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Juniper Ridge

Update on the Decades-Awaited Development

by NOAH NELSON — CBN Feature Writer



PHOTO | COURTESY OF TAYLOR BROOKS

Juniper Ridge is a 500-acre industrial and business park that sits in northeast Bend. The City is coordinating efforts to develop Juniper Ridge for industrial and employment uses. Taylor Brooks currently owns and is developing multiple parcels in Juniper Ridge, targeting industry sectors like aerospace, medical devices, computer electronics, software, telecommunications, educational services, financial services, pharmaceutical and alternative energy resources.

The history of Juniper Ridge stretches back further than many locals realize. While construction within the development will be taking place as late as 2028 and beyond, the original plans to develop the land predate the Great Recession of 2008. The Bend City Council adopted the Juniper Ridge Urban Renewal Plan on August 29, 2005 and in 2008, submitted the development's Conceptual Master Plan.

This master plan outlined design guidelines that were intended to influence the future of the development, and in turn, the surrounding communities and districts that border Juniper Ridge.

The guidelines prioritized the following, "Large areas for businesses to locate and grow, creating diversified family-wage employment; A higher education presence with research and development capabilities; A variety of housing types attractive to a range of users; A wide variety of parks, preserves and trails for outdoor recreation; and a new retail, dining and entertainment center."

As the years went on, the development shifted its priorities to reflect the realistic nature of what the Bend community needs. As reported by *The Bulletin* in 2023, "the City had aspirations of Juniper Ridge becoming a vibrant business park and university campus with housing, trails and parks. But the real estate market, the needs of the community and the land uses within Juniper Ridge have all changed since then."

Taylor Brooks general manager, Jeremy McPherson, who is heading up the Juniper Ridge Development, shared what seems to be the driving theme behind the modern Juniper Ridge Development: providing opportunity

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A History of Top Projects in Cascade Business News

by JEFF MARTIN, President — Cascade Publications Inc.

Cascade Business News (CBN) first published in September 1994. Launched by the late Pamela Hulse Andrews, the mission was to "enhance and promote the economic vitality of Central Oregon." The very first edition featured a front-page photo of the Bend Title Company under construction; they later became AmeriTitle and still occupy the space at 15 NW Oregon Ave. in Bend.

The mid- to late-90s saw a boom of construction projects. The original sales manager for CBN created a "Building Feature" program where CBN would tour new facilities, interview everyone involved — from owner/developer to construction and design teams — and discuss the project vision, design elements and construction innovations and challenges. Ads were sold to willing participants, and the more ads sold, the larger the spread in the paper. These spreads became popular with both advertisers and readers. The ads sold helped offset the cost of producing and publishing the features.

When I came on board as the new sales manager in 1999, another boom was taking place. We were featuring new schools, office buildings, public works, etc., throughout Central Oregon on a monthly basis. These features sometimes took up two, four, even six pages depending on how many ads were sold. They made for great promotion for contractors, architects, engineers, subcontractors and suppliers across the region. Commercial real estate companies seeking tenants for new projects took notice and often joined in as well.

In the early to mid-2000s, contractors and developers began reaching

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FIRST CBN FRONT PAGE, SEPT 1994 | PHOTO BY CASCADE BUSINESS NEWS

2025 Top Projects Spotlight — Pages 12-34

Bend's New Public Works Campus Serves Growing City

by LEAH ETLING — CBN Feature Writer

With Bend's rapid growth placing increasing pressure on essential infrastructure and City services, the opening of the new Public Works Campus at Juniper Ridge marks one of the most significant municipal investments in recent years. For Public Works Director Mike Buettner, the campus represents both a long-overdue upgrade and a foundational step in preparing Bend for decades of continued expansion.

"It means many things for the City of Bend and our ability to serve this growing community," Buettner said. "But most importantly, the new Public Works Campus allows us to simply keep pace with the community from a space standpoint. We have more equipment and more staff than we used to; all the things we need to keep up with the growing amount of roads and water facilities to build and maintain."

For years, Bend's Transportation and Mobility and Water Services teams operated out of aging, undersized facilities that could no longer meet the needs of a city growing past 105,000 residents. "Existing buildings were at capacity and at the end of their useful lives," Buettner explained. "The aging facilities at 15th Street campus that used to house the Transportation and Mobility Department were no longer able to accommodate the staff needed to maintain our streets, bikeways and

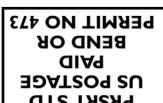


CITY OF BEND RECENTLY OPENED A NEW PUBLIC WORKS CAMPUS AT JUNIPER RIDGE, AN IMPROVEMENT NECESSARY TO MEET CONTINUED GROWTH | PHOTO COURTESY OF CITY OF BEND

bridges. Similarly, the small facilities that the Water Services Department used at the Boyd Acres campus lacked the office space and storage space needed for a department providing water, sewer and stormwater services to a community of Bend's size."

Consolidating Engineering staff at the new campus also

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Jenn Limoges, CCIM, Awarded Commercial Transaction of the Year

The Cascades East Association of Realtors has honored Jenn Limoges, CCIM, of NAI Cascade with the Commercial Transaction of the Year Award, recognizing her role in the sale of 11.22 acres within the Ochoco Mill Redevelopment, one of Prineville's most significant and transformational real estate transactions to date.

The award celebrates Jenn's leadership in the May 2024 disposition

of the multifamily development site from Ochoco Lumber Company to North Peak Development, a project that will bring 312 new apartment units to the community and act as a catalyst for future growth in the Ochoco Mill. More than a complex commercial transaction, the deal represents a meaningful

Continued on Page 36 ▶

Cory Bettesworth Named 2025 Realtor of the Year by Cascades East Association of Realtors

REMAX Key Properties is proud to announce that Cory Bettesworth, managing principal broker at REMAX Key Properties, has been named 2025 Realtor of the Year by the Cascades East Association of Realtors. This prestigious honor recognizes her exceptional leadership, unwavering commitment to industry excellence, and significant contributions to both

the real estate profession and the Central Oregon community.

Seven Years of Transformational Leadership at REMAX

As managing principal broker for the past seven years, Bettesworth has been at the forefront of guiding REMAX Key

Continued on Page 36 ▶

Visit Central Oregon Set to Open Applications for the 2026 Central Oregon Future Fund

Visit Central Oregon will open applications for the 2026 Central Oregon Future Fund, offering \$300,000 in grants for tourism-related projects within Deschutes, Jefferson, Crook, and South Wasco counties. Applications may be submitted January 5 through February 13, 2026.

Funded entirely by Travel Oregon Transient Lodging Tax revenue managed by Visit Central Oregon, the Future Fund is designed to support projects that create lasting, positive impact for both residents and visitors.

Visit Central Oregon's Future Fund is complementary to Visit Bend's grant programs, the Bend Sustainability Fund and Bend Cultural Tourism Fund. The Central Oregon Future Fund is independently developed and focused on high-impact projects driven by smaller budgets and shorter timelines, with completion expected by May 30, 2027. This approach fills a different and equally important niche

Continued on Page 38 ▶

Taylor Brooks Announces New Shevlin Crossing Tenant

Taylor Brooks has announced that Perk Imaging has signed a lease for Shevlin Crossing Building B, introducing an advanced new option in breast screening to Central Oregon. Perk Imaging will offer the QT Scan, a state-of-the-art, non-invasive breast imaging technology that is radiation-free, contrast-free, compression-free, and

completely painless. The Bend location will house one of only ten QT Scanners in the United States — and the first in Oregon — providing unprecedented clarity down to the cellular level.

Perk Imaging was founded by Amanda

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EDCO Announces 2026 Annual Luncheon Date & Keynote Speaker

Economic Development for Central Oregon (EDCO) is pleased to announce details for its highly anticipated 2026 Annual Luncheon, taking place Thursday, February 5, 2026, from 11am to 1:30pm at the Riverhouse Lodge in Bend. This long-standing EDCO tradition brings together business and community leaders from across the region to hear from nationally

recognized innovators shaping the future of business.

Each year, the luncheon provides attendees with insights from leading voices in business and economic leadership. As Central Oregon's premier

Continued on Page 38 ▶

Cascade Rack Celebrates 12 Years of Innovation & Adventure Gear Excellence

Cascade Rack, a leading provider of vehicle racks, overlanding solutions and outdoor gear accessories, is proud to celebrate its 12th anniversary. Since opening its doors in December of 2013, the company has grown into a trusted resource for outdoor enthusiasts, families and commercial customers who

rely on high-quality and fast service.

Over the past 12 years, Cascade Rack has earned a reputation for expertise, exceptional customer service and curated a selection of products

Continued on Page 38 ▶

Schwab Opens Branch in Bend

Charles Schwab, a leading brokerage and wealth management firm, is opening a new branch in Bend, expanding in-person access to financial services for Central Oregon clients.

Schwab is committed to meeting clients where they are, both online and in person. Located right

downtown at 744 NW Bond St., Suite A, the Bend branch gives residents the opportunity to sit down with a trusted, local financial professional for support with investing, retirement

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Juniper Ridge

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for Central Oregon’s industrial sector to expand into a dedicated space, built for their future growth, and to spur the development of nearby housing and commercial services for the neighborhood pod that will be created from the development. Ideally, people working at the variety of businesses in or coming to Juniper Ridge in the near future will be able to go to work, go out for food and drink, and enjoy amenities like shopping, trails and more, all within walking distance of where they live.

This aligns with a greater philosophy that’s been emerging within the Bend City Council’s vision of Bend’s future: to create neighborhood pods where people have the convenience of walkability, increasing both the accessibility and health of the community as a whole.

While many of the deals in Juniper Ridge are still in the works and cannot be announced, a few have moved far along enough that they can be mentioned.

Serán BioScience, a local pharmaceutical company, is one of the businesses expanding into Juniper Ridge. Working with Serán’s executive team, Taylor Brooks planned, designed and constructed a two-building campus to accommodate the company’s growing pharmaceutical operations — specifically their need for a dock-height loading and receiving area and clean-



MAP AND RENDERINGS | COURTESY OF TAYLOR BROOKS

room-quality warehouse space. Taylor Brooks successfully worked within the Juniper Ridge design review guidelines and process, obtaining plan approval in 2023 and completing construction of these buildings in Spring 2025.

Another one to announce is Mike’s Fence Center. As part of Phase 1, Mike’s Fence will purchase two lots totaling nearly eight acres, which the company said will support its long-term growth strategy, including significant expansion across Central Oregon and the surrounding region.

In November 2020, the Bend City Council adopted the Juniper Ridge Work Plan. The Work Plan is divided into three phases, and is intended to provide a blueprint for Council and City staff of actions to address barriers to development in the Juniper Ridge Overlay Zone, and encourage employment-based commercial and industrial development as identified in the 2016 Bend Comprehensive Plan.

With decades of planning in place, the City of Bend also worked alongside EDCO to provide an incentive for businesses to develop within Juniper Ridge. The Juniper Ridge Overlay Zone is located within the Bend Enterprise Zone program, administered by EDCO. The program encourages economic development by exempting real property and equipment taxes used in the production of tangible and intangible goods. Depending on the business’s qualifications, exemptions can be either for a period of three or five years.

With much more business activity on the way, including industrial and eventually commercial services, the impact Juniper Ridge will have on the Bend community, especially for those who live nearby, will be vast.

“In a few years, the area will be unrecognizable,” said McPherson. “The employment in the area will increase by several factors. Anytime you see this much independent capital investment in one area, coming from various private sources with the City investing in infrastructure and allowing developers to move in, the market is telling you what’s going on. This is in demand, and it’s a big opportunity.”

He also mentioned that, similar to the medical district containing St. Charles on the east end of town, commercial services are always the last to pop up.

Jobs are coming to the area, the City has been working with developers to build nearby housing for years now, and the last piece of that puzzle to bring people in and create a healthy neighborhood will be the introduction of commercial services.

“We’ll respond to the market, be opportunistic, and provide the services that draw people in,” said McPherson. And like any development, if you want people to show up and stay, there have to be food and drink options. McPherson mentioned the inclusion of food and beverage services and mentioned the possibility of a dedicated food cart lot/taphouse in the area.

After years of limbo, Juniper Ridge is seeing some exciting progress, bringing another vibrant and healthy neighborhood to the future of Bend. taylorbrooksdev.com



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Falcon Storage Condos Concept Takes Flight

Flexible Units for RV's or Other Range of Uses Now Available to Purchase

by **SIMON MATHER** — CBN Feature Writer

A new dimension in multi-use storage units — able to be purchased rather than the traditional model of renting — has arrived in Bend in the form of the Falcon Storage Condos project, now nearing completion.

Located at NE Funner Place, off Boyd Acres Road, with easy access from the Bend Parkway, the 73,400-square-foot building complex offers 37 RV-type storage units and eight 2,200-square-foot light industrial spaces, available for purchase.

The fully-insulated, versatile storage condos range in size from 1,440 to 1,560 square feet — ideal for RV's, motorcoaches, boats, car collections, hobby shops, small business uses or a variety of other purposes, all within a secure, easily accessible, well-appointed facility.

Each unit features 18' ceilings, oversized 14' roll-up doors, reinforced concrete floors, climate control and 125-amp electrical service with a 50-amp RV plug. Owners also enjoy access to shared clubhouse amenities including restrooms, showers, a kitchenette and media/meeting area, as well as an onsite RV dump station, air station and vehicle washing capability.

The gated property is monitored by security cameras and offers 24-hour access, which the developers say provides "peace of mind and convenience," while custom upgrades such as mezzanines, epoxy flooring, tool cabinets, lighting enhancements and AV packages are available to tailor each space to individual needs.

"All the units are built to high standards with a range of shared and optional amenities," said Rob Kelleher, owner of Bend-based construction company Kellcon, which worked on the project. "Among the big plus points is how flexible and highly customizable the units are, together with the fact that, unlike traditional self-storage, the units are sold as real estate condos, allowing buyers to build equity."

Sandy, Oregon-based Web Steel Buildings Northwest provided the framing systems. "Unlike any other manufacturer, we offer three distinctly different steel framing systems — Delta, Vaulted Clearspan Truss and Rigid Frame — as well as hybrid options," Owner Rob Boaz noted. "Whether their span is 16' or 180', we help customers find a solution that precisely meets their needs. Web Steel Buildings are precision designed and manufactured for quick and easy bolt-together assembly. They include comprehensive structural plans stamped by the company's licensed engineers, along with concrete foundation design and building calculations — which makes permit approval and communication with contractors easier."

"The units are fully insulated and climate-controlled (heating and cooling) for year-round protection of stored items. Units feature high-clearance 18-foot ceilings and oversized 14-foot roll-up doors to accommodate large vehicles and equipment, and there is an outside vehicle wash area for owner convenience."



PHOTO | COURTESY OF KELLCON

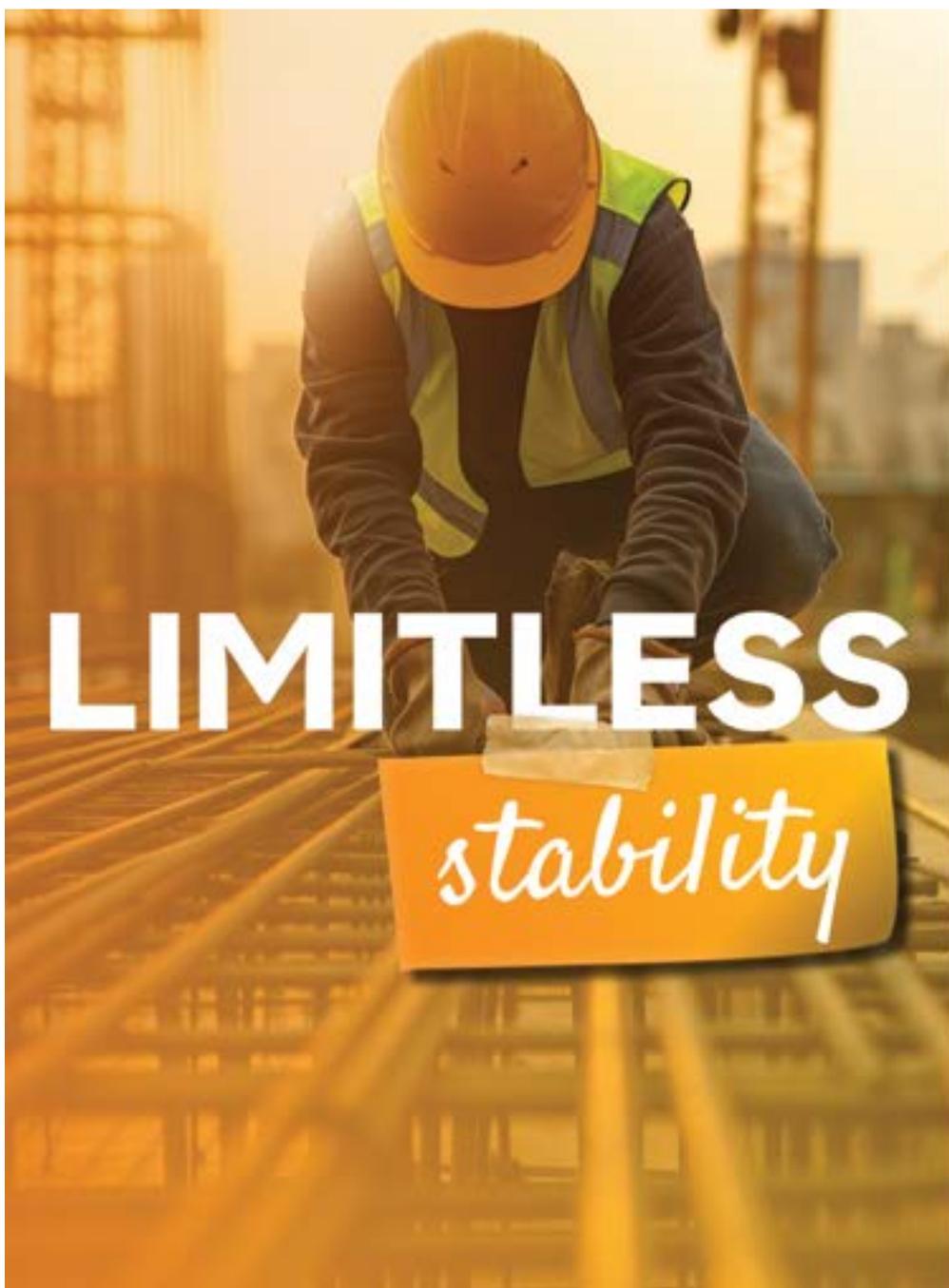
On the flexibility front, owners can upgrade their units with features like mezzanines (due to the high ceilings and fiber reinforced concrete slab), epoxy flooring, custom cabinetry, private bathrooms (plumbing rough-ins are standard) and audio-visual (AV) packages."

Kelleher said that all units are plumbed for restrooms, have power, finished drywall, painted and high-end LED lighting capacity. Concrete flooring can be epoxy finished, stained or otherwise covered.

The new project's model unit will feature a mezzanine and bathroom and an HOA is being formed for common areas, maintenance, and any shared utilities. "The project is a good fit for this area and easily accessible from the Parkway, with sewer dump stations, trash enclosures and washing capabilities," Kelleher added. "There is a big demand for this type of opportunity, and four out of the eight light industrial units have already been pre-sold, as it makes sense to buy and own an asset rather than rent."

While many self-storage facilities across the country can accommodate the storage of RVs and boats, there are few that offer an actual real estate investment opportunity. As an increasingly popular trend, self-storage condominiums allow a customer to buy a specific unit at a facility, pay a fee similar to that of a homeowners association, and sell the unit at any time. Storage condos remain a niche market,

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Employer Updates for 2026

by **WILSON JARRELL, Partner & MISSY OAKLEY, Attorney** — Barran Liebman LLP

As the weather continues to worsen and the days increasingly grow shorter, it can only mean one thing — the end of the year approaches. With the new year comes many new things, including a bevy of new laws becoming effective. This year, the Oregon Legislature passed several new laws that employers should have on their radar, and we have identified a number of particularly relevant changes that you will want to ensure you are tracking as the calendar flips over. From payroll transparency to construction wage liability, these changes will require proactive updates to policies and HR practices.

Employers Must Provide Detailed Payroll Information to New Hires

Paystubs are something we are all used to dealing with, but what must be included and when has shifted. SB 906 requires employers to provide new hires with a written explanation of earnings and deductions shown on their itemized statements, including the regular pay period, all the types of pay rates an employee may be eligible for, all the types of potential deductions and their purpose, benefits that may appear as contributions and deductions, and all payroll codes that may be used (along with a detailed description or definition for each). Employers must then review and update this information by January 1 of each year.

