 SE 8th St. Redmond 97756 OR Owner: Lara Martinez 1504 NE 3rd St. Redmond, OR 97756 Permit # 711-23-002505

Deschutes Co.

\$1,191,800.00	- Commercial (Tenant Improvement) at 51615 Bluewood Ave. La Pine 97739 OR Owner: La Pine Community Health Center PO Box 3300 La Pine, OR 97739 Permit # 247-24-002595
\$7,099,470.00	- Commercial (New) 8,588 sf. at 63155 Gibson Air Rd. Bend 97701 OR Owner: City of Bend Permit # 247-24-000268
\$3,056,632.00	- Commercial (Addition) 14,333 sf. at 18500 Bull Springs Rd. Bend 97703 OR Owner: Bull Springs Ranch, LLC 18500 Bull Springs Rd. Bend, OR 97703 Permit # 247-24-000042
\$2,748,868.00	- SFD 12,290 sf. at 8140 NW Grubstake Way Redmond 97756 OR Owner: D&K Properties, LLC 9400 NW 19th St. Terrebonne, OR 97760 Builder: Cascade Builders & Associates, Inc. 541-948-2135 Permit # 247-24-000308
\$2,400,000.00	- Commercial (New) 17,568 sf. at 898 N Pine St. Sisters 97759 OR Owner: DDA Realty, LLC PO Box 2436 Sisters, OR 97759 Permit # 247-23-000716
\$2,211,744.00	- Commercial (New) 13,104 sf. at 200 N Woodson St. Sisters 97759 OR Owner: WH Sisters, LLC 8215 SW Tualatin Sherwood Rd. #200 Tualatin, OR 97062 Builder: Cobalt Builders, Inc. 971-252-2370 Permit # 247-23-006454
\$2,211,744.00	- Commercial (New) 13,104 sf. at 160 N Woodson St. Sisters 97759 OR Owner: WH Sisters, LLC 8215 SW Tualatin Sherwood Rd. #200 Tualatin, OR 97062 Permit # 247-23-006455
\$1,947,954.00	- Commercial (New) 13,137 sf. at 170 N Woodson St. Sisters 97759 OR Owner: WH Sisters, LLC 8215 SW Tualatin Sherwood Rd. #200 Tualatin, OR 97062 Builder: Cobalt Builders, Inc. 971-252-2370 Permit # 247-23-004889
\$1,942,468.00	- Commercial (New) 12,060 sf. at 180 N Woodson St. Sisters 97759 OR Owner: WH Sisters, LLC 8215 SW Tualatin Sherwood Rd. #200 Tualatin, OR 97062 Builder: Cobalt Builders, Inc. 971-252-2370 Permit # 247-23-004883
\$1,902,284.00	- Commercial (New) 11,508 sf. at 190 N Woodson St. Sisters 97759 OR Owner: WH Sisters, LLC 8215 SW Tualatin Sherwood Rd. #200 Tualatin, OR 97062 Permit # 247-23-006456
\$1,600,000.00	- Commercial (Alteration) 1,351 sf. at 65765 Juniper Preserve Dr. Bend 97701 OR Owner: Pronghorn Golf, LLC 1100 Alakea St. Honolulu, HI 96813 Builder: Griffin Construction, LLC 541-447-7237 Permit # 247-24-000403
\$1,500,000.00	- Commercial (Alteration) 40,682 sf. at 19835 2nd St. Bend 97703 OR Owner: Tumalo Elem School District No. 3C 145 SE Salmon Ave. Redmond, OR 97756 Builder: Griffin Construction, LLC 541-447-7237 Permit # 247-24-002048

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



John Clark

Partners In Care welcomes **John Clark** as their new chief finance officer.

Clark is a proven finance leader with experience spanning diverse industries and recently joined the Partners In Care team. His expertise lies in financial planning and analysis, cash flow management, and business process design. Clark has a track record of developing strategies that drive bottom-line growth and support sound financial management. With a focus on cross-functional engagement, he emphasizes the importance of integrating financial leadership across business units. Clark excels at analyzing disparate data to identify drivers of financial performance and develop forward-looking models. Clark holds a bachelor of science in accounting from the University of Oregon Lundquist College of Business. He likes to spend his free time outdoors with his family, where he enjoys hiking, paddle boarding, and mountain biking.

