

BBT Architects ~ 2025 Projects



BEND SENIOR HIGH SCHOOL



TUKWAHONE' DOWNTOWN CENTER | RENDERINGS COURTESY OF BBT ARCHITECTS

Bend Senior High School Modernization - Phase 1

Project Owner: Bend-La Pine Schools
Project Address: 230 NE Sixth St., Bend
Sq Ft: 121,784
Budget: \$72,182,600
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: July 2026

Bend Senior High School Modernization - Phase 2/3

Project Owner: Bend-La Pine Schools
Project Address: 230 NE Sixth St., Bend
Sq Ft: 114,839
Budget: \$81,758,832
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: July 2028

Bend Senior High School Modernization - Theater

Project Owner: Bend-La Pine Schools
Project Address: 230 NE Sixth St., Bend
Sq Ft: 30,302
Budget: \$40,818,807
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: July 2028

Bridges High School - Phase 1

Project Owner: Jefferson County School District
Project Address: 445 SE Buff St., Madras
Sq Ft: 10,000
Budget: \$586,762
Contractor: Mission Builders
Estimated Completion Date: July 2025

Culver School District - Facilities Assessment

Project Owner: Culver School District
Project Address: 710 Fifth St., Culver
Budget: TBD
Contractor: TBD
Estimated Completion Date: February 2025

Central Campus Heart of Oregon Corps

Project Address: 835 E Hwy. 126, Bldg. #3, Redmond
Sq Ft: 6,600
Budget: \$3,302,194
Contractor: R&H Construction
Estimated Completion Date: June 2026

Mosaic Community Health Redmond Pharmacy

Project Owner: Mosaic Community Health
Project Address: 1250 SW Veterans Way, Ste. 120, Redmond
Sq Ft: 1,200
Budget: \$200,000
Contractor: Skanska USA Building Inc.
Estimated Completion Date: March 2025

Mosaic Community Health - Firkus Building

Project Owner: Mosaic Community Health
Project Address: 230 NE Sixth St., Bend
Sq Ft: 2,253
Budget: \$973,000
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: September 2026

Old Mill Restaurant

Project Owner: William Smith Properties
Project Address: 545 SW Powerhouse Dr., Bend
Sq Ft: 2,800
Budget: TBD
Contractor: R&H Construction
Estimated Completion Date: May 2026

WaDa-Tika Health Services

Project Owner: Burns Paiute Tribe
Project Address: 100 Pasigo Rd., Burns
Sq Ft: 555
Budget: 75,000
Contractor: CB Construction Inc.
Estimated Completion Date: February 2025

Tukwahone' Downtown Center

Project Owner: Burns Paiute Tribe
Project Address: 506 N Broadway Ave., Burns
Sq Ft: 7,110
Budget: \$4,774,735
Contractor: CB Construction Inc.
Estimated Completion Date: June 2025

Zion Lutheran Church Redmond

Project Owner: Zion Lutheran Church
Project Address: 1113 SW Black Butte Blvd., Redmond
Sq Ft: 3,500
Budget: \$2,265,000
Contractor: TBD
Estimated Completion Date: TBD



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HD Architecture ~ 2025 Projects

Pfeifer & Associates

Project Owner:

Pfeifer & Associates

Project Address:

67 NW Greenwood Avenue

Sq Ft:

4,154 sf

Budget:

\$800,000

Contractor:

Branch Brothers Construction, LLC

Estimated Completion Date:

Fall 2025

Brief Discription/Amenities:

Remodel of long-vacant building in downtown Bend to house expansion of addiction treatment services for Pfeifer & Associates.



RENDERING | COURTESY OF HD ARCHITECTURE

Hennebery Eddy Architects ~ 2025 Projects



RENDERING | COURTESY OF HENNEBERY EDDY ARCHITECTS

Redmond Airport Terminal Expansion

Project Owner: City of Redmond

Project Address: 2252 SE Jesse Butler Circle, Redmond, OR 97756

Sq Ft: 116,000

Budget: \$174M

Contractor: Skanska

Estimated Completion Date: June 2027

Brief Description/Amenities: The Redmond Municipal Airport (RDM) expansion responds to Central Oregon’s rapid growth while enhancing passenger comfort, accessibility, and regional connection. Hennebery Eddy, in partnership with RS&H, designed a two-story addition that combines modern conveniences with a distinct sense of place. Using local materials and biophilic elements, the design celebrates Central Oregon’s natural beauty and high-desert landscape, creating an inviting and efficient environment.

The expanded concourse adds seven new gates and five new boarding bridges, increasing accessibility for all, especially those with mobility devices and strollers. New dining and concessions options offer travelers more choices, while comfortable seating, clear circulation paths, and improved acoustics make navigation seamless.