Employers can satisfy the requirements of the new law by making the information available to employees in a location easily accessible to them, such as a link to a website, a physical document posted in a central location, a shared electronic file, or e-mail. The Bureau of Labor and Industries (BOLI) has also created a model document which employers can reference and use.



Wilson Jarrell

Missy Oakley

Blood Donation Qualifies as Protected Sick Time

Continuing to change how sick time may be used, SB 1108 amends ORS 653.616 to add “blood donation” to the list of reasons an employee may use sick time. Specifically, an employee may now use sick time for blood donation that is made in connection with a voluntary program for the donation of blood that is approved or accredited by the American Association of Blood Banks or the American Red Cross.

Public Employers Can Deduct Wage Overpayments (After Providing Notice)

If you are a public employer, SB 968 now permits you to deduct an overpayment of wages with specific notice requirements. The deduction must be for an overpayment that occurred during the 364-day period immediately preceding the date on which the public employer provides the employee with a number of specific written statements itemizing the overpayment and deductions and describing rights of both the employee and the employer, which must be provided at least 10 calendar days before making the deduction.

Construction Wage Liability is Expanded to Property Owners and Direct Contractors

Property owners and contractors can now be directly liable for unpaid wages, fringe benefit contributions, and penalties owed to unrepresented employees — whether those employees work for the direct contractor or a subcontractor.

With the passage of SB 426, an unrepresented employee, an authorized third-party representative, or the Attorney General can bring a civil action against an owner, a direct contractor, or a subcontractor to recover the unpaid wages. The lawsuit must be filed within two years from the date the wages and fringe benefit contributions were due.

Importantly, prior to commencing a lawsuit against an owner or a direct contractor, a person must send written notice that sets forth the alleged violation, the nature of the claim, and states that the owner and the direct contractor have 21 calendar days to correct the alleged violation. If the alleged violation is corrected within 21 days, no lawsuit may be filed.

While an owner or direct contractor may seek recovery against a subcontractor for any amount paid, they can no longer shield themselves completely from liability for unpaid wages.

Interviewers Cannot Ask an Applicant When They Attended or Graduated From an Educational Institution

The Legislature has also given employers another reason to review its application and interview practices. HB 3187 makes it unlawful for an employer, prospective employer, or employment agency, prior to completing an initial interview (or if there is no initial interview, prior to making a conditional offer of employment), to request or require disclosure of an applicant’s age, date of birth, or when the applicant attended

or graduated from any educational institution. Exceptions apply when such information is required to affirm that the applicant meets bona fide occupational qualifications or comply with a federal, state, or local law, rule, or regulation.

BOLI Can Issue Advisory Opinions, and There’s a New Employer Assistance Division

HB 2248 establishes the Employer Assistance Division within BOLI. This is a new resource for employers, the purpose of which is to provide education, training, and interpretive guidance, including advisory opinions, to employers to assist them in complying with laws that are enforced by BOLI.

Generally, BOLI cannot impose a penalty on an employer for any good faith action taken in reliance on their “discussion communications” (defined by the statute), and discussion communications between BOLI and an employer cannot be disclosed and admitted as evidence in a subsequent BOLI proceeding unless the employer requests disclosure.

(These last two bills went into effect on September 26, 2025.)

With these changes in mind, now is an excellent time to update your policies, train HR teams, and take other proactive steps to avoid liability and ensure compliance in the year ahead.

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RECREATION

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The Power of Partnership

How SecuraCore, Elite Electric & Matt Thomas Deployed Technology for a Dealership of the Future at Subaru of Bend

by **MATT SCHABERG** — **SecuraCore**

The modern retail environment demands more than just a great product; it requires a seamless, engaging, and secure experience. This vision was the driving force behind the new Subaru of Bend facility, spearheaded by owner Matt Thomas. Recognizing that technology is a key differentiator in today's auto dealerships, Thomas partnered with local Bend experts, SecuraCore, and their key collaborator, Elite Electric, to design and install an integrated system that has transformed the dealership into an industry leader. The result is a facility where every component — from the music played in the showroom to the light filtering through the windows — is intelligently orchestrated for the benefit of both the customer and the business.



The Zero-Tolerance Security Ecosystem

While comfort and connectivity define the front-end experience, security and operational efficiency were tackled with equal rigor. SecuraCore implemented a comprehensive, cutting-edge security solution built around Verkada IP surveillance cameras. This cloud-managed system provides crystal-clear, all-encompassing monitoring of the property.

Crucially, the surveillance network is augmented by loudspeakers, creating a powerful deterrent in the after hours. This entire security ecosystem is backed by SecuraCore's 24/7 central station monitoring, ensuring live video monitoring and immediate response to any after-hours activity. The measurable success of this installation speaks volumes: Subaru of Bend has reduced theft and vandalism to virtually zero. This achievement not only protects valuable assets but also fosters a secure environment for all employees and customers.

Automated Elegance and Partnership in Action

Adding the final touches of efficiency and class are the Lutron Automated Shades. These smart shades integrate with the facility's operational rhythm, automatically managing natural light. This reduces energy costs by minimizing heat gain and glare, while simultaneously enhancing the comfort of the space — a sustainable and smart choice.

The seamless execution of this project is a testament to the collaborative spirit of the Bend trades community. SecuraCore's deep technological expertise, design, installation and integration capabilities were perfectly complemented by Elite Electric's masterful electrical design, wiring, access control and fire notification systems. Working hand-in-hand, the two companies ensured a seamless outcome for Subaru of Bend, proving that local partnership is the key to delivering complex, integrated projects on time and to the highest standard.

Conclusion: A New Standard of Retail

Subaru of Bend, under Matt Thomas's leadership, is now a showcase for how technology should serve the customer and the business. By leveraging Ubiquiti, Sonos/Sonance, Verkada, and Lutron, and uniting the skills of SecuraCore and Elite Electric, the dealership has not just upgraded its space — it has created an industry-leading and unique experience that drives customer loyalty and guarantees operational peace of mind. This successful integration is a shining example of how Central Oregon businesses are embracing innovation to define the future of retail.

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City of Bend Public Works Campus

Continued from page 1

increases access and collaboration for city teams, while freeing up much needed space at the City's downtown campus.

Major Operational Upgrades

Among the departments benefiting most directly from the new investment is the City's Fleet team, responsible for maintaining more than 800 pieces of equipment ranging from fire engines to specialized sweepers.

"Our Fleet Department never really had adequate facilities to perform their work," Buettner said. The former facility had once been a refrigeration manufacturing site and was never intended for modern fleet service needs. "This new facility is designed for those purposes and allows our Fleet maintenance staff to perform more thorough work more efficiently."

The campus also dramatically reshapes how Public Works teams interact. Previously, more than 250 staff were scattered across three locations, making collaboration difficult.

"The new campus provides more space for our staff to work more closely to one another and provides greater opportunity for collaboration where it might not have happened in the past," Buettner said. "Those small, regular interactions lead to a more well connected, more cohesive workgroup and organization over time."

Practical boosts to efficiency were also built into the design, such as indoor vehicle storage. "The vehicles are protected from weather... and they're also faster and easier to deploy when it's time to get to work." Residents will soon experience the advantages of the new campus firsthand. Several components are slated for public use beginning in early 2026. "Some of those include publicly available meeting rooms that will be available for City-related community meetings. There's a water conservation demonstration garden that will be completed in early 2026 as well that we hope is used to inspire a more water-conscious community moving forward," Buettner said. In the long run, he anticipates the campus will become a regular community meeting location, acting as a host site for workshops, council work sessions and other civic gatherings.

A Model for Sustainable Public Development

Sustainability was a major priority throughout the project. The campus is on track to achieve LEED Gold certification and was designed with net-zero energy use in mind. "Perhaps the most notable is the net-zero energy use goal for the facility," Buettner said. "The goal for this facility is to produce more energy than it consumes." This target aligns with Bend's Community Climate Action Plan.

The City also emphasized site-sensitive development. "Another noteworthy attribute of the new campus is the preservation of existing landscape – multiple 100-year-old junipers and rock outcroppings were preserved as a result."

Buettner is also looking forward to public programming onsite. "I'm looking forward to hosting workshops focused on waterwise landscaping and using the demonstration garden as part of the education."

The City began evaluating locations in 2018 and compared the cost of upgrading existing sites against building new. Juniper Ridge emerged as the strongest option.

"In 2021, the Bend City Council approved an area within Juniper Ridge for the new Public Works Campus, because it has adequate space and the City owns land there (which lowers the overall cost)," Buettner noted. It also aligned with the City's broader vision of supporting development in the northern portion of Bend. "Ultimately, the property at Juniper Ridge provided the best combination of cost and available land."

Of all the new features, Buettner's personal favorite is the headquarters' first floor gathering space. "The first floor of the Headquarters building is called the 'Intersection' and is absolutely that – a place that you can run into just about anyone associated with public works," he said. The flexible environment offers indoor/outdoor seating, an open-air kitchen and space for informal collaboration.

The City will continue fine-tuning operations in the new space. Public tours and art-viewing opportunities are expected in early 2026. With the new campus operational, Bend is better positioned to maintain the transportation network, water systems and essential services that underpin the city's quality of life.

As Buettner put it: "This new campus positions us to continue to provide crucial, core public services... well into the future."

bendoregon.gov

Falcon Storage Condos

Continued from page 5



PHOTO | BY LAURIE PITTMON

but awareness of and attraction to the product is growing.

Falcon developers say buying a storage condo offers a unique blend of personal use and real estate investment benefits, providing advantages over traditional storage rentals like ownership, customization, potential appreciation in value and enhanced amenities. They added that ownership and financial advantages include:

- **Real Estate Investment:** Unlike rent, which is an expense, purchasing a storage condo is an investment in real estate. The unit can appreciate in value over time due to high demand and limited supply in many areas.
- **Potential for Resale Profit:** You own the deed to the unit and can sell it later, potentially at a profit, allowing you to recoup your initial investment.
- **Long-Term Cost-Effectiveness:** For long-term storage needs, owning can be more cost-effective than paying ever-increasing monthly rental fees indefinitely.
- **Tax Benefits:** Owners may be eligible for tax benefits, such as deductions for depreciation, mortgage interest and property taxes, as these are often considered commercial real estate.
- **Potential Rental Income:** You can rent out your unit to generate passive income, similar to a residential investment property.

Customization and flexibility is offered through personalization — as an owner has the flexibility to customize the interior space to suit specific needs, such as installing shelving, lighting or creating a workshop area.

As far as versatility goes, the space can be used for a wide range of purposes beyond simple storage, such as a place for a hobby, a "man cave," or a base for a home-based business, subject to the homeowner's association (HOA) guidelines.

Reassurance comes through top-tier security, as well as the condo facilities offering 24-hour, private access, which is more convenient than the potentially limited hours of traditional rental facilities. The facility has robust security measures, including fencing, gated entryways, 24/7 surveillance cameras, individual unit alarms and on-site management, offering greater peace of mind for valuable possessions.

The HOA or property management company handles the maintenance of common areas and general upkeep (e.g., landscaping, snow removal), reducing the owner's day-to-day maintenance burden. There is also a sociable aspect as the facilities include a common area clubhouse, fostering a sense of community among owners who share similar interests (such as car enthusiasts and RV owners). Extra wide drive isles can also accommodate larger equipment turning and easy entry and exit into each unit, which can be facilitated through smart garage openers.

As a private ownership storage condo development catering to motorcoach, RV, classic car and hobbyists, the project developers say Falcon Storage Condos provide an "affordable and luxurious storage solution" for discrete buyers that have acquired recreational assets and desire a clean, professional, climate controlled and secure storage area.

"From frames to fasteners, we give our customers everything they require to construct their buildings. Supplying buildings that are strong and low maintenance, with a weather-tight fit — while also offering design flexibility, exacting standards of manufacturing, and superior customer service throughout the construction phase — that's what sets Web Steel Buildings apart from other companies on the market" states Boaz.

"I give my people a lot of credit for the reputation we've established. And as we like to emphasize, whether talking to a do-it-yourselfer, an RV dealership, storage facility, a city's public works department or a school district, what we deliver is 'more than a building — it's a solution.'"

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Getting Ahead of the Curve

Your Central Oregon Business Game Plan for 2026

by CHRIS C PIPER, Area Manager — BBSI Central Oregon

As 2025 closes, the familiar rhythm of year-end planning is back — but with a twist. Central Oregon’s vibrant and resilient business community needs to look beyond the immediate horizon and strategically prepare for shifts in Oregon’s legislative and economic landscape in 2026.

This isn’t about bracing for a storm; it’s about having a proactive, proven game plan.

Strategic Insights from BBSI: The guidance shared here represents the same field-tested strategic counsel we provide to our own BBSI (Barrett Business Services, Inc.) clients across the region. We focus on helping them maintain stability, pivot effectively, and plan confidently. We believe these insights will be invaluable as you determine where, when, and how to pivot your own business next year.

The State Budget Juggling Act & Local Impact

Oregon is currently wrestling with a significant state budget deficit for the upcoming biennium. When the state tightens its belt, the reverberations are felt locally throughout Central Oregon, impacting everything from contracts to the local labor pool.

If your business contracts with state or local public agencies (schools, government departments), you should anticipate increased budget scrutiny and potential slowdowns or reductions in project scopes and payments. The pivot here is to sharpen your invoicing processes and actively diversify your client base.

Furthermore, budget cuts to areas like education and job training programs could affect the long-term availability of skilled local talent. A key strategy is to double down on internal training and mentorship programs now to cultivate the skills you need in-house. As the state looks for ways to balance the books, tax adjustments are always possible. Consult with your CPA to monitor any proposed shifts related to the Corporate Activity Tax (CAT) or other business fees. Proactive preparation is critical.

New Legislative Mandates for 2026

This fiscal environment is paired with significant legislative changes. A few major pieces of Oregon law are scheduled to take effect on **January 1, 2026**, which require immediate updates to your HR and payroll compliance systems.

One of the most immediate changes is **Payroll Transparency (SB 906)**. This law mandates that you provide every new hire with a written, detailed explanation of their earnings and deductions. This explanation must cover the pay period schedule, a comprehensive list of all potential pay rates (hourly, commission, etc.), all deduction codes, and their definitions.

- **BBSI Guidance:** Compliance is centered on documentation. You must get your HR onboarding and payroll software documents updated *now* to include this new, transparent disclosure.

In parallel, **Age-Blind Hiring (HB 3187)** is aimed at fighting age discrimination. This law generally prohibits asking an applicant for their age, date of birth, or graduation date until after the initial interview or after a conditional job offer is made.

- **BBSI Guidance:** Immediately review all application forms and train your hiring managers. The focus must remain purely on a candidate’s skills and experience during the early stages of the process to ensure fair practice and reduce liability.

Finally, for the construction industry, **Construction Wage Liability (SB 426)** is a high-risk change. Property owners and direct contractors can now be held jointly and severally liable for unpaid wages owed to subcontractors’ *unrepresented* employees (non-union) at any tier.

- **BBSI Guidance:** You need a stricter vendor management system. Vet subcontractors rigorously and update all agreements to include mandatory certified payroll submissions and indemnification clauses to mitigate this significant new financial exposure.

Federal Tax Landscape: Maximizing Year-End Deductions

In addition to state and local issues, don’t overlook critical federal tax deadlines that influence cash flow and investment decisions. The end of 2025 is a key period for maximizing deductions before potential changes take effect.



For instance, 100% bonus depreciation is generally reinstated for eligible assets placed in service after January 19, 2025. This provides a massive opportunity to fully deduct the cost of capital expenditures (e.g., equipment) in the year they’re acquired. Furthermore, businesses can now generally immediately deduct domestic Research & Experimental Expenditures, instead of having to amortize them over five years. This is a huge cash flow boost for innovative local companies.

- **BBSI Guidance:** We advise clients to conduct a deep tax accounting method review before year-end to maximize these deductions. Aligning your purchasing timeline with these tax changes can create substantial savings that improve your 2026 operating budget.

Your Strategic Year-End Game Plan for a Strong 2026

To synthesize these state and federal requirements into actionable steps, Central Oregon businesses should focus on three priorities:

1. **Optimize Cash Flow:** Make getting paid faster your top priority. The quicker you move money from accounts receivable to your bank, the more resilient you are to economic slowdowns or delayed government payments. This is the first pivot our most successful clients make.

2. **Compliance Lock-Down:** Dedicate the necessary time now to ensure your HR materials are fully updated and compliant with the **SB 906** and **HB 3187** mandates for the January 1, 2026, deadline.

3. **Engage Local Resources:** Stay plugged into the local economic landscape. Resources like Economic Development for Central Oregon (EDCO) and your local Chamber of Commerce are essential sources of up-to-the-minute local economic data and business opportunities.

Looking Forward with Central Oregon Confidence

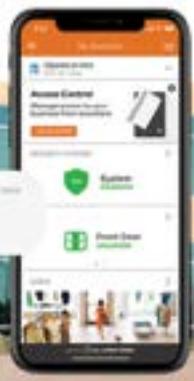
Central Oregon thrives because of the grit, ingenuity, and collaborative spirit of its business owners. We’ve faced unique local and statewide challenges before — from recessions to rapid growth — and we’ve always emerged stronger.

Yes, 2026 demands smart, proactive planning to address legislative compliance and economic forecasts. But by implementing these field-tested strategies — updating your policies, securing your finances, and staying connected to your community — you aren’t just surviving; you are building a robust foundation for exceptional growth in the new year. Let’s make 2026 our most strategic and successful year yet!

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Navigating the Sale of Your Business

by MICHAEL SIPE, President — CrossPointe, Inc.

Navigating the sale of your business is a lot like running a new stretch of wilderness whitewater. I've spent a lot of time on wild and dangerous rivers... and enjoyed a 36-year career helping people navigate complex business sale transactions.



No matter what your level of paddling experience, it makes sense to hire a first-rate river guide. Most tragic accidents on big rivers don't happen due to lack of boater intelligence or skill. They don't happen because river runners are innately stupid. They happen because river runners sometimes do stupid things, with devastating consequences. The main causes of whitewater wrecks are arrogance, carelessness, haste, flawed assumptions and ignorance.

Murphy's Law is often also a contributor: "Whatever can go wrong will go wrong, and usually at the worst possible time."

The same factors come into play when selling a business. Just like with a wilderness river trip, when selling your business, it makes sense to hire an experienced, capable and highly professional guide. As you evaluate mergers and acquisitions firms to assist you in selling your company, assess their capabilities in the following essential areas:

Educating and Coaching. Buying and selling a middle market company is a complex transaction. Usually, it is not a common occurrence for the shareholders and sometimes sizeable sale transactions may not be all that common for the buyer's and seller's current professional advisors. Even owners and professional advisors who are seasoned and experienced (including intermediaries!) are constantly learning new approaches and techniques. Consequently, one of the key functions of an intermediary is to assist the participants with education and coaching based on the experiences gained from being constantly in a variety of deals.

Preparing. Think of the 5 "P's": Prior Preparation

Prevents Pitiful Performance. A good intermediary provides guidance on important steps to take for sellers going to market.

Finding Hidden Assets. One of the coolest things an experienced river guide does is pull over and take you on side hikes to beautiful places you'd never notice otherwise as you fly down the river. A capable intermediary spots and highlights the invisible assets in your business (often ones you don't even see yourself) and showcases them to potential buyers who would otherwise miss the hidden value.

Presenting. The importance of a compelling presentation cannot be overstated. Designing an effective and confidential offering is critical. Often company owners will invest more time and money designing the offer for a new product than they will in designing an offer to sell the entire company. Deals are won or lost in the opening moves. Proper presentation matters!

Selecting. One of the most significant and daunting challenges facing a seller is selecting a terrific buyer for the business. Making a great match is an essential job of an intermediary; it's both an art and a science, requiring patience, diligence, discernment and skill.

Pricing. How much is a company worth? It's often a tough question. Deal structure is often as important as price. Working with reasonable, empathetic and fair-minded principals, good intermediaries design transactions valued and structured in ways that can work for both parties.

Negotiating. At CrossPointe, we think of negotiating deals like navigating a whitewater rapid. There are waves, rocks, trees, and a lot of pressure



PHOTO | COURTESY OF CROSSPOINTE, INC.

and stress that can flip your boat and keep you from safely passing through the rapid successfully. But you don't "beat" the river, you don't beat big rocks, and you don't "beat" deals. You "negotiate" them. An excellent intermediary is like an experienced river guide...and having a good guide can make all the difference in your negotiating results.

Controlling. Deals don't stand still. They either move forward or die. An intermediary's job is to keep your deal from getting stuck in a back eddy and to move it forward to a successful conclusion.

Everyone starts a whitewater trip anticipating a fun and successful journey. Everyone launches a business sale anticipating a smooth, successful and profitable outcome. A good guide can help with both.

