

# Contracts & Construction Works

The Pacific Northwest Source  
for Bids and Sub-Bids

Volume 17, Issue 40

February 28, 2024



Churchill Stateside Group is Pleased to Announce The Closing of Starway Village I and Starway Village II, Set to Provide 278 Affordable Housing Units, Totaling \$37.1 Million in Loans through Churchill Stateside Group, in Wilmington, North Carolina.

## Churchill Stateside Group Closes Two New Construction Loans Totaling \$37.1M

CLEARWATER, Fla.,

Feb. 29, 2024

PRNewswire-PRWeb

Churchill Stateside Group, LLC (CSG), a real estate and renewable energy financial services company, is pleased to announce the closing of two new construction loans on two communities set to deliver a total of 278 affordable housing units to Wilmington, North Carolina. Churchill Mortgage Construction (CMC) LLC, an affiliate of CSG, is sourcing a \$23.5M construction loan for Starway Village I which will provide 176 units in addition to a \$13.6M construction loan for Starway Village II which will provide 102 units. These tax-exempt construction loans are provided by CMC with subordinate

CONTINUED ON PAGE 2



**CSG Closes \$37.1M  
Construction Loan For Starway Village I & II  
Bringing 278 New Affordable Housing Units  
To Wilmington, North Carolina**

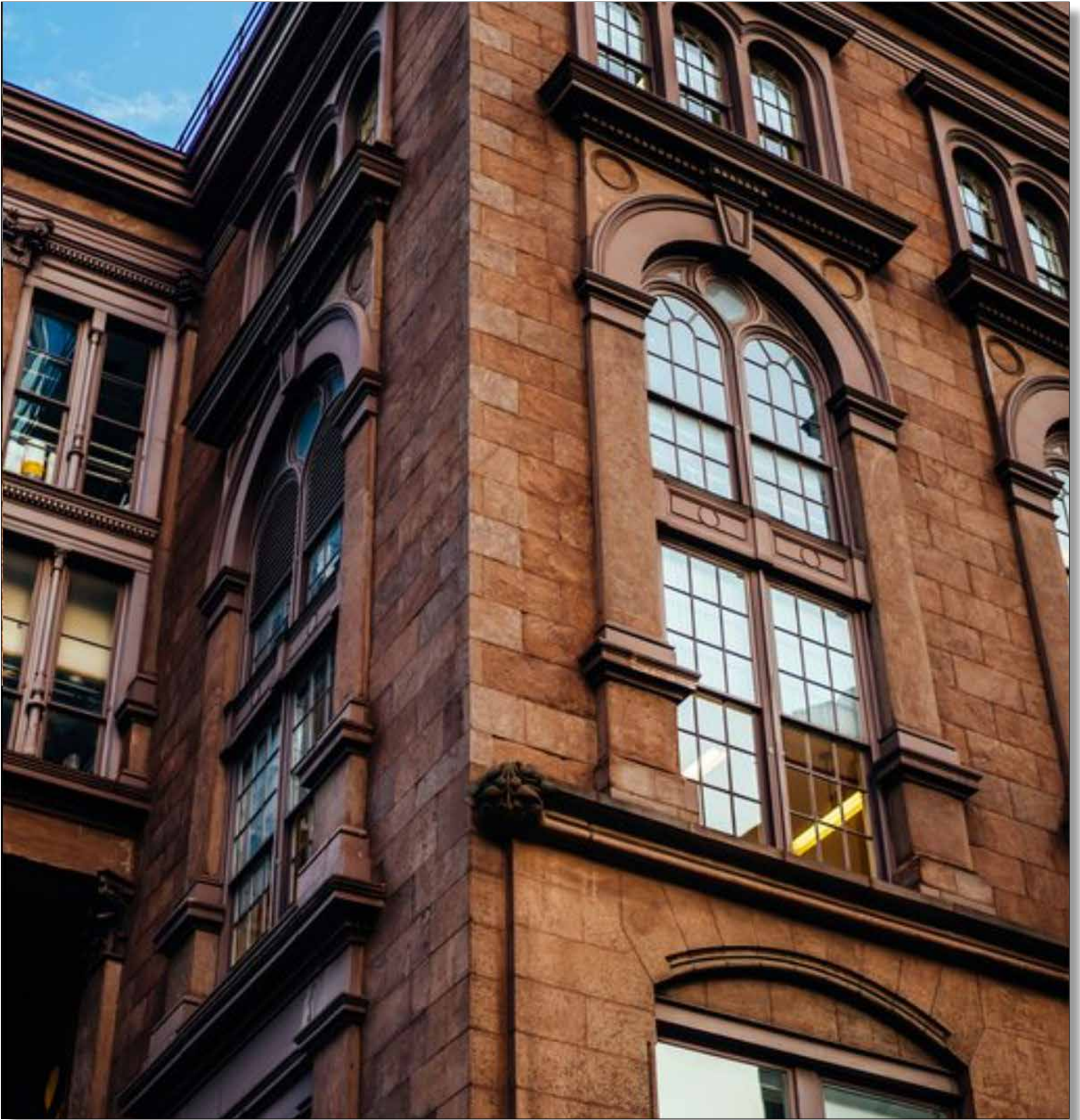
(727) 461 2200  
Production@CSGfirst.com