John Day Fossil Beds National Monument Thomas Condon Visitor Center & Cant Ranch House Rehabilitation

Project Owner: National Park Service

Project Address: 32651 HWY 19, Kimberly, OR 97848

Budget: \$7.5M

Contractor: TBD

Estimated Completion Date: January 2027

Brief Description/Amenities: This rehabilitation project repairs structural damage and replaces under-performing mechanical systems at the Thomas Condon Visitor Center and historic Cant Ranch House.

Thomas Condon Visitor Center

The 11,000-square-foot Thomas Condon Visitor Center (TCVC) was constructed in 2004 and is named after the prominent 19th century Oregon scientist who first recognized the significance of the fossil beds in the area. The building houses visitor information, retail sales, restrooms, paleontological laboratory, administrative office, museum, and museum storage of internationally recognized fossil collections.

Hennebery Eddy is working with NPS to upgrade the HVAC system with a more efficient and user-friendly system, replace the solar photovoltaic (PV) array, add electric vehicle (EV) charging stations, and address the damaged wood trusses above the main entrance to the building.

Cant Ranch House

Cant Ranch House (CRH) was built for James Cant and his family in 1915 and now serves as the administrative headquarters for the park. It also stores portions of the museum collection and displays museum exhibits on the first floor for visitors. While the building has undergone alterations to install modern mechanical and plumbing systems to accommodate park staff needs, it retains a high degree of historical integrity.

Hennebery Eddy is working with the NPS to rehabilitate the CRH by addressing variation in the floor elevations due to settlement, improving thermal consistency and comfort via mechanical and electrical systems upgrades, and improving accessibility, while retaining and restoring historical interior features.



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Pinnacle Architecture ~ 2025 Projects

COMMUNITY AND BEHAVIORAL HEALTHCARE

Boardman Regional Youth Sub-Acute Residential Facility

Project Owner: Community Counseling Solutions
Project Address: 361 Turner Ct NE, Boardman, OR 97818
Sq Ft: 12,855 sf
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Spring 2025



KLAMATH BASIN RESIDENTIAL TREATMENT CENTER AND CRISIS STABILIZATION CENTER

Klamath Basin Residential Treatment Center and Crisis Stabilization Center

Project Owner: Klamath Basin Behavioral Health
Project Address: 705 Washburn Way, Klamath Falls, OR 97603
Sq Ft: 13,386 sf
Contractor: Bogatay Construction
Estimated Completion Date: Summer 2025

BestCare Madras Substance Use Disorder Residential Treatment Facility

Project Owner: BestCare Treatment Services
Project Address: Madras, OR
Sq Ft: 5,000 sf
Contractor: R&H Construction
Estimated Completion Date: Fall 2026

AFFORDABLE AND WORKFORCE HOUSING

Bridges on Broadway Permanent Supportive Housing

Project Owner: Homes for Good
Project Address: 599 E Broadway, Eugene, OR 97401
Sq Ft: 32,000 sf
Contractor: Meili Construction
Estimated Completion Date: Fall 2025



COLLEGE VIEW AFFORDABLE HOUSING

College View Affordable Housing

Project Owner: Housing Works
Project Address: 19755 Simpson Ave, Bend, OR 97702
Sq Ft: 58,307 sf
Contractor: R&H Construction
Estimated Completion Date: Fall 2025



1ST STREET MIXED-USE WORKFORCE HOUSING

1st Street Mixed-Use Workforce Housing

Project Owner: Vazquez Painting
Project Address: 1565 NE 1st St, Bend, OR 97701
Sq Ft: 5,700 sf

Contractor: -

Estimated Completion Date: Winter 2026

COMMUNITY/CIVIC



JEFFERSON COUNTY FIRE & EMS EXPANSION AND SEISMIC UPGRADE

Jefferson County Fire & EMS Expansion and Seismic Upgrade

Project Owner: Jefferson County Fire & EMS
Project Address: 765 5th St, Madras, OR 97741
Sq Ft: 13,089 sf
Contractor: Griffin Construction
Estimated Completion Date: Spring 2026

Humane Society of the Ochocos Dog Wing

Project Owner: Humane Society of the Ochocos
Project Address: 1280 Tom McCall Rd, Prineville, OR 97754
Sq Ft: 6,115 sf
Contractor: SunWest Builders
Estimated Completion Date: Spring 2025

Eastern Oregon University North & Daugherty Building Envelope Renewals

Project Owner: Eastern Oregon University
Project Address: One University Blvd, La Grande, OR 97850
Sq Ft: 90,000 sf
Contractor: CB Construction
Estimated Completion Date: Fall 2025

Sisters Community Center Adaptive Reuse

Project Owner: Sisters Park & Recreation District
Project Address: 611 E Cascade Ave, Sisters, OR 97759
Sq Ft: 50,486 sf
Contractor: Bremik Construction
Estimated Completion Date: Fall 2025