Alisha and Greg Prescott, co-founders of **Bend Epicurean**, are making a mark on Central Oregon's culinary and lifestyle scene through storytelling and captivating content. Lifelong hospitality professionals and devoted food enthusiasts, the Prescotts launched Bend Epicurean to spotlight chefs, small business owners and service teams across the region. Their platform highlights local cuisine, celebrates Central Oregon as a premier destination, and champions small businesses. Their mission is to foster community connections through shared flavors and experiences, giving back to the region that inspires them. Explore their work on social media or at bendepicurean.com.



Alisha Prescott

Greg Prescott

In 2024, the Prescott's expanded their impact by launching **LIFT Social Media Management**, offering creative marketing support to small businesses across Central Oregon. Specializing in social media strategy, content creation and more, their hands-on approach builds authentic brands, tells impactful stories and drives meaningful customer connections, ensuring local businesses thrive.

Miles Rosales and Nolan Wolfe, students at **Heart of Oregon Corps YouthBuild**, were elected to join more than 40 other young leaders in Washington, D.C. at the 36th Annual YouthBuild AmeriCorps Conference of Young Leaders (CoYL) recently.

Through CoYL, YouthBuild AmeriCorps students are brought together to fully experience the breadth and impact of YouthBuild's global movement rooted in leadership, service, education and job skills training. Participants further develop their leadership skills and network with current and former students from YouthBuild programs across the country. Heart of Oregon YouthBuild is one of 247 local programs across the U.S. that partner with opportunity youth — young adults between the ages of 16 and 24 who are neither in school nor employed — to build the skillsets and mindsets that lead to lifelong learning, livelihood and leadership. Outside of the U.S., there are 80 local programs in eight other countries that serve opportunity youth.



HEART OF OREGON YOUTHBUILD STUDENTS, MILES ROSALES AND NOLAN WOLFE IN WASHINGTON D.C. | PHOTO COURTESY OF HEART OF OREGON YOUTHBUILD

Throughout the three-day conference, participants explored this year's theme, Lead Well. Be Well., as they broadened their skills and deepened their knowledge to create positive change in their communities. The young people shared their experiences with each other and participated in collaborative, interactive workshops on financial capability, creativity, leadership and wellness, and asset-based storytelling. By building connections with each other and YouthBuild alumni, participants realized the critical role they play in the extensive, global YouthBuild network and brainstormed concrete actions they can take to change their communities for the better. Participants like Rosales and Wolfe are chosen to attend by their fellow students and local YouthBuild program staff.

YouthBuild champions opportunity youth as they achieve their ambitions and reach their full potential. In YouthBuild programs around the world, young people who are out of school and out of work reclaim their education, gain job skills, and become leaders in their communities through service and civic engagement. These young people are in greatest need of our support, and they are our greatest source of untapped potential to create more equitable economic growth and transform the world. In YouthBuild's environment of love, respect, high expectations, belonging, and agency, young people overcome barriers and build long-term professional and personal success.

Maragas Winery Supports Central Oregon Food Bank with Holiday Open House

provided by **MARAGAS WINERY**

For two decades, Maragas Winery has been supporting the Central Oregon Food Bank with contributions organized around their holiday events.

Doug Maragas, winemaker at Maragas Winery, stated they "started collecting food for the food bank many years ago, but changed last year to monetary donations rather than collecting food." Maragas said he made the change after speaking with NeighborImpact director Scott Cooper last year who advised a need for both food donations and monetary donations. Maragas felt "in summary, monetary donations could go to more targeted needs for those in need of food."

This year, Maragas will be holding their Christmas Eve Open House to benefit our local food bank. He stated "the thought of an old fashioned Christmas open house gives you that warm feeling inside. Giving complimentary mulled wine, spiced popcorn, with live Christmas Carols being sung by my daughter is about as good as it gets for us."

Maragas' daughter, Samantha Maragas, will be returning home from the Point Park School of Performing Arts in Pittsburgh to sing Carols for the event. At 18 years of age, she has already performed at New York's Carnegie Hall multiple times, and various Cathedrals and Music Halls in Europe.