For "street-smart" insights into selling your business, pick up my best-selling book on Amazon: *Finish Strong – Exit Well: How to Prepare, Position and Sell Your Business for Top Dollar.*

Michael Sipe is a local mergers and acquisitions advisor and executive coach to top CEOs.

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Local Spotlight

As Bend's Small-Business Scene Booms, Exemplar Wealth Advisors Helps Owners Prepare for Their Next Big Chapter

by **CHRISTY LAWRENCE — Mighty Growth**

If it feels like there's a new food truck, boutique agency, or outdoor gear startup popping up every week in Bend you're not imagining it. New data confirms that Bend now leads the nation in small businesses per capita and ranks among the top cities in America to start a business.

But while Central Oregon has become a magnet for bold ideas, another reality is quietly taking shape: many of the founders who helped build this ecosystem are getting ready for what comes next retirement, reinvention, or a long overdue season of "finally catching up on all that skiing."



Recognizing this shift, longtime local firm Rosell Wealth Management has officially rebranded as Exemplar Wealth Advisors, marking a major milestone after 25 years serving the region's successful families, entrepreneurs, and soon-to-retire achievers.

Founder David Rosell, a Bend resident since 2000, says the change was inspired by a growing need he saw among clients who had built impressive businesses but weren't sure how to exit them without leaving money or peace of mind on the table.

"Bend's business ecosystem has matured dramatically over the past two decades," Rosell said. "So many of the people who shaped this community are now thinking about life's next chapter. But without strategic planning, owners can easily lose 30-40% of their business value to taxes and bad timing."



DAVID ROSELL AND EMMA JAMES, PARTNERS OF EXEMPLAR WEALTH ADVISORS

It's a national trend too. Roughly 41% of U.S. businesses are owned by baby boomers, many preparing for transition. Locally, that wave is well underway.

To meet it head-on, Exemplar has added its long term team member Emma James as a partner and launched the 6% Advantage, a proprietary process that helps business owners maximize sale proceeds through timing, tax strategy, asset protection, and purpose.

"Most business owners start planning their exit about six months before they sell," James said. "But when we start three to five years early, we can still dramatically improve the outcome and help them breathe a lot easier in the process."

The firm's new name, Exemplar, reflects both the excellence of the clients they work with and the standard they aim to uphold.

"Our clients are exemplary people who've built exemplary businesses," Rosell said. "We wanted our brand to reflect that."

And in keeping with that spirit, the firm has adopted a new tagline: Make It Count a motivational reminder Rosell says applies just as much to the next season of life as it does to financial planning.



While the branding, logo, and look have changed, Rosell is quick to point out that the heart of the firm remains the same: helping successful people



(L-R) THE EXEMPLAR WEALTH ADVISORS TEAM: EMMA JAMES, DAVID ROSELL AND BREANNA BILLETER | PHOTOS COURTESY OF EXEMPLAR WEALTH ADVISORS

especially those at or near retirement navigate complexity, protect what they've built, and step confidently into financial independence.

"Whether someone's selling a company, retiring from a long career, or just looking to simplify things, our mission is to help them Make It Count," Rosell said.

With Bend's business landscape continuing to grow and evolve, Exemplar Wealth Advisors is stepping into its next chapter right alongside the community it calls home.

More information about the firm and its 6% Advantage exit-planning process can be found at www.XMPLR.com

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(Listed by Number of Employees with at least 10 employees.)

Company / Address	Phone	Fax	WebSite/Email	Contact	Staff	CO Year Est.	Type of Construction	Area Projects
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	350	1992	Commercial.	Deschutes County Courthouse, Redmond Public Safety, CORE3, Larkspur Community Center, Juniper Swim & Fitness Renovation, Petra at Larkspur, multiple multifamily projects.
Knife River 64500 OB Riley Rd. Bend, OR 97701	541-388-0445	541-388-8932	www.kniferiver.com chris.doan@kniferiver.com	Chris Doan	250	1968	Grading, paving, asphalt, aggregates, ready mix concrete.	Reed Market Road Reconstruction, Murphy Road, Colorado Avenue Undercrossing, Sunriver Entrance Loop Road Reconstruction
Kirby Nagelhout Construction Company 20635 Brinson Blvd. Bend, OR 97701	541-389-7119	541-385-5834	www.kirbynagelhout.com marketing@kirbynagelhout.com	Jeff Deswert	205	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, City of Bend Public Works Campus, Central Library at Stevens Ranch, Redmond Library, Redmond Regional Recreation Center & more.
Taylor Northwest LLC 18500 Bull Springs Rd. Bend, OR 97703	541-382-7887	541-382-3505	www.taylornw.com info@taylornw.com	Chad Swindle	175	2008	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.
Hooker Creek Companies, LLC 95 SW Scalehouse Ip., 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.	Central Oregon.
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, Fremont NWX (Mixed-Use), Young Life Camp Expansion, Bethlehem Inn, St. Charles South Clinic, St. Charles La Pine Clinic, Volkswagen, Audi, Porsche, Toyota, Immersion Brewery, Crux Production Brewery, Hydro Flask, Medline Renewal & Ruff Wear Headquarters, BasX Solutions, Grove (Mixed-Use), Partners in Care & more.
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.
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.	Central Oregon.
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, WyEast Laboratory Remodel, Hood River County School District ES Upgrades & more.
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, Reed Stadium Improvements Phase I, Sisters & more.
Skanska 2275 NE Doctors Dr., Ste. 3 Bend, OR 97701	541-948-2005	541-504-9529	www.skanska.com Chad.Schlottmann@Skanska.com	Chad Schlottmann	30	1948	Commercial, industrial & general contracting.	IBEW Union hall, La Pine Wellness Center, St. Charles Redmond Cancer Center, Redmond Municipal Airport, St. Charles Tenant Improvements, Redmond City Hall, St. Charles ICU Tower.
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	Vic Russell, Vicki Russell	30	2015	Excavation, site work, utilities, paving asphalt, rock product manufacturing, asphalt manufacturing.	Central Oregon.
R&H Construction 61426 American Lane, Ste. 100 Bend, OR 97702	541-312-2961	541-312-2962	www.rhconst.com centraloregon@rhconst.com	Jacob Hartley	28	1999	General commercial, remodel, tenant improvement, custom residential.	The Westman Hotel, Caldera Springs Forest House, Ariana Restaurant, Bend Animal Emergency & Specialty Center, Spencer Court Affordable Housing, Knife River HQ Remodel, Red Barn Industrial Campus, Oregon Employment Department TI, Caldera Springs Forestbrook Vacation Homes
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.	Central Oregon.
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 T.I.'s O'Donnell Building Improvements & more.
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 Lanis	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.
Compass Commercial Construction 600 SW Columbia St., Ste. 6100 Bend, OR 97702	541-330-2449	541-330-2450	www.compasscommercial.com/ services/construction marketing@compasscommercial.com	Bob Kantola	15	2008	Commercial improvements including office, restaurant, retail, industrial & medical properties, tenant improvements, remodeling, ground-up construction.	Diamond Line Delivery Systems, Philadelphia's Steaks & Hoages, Advantage Dental, OnSight Eyecare, Juniper Mountain Counselling, Academy West, Hook & Plow, Cheba Hut, Lone Pine Coffee, Best Care Treatment, Forum Shopping Center.
Momentasize Construction 1777 SW Chandler Ave., Ste. 242 Bend, OR 97702	541-480-0706	N/A	www.momentasize.com dirk@momentasize.com	Dirk van der Velde	15	2021	Real estate development & construction firm specializing in community-focused multifamily housing, single-family homes & commercial projects.	Highlands Ridge (Tetherow Resort), Trailhead Cottages (Tetherow Resort), Preble Apartments (La Pine), North 88 Apartments (Redmond), Depoe Hills Community (Depoe Bay).
Wolf Construction & Development Physical: 856 NW Bond St., Ste. 205 Mailing: PO Box 5249 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.	Central Oregon.
Empire Construction & Development, LLC 63026 Lower Meadow Dr., Ste. 200 Bend, OR 97701	541-389-0070	541-383-2477	www.empirecon-dev.com spencer@ksstone.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, Custom Hangar at Redmond Airport, Oregon Vascular Tower & more.

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.

Building a Sustainable Future

The Role of Low-Carbon Concrete in Construction

by **TOM HOWES, Project Manager — The Wallace Group**

In Central Oregon, the construction industry plays a crucial role supporting the local economy, developing vibrant communities, and enhancing residents' quality of life. As environmental sustainability gains priority, there are opportunities for the sector to adopt greener practices, benefiting both the environment and the economy. One forward-thinking approach to meeting these needs is utilizing low-carbon concrete (LCC), which not only reduces the carbon footprint of construction projects in the region but also offers potential efficiency and cost savings



during production.

Low-carbon concrete incorporates eco-friendly materials like type 1L cement, slag, and specialized aggregates, significantly reducing CO2 emissions during production compared to traditional concrete. Other forms of LCC incorporate carbon sequestration and capture into the manufacturing process. In

Central Oregon and across the U.S., the growing emphasis on sustainable construction practices not only enhances local infrastructure quality but also supports the development of resilient communities and economies dedicated to environmental stewardship.

Concrete production accounts for roughly five percent of the total human-caused CO2 emissions worldwide, nearly 2.5 billion tons annually. Low-carbon concrete will reduce greenhouse gas emissions and contribute to climate change mitigation and clean air for future generations. This new product has proven to match traditional concrete in terms of performance, durability, and environmental resistance, making it well suited for the region's diverse climate.

Nationally, Type 1L cement now accounts for nearly 60% of the U.S. cement market, reducing greenhouse gas emissions by 10% during production. Its prevalence, particularly in areas like Oregon where it's become the general all-purpose cement for new construction, underscores its widespread acceptance and impact. However, this is merely the beginning. The full potential of LCC and other advanced methods to further decarbonize the construction industry is still largely untapped.

Despite this promising outlook, embracing significant transformations, such as transitioning to LCC, is likely to be met with resistance from an industry that tends to be slow to adapt to change. However, the long-term benefits, such as reduced energy costs and compliance with evolving



PHOTOS | COURTESY OF WALLACE GROUP

regulatory demands are substantial. As developers and the community increasingly prioritize sustainability, public and private development projects in Central Oregon have a unique opportunity to lead in green construction practices.

Understanding project goals is essential for construction teams looking to lower their carbon footprint. The Wallace Group provides alternative methods to achieve this, emphasizing various construction practices that can help offset carbon emissions. By conducting thorough geotechnical investigations and optimizing foundation designs while reducing overall concrete requirements, builders can create more efficient designs that minimize material use and environmental impact.

The integration of LCC is a significant advancement in promoting sustainable construction in Central Oregon. This approach contributes to a healthier planet and reflects the values of both the community and developers while supporting economic goals. As the construction industry continues to evolve, LCC will serve as a model of sustainability, positively impacting both the environment and the community.

wallacegroup-inc.com



Central Oregon Event Offers Workers, Employers Tools to Build Safer, Healthier Construction Sites

Register Now for the January 2026 Mid-Oregon Construction Safety Summit

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

A two-day training conference in Bend will offer safety and health training for workers in the residential, commercial, and industrial construction industries, as well as insights for employers about how to address hazards. The Mid-Oregon Construction Safety Summit, held Monday-Tuesday, January 26-27, 2026, will engage attendees about everything from fall protection, ladders, and scaffolds to excavations, electrical systems, and underground utilities.

The event will feature the OSHA ten-hour training for construction, training in work zone safety and flagging, and first-responder training. Certifications and recertifications will be available. Attendees will have access to continuing education credits, including credits 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 annual Mid-Oregon Construction Safety Summit at the Riverhouse Lodge Convention Center in Bend. Oregon OSHA is one of several partners sponsoring the event with the Central Oregon Safety and Health Association (COSHA).

The event’s keynote presentation, “The Undeniable Appeal of Risk,” will be delivered by Rachel Walla-Housman, founder of Ally Safety. On Tuesday, Walla-Housman will explore the undeniable appeal of risk, misconceptions about it, and how understanding the misconceptions can lead to better risk-taking decisions.

The Mid-Oregon Construction Safety Summit’s sessions include:

- Fall Protection/Prevention
- Welding Safety

- Underground Utility Safety
- Incident Accident Investigation
- Excavation Safety
- Pre-task Plans
- Energize Your Safety Committee
- Construction A-Z
- Electrical Safety for the Non-electrician
- Employment Law
- Substance Abuse in the Workplace
- Mental Health Awareness
- Safety and the Supervisor

Registration for the event’s preconference workshops (Monday) is \$85. Conference registration (Tuesday) is \$130. Registration for the OSHA 10-hour training for construction is \$175 for both days. The cost of the first-aid workshop (Monday) is \$100. Register at safetyseries.cventevents.com/summit26.

For more information, contact the Oregon OSHA Conference Section at 503-947-7411 or oregon.conferences@dcbs.oregon.gov. For information about upcoming safety conferences, visit Oregon OSHA’s online conferences page.

osha.oregon.gov

History of Top Projects

Continued from page 1

out to CBN to request these spreads. There was never a “hard sell” on advertising — everyone involved in the project was listed in the article whether they bought an ad or not. Some loved the concept; some didn’t, and that was okay, as it is to this day.

In 2005, we started an all-slick magazine dedicated to the construction industry: *Top Projects*, an idea I borrowed from the *Portland Business Journal* during a business trip up north. I took the idea to our editorial board, and we decided that rather than making it a popularity contest or subjective award, we would base it on hard cost. The largest projects would be at the front of the magazine. It was well received by the design and construction industry and thrived until 2010, when the Great Recession hit Central Oregon hard. Projects slowed down along with the rest of the economy.

When things started picking up again, we brought *Top Projects* back — this time inside the rag rather than as a standalone magazine. It was more cost-effective and kept ad rates reasonable. While we still run features throughout the year, the main promotions are in our annual December edition, showcasing the projects building the core of our communities.

Again this year, we reached out to local builders, architects and engineers to send us their projects completed in 2025 within the tri-county region, with a hard cost of \$1 million or more. We know there are many top projects 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 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.

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- ✓ Mental Health for You and Your Teams
- ✓ MEWP -- Mobile Elevating Work Platform
- ✓ OSHA 10-hour for Construction (2 day course)
- ✓ QPR Gatekeeper Training
- ✓ Safety and the Supervisor
- ✓ Silica Health and Exposure Risks
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 \$175 for OSHA 10-hour for Construction (two days)

TUESDAY

\$130
 per person

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Learn more and register at safetyseries.cventevents.com/summit26

Why Central Oregon Businesses Are Turning to Solar

by **ROB BLACK, CEO — E2 Solar**

Due to lower energy bills and fast payback, Central Oregon businesses are in a prime position to benefit from commercial solar. Several factors — our region's steady sunshine, rising power costs, and robust incentives — make a compelling case for adopting this form of renewable energy.

Solar is not only an environmental gesture, but it's a smart financial strategy, too. With the right project planning and design, many companies can offset a large portion of their upfront costs while protecting their operations from future rate hikes.

Fast Payback with Incentives

When you do the math, today's commercial solar benefits businesses via a combination of federal tax credits, accelerated depreciation, and long-term utility savings. Eligible businesses can often use these tools together to recover a substantial share of their project cost within the first few years of operation.

For instance, the federal Investment Tax Credit (ITC) for qualifying commercial systems currently allows businesses to claim 1) around 30 percent of project costs as a credit against federal taxes, and 2) a 10 percent bonus addition to the ITC for domestic content installed. Businesses can also typically depreciate much of the system value on an accelerated schedule, improving cash flow in the early years of the investment.

Rural and agricultural businesses in Central Oregon may also qualify for the USDA's Rural Energy for America Program (REAP), which can cover up to 50 percent of eligible project costs through a grant.



PHOTOS | COURTESY OF E2 SOLAR

When combined with substantially lower power bills over the life of the system, these incentives can mean near-full reimbursement toward a majority of the total installed cost for well-designed projects.

Utility Savings and Demand Control

As commercial electric rates trend upward, generating your own power becomes a straightforward way to gain cost certainty. Every kilowatt-hour produced onsite is one you don't have to buy from your utility, which helps soften the impact of future price increases.

For energy-intensive facilities, there's an even greater opportunity on the demand side of the bill. Many Central Oregon businesses face demand charges based on their highest short-term power use during the billing cycle, which can make up a sizable share of monthly costs. However, strategically sized solar (often paired with storage) can help lessen those peaks, reducing demand charges over time. Additionally, in Oregon, net metering programs allow you to earn credits on your bill for excess energy you send back to the grid (depending on your utility).

The result is better control over a company's energy usage and dramatically lower power bills, one of the least predictable line items in a commercial budget.

Reputation Benefits

Beyond any direct financial value, public proof of renewable generation helps Central Oregon businesses demonstrate leadership to customers, employees, and community partners who increasingly value climate-conscious choices. That visible commitment can strengthen brand trust and make it easier to win like-minded clients and talent.

Financing That Fits Your Cash Flow

Many commercial property owners hesitate to move forward with solar because of perceived upfront costs, but financing options have evolved significantly. Long amortization periods and structures like C-PACE (Commercial Property Assessed Clean Energy) financing can spread payments over many years, often aligning them with the savings generated by the system.

For instance, longer-term loans can reduce annual payments so they fit comfortably within existing operating budgets. And certain programs allow repayment to be tied to the property rather than the business alone, which can be helpful for owners planning a future sale.

The goal is to match the financing strategy to your balance sheet, so you gain the benefits of solar without straining day-to-day operations.



Central Oregon Is the Ideal Region for Solar

Central Oregon's sunny climate makes it an ideal region for consistent solar production over the course of the year. Studies estimate that Bend and the surrounding high-desert communities see well over 180 sunny days annually, often trending much higher depending on how "sunny" is defined.

That sunlight, combined with modern high-efficiency equipment and long warranties, supports strong long-term energy yields and attractive payback periods. When businesses lock in current incentives and start generating their own power, they put themselves in a better position to handle future utility changes and grid challenges.

Getting Started

For Central Oregon businesses, whether small professional offices, breweries, warehouses, light manufacturing, or ag operations, the first step is understanding your specific numbers. A site assessment and preliminary design can clarify how much space is available and suitable for solar, estimated annual production and bill savings, and which incentives, grants, and financing tools your business may qualify for.

From there, you can decide whether a commercial solar project aligns with your financial and sustainability goals on your own terms.

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Jackstraw

310 SW Industrial Way, Bend

Property Owner / Developer:

Killian Pacific

General Contractor:

Lease Crutcher Lewis (in partnership with CS Construction)

Project Cost: ~\$172M

Sitework Start: Spring 2023

Completion: October 2025

Square Footage:

Approx. 480,000 sq. ft. across a 4.9-acre site

Amenities: Mix of apartments, townhomes, fitness center & yoga studio, rooftop lounge, terrace, landscaped gardens, resident lounges, multiple co-working spaces and more.

Financing: Northwestern Mutual

Project Manager: Jake Keudell, project manager, Lease Crutcher Lewis

Supervisor: Greg Elbert, senior superintendent, Lease Crutcher Lewis

KP Development Supervisor:

Cassidy Bolger, director of development, Killian Pacific

Site Civil Engineer: HWA Engineers

Architect: SERA Architects

Principal Architect: SERA

Structural Engineer:

KPFF Consulting Engineers



PHOTO | BY JACKSTRAW_JOSH PARTEE/ ARCHITECTURAL PHOTOGRAPHER

Mechanical, Electrical, Plumbing (MEP) Engineer:

PAE Consulting Engineers

Geotechnical Engineer: Wallace Group

Construction Materials Testing:

Wallace Group (Earthwork only)

Special Inspection & Testing Agency:

Carlson Testing

Landscaping: Ground Workshop

Landscape Architects

Interior Design, FF&E, Art:

Interior Design: CID Design Group

FF&E Interior Design: Vida Design Co.

Interior Art Program Consultant:

Parade Art

Brief Description of Project:

Seven-story, mixed-use apartment and retail community on a 4.7-acre site in Bend's Southern Crossing neighborhood, positioned between downtown and the Old Mill District. Developed by Killian Pacific, a Pacific Northwest real estate developer and placemaker, the project features 313 modern apartment units, approximately 18,000 sq. ft. of ground-floor retail, a fully all-electric design targeting Fitwel and LEED Platinum, significant sustainability and equity goals (including live/work units with childcare capability), and amenity-rich gathering spaces. The development is adjacent to the Box Factory retail center, and will serve as a vibrant pedestrian-focused hub for living, shopping and community connection.