Warm Springs Adult Detention Center Rehabilitation

Project Owner: U.S. Bureau of Indian Affairs
Project Address: 2144 Kota St, Warm Springs, OR 97761
Contractor: Sealaska Construction
Estimated Completion Date: Winter 2026



NORTH POWDER PUBLIC LIBRARY ADDITION | RENDERINGS COURTESY OF PINNACLE ARCHITECTURE

North Powder Public Library Addition

Project Owner: City of North Powder
Project Address: 320 E St, North Powder, OR 97867
Sq Ft: 2,000 sf
Estimated Completion Date: Fall 2026

Oregon Tech Residence Hall (Pinnacle Architecture + Mahlum partnership)

Project Owner: Oregon Tech
Project Address: 3201 Campus Drive, Klamath Falls, OR 97601
Sq Ft: 83,000 sf
Contractor: Bogatay Construction
Estimated Completion Date: Winter 2026

SĀJ Architecture ~ 2025 Projects

Quinault Wellness Center

Project Owner:

Quinault Indian Nation

Project Address:

Aberdeen, Washington

Sq Ft: ~7,000 sf remodel plus
~6,600 sf addition

Budget: \$10M

Contractor: Clark Construction

Estimated Completion Date:

Summer 2027

Brief Description/Amenities:

This remodel and multiphase expansion will help the QWC offer expanded health and wellness services to the local community.



KALAMA SCHOOL DISTRICT NATURAL RESOURCES LEARNING FACILITY

Kalama School District Natural Resources Learning Facility

Project Owner:

Kalama School District

Project Address: Kalama, Washington

Sq Ft: 6,300

Budget: \$11.75M

Contractor: TBD

Estimated Completion Date: TBD

Brief Description/Amenities:

This career-focused project will provide a hub for students throughout Southwest Washington as they learn about and explore the surrounding forest. Nestled into the district's 30-plus-acre property, the initial building will offer flexible spaces where students can gather before setting off on assignments and reconvene to share their findings. The outdoor learning facility is a partnership between Kalama School District and Cascadia Tech Academy.



TRINITY LUTHERAN MIDDLE AND HIGH SCHOOL

Trinity Lutheran Middle and High School

Project Owner:

Trinity Lutheran School

Project Address: Bend, Oregon

Sq Ft: 23,800

Budget: \$13M

Contractor: SunWest Builders

Estimated Completion Date:

Fall 2025

Brief Description/Amenities:

New school integrated into existing campus. The building features a state-of-the-art performing arts theater that will also serve as a church sanctuary.



OREGON DEPT. OF FISH AND WILDLIFE JOHN DAY WATERSHED ADMINISTRATION BUILDING

Oregon Dept. of Fish and Wildlife John Day Watershed Administration Building and Eastern Design Aesthetics

Project Owner:

Oregon Dept. of Fish and Wildlife

Project Address: Pendleton, Oregon

Sq Ft: 4,390

Budget: \$4.6M

Contractor: TBD

Estimated Completion Date:

Winter 2027/Spring 2028

Brief Description/Amenities:

The site includes a new administration building and planning for a future 4,000-square-foot shop and vehicle maintenance space. The design team also developed building design aesthetics for use on facilities throughout the Northeast and Southeast ODFW regions.



THE ARGYLE AT SOUTHRIDGE | RENDERINGS COURTESY OF SĀJ ARCHITECTURE

The Argyle at Southridge

Project Owner: Cordillera

Project Address:

Kennewick, Washington

Units: 192

Budget: Confidential

Contractor:

Eichler Construction Group

Estimated Completion Date:

Summer 2025

Brief Description/Amenities:

The mixed-use development includes garden-style apartments and live-work townhomes. On-site amenities include a community building containing a fitness room, game room, co-working lounge, leasing offices, locker rooms, and a gathering space. Site amenities include a pool, children's play area, and food cart pod.

Relief Nursery Remodel and Addition

Project Owner:

MountainStar Family Relief Nursery

Project Address: Madras, Oregon

Sq Ft: 2,000 sf remodel plus 900 sf addition

Budget: \$350,000

Contractor: TBD

Brief Description/Amenities:

This project will provide expanded classroom space and renovated interiors funded by a USDA grant.

The Argyle at Canyon Rim

Project Owner: Cordillera

Project Address: Twin Falls, Idaho

Units: 204

Budget: Confidential

Contractor: TBD

Estimated Completion Date:

Summer 2025

Brief Description/Amenities:

This is a new luxury apartment development with panoramic views of the Snake River Canyon. Amenities include an on-site food-cart pod, sport courts, covered parking, and a community building.