**Contracts & Construction Works**  
Articles and ads inside

Look for **HOT LINKS** for  
direct online connections!

See Pages 3-5 inside  
For Bid Advertising





## Churchill Stateside Group Closes Two New Construction Loans Totaling \$37.1M

CONTINUED FROM PAGE 1

financing along with 4% Low Income Housing Tax Credits (LIHTC).

These 278 units will be home to many families. All units will be offered at an affordable rate of 60% of the area median income, providing a range of rent options. The communities will consist of 34 one bedroom, 154 two bedroom, and 90 three bedroom apartments.

Dan Duda, Senior Vice President and National Director of Originations and Acquisitions for CSG, said, "We are thrilled to provide these construction loans in support of the growth of Starway I and II communities. These

projects represent a substantial step forward in expanding affordable housing opportunities in Wilmington, North Carolina. Our gratitude goes to the dedicated development team for their collaboration with Churchill Stateside Group."

Keith Gloeckl, Chief Executive Officer of CSG, added, "Churchill Stateside Group is extremely pleased to provide construction lending to these two projects. We pride ourselves in providing excellent construction loan administration services with the timely processing of draw requests as our experienced team understands how critical the flow of construction funding is."

For more information about how Churchill Stateside Group can support your financial objectives, please contact Dan Duda, SVP, National Director of Originations & Acquisitions at (727) 415-9556 or via email at [Dduda@CSGfirst.com](mailto:Dduda@CSGfirst.com). For more information about CSG's multifamily finance programs and services nationwide, please contact our production team via email at [Production@CSGfirst.com](mailto:Production@CSGfirst.com).

Churchill Stateside Group and its wholly owned affiliates (CSG) serve the affordable housing and commercial renewable energy industries. CSG sponsors tax credit equity investment funds for institutional investors and

provides a variety of construction, permanent, and bond financing solutions. With over \$6 Billion of assets under management, CSG has long-standing and successful investment relationships with numerous corporate investors. The company's investor and developer clients benefit from our experienced staff, prominent and proactive senior leadership, and attractive debt and equity platforms. The company, through its subsidiary Churchill Mortgage Investment LLC (CMI), is an approved USDA Rural Development and HUD/FHA MAP and LEAN lender and Ginnie Mae Issuer, seller and servicer.



503.806.4348

CLASSIFIEDS

503.806.4348

**SUB-BIDS REQUESTED**

**Peaceful Villa**  
**4626 SE Clinton Street**  
**Portland, OR 97206**

**Bids Due: March 28th, 2024, at 3:00 pm**

LMC Construction is requesting proposals for Peaceful Villa affordable housing project. This is a 131,772 sq. foot multi-building project with a mix of studios, 1-, 2-, 3- and 4-bedrooms totaling 166 units.

**Scopes previously awarded:**

Demo, Abatement, Geo-pier, Shoring & MEPF.

**Project Requirements:** Davis-Bacon Residential Prevailing Wages, Workforce Training, and Section 3 hiring practices will apply.

**Peaceful Villa Virtual Open House:** Friday, March 1st at 11:30am

**Meeting URL:**

<https://bids.lmcconstruction.com/PVOpenHouse>

**Passcode:** 799365

**Bid Document Link:**

<https://bids.lmcconstruction.com/PEACEFULVILLA>

**Contact and Proposal Submissions:**

[Bids.PeacefulVilla@lmcconstruction.com](mailto:Bids.PeacefulVilla@lmcconstruction.com)



**19200 SW Teton Avenue**  
**Tualatin, OR 97062**  
**P: (503) 646-0521**  
**F: (503) 646-6823**

LMC Construction is an Equal Opportunity Employer and requests sub-bids from Disadvantaged, Minority, Women, Emerging, and Service-Disabled Veteran businesses.