The event will take place inside Maragas Winery December 24th from 11:30am to 3pm. At the event, Maragas Winery will be donating the mulled wine, spiced popcorn and entertainment. At the same time, they will be collecting donations for the NeighborImpact Food Bank, of which, 100% of the donations will go to NeighborImpact. Maragas emphasized that our "community has grown, and so has the need for food. This event is a great combination to enjoy the spirit of the season."

Maragas Winery is located 10 to 15 minutes north of Redmond on Highway 97 at 15523 SW Hwy 97, Culver, OR 97734.

maragaswinery.com • 541-546-5464

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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*.

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NIGHTLY BUSINESS PATROLS



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Solar Power Project

Continued from page 3

tion infrastructure for power generation and transmission. The renewable energy generated through this project, which includes a solar panel array and a Battery Energy Storage System, would be able to go online soon after development by utilizing a surplus interconnection with the Pelton-Round Butte hydroelectric project.

Warm Springs Tribal members were invited to a public scoping meeting on December 4 to meet the BrightNight team, learn more about and provide input on Salmonfly's location, size, benefits and impacts.

"Warm Springs Power and Water Enterprises has a broad vision for how we support Tribal sovereignty through the intentional design and development of renewable energy that positions the Tribes as leaders in the energy market," said Cathy Ehli, executive director of the Warm Springs Power & Water Enterprises. "BrightNight has experience collaborat-

ing with other Tribal Nations, and we trust that their sensitivity to the cultural needs of Warm Springs members will be an added benefit as we navigate the planning and approval process."

Along with expanding revenue opportunities for the Tribes, Tribal members will be prioritized for manufacturing, installation and solar maintenance jobs, allowing Tribal members to grow careers in the rapidly expanding renewable energy industry.

Florida-based BrightNight is the first renewable integrated power company designed to provide utility and commercial and industrial customers with clean, dispatchable renewable power solutions. Their recent projects include the 300 MW Box Canyon solar project in Arizona, with construction ongoing, and a 100 MW combined wind and solar project under construction in India.

In close consultation with the WSPWE team and Tribal Council, BrightNight will lead the planning, design and development of the Salmonfly Project following a very involved community input process that:

- Begins with gathering preliminary in-

formation about the potential layout and location of the project

- Connects with Tribal members to learn how the project can provide direct benefits to them

- Develops a plan based on that feedback, to ensure the project's long-term revenue can support initiatives important to Tribal members.

The project follows a study commissioned in 2010 that found that solar energy is the best option for new renewable energy projects, given the Tribes' geographic compatibility, its long history of managing largescale utility energy projects and the lower cost of developing solar energy complexes.

Over the coming months and years, Tribal members will be able to follow and provide their input through community meetings concerning the project's development, including the scoping meeting on December 4.

"Right now, BrightNight is in the early stages of development of the Salmonfly project — working to understand which areas of the proposed project site are

buildable and how to best use the land in culturally sensitive and relevant ways," said Jaron Wright, senior director of Development at BrightNight. "We are elated to bring our previous experience partnering with Tribal Nations to the community of Warm Springs, and we also appreciate the opportunity to continue learning as we hear what matters to Tribal members here."

The Confederated Tribes of the Warm Springs Reservation of Oregon is a federally-recognized, sovereign Indian tribe occupying the Warm Springs Reservation, which was reserved for its exclusive benefit by an 1855 Treaty with the United States. The Reservation stretches from the summit of the Cascade Mountains to the cliffs of the Deschutes River in Central Oregon.

BrightNight designs, develops and operates safe, reliable large-scale renewable power projects for utility, commercial and industrial customers across the U.S. and Asia Pacific, overcoming challenging energy sustainability standards, rapidly changing grid dynamics and the transition away from fossil fuel generation.

brightnightpower.com

Lupori & Associates

Continued from page 3

a number of years of splitting time doing business in California and Bend, it became clear that this was the place we wanted to raise our children and really settle down. Opening a space in Northwest Crossing is such a dream come true for me."