Blue Mountain Community College McCrae Activity Center Upgrades

Project Owner:

Blue Mountain Community College

Project Address:

Pendleton, Washington

Sq Ft: 42,160

Budget: \$1.7M

Contractor: TBD

Estimated Completion Date:

Winter 2025

Brief Description/Amenities:

In partnership with WRK Structural and Seismic Engineers, SĀJ Architecture is providing architectural support for seismic upgrades to the 1970s'-era structure.

Black Butte School K-12 Modernization and Addition

Project Owner:

Black Butte School District

Project Address:

Camp Sherman, Oregon

Sq Ft: 8,260

Budget: \$2.9M

Contractor: Griffin Construction

Estimated Completion Date:

August 2025

Brief Description/Amenities:

This project includes a modernization and expansion of the district's existing midcentury modern building, which was originally constructed in 1951.

SĀJ Architecture and Frameworks Architecture Santiam Christian Schools New Elementary

Project Owner:

Santiam Christian Schools

Project Address:

Adair Village, Oregon

Sq Ft: 47,450

Budget: TBD

Contractor: TBD

Estimated Completion Date:

October 2026

Brief Description/Amenities:

The new elementary will provide improved educational space along with media center, kitchen and commons, administration, and gymnasium.

Westcliff Homes

Project Owner: Bend-Redmond

Habitat for Humanity

Project Address: Redmond, Oregon

Homes: 60

Budget: TBD

Contractor: Habitat for Humanity

Estimated Completion Date: TBD

Brief Description/Amenities:

Achieving a density of 12.5 units per acre, this development maximizes the site to create a community providing a mix of two-, three-, and four-bedroom homes.

Oregon Dept. of Forestry Klamath Fire Cache

Project Owner:

Oregon Dept. of Forestry

Project Address:

Klamath Falls, Oregon

Sq Ft: Phase 1- 3,100, Phase 2- 9,000

Budget: TBD

Contractor: TBD

Estimated Completion Date: TBD

Brief Description/Amenities:

The multiphased project will rebuild ODF's fire cache building and provide expanded firefighting operation facilities.

Myrtle Point Skilled Nursing Facility

Project Owner:

Sapphire Health Services

Project Address:

Myrtle Point, Oregon

Sq Ft: 8,400

Budget: TBD

Contractor: TBD

Estimated Completion Date:

Spring 2026

Brief Description/Amenities:

This project is a renovation of a residential care facility into a skilled nursing facility with new community space, kitchen, dining, and updated

Continued on Page 19 ▶



The Current multifamily and mixed-use building, Bend, Oregon

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BEND + PORTLAND

SAJ Architecture

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sleeping units.

U-Haul U-Box Warehouse

Project Owner: Amerco Real Estate Company
Project Address: Bend, Oregon
Sq Ft: 17,800
Budget: TBD
Contractor: TBD
Estimated Completion Date: Fall 2025
Brief Description/Amenities: Storage facility for the U-Box portable moving and storage containers.

40 NW Greenwood

Project Owner: Rascals Property LLC
Project Address: Bend, Oregon
Sq Ft: 4,400
Budget: Unknown
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: Spring 2025
Brief Description/Amenities:

Remodel of a downtown building to improve functionality for a main tenant and executive offices.

Art Studio

Project Owner: Maryn and Lewis Hooker
Project Address: Sandy, Oregon
Sq Ft: 4,300
Budget: Unknown
Contractor: TBD
Estimated Completion Date: Spring 2026
Brief Description/Amenities: Designed in collaboration with the Wright Design Studio, this new three-story building in downtown Sandy will serve as studio space for artists and community members looking to learn different craft arts such as pottery, painting, and jewelry making.

Hayden Homes Support Center

Project Owner: Hayden Homes
Project Address: Redmond, Oregon
Sq Ft: 34,896
Budget: Confidential
Contractor: Sun West Builders
Estimated Completion Date: Spring 2025



HAYDEN HOMES CORPORATE HEADQUARTERS AND SERVICE CENTER | RENDERING COURTESY OF SAJ ARCHITECTURE

Brief Description/Amenities:

Conversion of a form factory/warehouse into the offices for a regional home builder. The design features a steel-framed mezzanine within the building's volume and exterior improvements.

Sunriver Owners Association Office Remodel and Expansion

Project Owner: Sunriver Owners Association
Project Address: Sunriver, Oregon
Sq Ft: 8,000
Budget: Confidential
Contractor: Fortress Construction
Estimated Completion Date: Fall 2025
Brief Description/Amenities: The remodel and expansion provides additional room to accommodate the growth of SROA

and reconfigures the space to improve department efficiency.