Top Projects 2025

Jackstraw

General Contractor: Lease Crutcher Lewis (in partnership with CS Construction)
Project Cost: Est. development cost: \$172M

City of Bend Public Works Campus

Contractor: Kirby Nagelhout Construction Company
Project Cost: \$120M

Safety Facility

Contractor: Pence Contractors
Project Cost: \$38M

Regional Service Center

Contractor: Kirby Nagelhout Construction
Project Cost: \$30M

Spencer Court Affordable Housing

Contractor: R&H Construction
Project Cost: \$17M (Construction)

Sunriver Public Safety Building

Contractor: Kirby Nagelhout Construction Company
Project Cost: \$14.9M

Rooted at Simpson

Contractor: O'Brien & Company
Project Cost: \$14,519,083

NE Combs Flat Road Extension - Segment 1A & Ochoco Irrigation District Ironhorse Piping

Contractor: Taylor Northwest
Project Cost: \$14.3M

College View Affordable Housing

Contractor: CS Construction
Project Cost: \$13M (Construction)

North Unit Irrigation District 43 Lateral Segment 2 Piping Project

Contractor: Taylor Northwest
Project Cost: \$9.8M

USFS Sisters Ranger District Compound

Contractor: DSL Builders
Project Cost: \$8.5M

SW Reservoir Drive Improvements

Contractor: Taylor Northwest
Project Cost: \$6.6M

Black Butte K-8 School Modernization

Contractor: Griffin Construction
Project Cost: \$2.9M

Lighthouse Navigation Center

Contractor: 2KG Construction
Project Cost: \$2.3M

Bleu Bite Catering

Contractor: Stilson Builders

Project Cost: \$2.2M

Skyliners and Skyline Ranch Roundabout

Contractor: Taylor Northwest
Project Cost: \$2M

Ballers and Brews

Contractor: Stilson Builders
Project Cost: \$1.9M

Greenwood Building

Contractor: KNCC
Project Cost: Total Renovation \$1,428,000 (less \$112,200 soft costs)

ASI Business Group

Contractor: Empire Construction & Development

Brinson Lot 8 - Building A

Contractor: Empire Construction & Development

Haven Bagel, Production Bakery & Spec Space

Contractor: Empire Construction & Development

Hayden Homes Support Center

Contractor: SunWest Builders

Juniper Ridge Lot 10 - Building B

Contractor: Empire Construction & Development

Key Mechanical

Contractor: Empire Construction & Development

Logsdon Mini Storage

Contractor: Empire Construction & Development

Page Ct III

Contractor: Empire Construction & Development

Page Ct. Spec

Contractor: Empire Construction & Development

Shevlin Crossing, Building B

Contractor: SunWest Builders

Terava

Contractor: Pence Construction

Tomco Electric

Contractor: Empire Construction & Development

The Westman Hotel

Contractor: R&H Construction

Wild Rooster Bar & Grill

Contractor: Empire Construction & Development



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City of Bend Public Works Campus

Bend

Property Owner/Developer:

City of Bend
Owner's Representative: Otak, Inc.

Contractor:
Kirby Nagelhout Construction Company

Project Cost: \$120M

Sitework Start: August 2023

Completion: December 2025

Square Footage: 35-acre site,
155,500+ sq. ft. building space

Amenities: Mass timber headquarters/
administration building, warm
vehicle storage/operations facility,
fleet operations building, covered
parking, gardens and walking paths,
photovoltaic structures, vehicle wash

Project Manager: Mark Pedersen, Kirby
Naghelout Construction Company

Supervisor: Shawn Hussey,
Caryn Darmer and David Martin,
Kirby Nagelhout Construction Company

Architect: Hennebery Eddy Architects



PHOTO | BY FISHEYE AERIAL MEDIA

Principal Architect: Camilla Cok
Hennebery Eddy Architects

Structural Engineer: Morrison-Maierle

Civil Engineer: DOWL

Mechanical, Electrical, Plumbing

(MEP) Engineer: Systems West

Geotechnical Engineer:

Carlson Testing

Special Inspection & Testing Agency:

Carlson Testing

Landscaping: Szabo | Place

Subcontractors and Suppliers:

Taylor NW, EC Electric, Apollo, COSCO, SmartLam/Freres, Max Manufacturing, Corona, WPI/TGC, Deschutes/Cascade Civil, Tri-County, Empire/Davis, WPI/PCI/Harver, Consurco, Sign Wizards/Portland Signs, Botanical, Bell Hardware, Johnson Barrow, POSSY, Central Oregon Garage Door, North Star, River Roofing, Bend Commercial Glass, South Town, Skyline Sheet Metal, Kaminski, MottLab, Mountain Sky, LTT Partners, J&S Contracting, Sunlight, SpeedRack, KNCC Self Perform, Fab Floors, Western Protective Coating, MC Interiors, Joni's Cleaning, BMS, Precision Works

Brief Description of Project:

Progressive Design-Build project between Kirby Nagelhout Construction Company and Hennebery Eddy Architects. Multi-building campus designed to serve over 300 City employees across engineering, infrastructure planning, facilities management, fleet services, transportation and more.

Campus includes three main structures: a three-story cross-laminated timber (CLT) headquarters, warm vehicle storage facility and fleet maintenance shop.



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Redmond Public Safety Facility

111 NW Teak Ave., Redmond

Property Owner/Developer:

City of Redmond

Contractor: Pence Contractors

Project Cost: \$38M

Sitework Start: March 2024

Completion: August 11, 2025

Square Footage: 43,600 sq. ft.

Amenities: Conference rooms, secure
parking and storage, evidence storage,
vehicle charging stations, fitness rooms,
wellness rooms, locker room and more.

Financing: Bond

Project Manager: Dan VanBrabant,
Pence Contractors

Project Engineer: Grace Ray,
Pence Contractors

Supervisor: Ben Hoover,
Pence Contractors

Civil Engineer: KPFF

Architect: FFA Architecture + Interiors

Principal Architect: Rachel Zanetti



PHOTO | COURTESY OF PENCE CONTRACTORS

Structural Engineer: KPFF

Civil Engineer: KPFF

Mechanical, Electrical, Plumbing

(MEP) Engineer: PAE

Geotechnical Engineer: Wallace Group

Construction Materials Testing:
Wallace Group (Earthwork only)

Environmental Consulting:
Wallace Group

Special Inspections: Carlson Testing

Exterior Waterproofing Consultant:
Stantec

Landscaping: Knot Studio

Subcontractors and Suppliers:

Alliant Systems, Aqua Construction Cleaning, BECO, Bell Hardware, Bend Commercial Glass, Bryker Enterprises, Building Material Specialties, Carpentry Plus, Ceniga's Masonry, Central Oregon Garage Door, Consurco Inc., Contech Services, Corrections Technology, Cosco Fire, Deschutes Painting, Eagle Roofing, Eagle Striping, EC Company, Fabulous Floors, Flynn BEC LP, General Sheet Metal Works, Green Thumb, H.A. McCoy Engineering & Surveying, High Desert Paving, Mark Latham Excavation, Michaels Precast, Mid-Valley Commercial Construction, Mountain Sky, PBS Supply Co., Pence Contractors, Pence Kelly Concrete, Roedel Tile, Salem Wood, SteelFab Oregon Inc., Steelport, Sunlight Solar, Sunset Stucco & Exteriors, TK Elevator, Wilson Curb

Brief Description of Project:

The new two-story Redmond Police Department, which replaces the existing police station, was built to accommodate the rapidly growing community and serve as an "essential facility" designed to withstand a significant seismic event.

This new facility is more than triple the current station's size, which allows all public safety administration, officers, and staff to continue working together in the same space. This building offers improved privacy spaces, enhanced areas to better assist during mental health crisis, ample parking for both employees and community members, high visibility location for custody exchanges and more.



The Glass Partner Behind Some of 2025's Top Projects

Thank you to the teams behind multiple Top Projects of 2025. We are grateful for our partners:

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- City of Bend Public Works Campus

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- Redmond Public Safety Building

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PHOTO | COURTESY OF STEMACH DESIGN + ARCHITECTURE

Property Owner/Developer:

Confidential
Contractor: Kirby Nagelhout Construction
Project Cost: \$30M
Sitework Start: Summer 2022
Completion: January 2025
Square Footage: 75,000 sq. ft.
Amenities: Passive shading, energy efficient design, pursuing LEED Gold.
Project Manager: Bradley Deswert
Supervisor: Jon Fowler

Engineer: Simon Cooney

Architect: Stemach Design & Architecture
Principal Architect: Stacey Stemach
Structural Engineer: Froelich Engineers
Civil Engineer: HWA, Inc.
Mechanical Engineer: ColeBreit Engineering
Geotechnical Engineer: Carlson Geotechnical
Landscaping: Eileen Obermiller

Subcontractors and Suppliers:

EC Electric, NW Framing Systems, Stephens Heating, Bend Commercial Glass, Eagle Roofing, McLean Concrete, Bell Hardware, Central Oregon Garage Door, Anderson Clark Interiors, Sunlight Solar, NUCOR Building Systems, DIRT Wall Systems, Hyphn Furniture

Brief Description of Project:

A new, 75,000 sq. ft. regional service center on a 19-acre site in Bend for a confidential client. Project's focus was on energy efficiency, employee comfort and operational efficiency. Project includes a 20,000 sq. ft. administration and training wing, a 19,000 sq. ft. materials warehouse and workshop, a 33,000 sq. ft. vehicle bay and a stand alone 3,400 sq. ft. vehicle mechanic's shop. The project's administration and training wing is pursuing LEED Gold certification.

Spencer Court Affordable Housing

1835 SW Timber Ave., Redmond



PHOTO | COURTESY OF PINNACLE ARCHITECTURE

Property Owner/Developer:

Housing Works
Contractor: R&H Construction
Project Cost: \$17M (Construction)
Sitework Start: Summer 2023
Completion: February 2025
Square Footage: 64,063 sq.ft.
Financing: Oregon Housing and Community Services, Deschutes County, PNC Real Estate, Washington Federal
Construction Project Manager: R&H Construction
Architect: Pinnacle Architecture
Civil Engineer: Morrison Maierle
Landscape: Aspen Landscape Development
Structural Engineer: Ashley & Vance Engineering

Mechanical & Plumbing Engineering:

CEA Engineering
Electrical Plumbing: MDA Engineering, Inc.
Geotechnical Engineer: Wallace Group, Inc.
Survey: Tye Engineering & Surveying, Inc.

Subcontractors and Suppliers:

Mid-Valley LLC, North Cabinet Co, North Country Building Specialties, Northwest Framing Systems Inc, Northwest Quality Roofing, LLC., Pacific Rim Sash & Door, Pro Shop Millwork & Design, Redmond Fencing & Pole Structures, Severson Plumbing & Mech Inc, Standard TV and Appliance, Storlie Brothers Construction LLC, Tim Bloom Construction Inc, Tri-County Paving Inc, Ultra Quiet Floors, US Mailboxes, Western Protective Coatings LLC

Brief Description of Project:

With 95% of Central Oregon employers reporting that housing costs hinder their ability to hire, Housing Works is addressing the workforce housing shortage by transforming Spencer Court. This scrape-and-build project replaces an outdated 16-unit development with a modern 60-unit community offering one-, two- and three-bedroom homes for households earning less than 60% of the area medium income (AMI). Designed to foster connection and functionality, Spencer Court features a community building, playground, dog run, dog washing station, and ample bike storage. Conveniently located near shopping, healthcare, and public transit, the project prioritizes sustainability with energy-efficient systems, EV charging stations, and Earth Advantage Platinum Certification goals. Thoughtfully phased construction ensures minimal displacement, reinforcing the mission to create a thriving, affordable, and sustainable community for Central Oregon's workforce.

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Cumming Group extends our heartfelt thanks to the City of Redmond, Redmond Police Department, FFA Architecture, Pence Contractors, and the many consultants and subcontractors who brought the Redmond Public Safety Facility to life.

Cumming Group is proud to have served as the Owner's Representative and Construction Manager for this critical community asset.

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Sunriver Public Safety Building

Sunriver

Property Owner/Developer:

Sunriver Service District

Owner's Representative:

Nelson Capitol CPM

Contractor: Kirby Nagelhout

Construction Company

Project Cost: \$14.9M

Sitework Start: July 2023

Completion: January 2025

Square Footage: 31,589 sq. ft.

Amenities: Commercial kitchen, exercise room, apparatus bays, holding cells, decontamination room, training rooms, shared community space, examination room

Financing: Deschutes County General Fund, Property Tax Bond, Service District Reserves

Project Manager: Kenny Tyler

Supervisor: David Martin

Civil Engineer: Harper Houf Peterson

Righellis, Inc.



PHOTO | BY ALAN BRANDT

Architect: KMB Architects & Pinnacle Architecture

Principal Architect:

Bill Valdez

Structural Engineer:

Ashley & Vance Engineering

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

Geotechnical Engineer:

EVREN Northwest

Special Inspection & Testing Agency:

Carlson Testing, Inc.

Landscaping:

Harper Houf Peterson Righellis, Inc.

Subcontractors and Suppliers:

North Rim Electric, Southland Industries, Primo Construction, Greenbar Excavation, Max Manufacturing, Joni's Construction Cleaning, GH Surveying, Tri County Paving, Roger Langeliers Construction, Western Protective Coating, Mountain Sky, Andres Landscape, Bend Concrete Pumping, Ultra Quiet Floors, Rasmussen Masonry, Northwest Framing Systems, Advance Cabinet Designs, Central Oregon Waterproofing, River Roofing Bend, Corrections Technology Group, Central OR Garage Door, Bend Commercial Glass, Western Partitions, Fabulous Floors, Concrete Restoration Inc, Empire Painting, Deschutes Painting, Spacesaver Specialists, Laboratory Design & Construction Inc, McLean Concrete Construction, Straight Up Elevator Co, Phoenix Fire Protection, Bend Concrete Pumping, Bell Hardware, 3BK Signs, Portland Compressor, Johnson Brothers, Elmer's Flag & Banner

Brief Description of Project:

Project consisted of both a renovation and significant expansion of the original fire station, built in 1995. Prior to this project, both the fire and police departments operated out of small spaces that no longer met the operational demands of the fast-growing Sunriver community. Expansion project increased the original fire station's size from 12,750 sq. ft. to a combined 31,589 sq. ft., adding the police department into a unified public safety facility & more.

Rooted at Simpson

19755 Simpson Ave., Bend

Property Owner/Developer:

RootedHomes

Contractor: O'Brien & Company

Project Cost: \$14,519,083

Sitework Start: October 16, 2023

Completion: August 2025 (first cluster)

Square Footage: 40 homes; 1,094-1,368 sq. ft. per home; ~50,000 sq. ft. total

Amenities: Onsite vehicle parking; electric vehicle charging readiness; covered bike parking; community gardens; open green space featuring tree-lined walking and bike paths that lead to an improved sidewalk system.

Project Manager: Rod Huschka

Supervisor: Josh Markovich

Architect: TEN OVER STUDIO

Principal Architect:

Jim Duffy and Matt Kelly

Structural Engineer:

Ashley & Vance Engineering

Civil Engineer:

Ashley & Vance Engineering



PHOTO | BY TRAV WILLIAMS, BROKEN BANJO PHOTOGRAPHY

Mechanical, Electrical, Plumbing (MEP) Engineer:

Solera MEP Design Services

Geotechnical Engineer:

Wallace Group

Construction Materials Testing:

Wallace Group

Environmental Consulting:

Wallace Group

Landscaping:

TEN OVER STUDIO

Subcontractors and Suppliers:

York Bros Excavation, Pearl Plumbing, JP Mechanical, Rock Solid Roofing, Quality Siding, Quality Builders Electric, Central Oregon Concrete, Oleachea's Fine Finish & Cabinetry

Brief Description of Project:

Rooted at Simpson embodies a mission to provide environmentally sustainable and permanently affordable homes for working class families in Central Oregon. The 40-home neighborhood is designed as a connected, energy-efficient community, with clustered net-zero residences, shared outdoor spaces, vehicle parking and charging stations, raised bed gardens, and a central yard and pergola for all to enjoy. We've already seen its impact and celebrated alongside new residents: one local chef even surprised the construction team with a handmade dessert to thank them for helping secure a stable home where he and his young son could build their future.

NE Combs Flat Road Extension - Segment IA & Ochoco Irrigation District Ironhorse Piping

Prineville

Property Owner/Developer:

City of Prineville, Ochoco Irrigation District

Contractor: Taylor Northwest

Project Cost: \$14.3M

Sitework Start: June 2024

Completion: June 2025

Financing: City of Prineville, Ochoco Irrigation District

Project Manager:

Nathan Gilbert, Taylor Northwest

Supervisor:

James Hill, Taylor Northwest

Civil Engineer:

DOWL, Black Rock Consulting

Civil Engineer:

DOWL, Black Rock Consulting



PHOTO | COURTESY OF TAYLOR NORTHWEST

Subconsultants: Historical Research Associates, Inc., Transight Consulting

Geotechnical Engineer:

Carlson Testing, Inc.

Special Inspection & Testing Agency:

Carlson Testing, Inc.

Subcontractors and Suppliers:

Ferguson Waterworks, Advanced Precast Products, Tri County Paving, Van Nevel Concrete & Curb, Inc., Aaken Corporation Electric, GH Surveying, LLC, Hicks Striping & Curbing, LLC, 4S Signs, LLC, Krah, USA, High Desert Hydroseeding

Brief Description of Project:

A joint effort of the City of Prineville and Ochoco Irrigation District (OID), the Combs Flat Road Extension and Ironhorse Piping Project delivered a transformative corridor that addressed longstanding transportation, infrastructure, and environmental challenges. Perhaps the project's most notable feature was the strategic co-location of transportation and irrigation infrastructure within a single alignment, delivered through a coordinated effort between the City, OID, DOWL as lead engineer, Taylor Northwest as contractor, and Black Rock Consulting for water resources. By aligning the new arterial roadway with the irrigation pipeline, the team minimized land disturbance, reduced permitting complexity, and achieved cost efficiencies while coordinating grading, trenching, and utility placement to maintain hydraulic and structural performance. This project extends NE Combs Flat Road from the intersection of NE Combs Flat Road and NE Whistle Way/NE Ironhorse Drive to the intersection of NE Peters Road and Yellowpine Road. The road extension includes a new roundabout at the intersection with NE Hudspeth Road and crosses the Barnes Buttes wetlands. The project also includes piping the existing OID canal between the intersection of NE Combs Flat Road and NE Laughlin Road and the intersection of NE Peters Road and Yellowpine Road.

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College View Affordable Housing

198 SW 18th St., Bend

Property Owner/Developer:
Housing Works
Contractor: CS Construction
Project Cost: \$13M (Construction)
Sitework Start: June 2024
Completion: July 2025
Square Footage: 58,307 sq. ft.
Financing: Oregon Housing and Community Services, Deschutes County, City of Bend, PNC Bank, Washington Federal Bank
Construction Project Manager:
CS Construction
Architect: Pinnacle Architecture
Civil Engineer:
Ashley & Vance Engineering
Landscape:
Aspen Landscape Development



PHOTO | COURTESY OF PINNACLE ARCHITECTURE

Structural Engineer:
Ashley & Vance Engineering
Electrical: Bend Electric, Inc.
Geotechnical Engineer:
Wallace Group, Inc.
Survey:
Tye Engineering & Surveying, Inc.

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Subcontractors & Suppliers:

3rd Gen Woodworks LLC, 541 Roofing & Heat Coil, Bend Commercial Glass, Bend Electric, Inc., Best Vue Blinds, CCI Bend LLC, Censor Commercial Construction, Central Oregon Garage Door, Inc, Concept Closets LLC, Energy Conservation Insulation Co., Inc., Fast Signs, Grace Point Contracting, Grizzly Mountain Excavation, LLC, Hernandez Framing, High Desert Aggregate & Paving Inc, HWA Engineering, Imagine Stoneworks, JKD Construction, Inc, K&E Excavating Inc, Mike's Fence Center, Inc., Newport Ave Landscaping, Pavement Protectors, Performance Systems Integration, PG Long LLC, Premier Polished Concrete, Resist-All Seamless Gutters, LLC, Severson Fire Protection, Inc., Severson Heating & Cooling, Severson Plumbing, Standard TV & Appliance, Storlie Brothers Construction, STG Carpentry LLC, Ultra Quiet Floors, U.S. Mailboxes, Vazquez Painting & Construction LLC, Diamond Design Precast, Idaho Pacific Lumber Company, Oregon Truss, Mid-Valley Glass & Millwork, VPI Windows, Northland Furniture

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Brief Description of Project"

Addressing Central Oregon's housing shortage requires diverse solutions, and College View delivers just that. This 59-unit multi-family community, developed by Housing Works and designed by Pinnacle Architecture, is located on Bend's west side across from OSU-Cascades. The project promotes alternative transportation with enhanced pedestrian routes and bike connections, while fostering community through amenities like a playground, dog run, and indoor/outdoor gathering spaces & more.