Cornell began work in taxes with his stepfather, Tom Lupori, in 2008, in Walnut Creek, California. Cornell's passion for the work was inspired by Lupori's long career in the industry, which began as an IRS Special Enforcement Agent and later in private practice advancing the rights of taxpayers—entrepreneurs, business owners and professionals—against a backdrop of increasingly complex laws. To this day, Cornell maintains his stepfather's

ethos that "tax work is people work," noting that without a depth of connection and trust with his clients, learning how to help them plan for the future is impossible.

To that end, Cornell recently earned his Certified Financial Planner (CFP) designation as a way of helping clients orient themselves around tax laws such that they might take financial positions that save them money and stand up to any governmental scrutiny. Lupori & Associates

also represents individuals, companies, and entities facing tax collection by the Internal Revenue Service, California Franchise Tax Board, Oregon Department of Revenue, and other state taxing agencies during audits.

"With an emphasis on personal relationships, a complex client background and a small firm environment, we really have a lot to bring to Bend," said Natalie Jovicic, director of operations.

luporiandassociates.com

Home Ownership

Continued from page 3

and NW Crossing Drive. The district-owned property is located behind Summit High and is not needed for district use. The School Board on Tuesday voted to declare the land surplus and sell it to Habitat for Humanity for \$20,000.

Habitat will build the houses and

give district employees earning under 80 percent of the area median income the first opportunity to purchase the homes. Habitat will ensure the long-term affordability of the housing with a 99-year deed restriction. Upon resale of the homes, five of the 15 will continue to be reserved for school district employees.

A similar collaboration with Habitat was announced in November for surplus land next to Silver Rail Elementary School in southeast Bend. That project,

Stone Creek Commons, will be a mixed-income community of 18 duplex-style townhomes with a preference for district employees who meet income eligibility.

"These projects are innovative solutions to the affordable housing challenge facing many living in Central Oregon. We want school employees to be able to buy starter homes in a community where home ownership feels out of reach for far too many," Superintendent Steven Cook said. "We feel fortunate we can join with

Habitat for Humanity to convert these remnants of land from previous school development projects into housing opportunities for members of our staff."

Providing affordable homes on Bend's west side is especially significant. The median sales price of single-family homes in the 97703 zip code is over \$1 million, according to Zillow and Redfin. A typical Habitat buyer can afford a mortgage of about \$180,000, the organization said.

bend.k12.or.us

HDFFA

Continued from page 3

infrastructure, supplies, and professional development through this program.

Since the launch of the competitive On-Farm Efficiency Grant Program in 2021, HDFFA has disseminated over \$100,000 to local producers to build the capacity and resiliency of their businesses. This year, HDFFA will distribute up to \$26,000, meaning at least nine projects will receive an award. Funding this year is generously provided by a private donor.

"We are pleased to offer funding like the On-Farm Efficiency Grant as a cornerstone

of HDFFA's programming. Each year, we see an amazing array of applications and overwhelming interest. Even a small boost can make a difference in our local food economy, and it is important to make these funds as accessible as possible," says HDFFA's Agricultural Support Manager Andrea Smith. HDFFA has offered at least one grant or award opportunity for producers since 2018.

"HDFFA's grant and program opportunities have been incredibly impactful for our small farm operation. I'm very grateful to have an organization like HDFFA doing what it's doing in our region to support small local farms," say Laura and Alia Fern, owners of Canyon Moon Farms in Prineville and 2024 awardee.

Applicants must be located in Crook, Deschutes, or Jefferson Counties, or the Confederated Tribes of Warm Springs. They must be operational during the upcoming 2025 growing season, primarily sell their products within Central Oregon, and be mindful of the environmental impact of their operation. Grants will require a 50% match in funds, which can be provided through cash and/or labor. HDFFA's Agricultural Support Manager will host a virtual informational session for potential applicants to answer questions and provide logistical support on Friday, December 13th at 10 am. For access to the link, register at: hdffa.ofeg-zoom. Application materials will be available in English and Spanish.