Spencer Creek Flex Industrial

Project Owner: Port of Kalama
Project Address: Kalama, Washington
Sq Ft: 42,269
Contractor: Rotschy Inc.
Estimated Completion Date: August 2025
Brief Description/Amenities: This commercial and light industrial building is designed to support economic development in Kalama. Miscellaneous public and independent school projects throughout Oregon and Washington: Culver High School seismic upgrades (with WRK Engineers), All Saints School Gymnasium Renovation, St. Helens SLE Building, Beaverton School District Small Cap Projects to multiple schools, CasPac Annex, Fern Ridge School District HVAC upgrades (with Interface Engineering), Lake Oswego School District HVAC upgrades (with Sazan Group), and Elgin School District seismic upgrades (with WRK Engineers).

STEELE Associates Architects ~ 2025 Projects



JUNIPER RIDGE LOT 6

Aaken Electric – Juniper Ridge Lot 11

Project Owner: Aaken Electric
Sq Ft: 12,300 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2025
Brief Description/Amenities: New headquarters office and warehouse.



BLACK DIAMOND LOFTS

Black Diamond Lofts

Project Owner: Undisclosed
Project Address: Arizona Ave.
Sq Ft: 9,000 sq. ft.
Budget: Undisclosed
Contractor: Undisclosed
Estimated Completion Date: 2026
Brief Description/Amenities: A new mixed-use building with two-story loft units over ground floor commercial in the growing Southern Crossing neighborhood.

Boone Ridge Phase III

Project Owner: Undisclosed
Project Address: Salem, Oregon
Sq Ft: TBD
Estimated Completion Date: 2025
Brief Description/Amenities: Up to 18 upscale duplex cottages as the final phase in the Boone Ridge Senior Living Community.

Brinson Lot 8 – Building A & B

Project Owner: Empire Construction & Development
Project Address: 20717 Brinson Blvd., Bend
Sq Ft: 18,000 sq. ft.

Contractor: Empire Construction & Development
Estimated Completion Date: Summer 2025
Brief Description/Amenities: Two new light industrial speculative building in the South Brinson Business Park in Bend.



CEDARBROOK ALMC

Cedarbrook ALMC

Project Owner: Undisclosed
Project Address: Tigard, Oregon
Sq Ft: 180,000
Estimated Completion Date: 2026
Brief Description/Amenities: A new four-story, 180,000 sq. ft., 165 bed assisted living and memory care facility.

Central Electric Cooperative

Project Owner: Central Electric Cooperative
Project Address: Redmond
Sq Ft: 20,000 sq. ft. administration building, 8,000 sq. ft. warehouse, 16,000 sq. ft. vehicle storage building
Budget: Confidential
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities: New 20,000+ administration building for present and future growth on existing campus in Redmond. New warehouse and vehicle storage buildings. Masterplan campus for future growth.

Lighthouse Navigation Center

Project Owner: City of Bend, Operated by Shepherds House
Project Address: 275 NE Second St. Bend
Sq Ft: 10,000 sq. ft.
Contractor: 2KG Construction
Estimated Completion Date: Winter 2025
Brief Description/Amenities: Remodel existing warming/cooling shelter to add new commercial kitchen, new roof, new showrooms, and ADA upgrades.

Building #3 / MATC Expansion

and Remodel

Project Owner: Central Oregon Community College — Redmond
Project Address: 2030 SE College Loop, Redmond
Sq Ft: 7,500 sq. ft. addition / 4,000 sq. ft. remodel
Budget: \$8.0M
Contractor: TBD
Estimated Completion Date: Summer 2027
Brief Description/Amenities: Building #3 – advanced manufacturing and technology building with multipurpose classrooms, welding, fabrication and CNC labs.

Mid Oregon Credit Union Old Mill District

Project Owner: Mid Oregon Credit Union
Project Address: 557 SW Bluff Dr., Bend
Sq Ft: 16,500 +/- sq. ft.
Budget: Confidential
Contractor: SunWest Builders
Estimated Completion Date: January 2025
Brief Description/Amenities: A new sustainably designed cross laminated timber, three-story building for Mid Oregon Credit Union.

BIO RAD Laboratory Remodel

Project Owner: BIO RAD
Project Address: Woodinville, Washington
Sq Ft: 71,000 sq. ft. existing building remodel
Budget: Confidential
Contractor: GLY
Estimated Completion Date: March 2025
Brief Description/Amenities: Renovations and additions to Level 2 and Level 3 bio safe laboratories.

Martinazzi Hanger

Project Owner: Private
Project Address: Salem, Oregon
Sq Ft: 21,000 sq. ft.
Budget: Confidential
Contractor: TBD
Estimated Completion Date: Winter 2025
Brief Description/Amenities:

New hanger and office space.

Confidential

Project Owner: Private
Project Address: Salem, Oregon
Sq Ft: 12,000 sq. ft.
Budget: Confidential
Contractor: Confidential
Estimated Completion Date: Winter 2025
Brief Description/Amenities: New hanger and office space.