College View Affordable Housing, Bend
Learn more at pinnaclearchitecture.com

where
design meets
community

pinnacle
architecture, inc.

North Unit Irrigation District 43 Lateral Segment 2 Piping Project

Jefferson County



PHOTO | COURTESY OF TAYLOR NORTHWEST

Property Owner/Developer:
North Unit Irrigation District (NUID)
Contractor: Taylor Northwest
Project Cost: \$9.8M
Sitework Start: October 2024
Completion: April 2025
Financing: NUID
Project Manager:
Taylor Roy, Taylor Northwest

Supervisor:
Cody Crane, Taylor Northwest
Civil Engineer: Kevin Crew, Black Rock Consulting, Inc.
Civil Engineer:
Black Rock Consulting, Inc.
Special Inspection & Testing Agency:
Carlson Testing for Soils Compaction & Asphalt Testing

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Subcontractors and Suppliers:

Tri County Paving, Hicks Striping, Hatch Western, Certified Personnel Services

.....
Brief Description of Project:

The North Unit Irrigation District (NUID) 43 Lateral Segment 2 Piping Project is a key part of a broader effort to modernize irrigation infrastructure in Jefferson County. The project improves water delivery efficiency, conserves resources, and supports long-term sustainability for nearly 60,000 acres of farmland.

The NUID 43 Lateral Segment 2 Piping included the installation of nearly 6.5 miles of High-Density Polyethylene (HDPE) pipe, ranging in size from 6 inches to 63 inches in diameter. Taylor Northwest crews completed the work ahead of the irrigation season, overcoming complex site challenges including highway crossings, bridge removals, and multiple road intersections. Their efforts ensured the system was fully operational in time to support local agriculture, demonstrating exceptional planning, execution, and commitment to the community.

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USFS Sisters Ranger District Compound

US-20 & S Pine St., 391 W Cascade Ave., Sisters

Property Owner/Developer: United States Forest Service

Contractor: DSL Builders

Project Cost: \$8.5M

Sitework Start: November 2023

Completion: November 2025

Square Footage: 13,300 sq. ft. admin building, 6,300 sq. ft. storage building

Amenities: private offices, boardrooms, conference rooms, reception area, storage warehouse, break room, fire ready room.

Project Manager: Gordon Guenther

Supervisor: Casey Lamb

Civil Engineer: HWA Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Froelich Engineering

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

Geotechnical Engineer: Wallace Group

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Subcontractors and Suppliers:

JM Painting, Stephen's Heating & Cooling, Mike's Fence Center

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Brief Description of Project:

STEELE worked with the USFS to design a masterplan, new sustainable Green Globes Certified Administration Building and new Storage Building. The new site and buildings create a beautiful, ecologically sound, and uplifting environment for staff and visitors. The site was designed to enhance visitors' experience with picnic areas, outdoor gathering space, safe circulation, and stronger connectivity to the adjacent neighborhoods of Sisters.

SW Reservoir Drive Improvements

Redmond

Property Owner/Developer:

City of Redmond

Contractor: Taylor Northwest

Project Cost: \$6.6M

Sitework Start:

October 2023

Completion: October 2025

Financing:

City of Redmond

Project Manager: Ian Fahey,

Taylor Northwest

Supervisor: A.J. de Saint

Phalle, Taylor Northwest

Civil Engineer: Sean Passage,

Hickman Williams & Associates

Civil Engineer: Sean Passage,

Hickman Williams & Associates



PHOTO | COURTESY OF TAYLOR NORTHWEST

Mechanical, Electrical, Plumbing (MEP) Engineer: N/A

Special Inspection & Testing Agency:

Carlson Testing, Inc.

Landscaping: Green Thumb Industries

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Subcontractors and Suppliers:

Tri County Paving LLC, Van Nevel Concrete & Curb Inc., 4S Sign LLC, Green Thumb Industries, Key West Retaining Systems, KG Manufacturing, Coral Construction, Specialized Pavement Marking LLC, Mike's Fence Center, Oregon Concrete Cutting, GH Survey, CPS Flaggging, Por-Tay Northwest LLC, Powell Butte Asphalt LLC, Advanced Precast Products, HD Fowler Company, Hooker Creek Ready Mix.

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Brief Description of Project:

The SW Reservoir Drive Improvement Project transformed a key east-west Redmond corridor between SW 39th St. and Helmholtz Avenue into a modern, multi-modal roadway built to serve the city's growing neighborhoods. The City of Redmond and contractor Taylor Northwest reconstructed the full roadway section and replaced aging underground utilities — including gas, power, communications, water, storm, and sewer systems, while adding new pavement, curbs, sidewalks, bike lanes, retaining walls, handrail, guardrail, lighting, signage, and fencing. The project brought the corridor up to current City standards for safety, accessibility, and long-term reliability, addressing long-standing infrastructure deficiencies and improving connectivity for all users.

Delivered through careful phasing and strong communication with nearby residents and businesses, the project minimized disruptions while achieving a full-depth rebuild within budget and schedule. The result is a safer, more efficient, and resilient transportation corridor that supports future development, enhances quality of life, and reflects the City's commitment to investing in durable, community-focused infrastructure.

Black Butte K-8 School Modernization

25745 SW Suttle-Sherman Rd., Camp Sherman



PHOTO | COURTESY OF SĀJ ARCHITECTURE

Property Owner/Developer:

Black Butte School District

Contractor: Griffin Construction

Project Cost: \$2.9M

Sitework Start: Spring 2024

Completion: Spring 2025

Square Footage: 5,495 sq. ft.

Financing: Bond supported

Project Manager: HMK Company

Architect: SĀJ Architecture

.....

Brief Description of Project:

The Black Butte School Modernization included remodeling the existing 1950s-era Midcentury Modern building and adding a classroom to better serve current and future students. The design responds to the developmental needs of each age group while also offering flexible commons spaces.

Principal Architect:

Jonah Jensen, AIA, LEED AP, Assoc. DBIA

Structural Engineer:

Walker Structural Engineering

Civil Engineer: HWA

Mechanical, Electrical, Plumbing (MEP) Engineer: Săzăn Group

Geotechnical Engineer:

Wallace Group

Lighthouse Navigation Center

275 NE Second St., Bend

Property Owner/Developer: City of Bend/ Shepherds House

Contractor: 2KG Construction

Project Cost: \$2.3M

Sitework Start: November 2023

Completion: October 2025

Square Footage: 10,000 sq. ft.

Amenities: warming/cooling shelter, 100 beds, kitchen, showers, laundry, counseling rooms.

Project Manager: Garrett Kaye, City of Bend

Supervisor: Collin Dieker

Civil Engineer: Morrison Maierle

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Morrison Maierle

Mechanical, Electrical, Plumbing (MEP) Engineer:

Morrison Maierle

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Subcontractors and Suppliers:

American Sprinkler, Action Pride Cabinets, Bell Hardware, Deschutes Painting, Northwest Quality Roofing, Sunset Plumbing, Temp-Rite Mechanical, Tomco

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Brief Description of Project:

Phased remodel of the existing warming/cooling shelter to add new commercial kitchen, new roof, new showrooms, and ADA upgrades. The remodel will help deliver their mission, "To create safe, welcoming, and inclusive environments that meet basic needs, allow for rest, promote health, support relationships, and highlight pathways to restoration as people work together toward personal well-being and a sustainable livelihood."

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PHOTO | COURTESY OF STILSON BUILDERS

Property Owner/Developer:

Cerstin Cheatham
Contractor: Stilson Builders
Project Cost: \$2.2M
Sitework Start: February 9, 2024
Completion: February 18, 2025
Square Footage: 7,245 sq. ft.
Amenities: Full prep kitchen for catering company, cold storage, dry storage, offices, full break room and laundry facility.
Financing: Lincoln Capital
Project Manager: Sam Fisher

Supervisor: Matthew Lee

Civil Engineer: Scott Karl
Design Professional: Lennie Brandt
Structural Engineer: Tyson Neuhaus
Mechanical, Electrical, Plumbing (MEP) Engineer: CEA
Geotechnical Engineer: Wallace Group
Construction Materials Testing: Wallace Group
Environmental Consulting: Wallace Group
Landscaping: Land Effects

Subcontractors and Suppliers:

Dan Thompson Excavation, Land Effects, Mikes Fence, Tri County Paving, Western Protective Coatings, Bend Concrete Supply, Elite Masonry, Baxter Builders, Pacific Building Systems, Anderson Clark Interiors CCI, Baxter and Flaming, Central Oregon Garage Door, Foster Creek, Guarantee Glass, Pacific Rim, Fab Floors, John Varner, Neuhaus Professional Touch, Superior Garage Floors, Walker Painting, Cascaded Heating, Christiansen Plumbing, Supply J&R Fire, Elite Electric

Brief Description of Project:

7,000-square-foot metal building with full commercial prep kitchen, dry storage and cold storage capabilities.

Skyliners and Skyline Ranch Roundabout

Bend



PHOTO | COURTESY OF TAYLOR NORTHWEST

Property Owner/Developer:

City of Bend/Brooks Resources
Contractor: Taylor Northwest
Project Cost: \$2M
Sitework Start: June 2025
Completion: September 2025
Financing: NWX2 LLC

Civil Engineer: DOWL

Civil Engineer: DOWL
Subconsultants: None
Special Inspection & Testing Agency: Carlson Testing
Landscaping: Mountain Sky Inc.

Subcontractors and Suppliers:

Deschutes Concrete Construction, Walltek Construction LLC, Tri County Paving, RLC Construction, Van Nevel Curb, Pavement Protectors, GH Survey, Mike's Fence Center, Oregon Concrete Cutting

Brief Description of Project:

The project at the intersection of Skyliners Road and Skyline Ranch Road in the City of Bend revitalized a key collector corridor through the westside neighborhood. Developed and managed by NWX2, LLC in partnership with the City, Taylor Northwest served as the contractor to deliver a modern roundabout in place of the former four-way stop, improving traffic flow and safety. The project included roadway realignment, upgraded pedestrian crossings, enhanced drainage systems, and landscaped medians and splitter islands. By creating safer conditions for vehicles, pedestrians, and students traveling to nearby schools and community/business destinations, the project addresses a critical community need. The roundabout was completed during the 12-week summer break to ensure a safe environment for students and maintain school operations.

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Ballers and Brews

20869 Redside Ct., Bend, OR 97701

Property Owner/Developer:

Leslie Koegler
Contractor: Stilson Builders
Project Cost: \$1.9M
Sitework Start: December 2, 2024
Completion: September 17, 2025
Square Footage:



PHOTO | COURTESY OF STILSON BUILDERS

Taphouse: 3,191 sq. ft.,
 pickleball court: 3,800 sq. ft.
Amenities: Full bar, indoor seating, outdoor seating, food carts, pickleball court, covered balcony.

Financing:

Idaho First
Project Manager: Sam Fisher
Supervisor: Matthew Lee
Civil Engineer: Scott Karl
Design Engineer: LB Engineering

Design Professional:

Lennie Brandt
Structural Engineer: Tyson Newhouse
Mechanical, Electrical, Plumbing (MEP) Engineer: CEA
Geotechnical Engineer: Carlson Testing
Special Inspection & Testing Agency: Carlson Testing
Landscaping: Sage Scapes

Subcontractors and Suppliers:

AM -1, Baxter and Flaming, Bedrock Construction, Bend Concrete Service, Bend Steel Supply, Cascade Heating, CCI, Central Oregon Garage Door, Christiansen Plumbing Solutions, Comfort Insulation, Cox Custom Welding, Cushion Tennis Courts, Dan Thompson Excavation, Elite Electric, Foster Creek Construction, Guarantee Glass & Mirror, Inc., HD Steel Detailing, HWA Inc., J&R Fire, Lance Douglas Peterson Legacy, Stoneworks, Mikes Fence Center, Oregon Equipment, Pacific Building Systems, Pacific Rim Sash and Door, Roger Langliers Construction Co., Sage Scapes, Stone Roofing

Brief Description of Project:

New 2500-square-foot taphouse with exterior balcony. Full bar, food carts, and pickle ball court on site.

Greenwood Building

40 NW Greenwood, Bend

Property Owner/Developer:

Jon & Heather Walker, Joe & Katie Speck, Amanda & Craig Davis

Contractor: KNCC

Project Cost: Total Renovation \$1,428,000 (less \$112,200 soft costs)

Sitework Start: May 2024

Completion: April 2025

Square Footage: 7,070

Amenities: Lower floor executive suites: kitchenette with outdoor private patio, Lobby with collaboration seating, shared conference rooms, private fitness room, three restrooms (one with a shower). Upper Floor: two restrooms and kitchenette, four offices and open work area. Large rentable conference room.

Financing: Summit Bank

Project Manager: Mark Roberts, KNCC & Heather Walker, owner

Supervisor: Rocky Wright

Architect: SĀJ Architecture

Principal Architect: Seth Anderson

Structural Engineer: Walker Structural Engineering, PC

Mechanical, Plumbing (MEP) Engineer: Cascade Heating & Specialties, Inc

Electrical: North Rim

Landscaping: Aspen Landscaping Development &

Landscape Designer: Becky Shaw

Interior Design: Lori Norris, Lemongrass Designs

Subcontractors and Suppliers:

Anderson Clark Interiors (ACI), The Harver Company, River Roofing, Bend Comm Glass, Alpine Glass, Baptista Flooring, ConCeal Inc, Webfoot Home Improvements, 3BK Sign Company, Globe Lighting, Johnson Brothers Appliances, Building Material Specialties

Brief Description of Project

Renovation of 40 NW Greenwood with original construction for a local law firm with completion in 1979. Upgrades to HVAC (including new ducting and zoning), electrical, plumbing, lighting, ceilings and flooring. Reconfigured and complete reconstruction of lower floor restrooms and two added restrooms upstairs in addition to kitchenette.

ASI Business Group

20755 High Desert Ln., Bend



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Property Owner/Developer:

Jeff Olsen/Empire Construction & Development

Contractor:

Empire Construction & Development

Sitework Start: July 2024

Completion: July 2025

Square Footage: 18,000 sq. ft.

Amenities: private offices, conference rooms, balcony, warehouse space and loading docks.

Project Manager: Ellie Murray

Supervisor: Brad Dickamore

Civil Engineer: Becon Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer:

Froelich Engineering

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

New office and warehouse in the Brinson Business Park.

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Brinson Lot 8 - Building A

20717 Brinson Blvd., Bend

Property Owner/Developer: Empire Construction & Development

Contractor: Empire Construction & Development

Sitework Start: September 2024

Completion: September 2025

Square Footage: 7,500 sq. ft.

Amenities: Warehouse and office space for up to two tenants.

Project Manager: Ellie Murray

Supervisor: Mark Meredith

Civil Engineer: Becon Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Ashley & Vance Engineering

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

Geotechnical Engineer: Wallace Group

Construction Materials Testing: Wallace Group

Environmental Consulting: Wallace Group

Landscaping: Rexus

.....
Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

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Brief Description of Project:

Two new light industrial speculative buildings in the South Brinson Business Park in Bend.

Haven Bagel, Production Bakery & Spec Space

20717 Brinson Blvd., Bend

Property Owner/Developer: Empire Construction & Development

Contractor: Empire Construction & Development

Sitework Start: September 2024

Completion: October 2025

Square Footage: 11,640 sq. ft.

Amenities: Bakery area with a small office and one speculative light industrial tenant space including a warehouse and office space.

Project Manager: Ellie Murray

Supervisor: Mark Meredith

Civil Engineer: Becon Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Ashley & Vance Engineering

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

Geotechnical Engineer: Wallace Group

Construction Materials Testing: Wallace Group

Environmental Consulting: Wallace Group

Landscaping: Rexus

.....
Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

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Brief Description of Project:

New light industrial building in the South Brinson Business Park in Bend. Tenants include Haven Bagels Production Bakery and a speculative tenant suite for future light industrial tenants.



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Hayden Homes Support Center

50 SE Timber Ave., Redmond



PHOTO | COURTESY OF HAYDEN HOMES

Property Owner/Developer:

Hayden Enterprises

Contractor: SunWest Builders

Sitework Start: May, 2024

Completion: May, 2025

Square Footage: 34,896 sq. ft.

Amenities: All new offices and work spaces with new two new boardrooms and second floor mezzanine for additional office and conference room space. In addition, the new space offers a new kitchen and café for employees, along with new employee locker rooms.

Project Manager:

Colin Schaueremann

Supervisor: Jon Page

Civil Engineer: H.A. McCoy

Architect: S&J Architecture

Principal Architect: Jeff Reynoldson

Structural Engineer:

Walker Engineering

Mechanical, Electrical, Plumbing (MEP) Engineer:

Morrison-Maierle Engineers

Special Inspection & Testing Agency:

Carlson Testing

Subcontractors and Suppliers:

A+ Cleaning, Alpine Abatement, Seven Mountains, Swift Demo, Superior Garage Floors, Cox Custom Welding, Double F Custom Welding, JenFab, Cascade Cabinets, Central Oregon Trim & Door, Daniel Simmons Contracting, G Builds, Paulsons Floor Coverings, Central Oregon Waterproofing, Energy Conservation Insulation, NW Quality Roofing, Bend Commercial Glass, Bell Hardware, Blankenship Garage Doors, Foster Creek Construction, C&C Drywall, Empire Paint, Fabulous Floors, Fred Shearer, White Star Enterprises, Construction Specialty Supply, General Awnings, Hollman Lockers, North Country Building Specialties, Bend Window Treats, American Sprinkler, Black Diamond, Quality Heating, Bend Electric

Brief Description of Project:

Hayden Homes has completed the transformation of a 35,000-square-foot building off Airport Way into its new Support Center, creating a modern and efficient space for employees. The remodeled facility features all-new offices, boardrooms, conference rooms, a full-service kitchen and café, locker rooms, and an architectural steel mezzanine with additional workspaces. Updated finishes, siding, and branding give the building a fresh look that reflects Hayden Homes' commitment to quality and community. Ideally located to serve both employees and Central Oregon, the new Support Center marks an exciting step in Hayden Homes' continued growth and investment in the region.

Juniper Ridge Lot 10 - Building B

63625 Old Deschutes Rd., Bend

Property Owner/Developer: Empire Construction & Development

Contractor: Empire Construction & Development

Sitework Start: June 2025

Completion: December 2025

Square Footage: 12,800 sq. ft.

Amenities: Two speculative light industrial tenant space including a warehouse and office space.

Project Manager: Ellie Murray

Supervisor: Brad Dickamore

Civil Engineer: Becon Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Froelich Engineering

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

Geotechnical Engineer: Wallace Group

Construction Materials Testing: Wallace Group

Environmental Consulting: Wallace Group

Landscaping: Rexius

Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

Brief Description of Project:

New light industrial speculative buildings with two tenant suites in Juniper Ridge.



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Key Mechanical

62853 NE Oxford Ct., Bend

Property Owner/Developer: Key Mechanical/ Empire Construction & Development

Contractor: Empire Construction & Development

Sitework Start: May 2024

Completion: February 2025

Square Footage: 10,800 sq. ft.

Amenities: warehouse & shop space, office headquarters.

Project Manager: Ellie Murray

Supervisor: Mark Meredith

Civil Engineer: Becon Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Ashley & Vance Engineering

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

Geotechnical Engineer: Wallace Group

Special Inspection & Testing Agency: Wallace Group

Landscaping: Rexus

.....
Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

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Brief Description of Project:

New headquarter office and shop for Key Mechanical, a environmentally friendly commercial refrigeration/HVAC mechanical contractor.

Logsden Mini Storage

710 SE Logsden St., Bend

Property Owner/Developer: Empire Construction & Development

Contractor: Empire Construction & Development

Sitework Start: November 2024

Completion: July 2025

Square Footage: 70,000 sq. ft.

Amenities: campus of self-service mini storage units.

Project Manager: Ellie Murray

Supervisor: Mark Meredith

Civil Engineer: Becon Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Forge Building Company

Mechanical, Electrical, Plumbing (MEP) Engineer: Elite Electric

Geotechnical Engineer: Wallace Group

Construction Materials Testing: Wallace Group

Environmental Consulting: Wallace Group

Landscaping: Rexus

.....
Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

.....
Brief Description of Project:

New mini storage campus of 386 units.

Page Ct III

Prineville

Property Owner/Developer: Empire Construction & Development

Contractor: Empire Construction & Development

Sitework Start: January 2025

Completion: December 2025

Square Footage: 12,000 sq. ft.

Amenities: Two light industrial speculative suites including office and warehouse space.