The inspiring stories of previous years' awardees, which you can read about at hdffa.org/ofeg-in-action, go straight to the heart of an HDFFA core value — that everyone deserves good food, and that our food connects us to each other. Their grants demonstrate the power of community in helping everyone access affordable, nutritious, culturally appropriate food produced sustainably in Central Oregon in a way that benefits our local economy. By empowering small, local farms to overcome obstacles and innovate, the entire community gains so much: farm-fresh, delicious food that boosts not only our health but that of the local economy and the environment, too.

hdffa.org



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Central Oregon Business Calendar

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Event Details at CascadeBusNews.com/Business-Events

BUSINESS EVENTS



December 19

11am Deschutes County Coordinated Houseless Response Office Meeting.

December 19

5:30-7pm Madras-Jefferson County Chamber monthly Business After Hours at BestCare Prevention.

January 2

5:30pm Enjoy Downtown Redmond Business Meeting at Harcourts The Garner Group.

January 14, 2025

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

January 21, 2025

6pm OSU-Cascades Science Pub: Mapping War via Satellite, at OSU-Cascades Edward J. Ray Hall, Bend.

January 28, 2025

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

February 11, 2025

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

February 13, 2025

9-10:30am Nonprofit Network of Central Oregon Business Event/Workshop, COPEing Your Communications: Create Once, Publish Everywhere to Save Time and Maximize Impact, at Deschutes Children's Foundation Community Meeting Room, East Bend Campus.

February 13, 2025

11am--1:30pm EDCO Annual Luncheon at Riverhouse Lodge.

February 25, 2025

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

March 6, 2025

11:30am-1:30pm EDCO Prineville/Crook County Annual Luncheon at Brasada Ranch, Powell Butte.

March 11, 2025

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

March 25, 2025

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

April 8, 2025

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

April 22, 2025

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

May 13, 2025

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

May 27, 2025

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

June 10, 2025

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

June 24, 2025

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

WORKSHOPS & TRAINING



December 19

7:30am-9:30am Your Business Chaos Sorter Virtual and In-Person Profit Acceleration Workshop at EDCO, Bend.

January 7

8am-10am Your Business Chaos Sorter Virtual and In-Person Profit Acceleration Workshop at Summit Bank, Bend.

January 16

7:30am-9:30am Your Business Chaos Sorter Virtual and In-Person Profit Acceleration Workshop at EDCO, Bend

(Ongoing)

COCC Small Business Development Center Virtual Classes.

RECENT TRANSACTIONS

Continued from Page 3

of the 4,668+/-SF Clinical Medical Building located at 2564 NE Courtney Drive, Bend, OR 97701. (\$2,500,000)

Russell Huntamer, CCIM, Eli Harrison, and Jay Lyons, SIOR, CCIM with **Compass Commercial Real Estate Services** represented the landlord **360 Bond Holding LLC** in the lease of a Bend medical office suite at 360 SW Bond Street.

Dan Steelhammer, Commercial Broker represented the Landlord in the heavy Industrial 60-month lease at 61540 American Lane, Suite #140 Bend, OR 97702.

Tom Tapia, CCIM, Principal Broker and Brian Fratzke, CCIM, Principal Broker represented both the Landlord and Tenant in the retail office lease located at 244 NE Franklin Ave, Suite #1, Bend, OR 97701.

Brian Fratzke, CCIM, Principal Broker represented in co-relationship with Cushman & Wakefield Best, Best & Krieger, LLP in the 60-month professional office lease located at the 360 Bond Building, Suite 400, Bend, OR 97702.

Tom Tapia, CCIM, Principal Broker and Brian Fratzke, CCIM, Principal Broker represented the Landlord in the retail lease with ACE Cash Express at 244 NE Franklin Avenue, Bend, OR 97701.

Dan Steelhammer, Commercial Broker represented the Landlord at American Lane Industrial Park for the Industrial lease located at 20784 Carmen Loop, Suite #110, Bend, OR 97702.

Brian Fratzke, CCIM, Principal Broker representing the Tenant; CoreRX, Inc. and **Tom Tapia, CCIM, Principal Broker** representing the Landlord; High Desert Park, LLC are pleased to announce the 60-month Industrial lease and expansion of space (5,002+/-RSF) at NE Bend's High Desert Industrial Park located at 2511 NE 4th Street, Bend, OR 97701.

Dan Steelhammer, Commercial Broker just completed representing the Landlord and Tenant in a 24-month office lease at the Quimby Office building located at 346 NE Quimby Ave., Bend, OR 97701.