STEELE Associates & The Miller Hull Partnership Downtown Bend Library Renovation

Project Owner: Deschutes Public Library
Project Address: 600 NW Wall St., Bend
Sq Ft: 34,000 +/- sq. ft.
Budget: \$15M
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2026
Brief Description/Amenities: Library renovation to serve the citizens of Bend and Deschutes County.



DPL STEVENS RANCH-1 | RENDERINGS COURTESY OF STEELE ASSOCIATES ARCHITECTS

STEELE Associates & The Miller Hull Partnership Central Library at Stevens Ranch

Project Owner: Deschutes Public Library
Project Address: TBD
Sq Ft: 100,000
Budget: \$80M
Contractor: Kirby Nagelhout Construction Company
Estimated Completion Date: 2026
Brief Description/Amenities: New library to serve the citizens of Deschutes County.

STEELE Associates Architects

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Eagle Point Memory Care

Project Owner: Undisclosed
Project Address: Eagle Point, Oregon
Sq Ft: 20,000 +/-
Budget: TBD
Contractor: TBD
Estimated Completion Date: 2026
Brief Description/Amenities:
 A new 40 bed state of the art memory care facility.

Fairbanks Assisted Living Expansion

Project Owner: Undisclosed
Project Address: Fairbanks, Alaska
Sq Ft: 20,000 +/-
Budget: Undisclosed
Contractor: TBD
Estimated Completion Date: 2026
Brief Description/Amenities:
 Expansion of an existing assisted living facility.

Hangers at Salem Municipal Airport

Project Owners: Undisclosed
Project Address: Salem, Oregon
Sq Ft: 12,000 to 22,000
Budget: 4M to 10M
Contractors: TBD
Estimated Completion Date: 2025-2026
Brief Description/Amenities:
 Multiple new aircraft hangers for various clients at the Salem Municipal Airport.

Hunnell Mixed Use

Project Owner: Withheld
Project Address: Bend
Sq Ft: 170,000 sq. ft.
Budget: Confidential
Contractor: TBD
Estimated Completion Date: Mid-2026

Brief Description/Amenities:

Five stories of interior storage space and one story of apartments. Large resident roof top plaza. Under building resident parking.

Interchange – Action Sports

Project Owner: J&J Bailey Holdings LLC
Project Address: 63330 N Hwy. 97, Bend
Sq Ft: 22,825 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2026
Brief Description/Amenities:
 New indoor skatepark recreational facility in the proposed Basecamp Campus located near the Hwy. 20 and Hwy. 97 interchange.



INTERCHANGE - COGA | RENDERING COURTESY OF STEELE ASSOCIATES ARCHITECTS

Interchange – COGA

Project Owner: J&J Bailey Holdings LLC
Project Address: 63330 N Hwy. 97, Bend
Sq Ft: 50,575 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2026
Brief Description/Amenities:
 New Indoor gymnastics facility for Central Oregon Gymnastics Association, in the proposed Basecamp Campus located near the

Hwy. 20 and Hwy. 97 interchange.

Interchange – Food Truck Pavilion
Project Owner: Empire Construction & Development
Project Address: 63330 N Hwy. 97, Bend
Sq Ft: 1,280 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2026
Brief Description/Amenities:
 New food truck and beer garden proposed for the Basecamp Campus located near the Hwy. 20 and Hwy. 97 interchange.

Interchange – Safe Splash

Project Owner: Grant Jaffarian
Project Address: 63330 N Hwy. 97, Bend
Sq Ft: 5,040 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2026
Brief Description/Amenities:
 New swim school/ training facility in the proposed Basecamp Campus located near the Hwy. 20 and Hwy. 97 interchange.

Interchange – Spec Buildings

Project Owner: Empire Construction & Development
Project Address: 63330 N Hwy. 97, Bend
Sq Ft: 30,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2026
Brief Description/Amenities:
 Two new spec spaces for future recreations facilities proposed for the Basecamp Campus located near the Hwy. 20 and Hwy. 97 interchange.

Juniper Ridge Lot 6

Project Owner: Taylor Brooks Development
Project Address: Bend
Sq Ft: 50,000 sq. ft.
Budget: Confidential
Contractor: Sunwest Builders
Estimated Completion Date: 2026
Brief Description/Amenities:
 Flexible office/industrial suites buildings.

Juniper Ridge Lot 10 – Building A & B

Project Owner: Empire Construction & Development
Project Address: 63625 Old Deschutes Rd., Bend
Sq Ft: 28,600 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Summer 2025
Brief Description/Amenities: Two new light industrial speculative buildings in Juniper Ridge in Bend.

Key Mechanical

Project Owner: Key Mechanical
Project Address: 62853 NE Oxford Ct., Bend
Sq Ft: 10,800 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Winter 2025
Brief Description/Amenities:
 Office and warehouse on Lot 5 of the South Brinson Business Park.