Project Manager: Ellie Murray

Supervisor: Kevin Tennison

Civil Engineer: Becon Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Froelich Engineering

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

Geotechnical Engineer: Wallace Group

Construction Materials Testing: Wallace Group

Environmental Consulting: Wallace Group

Landscaping: Rexus

.....
Subcontractors and Suppliers:

Elite Electric, Bend Heating, Sunset Plumbing, American Sprinkler

.....
Brief Description of Project:

New light industrial speculative building in Prineville in the Tom McCall Business Park.

Page Ct. Spec

941 SW Page Ct., Prineville



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Property Owner/Developer: Empire Construction & Development

Contractor: Empire Construction & Development

Sitework Start: February 2024

Completion: March 2025

Square Footage: 11,500 sq. ft.

Amenities: Two light industrial speculative suites including office and warehouse space.

Project Manager: Ellie Murray

Supervisor: Kevin Tennison

Civil Engineer: Becon Engineering

Architect: Steele Associates Architects

Principal Architect: Adam Stephen

Structural Engineer: Ashley & Vance Engineering

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

New light industrial speculative building in Prineville in the Tom McCall Business Park.

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Shevlin Crossing, Building B

2230 NW Labiche Lane, Bend

Property Owner/Developer: Taylor Brooks Development
Contractor: SunWest Builders
Sitework Start: May 2024
Completion: May 2025
Square Footage: 27,428 sq. ft.
Project Manager: Julie Hyer and Kristen O’Riordan
Supervisor: Kevin Harris
Architect: TVA Architects
Principal Architect: Tim Wybenga
Structural Engineer: DCI Engineers
Civil Engineer: AKS Engineering & Forestry
Mechanical, Electrical, Plumbing (MEP) Engineer: Interface Engineering



PHOTOS | COURTESY OF SUNWEST BUILDERS

Special Inspection & Testing Agency: Carlson Testing
Landscaping: Botanical

Subcontractors and Suppliers:

Bend Concrete, Ultra Quiet Floors, Cox Custom Welding, Carpentry Plus, AM-1 Roofing, Central Oregon Roofing, ECI, Bell Hardware and Bend Commercial Glass, Empire Painting, Fabulous Floors, PCI, TK Elevators, Swift Fire Protection, Bryan Young Plumbing, Temp-Rite Mechanical, North Rim Electric

Brief Description of Project:

New two-story office building shell. Designed using Cross Laminated Timber (CLT) construction.



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Terava

515 SW Century Dr., Bend

Property Owner/Developer: G Group/Urban Asset Advisors
Contractor: Pence Construction
Sitework Start: Spring 2023
Completion: Summer 2025
Square Footage: 148,000 sq. ft.
Amenities: Lounge, co-working spaces, fitness center, dog park, ski-tuning area, structured parking and more.
Project Manager: Eeshoo Rehani, Julio Rocha
Civil Engineer: AKS Engineering and Forestry
Architect: LRS Architects
Principal Architect: Greg Mitchell
Structural Engineer: Ashley & Vance Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: Mechanical & Electrical: Colebreit Engineering; Plumbing:



PHOTO | COURTESY OF LRS ARCHITECTS

Severson Plumbing; MKE Engineering
Geotechnical Engineer: Wallace Group
Construction Materials Testing: Wallace Group
Environmental Consulting: Wallace Group
Special Inspection & Testing Agency: Carlson Testing Inc
Landscaping: Cameron McCarthy Landscape, Architecture and Planning

Subcontractors and Suppliers:

Tomco Electric, Bend Heating, Severson Plumbing, GLI Advisors

Brief Description of Project:

Situated just east of the Oregon State University-Cascades campus in Bend, Terava is a six-story apartment building providing 129 units with stunning views of the city and the Cascades. Positioned on a challenging linear site, the building includes two levels of structured parking beneath four floors of wood-framed apartments. The design is distinguished by a striking central vertical lobby, framed by an expansive storefront and a grand, high-volume entry canopy. Positioned prominently along Century Drive, Terava serves as both a visual gateway to the region’s abundant outdoor recreation and a hub for the steady foot traffic from the surrounding neighborhood.

The Westman Hotel

777 NW Wall St., Bend

Property Owner/Developer: Deschutes Opportunity Commercial Redevelopment LLC
Contractor: R&H Construction
Sitework Start: June 3, 2024
Completion: November 12, 2025
Square Footage: 22,124 sq. ft.
Amenities: Minnie’s cocktail bar, outdoor heated soaking pool, private courtyard with fire pit and more.
Project Manager: Jacob Hartley, Senior Project Manager, Michaela Denny, Project Manager
Supervisor: Brian Casey, Superintendent
Civil Engineer: Ashley & Vance Engineering
Architect: Emerick Architects, LRS Architects (interior design)
Principal Architect: Brian Emerick (Emerick), Jenny Baines (LRS)

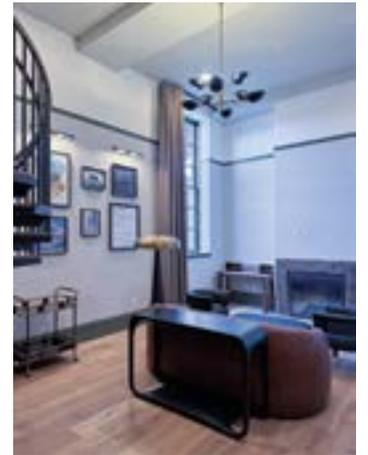


PHOTO | COURTESY OF R&H CONSTRUCTION

Structural Engineer: Ashley & Vance Engineering
Civil Engineer: Ashley & Vance Engineering
Mechanical, Electrical, Plumbing (MEP) Engineer: PAE
Geotechnical Engineer: Wallace Group
Special Inspection & Testing Agency: Carlson Testing
Landscaping: Understory

Subcontractors and Suppliers:

A-Core of Oregon LLC; Alpha Construction LLC; Alpha Window Cleaning; Alpine Abatement Associates Inc; ASSA ABLOY Global Solutions Inc; Baxter Builders, LLC; Bend Commercial Glass; Bend Heating & Sheet Metal Inc; BrandSafway Services LLC; Carlson Sign Co; CCI Bend LLC; Ceniga’s Masonry; Central Oregon Waterproofing; Chosen Wood Window Maint Inc; Chown, Inc.; Classic Coverings & Shade on Demand; Creative Fire Incorporated; Company; Curtis Restaurant Equip Inc; D & R Masonry Restorations Inc; Dero Bike Rack Company; Deschutes Opportunity Commercial Red; Deschutes Painting Inc.; Deschutes Plumbing CO, LLC; Eagle Roofing; Eclipse Cabinetry LLC; Emerick Architects PC; Fabulous Floors Inc; GH Surveying, LLC; Hardcastle Construction Inc; Imagine Stoneworks Inc; Interior Technology Inc; J & R Fire LLC; Joni’s Construction Cleaning; Juniper Electric; LONESOME PICTOPIA LLC; LRS Architects Inc; Marblelife of Seattle - Tacoma; Company; McLean Concrete Construction; Mike’s Fence Center Inc; MW Design Workshop Inc; Newport Avenue Landscaping & Irrigation; North Cabinet Co.; North Country Building Specialties; Northwest Quality Construction Inc; Northwest Tree Health LLC; PLI Systems Inc; Portland Millwork, Inc; Pro Shop Millwork & Design; R&H Construction Co.; Rock Supremacy, LLC; Smalling Construction, Inc.; Staton Companies; Storlie Brothers Construction LLC; Sunriver Glass & Mirror; Swift Dustless Demo LLC; ThyssenKrupp Elevator; Company; Timber Canyon Construction LLC; Unassigned Sub; Vernam Crane Services Inc; Western Protective Coatings; Whitestar Enterprises LLC

Brief Description of Project:

Boutique hotel housed within the restored 1930s-era Old Post Office building. The three-story, 22,000 sq. ft. hotel blends the building’s historic masonry, terrazzo flooring and vaulted windows with refined, modern design; features 23 uniquely designed guest rooms with high-end finishes and a selection of curated historical artifacts, including the original postal vault door. The rooms range in features including two-story loft suites with spiral staircases, signature suites with sitting rooms and foundation-level suites and more.

Tomco Electric

20950 Cooley Rd., Bend



PHOTO | COURTESY OF STEELE ASSOCIATES ARCHITECTS

Property Owner/Developer:
Tomco Electric Inc./
Empire Construction & Development

Contractor:
Empire Construction & Development

Sitework Start:
November 2024

Completion:
December 2025

Square Footage: 18,560 sq. ft.

Amenities: private offices, boardrooms, conference rooms, warehouse, break room, fitness room, wash-bay, secure storage yard, auxiliary building, 480V EV chargers and prefabrication area.

Project Manager:
Ellie Murray

Supervisor:
Brad Dickamore

Civil Engineer:
Becon Engineering

Architect:
Steele Associates Architects

Principal Architect:
Adam Stephen

Structural Engineer:
Froelich Engineering

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

Geotechnical Engineer:
Wallace Group

Construction Materials Testing:
Wallace Group

Environmental Consulting:
Wallace Group

Landscaping:
Rexius

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Subcontractors and Suppliers:

TOMCO Electric,
Bend Heating,
Sunset Plumbing,
American Sprinkler

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Brief Description of Project:

A modern and efficient new headquarters and warehouse for Tomco Electric, one of the finest electric contractors in the region.

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Wild Rooster Bar & Grill

3310 Empire Dr., Prineville

Property Owner/Developer:
Empire Construction & Development

Contractor:
Empire Construction & Development

Sitework Start:
October 2024

Completion:
December 2025

Square Footage:
5,000 sq. ft.

Amenities:
full bar, dining area, outdoor patio, lottery room.

Project Manager:
Ellie Murray

Supervisor:
Kevin Tennison

Civil Engineer:
Becon Engineering

Architect:
Steele Associates Architects

Principal Architect:
Adam Stephen

Structural Engineer:
Froelich Engineering

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

Geotechnical Engineer:
Wallace Group

Construction Materials Testing:
Wallace Group

Environmental Consulting:
Wallace Group

Landscaping:
Rexius

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Subcontractors and Suppliers:

Elite Electric, Bend Heating,
Sunset Plumbing,
American Sprinkler

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Brief Description of Project:

New restaurant in the Tom McCall Business Park in Prineville.



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Information provided by Premier Builders Exchange

City of Redmond

\$39,329,321.00-	Commercial (Tenant Improvement) 81,136 sf. at 2522 SE Jesse Butler Cir. Redmond 97756 OR Owner: City of Redmond 411 SW 9th St. Redmond, OR 97756 Builder: Skanska USA Building, Inc. 973-753-3579 Permit # 711-25-000478
\$22,000,000.00-	Commercial (New) 84,868 sf. at 2245 SW 6th St. Redmond 97756 OR Owner: Nosler Investments, LLC 107 SW Columbia St. Bend, OR 97702 Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # 711-24-001778
\$13,190,957.00-	Commercial (New) 82,827 sf. at 805 E Antler Ave. Redmond 97756 OR Owner: M Alves Land & Livestock Redmond, LLC 601 E Antler Ave. 101 Redmond, OR 97756 Builder: Ryan Companies US, Inc. 612-492-4000 Permit # 711-25-000181
\$5,714,637.00 -	Commercial (New) 44,684 sf. at 4577 SW 19th St. Redmond 97756 OR Owner: Grace Delight of Oregon, LLC PO Box 470 Colbert, WA 99005 Builder: JB Steel, LLC 541-773-8325 Permit # 711-25-001449
\$4,029,218.00 -	Commercial (New) 21,930 sf. at 1900 NE 2nd St. Redmond 97756 OR Owner: Sycan B Corp 840 Beltline Rd. #202 Springfield, OR 97477 Builder: Enformed Construction Services, LLC 479-273-7780 Permit # 711-25-000811
\$3,394,745.00 -	Commercial (New) at 2450 SW 6th St. Redmond 97756 OR Owner: IBEW Local 280 Building Corp PO Box 404 Tangent, OR 97389 Builder: Skanska USA Building, Inc. 973-753-3579 Permit # 711-24-002265
\$3,344,694.00 -	Commercial (New) 6,600 sf. at 800 SE Evergreen Ave. Redmond 97756 OR Owner: Heart of Oregon Corps, Inc. PO Box 279 Bend, OR 97709 Builder: R & H Construction, Co. 503-228-7177 Permit # 711-25-001113
\$2,950,000.00 -	Commercial (New) 15,953 sf. at 2520 NW 7th St. Redmond 97756 OR Owner: MDTH Redmond, LLC 1301 E Pocket Rd. Bennettsville, SC 29512 Builder: Payase Commercial, LLC 541-948-2730 Permit # 711-25-000994
\$2,800,000.00 -	Commercial (New) 8,318 sf. at 130 NE 11th St. Redmond 97756 OR Owner: PCBP Properties, Inc. 10600 White Rock Rd. #100 Rancho Cordova, CA 95670 Builder: R & H Construction, Co. 503-228-7177 Permit # 711-25-000614
\$2,100,000.00 -	Commercial (New) 11,880 sf. at 798 NE Jackpine Ct. Redmond 97756 OR Owner: Flip Biz Properties, LLC 17440 Joshua Ct. Bend, OR 97703 Builder: Christiansens Contracting Company, LLC 541-526-0195 Permit # 711-25-001464
\$2,000,000.00 -	Commercial (New) 17,048 sf. at 1167 NE Jackpine Ave. Redmond 97756 OR Owner: Red Barn Industrial Center, LLC 695 SW Mill View Way #103 Bend, OR 97702 Permit # 711-25-000101
\$1,939,053.00 -	Commercial (New) 13,944 sf. at 2990 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 # 711-23-000270
\$1,897,639.00 -	Commercial (New) 13,944 sf. at 3010 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 # 711-24-002227
\$1,767,399.00 -	Commercial (New) 11,508 sf. at 3060 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 # 711-25-000844
\$1,755,147.00 -	Commercial (New) 7,800 sf. at 4625 SW 21st St. Redmond 97756 OR Owner: DCC Investments, LLC 2914 SW Canal Blvd Redmond, OR 97756 Builder: Dry Canyon Communications, LLC 541-504-5491 Permit # 711-25-000665
\$1,713,524.00 -	Commercial (New) 11,556 sf. at 3020 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 # 711-25-000365
\$1,706,406.00 -	Commercial (New) 11,508 sf. at 3040 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 # 711-25-000410
\$1,706,406.00 -	Commercial (New) 11,508 sf. at 3070 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 # 711-25-000430
\$1,606,977.00 -	Commercial (New) 11,556 sf. at 2940 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 # 711-23-000262
\$1,606,977.00 -	Commercial (New) 11,556 sf. at 2980 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 # 711-23-000264
\$1,600,000.00 -	Commercial (New) 6,091 sf. at 2625 NW Redwood Ave. Redmond 97756 OR Owner: Dry Canyon Apartments, LLC 963 SW Simpson Ave. 110 Bend, OR 97702 Builder: Kaufman Commercial, LLC 503-871-4152 Permit # 711-24-002397
\$1,500,000.00 -	Commercial (New) 3,835 sf. at 2265 NW 4th St. Redmond 97756 OR Owner: First Community Credit Union 200 N Adams St. Coquille, OR 97423 Builder: Harmon Construction, Co. 541-266-9725 Permit # 711-25-000037
\$1,441,668.00 -	Commercial (New) 6,842 sf. at 815 NW Canal Blvd Redmond 97756 OR Owner: BH-OR Redmond, LLC 815 NW Canal Blvd Redmond, OR 97756 Builder: Veridis Construction, Inc. 503-839-4030 Permit # 711-25-000819
\$1,031,120.00 -	Commercial (New) 8,000 sf. at 130 NE 11th St. Redmond 97756 OR Owner: PCBP Properties, Inc. 10600 White Rock Rd. #100 Rancho Cordova, CA 95670 Builder: R & H Construction, Co. 503-228-7177 Permit # 711-25-001738
\$1,000,000.00 -	Commercial (New) 3,806 sf. at 2067 NW 6th St. Redmond 97756 OR Owner: Goodwill Industries of Columbia Willamet 1943 SE 6th Ave. Portland, OR 97214 Builder: Russell Anderson Contracting, LLC 541-280-0315 Permit # 711-24-002278

City of Bend

\$13,633,500.00-	Commercial (New) 119,022 sf. at 20130 Badger Rd. Bend 97702 OR Owner: OR Coombs & Badger, LLC Builder: Deacon Construction 916-969-0900 Permit # PRNC202302005
\$10,500,000.00-	Commercial (Alteration) 101,494 sf. at 601 NW Wall St. Bend 97703 OR Owner: Deschutes Public Library District Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRRE202500163
\$9,000,000.00 -	Commercial (New) 89,485 sf. at 20057 SE Easton Pl. Bend 97702 OR Owner: Easton Commercial Builder: CS Construction 541-617-9190 Permit # PRNC202504394
\$9,000,000.00 -	Commercial (New) 1,380 sf. at 20077 SE Easton Pl. Bend 97702 OR Owner: Easton Commercial Builder: CS Construction 541-617-9190 Permit # PRNC202504395
\$5,414,903.00 -	Commercial (Addition) at 2770 NE 2nd St. Bend 97701 OR Owner: KFBOR, LLC Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRAD202403450
\$5,319,333.00 -	Commercial (Addition) 60,465 sf. at 62425 Eagle Rd. Bend 97701 OR Owner: Eastmont Church Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRAD202400640
\$3,500,000.00 -	Commercial (New) 123,701 sf. at 575 SE 9th St. Bend 97702 OR Owner: Midway Leasing, LLC Permit # PRNC202402869
\$3,500,000.00 -	Commercial (Alteration) 39,745 sf. at 501 SW Hill St. Bend 97702 OR Owner: 501 Hill, LLC Builder: SunWest Builders 541-548-7341 Permit # PRRE202501018
\$3,500,000.00 -	Commercial (New) 54,776 sf. 20067 SE Easton Pl. Bend 97702 OR Owner: Easton Commercial Builder: CS Construction 541-617-9190 Permit # PRNC202504397
\$3,000,000.00 -	Commercial (New) 18,076 sf. at 63353 Nels Anderson Rd. Bend 97701 OR Owner: Five Sac Self-Storage Corporation Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRNC202408086
\$2,673,100.00 -	Commercial (New) 13,984 sf. at 63619 Old Deschutes Rd. Bend 97701 OR Owner: Three Sisters Holdings, LLC Builder: Empire Construction & Development, LLC 541-389-0070 Permit # PRNC202407578
\$2,440,109.00 -	Commercial (New) 26,090 sf. 20876 NE Triton Pl. Bend 97701 OR Owner: Juniper Ridge Lot 6, LLC Builder: SunWest Builders 541-548-7341 Permit # PRNC202406665
\$1,905,417.00 -	Commercial (New) 15,579 sf. at 63624 OLD Deschutes Rd. Bend 97701 OR Owner: Kevin Spencer Builder: Empire and Construction & Development, LLC 541-389-0070 Permit # PRNC202501139
\$1,838,058.00 -	Commercial (Alteration) 2,817 sf. at 2500 NE Neff Rd. Bend 97701 OR Builder: Skanska USA Building, Inc. 973-753-3579 Permit # PRRE202406890
\$1,438,000.00 -	Commercial (Alteration) 34 sf. at 2450 NW Champion Cir. Unit A Bend 97703 OR Owner: Multiple Builder: Emery & Sons Construction Group, LLC 971-216-0050 Permit # PRRE202503064
\$1,361,210.00 -	Commercial (New) 7,179 sf. at 2940 N Hwy 97 Bend 97703 OR Owner: RPP Bend I, LLC Permit # PRNC202403136
\$1,200,000.00 -	Commercial (New) 1 sf. at 1565 NE 1st St. Bend 97701 OR Owner: David and Melissa Vazquez Builder: Vazquez Painting & Construction, LLC 541-903-2312 Permit # PRNC202400424
\$1,200,000.00 -	Commercial (New) 4,206 sf. at 1069 SE 15th St. Bend 97702 OR Owner: First Community Credit Union 200 N Adams St. Coquille, OR 97423 Builder: Harmon Construction, Co. 541-266-9725 Permit # PRNC202502342
\$1,170,545.00 -	Commercial (Alteration) 4,714 sf. at 606 SE Glenwood Dr. Bend 97702 OR Owner: Administrative School District No. 1 Builder: Kirby Nagelhout Construction Co. 541-389-7119 Permit # PRRE202501787
\$1,100,000.00 -	Commercial (New) 8,193 sf. at 63020 Layton Ave. Bend 97701 OR Owner: 541 Oasis, LLC Builder: Empire Construction & Development, LLC 541-389-0070 Permit # PRNC202404056
\$1,100,000.00 -	Commercial (Alteration) 4,014 sf. at 2500 NE Neff Rd. Bend 97701 OR Owner: Multiple Builder: Skanska USA Building, Inc. 973-753-3579 Permit # PRRE202506443
\$1,067,217.00 -	Commercial (New) 5,139 sf. at 1711 SE Wilson Ave. Bend 97702 OR Builder: Pence Kelly Construction, LLC 503-252-3802 Permit # PRNC202407285
\$972,669.00 -	Commercial (New) 14,914 sf. at 850 SE 15th St. Bend 97702 OR Owner: Petra One, LLC Permit # PRNC202407497
\$828,993.00 -	Commercial (New) 6,099 sf. at 20040 SE Easton Pl. Bend 97702 OR Owner: LAM 204, LLC Builder: Pahlisch Commercial 866-755-0616 Permit # PRNC202302549
\$798,451.00 -	Commercial (New) 8,383 sf. at 20715 Rolen Ave. Bend 97702 OR Owner: JS 4, LLC Builder: AM-1 Roofing, Inc. 541-388-3621 Permit # PRNC202403976
\$789,000.00 -	Commercial (Alteration) 2,721 sf. at 20785 NW Henry Ave. Ste. 150 Bend 97703 OR Owner: Powell-Bend, LLC Builder: McKenzie Commercial Contracting, Inc. 541-343-7143 Permit # PRRE202503844

Deschutes Co.