Dan Steelhammer, Commercial Broker represented the Hanes Development Group, LLC office lease located at the Hanes Building located at 446 NW Third Street, Suite #229-230 Prineville, OR 97754

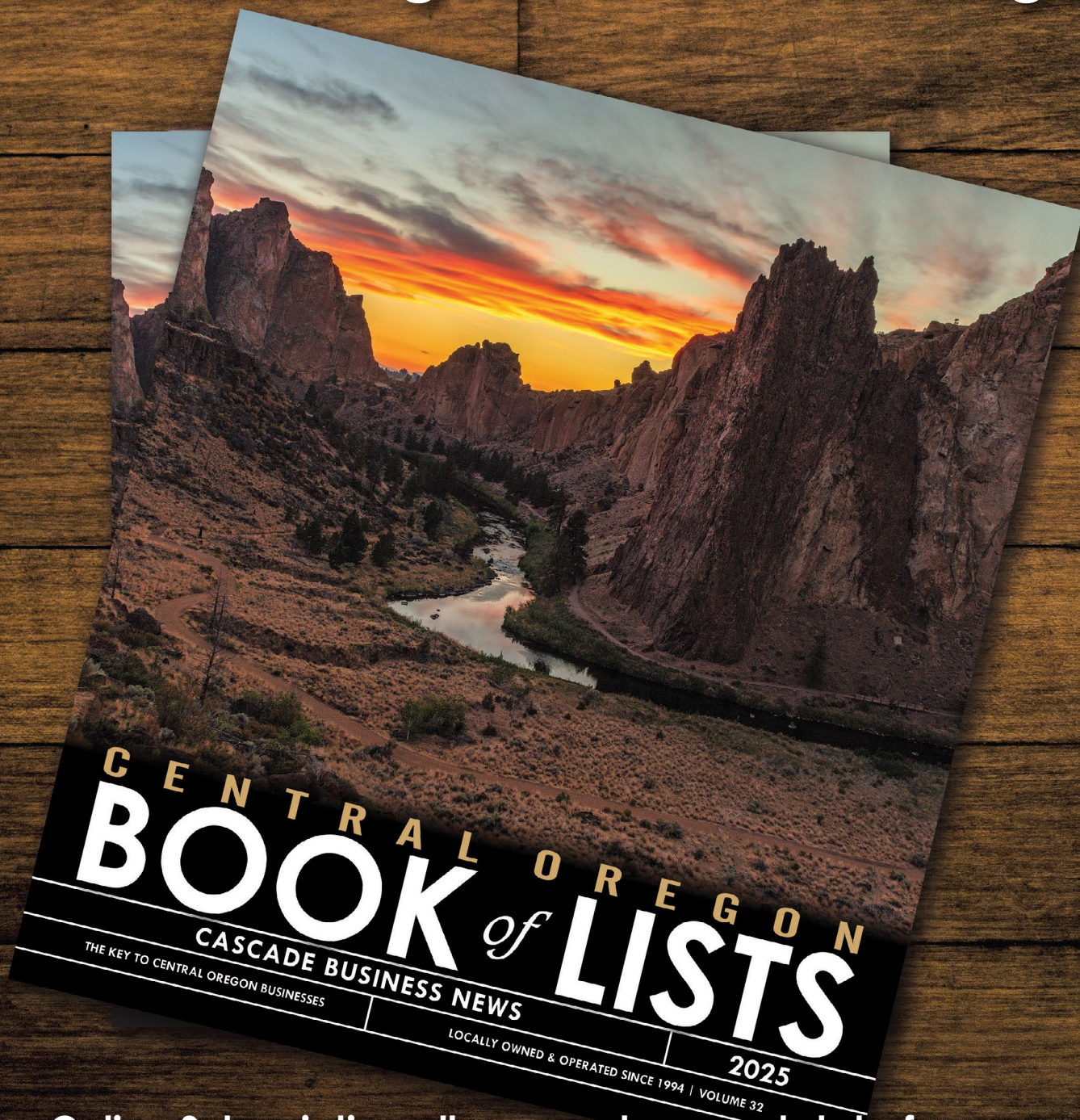
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