Linden Lofts Apartments – East

Project Owner: Empire Construction & Development
Project Address: 3455 SW Canal Blvd., Redmond
Sq Ft: 66,000 sq. ft.
Contractor: Empire Construction

& Development

Estimated Completion Date: Summer 2025
Brief Description/Amenities:
 (3) 18 plex apartment buildings, (1) 12 plex apartment building
 Logsdon Mini Storage
Project Owner: Empire Construction & Development
Project Address: 710 SE Logsdon St., Bend
Sq Ft: 70,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2025
Brief Description/Amenities:
 New mini storage campus. The campus will include 386 units.

Lot E Mixed Use

Project Owner: Drexel Ventures LLC
Project Address: Arizona Ave., Bend
Sq Ft: 21,272
Contractor: TBD
Estimated Completion Date: TBD
Brief Description/Amenities:
 A modern five-story building with 14 townhome style living units over retail commercial.

Monmouth Memory Care

Project Owner: Undisclosed
Project Address: Monmouth, Oregon
Sq Ft: 30,000
Budget: Undisclosed
Contractor: TBD
Estimated Completion Date: 2026
Brief Description/Amenities:
 New 48 bed state-of-the-art memory care facility.

TBD

Project Owner: Withheld
Project Address: SW Bend
Sq Ft: 19,000 sq. ft. indoor pickle ball facility and 3,500 sq. ft. tap house with five food carts
Budget: Withheld
Contractor: TBD
Estimated Completion Date: Spring 2026
Brief Description/Amenities:
 Nine indoor pickle ball courts, office area, restrooms, "aviation" themed tap room with up to five food carts. Outdoor area.

Olsen Marketing

Project Owner: Olsen Marketing
Project Address: 20755 High Desert Ln., Bend
Sq Ft: 18,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2025
Brief Description/Amenities:
 Office and Warehouse in the Brinson Business Park.

Page Ct III

Project Owner: Empire Construction & Development
Project Address: TBD
Sq Ft: 12,000 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2025
Brief Description/Amenities:
 New light industrial speculative building in Prineville in the Tom McCall Business Park.

Page Ct Speculative Bldg.

Project Owner: Empire Construction & Development
Project Address: TBD

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STEELE Associates Architects
Continued from previous page

Sq Ft: 11,500 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2025
Brief Description/Amenities: New light industrial speculative building in Prineville in the Tom McCall Business Park.

Redmond Memory Care
Project Owner: MRSC Redmond LLC
Project Address: 2547 SW 21st St., Redmond
Sq Ft: 11,300 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2026
Brief Description/Amenities: New memory care facility. The facility will include 16 units of senior housing.

Sisters Airport Office
Project Owner: Sisters Eagle Airport
Project Address: 600 Barclay Dr., Sisters
Sq Ft: 23,120 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Spring 2026
Brief Description/Amenities:

New office building at the Sisters Airport. Will include leasable light industrial space for aviation.
The Rooster Pub
Project Owner: Empire Construction & Development
Project Address: TBD
Sq Ft: 4,500 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Summer 2025
Brief Description/Amenities: New brewpub in Prineville in the Tom McCall Business Park.

Three Peaks Lot 7
Project Owner: Reece Family Trust
Project Address: 780 W Three Peaks Dr., Sisters
Sq Ft: 7,600 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Winter 2026
Brief Description/Amenities: New light industrial building in the Three Peaks Business Park in Sisters. Building will be used for auto detailing and storage of recreational vehicles.

Tom McCall C-Store
Project Owner: Empire Construction & Development
Project Address: TBD
Sq Ft: 3,500 sq. ft.
Contractor: Empire Construction

& Development
Estimated Completion Date: Summer 2025
Brief Description/Amenities: New convenience store/ gas station in Prineville in the Tom McCall Business Park.

Tom McCall Retail/Office Bldg
Project Owner: Empire Construction & Development
Project Address: TBD
Sq Ft: 9,900 sq. ft.
Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2025
Brief Description/Amenities: New speculative retail/office building in Prineville in the Tom McCall Business Park for future tenants.



TOMCO ELECTRIC | RENDERINGS COURTESY OF STEELE ASSOCIATES ARCHITECTS

Tomco Electric – Juniper Ridge
Project Owner: Tomco Electric
Project Address: 20950 Cooley Rd., Bend
Sq Ft: 18,560 sq. ft.

Contractor: Empire Construction & Development
Estimated Completion Date: Fall 2025
Brief Description/Amenities: New headquarters office and warehouse for Tomco Electric.