\$8,844,478.00 -	Commercial (New) 39,794 sf. at 52695 Drafter Rd. La Pine 97739 OR Owner: Deschutes County PO Box 6005 Bend, OR 97708 Permit # 247-24-004520
\$5,050,635.00 -	Commercial (New) 12,490 sf. at 5801 Northwest Way Redmond 97756 OR Owner: City of Redmond 411 SW 9th St. Redmond, OR 97756 Builder: City of Bend Permit # 247-24-007124
\$3,860,510.00 -	Commercial (Addition) 6,076 sf. at 62560 Hamby Rd. Bend 97701 OR Owner: School District #1 62560 Hamby Rd. Bend, OR 97701 Builder: Griffin Construction, LLC 541-447-7237 Permit # 247-24-007373
\$3,150,000.00 -	Commercial (New) 15,200 sf. at 16775 CW Reeves Ln. La Pine 97739 OR Owner: Pudding River Properties, LLC 11108 Saratoga Dr. NE Salem, OR 97070 Permit # 247-25-002131
\$2,966,919.00 -	Commercial (New) 23,019 sf. at 64992 Deschutes Pleasant Ridge Rd. Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97708 Permit # 247-25-001837
\$2,359,736.00 -	Commercial (New) 11,962 sf. at 155 W Lundgren Mill Dr. Sisters 97759 OR Owner: Lundgren Mill Lots, LLC 865 Ellis Ave. Lake Oswego, OR 97034 Permit # 247-23-007798
\$2,255,318.00 -	Commercial (New) 5,852 sf. at 130 E Cascade Ave. Sisters 97759 OR Owner: Dixies Properties, LLC 71110 Holmes Rd. Sisters, OR 97759 Builder: Tac Construction, Inc. 541-318-9090 Permit # 247-24-001580
\$2,096,160.00 -	Commercial (New) 13,411 sf. at 605 W Three Peaks Dr. Sisters 97759 OR Owner: Towncraft Properties, LLC 69350 Green Ridge Lp. Sisters, OR 97759 Builder: Craftsman Homes by Design, Inc. 541-977-2766 Permit # 247-25-001394
\$1,789,380.00 -	Commercial (New) 13,905 sf. at 64992 Deschutes Pleasant Ridge Rd. Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97708 Permit # 247-25-001836
\$1,715,214.00 -	Commercial (New) 11,400 sf. at 570 W Three Peaks Dr. Sisters 97759 OR Owner: Richcreek Living Trust 2026 NW Oceanview Dr. Newport, OR 97365 Builder: Oregon Pole Buildings, LLC 541-316-9047 Permit # 247-24-005083
\$1,715,214.00 -	Commercial (New) 11,400 sf. at 620 W Three Peaks Dr. Sisters 97759 OR Owner: Smith Living Trust 1676 NE Yaquina Heights Dr. Newport, OR 97365 Builder: Oregon Pole Buildings, LLC 541-316-9047 Permit # 247-24-005151
\$1,600,000.00 -	Commercial (New) 11,975 sf. at 63305 Gibson Air Rd. Bend 97701 OR Owner: Jason Bethers PO Box 6313 Bend, OR 97708 Builder: Elite Electric, LLC 541-788-4868 Permit # 247-25-004045
\$1,433,970.00 -	Commercial (New) 11,300 sf. at 19743 Baker Rd. Bend 97702 OR Owner: Courtney Priday 19745 Baker Rd. Bend, OR 97702 Builder: Ryan Robert Knott, LLC 541-994-7269 Permit # 247-25-000055
\$1,065,791.00 -	Commercial (New) 8,273 sf. at 64992 Deschutes Pleasant Ridge Rd. Bend 97701 OR Owner: JCT 97 Storage, LLC PO Box 5006 Bend, OR 97708 Permit # 247-25-001838

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**Natasha
Cagle**

Specialized Recruiting Group, an **Express Employment Professionals** company, announces that **Natasha Cagle** has joined their team as a professional recruiter. Cagle specializes in engineering, manufacturing, construction and technical recruitment. She joined Express in 2017 and most recently has served as the staffing manager for the Express division. Cagle brings a wealth of experience in management and recruiting, backed by a master's degree in human resources and a bachelor's degree in business from American InterContinental University. Her passion for helping people find the right fit drives her work every day, whether it's connecting candidates with meaningful opportunities or partnering with clients to secure top talent. Originally from Trinidad and Tobago and raised in Boston, Massachusetts,

Cagle has called Bend home for the past eight years. Cagle is an active board member of the Central Oregon Society for Human Resource Management and a volunteer at Highland Elementary.

Dermatology Health Specialists is expanding, opening a second location in Bend near Juniper Swim and adding two new providers.

Samuel Almquist, MD, a former U.S. Army brigade surgeon and Bronze Star Medal recipient with 15+ years of dermatology experience, is committed to delivering evidence-based medical care tailored to each patient and values strong patient relationships through compassion and patient education.

Nicole Morrall, PA-C has degrees in health and wellness and a masters as a physician assistant and provides both medical dermatology care and aesthetics skin care. Providing dermatologic care grounded in prevention and lifestyle awareness blends her expertise in helping patients with their skin health.



**Samuel
Almquist**



**Nicole
Morrall**



**Sheena
Edgerly**

Deschutes Title announced the addition of **Sheena Edgerly** to its growing escrow team. Edgerly joins Deschutes Title as an escrow officer. With nearly 25 years of experience in the title and escrow industry, Edgerly brings trusted guidance, exceptional service and a deep connection to the community she calls home.

A Central Oregon native, Edgerly was born in Bend, graduated from Crook County High School and earned her degree in biological psychology from the University of Oregon. She celebrates a career built on integrity, precision and a genuine commitment to helping clients navigate one of life's most meaningful milestones.

Outside the office, Edgerly enjoys gardening, spending time with animals — especially her beloved Springer Spaniel — and indulging in her love of true crime. She and her husband, her high school sweetheart of 21 years, own and operate J & R Canopy & Truck Accessories in Bend.

4 Seasons Home Services has earned accreditation from the National Home Watch Association (NHWA) for the seventh year.

The NHWA was formed in 2009 in order to establish and maintain the highest industry standards for Home Watch and absentee homeowner services throughout the United States and Canada (nationalhomewatchassociation.org). Home Watch is a visual inspection of a home or property, looking for obvious issues, which means that it is a service that "keeps an eye on things" at your vacation or primary home while you are not in residence. All principals of NHWA Accredited Member companies are background-checked, insured and bonded.

Owner **Aaron Tarnow** purchased 4 Seasons in 2019. For more than 30 years, 4 Seasons has provided Home Watch services to the resort community of Sunriver. Tarnow has expanded into Central Oregon, including the Bend, Crosswater and Caldera Springs areas. 4 Seasons watches over 140 homes. In addition to Home Watch, they offer executive-level cleaning, handyman, vacation rental management and coordination of repair services.

The Bend and Sunriver communities are located almost exactly in the center of Oregon. Because 4 Seasons is located on the east side of the Cascades Mountain Range, its climate is a high-desert rain shadow, not the rainy forest that many people associate with Oregon. Their region is growing significantly, with permanent residents and vacationers. Visitors and residents enjoy more than 300 days of sunshine a year, where they can play golf, ski at Mt. Bachelor (18 miles away and open from November to June), bike on miles of trails, play in the Deschutes River, or recreate in numerous other ways.

Tarnow moved to Bend from Traverse City, Michigan, in 2007, and he and his wife, Amy, enjoy all that their area has to offer. Before purchasing 4 Seasons, Tarnow worked in the medical field as an orthotist/prosthetist, while managing several rentals. Though quite a career change, Tarnow finds the customer service and project management aspects of Home Watch to be a fun and engaging change of pace. Amy is a native Oregonian and works as the executive director of the Mount Bachelor Sports Education Foundation. She helps Tarnow with bookkeeping and other management responsibilities for 4 Seasons.

Tarnow has earned the designation of Certified Home Watch Professional (CHWP) from the NHWA, placing him among the elite Home Watch providers in the industry. The CHWP designation shows his commitment to providing excellent service to his clients. Tarnow also serves as an NHWA Home Watch Boot Camp instructor and the Chapter Lead for the NHWA's North West Chapter.

4 Seasons Home Services serves Sunriver, Crosswater, Caldera Springs and Bend.



**Aaron
Tarnow**



**Mike
Richards**

Family Access Network (FAN) welcomes newest member, **Mike Richards** of Bend, to its Board of Directors. Richards brings a unique combination of strategic leadership, deep roots in Oregon, and a heartfelt commitment to community wellness, which makes him an ideal addition to the board.

A native Oregonian, Richards was born and raised in a small town in Northeast Oregon. He holds a bachelor's degree in business from Oregon State University and a master's degree in health policy and administration from Washington State University. Richards began his career in healthcare finance before moving into medical group operations leadership. He currently serves as vice president of business development for St. Charles Health System, which operates hospitals and clinics across Central Oregon. Since moving to the region in 2010,

Richards and his family have made Central Oregon their home. He enjoys backpacking, fishing, hunting and spending time outdoors with his wife and two sons.

LRS Architects announced that **Jennifer Miglioratti** has joined the firm as its new marketing and business development director. With more than two decades of experience leading strategic marketing, brand development and growth initiatives for architecture, engineering and construction (AEC) organizations, Miglioratti brings a dynamic blend of vision, leadership and industry insight to her role.

A recognized strategist, Miglioratti has built her career developing firm-wide initiatives that elevate brand identity, strengthen client relationships and position organizations for long-term, sustainable growth. In her new role at LRS Architects, she will collaborate closely with firm leadership, principals and studio teams to further define and amplify the LRS Architects brand, champion business development efforts and guide strategic planning across all market sectors.

Miglioratti joins LRS Architects following a series of influential marketing leadership roles, most recently serving as national marketing pursuits manager at Swinerton. Following her relocation to Portland, she spent over three years at Sazan Group, Inc., where she advanced from regional marketing manager to marketing director, guiding integrated marketing initiatives and elevating the firm's brand and market positioning. She also held a long-term leadership role at LeChase Construction, where for more than 17 years she directed marketing communications, oversaw digital and public relations strategies, and strengthened business development processes across multiple regions.

Her foundational experience at Dixon Schwabl Advertising further shaped her expertise in client service, integrated campaigns and strategic communications across diverse industries, including healthcare, education, technology and nonprofit sectors. Miglioratti is deeply committed to mentorship and team development and is actively involved in the Society for Marketing Professional Services (SMPS), previously sitting on a leadership roundtable and serving as an ad hoc mentor to former interns and recent graduates.

Two loggers and a forest road builder have been chosen as Operator of the Year for their respective region of Oregon. Three regional advisory committees to the **Oregon Board of Forestry** selected the trio earlier this fall. The recipients will be recognized in Salem at the January meeting of the Board. The honorees are:

- Eastern Oregon — **Boulder Ridge, LLC**, headquartered in Bend (**Matt Mahoney**)
- Southwest Oregon — Roseburg-based Weber Logging and Construction, Inc.
- Northwest Oregon — Quality Excavation, Inc., out of Seaside, Oregon

The award recognizes forest operators who, while harvesting timber or doing other forestry work, protect natural resources at a level that consistently meets or exceeds requirements of the Oregon Forest Practices Act*. That law requires people to manage forests responsibly and protect streams and water quality, protect and enhance habitat and reduce landslide risks. The law also requires landowners to replant forests after harvesting.

For Eastern Oregon, landowner Shanda Asset Management nominated for Operator of the Year Boulder Ridge's work thinning nearly 2,000 acres of overcrowded ponderosa pine and white fir on the eastern slopes of the Cascades. The selection committee agreed the work was exemplary and chose the firm as this year's top operator for Eastern Oregon.

Besides reducing risk of catastrophic wildfire by reducing overcrowding, Myers also cited Boulder's improving the health of the forest by carefully removing trees infested with dwarf mistletoe, which can kill or weaken trees, and which spreads more easily in crowded stands.

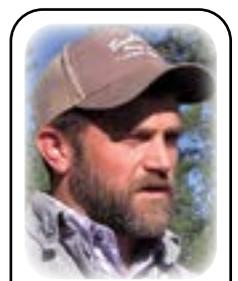
*Oregon enacted the Forest Practices Act in 1971 as a national model for forest management laws. The law focuses on ensuring responsible forest operations and protecting natural resources in forestland. The Act has been updated many times based on new scientific information and values to create a balanced approach to natural resource management.

Wahoo Films announces that two of our Travel Oregon short films are now streaming on **Alaska Airlines in-flight entertainment**. Now you can settle into your seat, plug in your headphones and immerse yourself in the beauty of our home state from 30,000 feet. Look for us in the Made in the Northwest or Short Films section on your next flight.

Hospice of Redmond announced a major organizational evolution, officially rebranding as **ClearPath Healthcare**. This new identity reflects an expanded mission beyond traditional hospice care, highlighted by the launch of a new In-



**Jennifer
Miglioratti**



**Matt
Mahoney**

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99% of Employers Say Recognition is Critical, but Nearly Half Admit They're Falling Short This Season

by KAREN TURNER, SHRM-CP, Managing Director — Express Employment Professionals

Gratitude is at the heart of Thanksgiving, and in the workplace, recognition is its closest cousin.

Nearly all U.S. hiring managers (99%) believe recognizing employees for their work is important, and more than half (53%) say it's "absolutely essential," according to a new Express Employment Professionals-Harris Poll survey. Yet 45% admit they don't have the resources to manage recognition effectively.

Recognition isn't just seasonal, it's strategic year-round.

Nearly 9 in 10 employers (89%) agree it's a competitive advantage, and 93% say it significantly boosts loyalty. Leadership understands the stakes:

- 85% believe recognition helps reduce turnover
- 82% are willing to invest in recognition for long-term success

When recognition happens, the benefits ripple through the organization. Employers say employees feel valued (64%), morale rises (60%), productivity improves (57%), engagement grows (52%) and loyalty strengthens (51%).

How Companies Give Thanks

Most employers say recognition is frequent and ongoing (71%), often through private praise (70%), public praise in meetings (65%) and shoutouts in company communications (59%). But for many employees, these gestures are rare.

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New hires, promotions, accolades, awards, retiring?
Send us your

Who's Who!

Send a high resolution head shot and a short, 100- to 150-word writeup to
CBN@CascadeBusNews.com to be seen in the next edition of *Cascade Business News*.

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

Jenn Limoges, CCIM

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step forward for Prineville's long-term housing, economic, and community-development goals.

For Jenn, the recognition is especially meaningful. She has spent more than eight years stewarding and marketing the Ochoco Mill master plan, guided by her dedication and belief in Prineville's people and potential. That conviction fueled her persistence through environmental and logistical challenges

that required patience, creativity, and collaboration.

"This project reflects what I've always believed about Prineville; it's a community worth investing in," Jenn said. "The Ochoco Mill has shaped the city's history for generations, and now it will play a pivotal role in shaping its future. I'm incredibly proud to have been part of that transition."

The transaction required navigating shifting development feasibility, geotechnical constraints



Jenn Limoges

on the original plan, and rising construction costs. The buyer and Josh Smith with the City of Prineville led the efforts to secure SB 1530 infrastructure funding, which was essential to keeping the project on track. Jenn supported the process by working with Ochoco Lumber to restructure the System Development Charges, helping ensure the deal remained viable.

The redevelopment of the Ochoco Mill property is poised to make a lasting

community impact, delivering much-needed rental housing near schools, services, and employment. With construction underway and completion expected in Spring 2026, the project honors the site's legacy while catalyzing Prineville's next era of community-centered growth.

"Jenn has been all-in on Prineville for years" said Katy Haines, NAI Cascade's Managing Principal Broker. "This award reflects not only her professional excellence but her genuine belief in the future of Crook County."

naicascade.com • 541-706-9370
243 SW Scalehouse Ln., Ste. 3A, Bend

Cory Bettesworth

Continued from page 3

Properties through the ever-changing landscape of the real estate industry. Her leadership style has earned her the respect of executive leadership, staff, and brokers both in her office and throughout the region.

"We are incredibly honored to have Cory recognized with this well-deserved award," said Ryan Buccola, broker/owner of REMAX Key Properties. "Her dedication to our brokers, our company values, and our community exemplifies everything this award represents."

Building Culture

Through Challenge and Growth

Under Bettesworth's leadership, REMAX Key Properties has successfully navigated rapid growth and shifting market conditions while maintaining a culture rooted in ethics, excellence, and collaboration. Her approach extends far beyond managing transactions.

She has created comprehensive training programs, implemented scalable sales systems, and established mentoring frameworks that elevate brokers at every stage of their careers.

Her strategic vision and operational excellence have positioned the brokerage for sustainable success, even during periods of market volatility that challenged many in the industry. "I have to thank our owners Ryan Buccola and Tim Buccola, for the trust and freedom they've given me to help shape and protect our culture," said Bettesworth. "The family feel in our office, the professionalism, and the willingness to share our knowledge — these things exist because of the leadership foundation they have set. I am grateful every day to be part of our REMAX team."

Industry Advocate and Community Champion



Cory Bettesworth

Bettesworth's impact extends well beyond her office walls. As an active member of the Business Issues Key Committee, she has been instrumental in strengthening industry standards and advocating for practices that benefit realtors and consumers alike.

Her commitment to servant leadership is perhaps most visible in her community involvement. Bettesworth has been deeply invested in supporting local organizations including First Story, Giving Plate, and Shop with a Cop, reflecting her belief that true leadership means lifting others both professionally and personally.

A Model of Servant Leadership

Those who work with Bettesworth consistently describe her leadership as authentic and purpose driven. She creates environments where people thrive, systems that support success, and relationships built on trust and mutual respect. "This award

recognizes what those of us who work with Cory see every day," shared Tim Buccola, owner of REMAX Key Properties. "She embodies servant leadership in everything she does. It's not often that a managing principal broker is recognized this way. Her peers made an excellent choice."

The Cascades East Association of Realtors' Realtor of the Year award is presented annually to a member who demonstrates exceptional professionalism, community service, and contributions to the real estate industry.

Bettesworth is the eighth Realtor of the Year to be celebrated while in the REMAX Key Properties office. Other current REMAX brokers who have been awarded are:

- Angie Mombert, 2024
 - Debbie Martorano, 2021
 - Sheree MacRitchie, 2013
 - Brian Meece, 2008
 - Gary Everett, 2002
 - Eric Wilson, as *Rookie of the Year*, 2022
- keypropertiesoregon.com
cascadeseastrealtors.com

Who's Who

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Home Primary Care service set to begin in March 2026.

The strategic expansion is a direct response to the challenges faced by homebound Central Oregonians in accessing primary care.

Over the last several years, while providing Transitions and hospice care to Central Oregonians, ClearPath Healthcare identified a trend of seniors struggling to get in to see their doctor. Many were Dementia patients who could not easily have their routine disrupted. Along with this challenge, many aging seniors struggled to drive from their communities to see their physicians. Caregivers faced the same barriers, unable to leave their loved ones to see their physicians.

ClearPath Healthcare's new service aims to fill this gap, particularly for those who struggle to leave their homes due to age, serious illness, or caregiver limitations. The service will cover a wide geographic area, from Bend up to Madras, and from Prineville west to Camp Sherman.

Key features of the In-Home Primary Care program include:

- **Long Visits:** Appointments last approximately 45 minutes to one hour, allowing

clinicians to focus comprehensively on the patient's disease process and care plan.