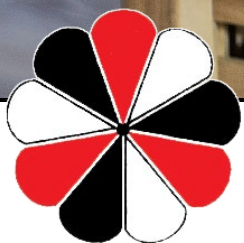
USFS SISTERS RANGER DISTRICT COMPOUND - ADMIN BLDG

Sisters Ranger District Compound – Admin Bldg
Project Owner: USFS
Project Address: US-20 & S Pine St., 391 W Cascade Ave., Sisters
Sq Ft: 13,300 sq. ft. admin building, 6,300 sq. ft. storage building
Budget: \$8,000,000
Contractor: DSL Builders
Estimated Completion Date: Spring 2025
Brief Description/Amenities: Masterplan and new administration building to replace the old one, new storage building, improved parking areas and vehicle circulation, added site security, better pedestrian connectivity and interpretive kiosk.

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Ten Over Studio ~ 2025 Projects

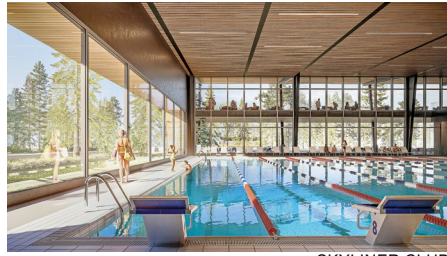


ROOTED AT ANTLER

Rooted at Antler

Project Owner: RootedHomes
Project Address: Redmond
Sq. Ft. 18 residential units, approximately 1,300 sq. ft. each
Contractor: CS Construction
Estimated Completion Date: 2026
Brief Description/Amenities: Affordable for-sale residential development consisting of a (10) unit Cottage Cluster and (4) duplexes. All units will be designed to net-zero standards.

hands-on learning and STEAM exhibits for the Central Oregon Community.



SKYLINER CLUB

Skyliner Club

Project Owner: Skyliner Club, LLC
Project Address: Skyliners Road, Bend
Sq. Ft. 48,000
Contractor: Stilson Builders
Estimated Completion Date: 2026
Brief Description/Amenities: State-of-the-art facility offering a variety of amenities designed to promote wellness and community engagement, including an indoor swimming pool, group fitness and training, community park lined with food trucks and more.

Sq. Ft. 40 single family homes, approximately 1,100 – 1,300 sq. ft. each
Contractor: O'Brien
Estimated Completion Date: 2025
Brief Description/Amenities: A new residential community on the West side of Bend featuring goal net-zero homes, grouped in clusters, each with shared communal spaces.

Contractor: Curtis Homes
Estimated Completion Date: 2025
Brief Description/Amenities: This project is the first building in the mixed-use commercial area of the Talline Development adjacent to Shevlin Park Road in west Bend. Two stories of commercial tenant spaces with half the ground floor designed to accommodate a community serving tenant such as a coffee shop with indoor and outdoor gather spaces.

Custom Residence

Project Owner: Undisclosed
Project Address: Redmond
Sq. Ft. 3,700
Contractor: Stilson Builders
Estimated Completion Date: 2026
Brief Description/Amenities: Custom off-grid residence designed to capitalize on spectacular Cascade views visible from the site.

Put a Cork in It

Project Owner: Ron Harris
Project Address: 1127 NW Ochoa Dr., Suite 100, Bend
Sq. Ft. 700
Contractor: SunWest Builders
Estimated Completion Date: 2025
Brief Description/Amenities: Put a Cork in It wine bar on the plaza at Discovery Corner, will be a great place to enjoy a glass of wine with friends or pick up a bottle for your next gathering.



CHILDREN'S MUSEUM OF CENTRAL OREGON

Children's Museum of Central Oregon

Project Owner: Children's Museum of Central Oregon
Project Address: Bend
Sq. Ft. Approximately 25,000
Contractor: TBD
Estimated Completion Date: 2027-2028
Brief Description/Amenities: A proposed museum to provide



ROOTED AT SIMPSON | RENDERINGS COURTESY OF TEN OVER STUDIO

Rooted at Simpson

Project Owner: RootedHomes
Project Address: SW Simpson Avenue, Bend

Housing Works Office Building

Project Owner: Housing Works
Project Address: 1699 W. Antler, Redmond
Sq. Ft. 5,000 sq. ft.
Contractor: TBD
Estimated Completion Date: 2026
Brief Description/Amenities: The new office building will provide a modern collaborative work environment for the Housing Works team as they serve the community with a variety of housing services.

Talline Mixed-Use Commercial

Project Owner: Curtis Homes
Project Address: 62660 NW Skyline Ranch Rd, Bend
Sq. Ft. 14,000

Bluebird Skin Therapy + Aesthetics

Project Owner: Julie Natoli
Project Address: 1208 Skyline Ranch Rd., Ste. 100, Bend
Sq. Ft. 700
Contractor: Sun West Builders
Estimated Completion Date: January 2025
Brief Description/Amenities: Bluebird Skin Therapy + Aesthetics in Discovery West is a warm and inviting space providing in-office treatments and skin care.



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