- **Membership Model:** To cover the cost of travel, the program is offered through a membership plan, ensuring patients receive prompt, dependable care with as many visits as needed.

- **Proactive Care:** The focus is on regularly scheduled appointments to anticipate and address the patient's health challenges before they arise.

The rebranding to ClearPath Healthcare better reflects the organization's full spectrum of services and commitment to serving all of Central Oregon. The former name, Hospice of Redmond, suggested services were limited to hospice care within Redmond city limits.

ClearPath Healthcare continues to provide:

- **Hospice Care:** Compassionate, high-quality end-of-life care across all of Central Oregon.
- **Transitions:** A free case management program for individuals diagnosed with a serious illness.
- **Community Bereavement Support:** Free support for those grieving, including **Camp Sunrise**, a three-day overnight grief camp for children, and grief support in schools.
- Spiritual Care, Pet Peace of Mind and Veterans Support through the We Honor Veterans Partner (Level 5) program.

First Story to Offer Affordable Homeownership Opportunities in Bend & Sisters in 2026

by **JOELLE MARX, Communications Coordinator — First Story**

As the Northwest continues to face a critical shortage of affordable homeownership opportunities, First Story is inviting eligible families in Deschutes County to apply for a newly built home in Bend and a newly refurbished Fresh Start home in Sisters. The first eligible households to apply will be selected for this life-changing opportunity in 2026.

First Story, an Oregon-based 501(c)3, offers affordable homeownership opportunities through an innovative zero-down, zero percent, 30-year mortgage on homes throughout Oregon, Washington and Idaho in collaboration with its founder, Hayden Homes and Simplicity by Hayden Homes. To date, this partnership has opened pathways for affordable homeownership—and changed generational outcomes—for 128 families.

“Homeownership transforms lives,” said Steve Klingman, president of Hayden Homes. “Our company exists to Give As You Go so together we build a strong community and lead fulfilled lives. We believe in helping hard-working families in small towns create stability and we founded First Story in 1998 to ensure that families of all backgrounds and income levels have access to the prosperity that homeownership brings.”

The two opportunities available in 2026 represent both types of homes offered by First Story and must be applied for separately. First Story homes come move-in ready with appliances, a washer and dryer, full fencing and landscaping.

First Story’s 2026 home in Bend will be built in collaboration with Hayden Homes, industry partners, local businesses and individual donors who will all come together to donate project management, construction, in-kind materials and gifts to help complete the affordable home, which will be ready in fall 2026. Located in the First Place neighborhood, the three-bedroom, two-bathroom home will

feature the Hayden Homes Clearwater design.

The Fresh Start home in Sisters is already complete and situated in the McKenzie Meadows community. It is a three-bedroom, two-bathroom triplex featuring the Hayden Homes Bachelor floor plan. This Fresh Start Home speaks to the heart of the nonprofit’s mission: preserving long-term affordable homeownership opportunities and creating generational wealth for families across the Northwest.

Fresh Start homes are originally built new by Hayden Homes and provided to one or more previous First Story families. As those families move forward and upward, the homes are sold back to First Story to be fully refurbished and provided to a new family. This special program ensures this critical housing opportunity stays in the community for years to come.

“Solving the housing crisis will take collaboration from us all and we are grateful for the leaders, partners and communities who continue to step up to make dreams come true for families across the Northwest,” said Claire Duncan, executive director of First Story. “Together, we’re opening the door to homeownership for hard-working families ready to change their lives forever.”

First Story is now encouraging eligible families to visit firststory.org to learn more about the eligibility requirements to apply for the homes, including completion of homeownership education prior to making an application. Contact NeighborImpact to complete the homeowner education.

The selected family for each home will take part in heartfelt events surrounded by family, friends, and community partners—coming together to celebrate this life-changing milestone. A Wall Raising for the Bend home will take place in the spring and Home Dedications for both homes will occur in the fall.

firststory.org • hayden-homes.com

Hayden Homes Gives \$10K Match for Safe Parking Program

by **TERESA JACKSON, Development Manager — Mountain View Community Development**

On November 26, Hayden Homes and Simplicity by Hayden Homes announced a \$10,000 match for donations to Mountain View Community Development, a nonprofit that operates Central Oregon’s largest Safe Parking and Microshelters Program for unhoused people.

Mountain View Community Development (MVCD) has sites in Redmond and Bend where people can either legally stay in their RVs or a small garden shed-sized structure with heating and cooling. Participants work with case managers to create a path back to

permanent housing. And the safe parking programs is working. MVCD is close to rehousing its 100th person.

The matching gift from Hayden Homes comes at an opportune time, said Rick Russell, the nonprofit’s executive director. Mountain View Community Development is facing a \$237,500 loss of funding from the state of Oregon. The nonprofit is currently running a year-end fundraising campaign with a goal of \$25,000. Having a match will make every donor’s contribution go further, he said.

“We appreciate Hayden Homes’ generosity and

ongoing support,” Russell added. “Simplicity by Hayden Homes continues to be an incredible partner in the development of our permanent supportive housing village, and this gift from Simplicity and Hayden Homes goes above and beyond.

“Both of our organizations are committed to housing solutions, at different points along the spectrum of need, and it is encouraging to see a local

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Taylor Brooks

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Johnson, FNP, who also owns and operates Mae Medical, an integrative medicine clinic in Lakeview, Oregon. Johnson brings more than 26 years of experience across women's health, diagnostics, and integrative medicine.

"We're proud to be the first in Oregon to introduce QT Scan technology," said Johnson. "This is an exciting step forward for women's health — offering a safe, radiation-free, pain-free option for women of all ages. With nearly half of all women having dense breast tissue, traditional imaging can be limited. The QT Scan provides earlier, clearer insight and empowers women to take control of their breast health with confidence."

Romy Mortensen, vice president of sales and marketing for Brooks Resources Corporation, the managing member of Taylor Brooks, added, "I'm thrilled and proud that Perk Imaging

will be the first to bring the QT Scan to Oregon. Patients deserve access to innovative imaging alternatives and a holistic approach to wellness. Located in the heart of Bend's growing health and wellness district, Perk is the ideal addition to Shevlin Crossing."

About QT Scan Technology

The QT Scan uses Breast Acoustic CT, a non-ionizing tomographic imaging technology based on low-frequency sound waves. Key benefits include:

- Radiation-free and contrast-free imaging, offering a safe, repeatable option for all ages
- Completely painless scanning with no breast compression; the breast rests comfortably in a room-temperature water bath
- True 3D, high-resolution visualization of breast tissue, with clarity extending to the cellular level
- Exceptional performance for dense breast tissue or implants, since acoustic imaging is not limited by tissue density
- Reduction in unnecessary biopsies and callbacks by more accurately differentiating

benign from suspicious findings

Perk Imaging will pair this technology with a spa-inspired clinic environment, creating a calm, comfortable screening experience focused on patient wellbeing.

Beyond imaging, Johnson plans to expand into wellness services that offer a broader, more integrated view of breast health. "As we developed Perk Imaging, it became clear that breast health cannot be separated from overall metabolic health," says Johnson. "Women's hormones, inflammation, detoxification pathways, and metabolic function all influence breast tissue over time. That understanding inspired the creation of Perk Wellness — to give patients access to the tools, education, and comprehensive support needed to optimize whole-body health alongside advanced breast imaging."

Perk Wellness will be a membership-based wellness program offering advanced, results-driven services. Perk Wellness will feature the HOCATT sauna, available to both women and men through a dedicated membership.

Additional memberships are designed specifically for women and include Detox & Reset, Women's Hormone Optimization, Longevity & Anti-Aging, and an exclusive All-Inclusive Membership. Each program integrates restorative therapies with evidence-based functional medicine to deliver personalized, elevated wellness support. Together, Perk Imaging and Perk Wellness offer a complementary model in which onsite QT Scan imaging and the HOCATT sauna are paired with virtual, integrative wellness memberships — providing patients with seamless access to both advanced diagnostics and modern wellness support.

Perk Wellness is an additional, entirely optional membership and is not required for QT Scan imaging. All imaging services are offered independently, with wellness memberships available solely as a complementary option for those seeking broader metabolic, hormonal, or preventive support.

taylorbrooksdev.com
perkimaging.com

EDCO

Continued from page 3

business event, last year's luncheon sold out quickly, reflecting strong demand for strategic and executive-level perspectives. This year, EDCO welcomes Michelle Stacy as the 2026 keynote speaker.

Michelle Stacy is a business transformation expert and former President of Keurig, where she led the brand's explosive growth from \$200 million to \$2.5 billion. With 35+ years in

executive leadership at Keurig, Gillette and P&G, she built billion-dollar brands and shaped market-defining innovations. She currently serves on the boards of iRobot, Skullcandy and Milton's Bakery, and has held leadership roles across several high-growth companies. As a keynote speaker, Michelle shares boardroom-tested strategies to drive innovation, lead with engagement and build high-performance teams that thrive in complexity and accelerate growth.

"Michelle Stacy's background in scaling global brands and fostering resilient, high-performing teams makes

her an exceptional choice for this year's keynote," said EDCO CEO Jon Stark. "Her experience guiding organizations through transformative periods will offer invaluable perspective for businesses across Central Oregon."

The EDCO Annual Luncheon remains one of the most sought-after business events of the year, attracting hundreds of executives, entrepreneurs and community stakeholders seeking to understand emerging economic trends and best practices.

EDCO's 2026 Annual Luncheon
Thursday, February 5, 2026

11am-1:30pm | Riverhouse Lodge

For more information or to reserve tickets, visit EDCO's website.

About Economic Development for Central Oregon:

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

edcoinfo.com

Cascade Rack

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from top brands in the automotive aftermarket industry. From bike racks and roof systems to cargo solutions and custom outfitting, the company has continuously evolved to meet the needs of an ever-growing vehicle-based adventure community.

Cascade Rack opened in December

of 2013 in a 2,200-square-foot building just off Colorado Avenue, offering eight brands and around 2,500 products. The business was squarely focused on offering roof rack, hitch rack and towing solutions for Bend's growing community. Throughout the past 12 years, Cascade Rack has continuously looked to provide customers with more options and currently provides over 65 brands with over 100,000 products. Around 10,000 of these products are available with next-day delivery to Central

Oregonians. Installation is offered on all products sold at the Cascade Rack Warehouse on SE Ninth Street.

"Reaching 12 years is a milestone we're incredibly proud of," said Matt Massingale, owner of Cascade Rack. "Central Oregon trusts us with equipping their vehicles with gear that keeps them on the road — from everyday commutes to once-in-a-lifetime adventures and we're grateful for their loyalty and excited for what's in store for the business."

To mark the occasion, Cascade Rack

will be celebrating on December 20 at our retail store at 310 SE Railroad Street in Bend. There will be a 'Rigs and Coffee' open to the public to join from 10am to 1pm, benefit raffle, and one-day-only deals available in the store.

About Cascade Rack

Cascade Rack is a premier retailer and installer of automotive accessories, vehicle racks, cargo systems and outdoor adventure accessories founded by Matt Massingale in December 2013.

cascaderack.com

Charles Schwab

Continued from page 3

planning, major life purchases, and more. The new location will be led by Branch Manager Chaz Egbert and supported by a team of four financial professionals, with plans to expand the team as the market grows.

The Bend opening comes as Schwab continues to invest in high-growth

markets across the U.S., with branches planned for Slabtown and Lake Oswego in 2026. Bend's fast-growing population, rising concentration of high-net-worth households and retirees have created strong demand for comprehensive wealth management. Schwab's new location will offer personalized financial guidance — including estate and tax-planning support, which is particularly valuable given Oregon's \$1 million state estate tax exemption.

schwab.com

Visit Central Oregon

Continued from page 3

in Central Oregon's tourism ecosystem, complementing Bend's larger-scale funding opportunities and broadening access to tourism investment across the region.

"The Central Oregon Future Fund is a key part of our commitment to steward tourism in a way that supports community well-being," said Scott Larson, CEO of Visit Central Oregon. "By reinvesting visitor-generated revenue into ready-to-launch, impactful regional projects, we expand opportunities throughout the region that bolster our Mission, and work in harmony with other regional and statewide funding programs."

Funding Priorities

Projects must align with at least one of the following funding pillars:

- Sustainability — Projects that reduce, mitigate, or manage tourism impacts.
- Cultural Tourism — Projects that strengthen cultural experiences, support non-peak visitation, or uplift rural communities.
- Access Adventure — Projects that increase access to outdoor recreation and natural spaces through inclusion and accessibility for both residents and visitors.

Informational Webinars:

- December 11, 2025 — 9am
- January 7, 2026 — 12pm

Webinar registration links may be found at visitcentraloregon.com/industry/future-fund.

Since launching in 2023, the Future Fund has awarded \$1.6 million to 34 projects, including DarkSky Oregon's night-sky education initiative, COTA's Cline Butte Trail Enhancement, and the award-winning accessible outdoor AdvenTours developed by AdvenChair's The Onward Project and Wanderlust Tours.

Grant recipients will be announced April 3, 2026. Learn more at visitcentraloregon.com/industry/future-fund.

visitcentraloregon.com

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Central Oregon Business Calendar

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Event Details at CascadeBusNews.com/Business-Events

BUSINESS EVENTS



December 17

5-7pm ConnectW's Drop-In Holiday Social at The Winery at Manzanita.

December 17

5-7pm Bend Chamber Bend ET Holiday Social at Webfoot Garage @ Silver Moon Brewing.

December 17

6pm City of Bend Virtual and In-Person City Council Meeting at Bend City Hall Council Chambers.

December 18

9:30-11:30am Jefferson County STIF Advisory Committee Virtual and In-Person Meeting at Jefferson County Commissioners' Office, Madras.

December 19

12pm Deschutes County Behavioral Health Advisory Board Meeting.

December 23

6pm City of Redmond City Council Meeting.

January 5, 2026

3pm City of Redmond City Council Workshop.

January 13, 2026

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

January 13, 2026

6pm City of Redmond City Council Meeting.

January 20, 2026

6-8pm Deschutes County Commissioner Virtual and In-Person Proposed District Map Public Hearing at Deschutes Services Building Barnes Sawyer Room, Bend.

January 26, 2026

3pm City of Redmond City Council Workshop.

January 27, 2026

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

January 27, 2026

6pm City of Redmond City Council Meeting.

WORKSHOPS & TRAINING



(Ongoing)

COCC Small Business Development Center Virtual Classes.

RECENT TRANSACTIONS

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM**, and **Eli Harrison** represented both the buyer and seller in the sale of 4 acres of Commercial General land at 60802 SE 15th St in Bend. The buyer was United Housing Partners, LLC, the seller was Easton Commercial, LLC, and the land sold for \$3,910,813.

Compass Commercial Real Estate Services brokers **Ron Ross, Luke Ross**, and **Terry O'Neil** represented both the buyer and seller in the sale of a 11,000 SF industrial building at 90 SE Bridgeford Blvd in Bend. The building was 100% occupied by Serv Pro of Bend under a long term lease. It sold for \$2,624,000.

Brokers **Jay Lyons, SIOR, CCIM**, and **Grant Schultz, SIOR, CCIM**, with **Compass Commercial Real Estate Services** represented the buyers, Tory and Megan Garcia, in the purchase of Whispering Pines RV Park in La Pine. The 2.93-acre property sold for \$1,980,000.

Compass Commercial Real Estate Services brokers **Russell Huntamer, CCIM**, and **Eli Harrison** represented both the buyer and seller in the sale of a 1,822 SF restaurant building at 1004 NW Newport Ave in Bend. The buyer was Kevin E Wennergren 2013 Rev Trust, the seller was Weekapaug Holdings, and the land sold for \$1,400,000.

Compass Commercial Real Estate Services brokers **Robert Raimondi, CCIM, Peter May, CCIM**, and **Emilio Tiscareno** represented the landlord in the lease of a 33,743 SF retail space at the Empire Industrial Park in Bend. The landlord was East Empire – Bend LLC.

Brokers **Luke Ross** and **Graham Dent, SIOR**, with **Compass Commercial Real Estate Services**, represented both the tenant and landlord in the lease of a 2,350 SF industrial space at 1950 SW Badger Ave in Redmond. The landlord was 1950 SW Badger Avenue LLC and the tenant was Environmental Controls Corp.

Brokers **Jay Lyons, SIOR, CCIM**, and **Grant Schultz, SIOR, CCIM**, with **Compass Commercial Real Estate Services**, represented the landlord, NWX Buildings, LLC, in leasing a 488 SF office space at 2755 NW Crossing Dr in Bend.

Brokers **Jay Lyons, SIOR, CCIM**, and **Grant Schultz, SIOR, CCIM**, with **Compass Commercial Real Estate Services**, represented the landlord, E-K Investments, LLC, in leasing a 1,500 SF industrial space at 20720 High Desert Ln in Bend.

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

Employer Recognition

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Among job seekers:

- Only 54% say recognition is regular while 46% say it's reserved for big wins
 - Monthly recognition is uncommon; private praise (27%), shoutouts (24%), public praise (20%)
 - Most employed job seekers (72%) say they currently feel or previously felt appropriately recognized for their contributions at work
- Job seekers echo the importance

of gratitude:

- 74% agree leadership understands recognition reduces turnover
- 68% say leadership is willing to invest in recognition

Experts recommend varied, personalized approaches, from on-the-spot praise to special projects and non-monetary rewards. A Forbes article notes recognition can lead to a 366% increase in fulfillment and 208% increase in community, creating a culture of gratitude that extends beyond the holiday season.

Survey Methodology

The Job Insights survey was conducted online within the United States by

The Harris Poll on behalf of Express Employment Professionals from June 2 to 28, 2025, among 1,000 U.S. hiring decision-makers.

The Job Seeker Report was conducted online within the United States by The Harris Poll on behalf of Express Employment Professionals from June 12 to 27, 2025, among 1,000 adults ages 18 and older.

For full survey methodologies, please contact Sheena.Hollander@ExpressPros.com, Director of Corporate Communications & PR.

About Express Employment Professionals:

At Express Employment Professionals, we're in the business of people. From job seekers to client companies, Express helps people thrive and businesses grow. Our international network of franchises offers localized staffing solutions to the communities they serve across the U.S., Canada, South Africa, Australia and New Zealand, employing 492,000 people globally in 2023 and more than 11 million since its inception.

The Central Oregon Express office is located at 296 SW Columbia, Suite B, Bend, Oregon 97702 and serves Deschutes, Crook and Jefferson counties.

expresspros.com/bendor • 541-389-1505

Safe Parking Program

Continued from page 37

company that genuinely cares about our neighbors and wants to build a strong community, just like we do."

Just in time for Giving Tuesday (December 2), individual and corporate donors can make their dollars go further thanks to the matching Hayden Homes gift by donating at safeparkingworks.org.

"Most of us will never experience homelessness and living outside

without heat during the holiday season," said Deborah Flagan, VP of Community Engagement for Hayden Homes. "By supporting Mountain View Community Development there is a legal option for our unhoused neighbors to safely park and live in their vehicles and RVs with staff support to help connect to essential services. Hayden Homes and Simplicity's \$10,000 match is meant to inspire our community to support this safe and reliable option while they search for permanent housing."

Safe parking and microshelters are an essential and extremely cost-effective alternative to traditional

dorm-style shelters. For domestic violence and assault survivors, as well as individuals with children or pets, MVCD offers much-needed safety, privacy, and autonomy.

"The assistance I've gained from Safe Parking has been emotional and spiritual, right along with a safe place to put my trailer," said Jon Stoneman, a former Safe Parking participant now in his own apartment.

"It's allowed us to have security," added Dino Antonucci, a current Safe Parking participant. "Because of what Safe Parking is doing for us, we can still live our lives."

Hayden Homes was founded in 1989 in Redmond, Oregon, where the company remains headquartered today. The largest privately owned home builder in the Northwest, Hayden Homes has contributed more than \$80 million in charitable donations, including through its flagship nonprofit, First Story.

Mountain View Community Development is a nonprofit organization that empowers people to leave homelessness by providing safe community, personalized case management, and pathways to permanent housing.

safeparkingworks.org

Town & Country

Tomco Celebrates New Headquarters

Photos by Laurie Pittmon



Vickie and Dennis Thompson



Colby Thompson



Kevin Spencer and Colby Thompson



Clayson and Clayton Thompson



Malina Ashley, Jarred Ashley and Mairi Honeyman



Jason Hill, Amber Hill and Dustin Kellner



Lance Morisette, Rebecca Johnson and Alice Quigley



Zane Robertson and Daniel Greenberg



Chad Bettsworth and Adam Stephen



Tom Newton, Tracy Newton, Lisa Jones and Tony Massie



James Ruth, Logan Faust, Joshua Shank and Alex Emerson