CCB# 161282



**CALL FOR BIDS - PUBLIC WORKS IMPROVEMENT**

**MCNULTY WATER PEOPLE'S UTILITY DISTRICT**  
**BLAHA TANK(S) PAINTING PROJECT**

**Bids due 2:00 pm, March 27, 2024**

**PROJECT DESCRIPTION**

The McNulty Water People's Utility District (McNulty PUD) is seeking qualified contractors to provide cost proposals for tank coating materials and services to clean and paint one 500,000 gallon water tank (40ft tall x 46ft diameter) located at the Blaha compound within the McNulty PUD system (Site).

**BID AND PROJECT SCHEDULE**

- Bid Package Submittal - 2:00PM PST on March 27, 2024
- First Tier Disclosures Due - 4:00PM PST on March 27, 2024
- Notice of Intent to Award - 4:00PM PST on April 5, 2024
- Project Completion - October 31, 2024

Questions regarding the project during the bid, and Bid document requests shall be submitted to:

Contact: Anne Boutwell  
 Email: [boutwella@aks-eng.com](mailto:boutwella@aks-eng.com)  
 Phone: (503) 563-6151

Electronic copies of the bid document will be provided at no cost. Hard copies will not be provided. Bid package shall be submitted in hardcopy to: Shannon Tice at McNulty PUD office address at 34240 Millard Road in Warren, Oregon 97053.

Bids will be opened and read by the McNulty Water People's Utility District office at **2:00 PM**, local time on **March 27th, 2024**. Any bids received after the above specified time will not be considered. The carrier, including the United States Postal Service, is considered an agent of the bidder.

Prior to submission of its bid, bidder shall be registered with the Oregon Construction Contractor's Board as required by ORS 701.055, and thereafter comply with the requirements of ORS 701.035 to 701.055.

Bidders shall be qualified in accordance with the applicable parts of ORS 279C in order to submit a bid for public works in Oregon.

**ADVERTISEMENT FOR BIDS**

**CITY OF KELSO**  
**CATLIN SPRAY PARK RESTROOMS**

**Bids due 10:00 am, March 14, 2024**

**PROJECT # 552303**

Notice is hereby given that sealed bids will be received at the office of the Engineering Department, City of Kelso, 203 South Pacific Ave. Suite 205, up to **10:00AM on March 14, 2024** and immediately thereafter be publicly opened and read.

Bids may be mailed but **MUST BE RECEIVED** by the date AND time noted - bids submitted after that time and date will not be accepted. Bids received by email or facsimile will be rejected.

The proposed work shall be for the furnishing of all labor, subject to State and Federal prevailing wage, equipment, materials and supervision for construction in Cowlitz County as follows:

**Project Description:** The project consists of selective demolition of site features and the construction of a new public restroom facility (20-ft x 24-ft, 480 sf) to be located at Catlin Park, 106 8th Street, Kelso, Washington 98626.

Contract specifications and drawings may be obtained online through Quest CDN at [www.questcdn.com](http://www.questcdn.com) upon payment of a \$22.00 non-refundable fee. A link is also available through the City of Kelso's website at <http://www.kelso.gov/engineering/bids-and-proposals>

The City of Kelso in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252,42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

All proposals must be submitted on the regular form furnished with the contract documents in a sealed envelope clearly marked with the name of the bidder, the name of the project, and the date and time of the bid opening. Each bid must be accompanied by a bid proposal deposit in the form of a certified check or bidder's bond made payable to the City of Kelso in an amount not less than five percent (5%) of the total bid and shall not be conditioned in any way to modify the minimum five percent (5%) required. Should the successful bidder fail to enter into such contract and furnish satisfactory performance bond within the time stated in the specifications, the bid proposal deposit shall be forfeited to the City of Kelso.

The City of Kelso reserves the right to reject any or all bids, waive informalities or irregularities and to accept any bid for the project, which appears to serve the best interest of the City.

Michael Kardas, P.E.  
 Community Development  
 Director/City Engineer.

**ADVERTISEMENT FOR BIDS**

**CITY OF BATTLE GROUND**  
**WELL 6 TREATMENT IMPROVEMENTS**

**Bids due 10:00 am, March 20, 2024**

NOTICE IS HEREBY GIVEN that sealed bids will be received until **10:00 AM, Wednesday, March 20, 2024** by the City of Battle Ground at the City of Battle Ground City Hall, 109 SW 1st Street, Suite 122, Battle Ground, Washington 98604, for the **Well 6 Treatment Improvements** project and other related work; then publicly opened and read aloud at the City of Battle Ground City Hall, 109 SW 1st Street, Suite 122, Battle Ground, Washington.

**SCOPE OF WORK**

Installation of iron and manganese treatment system at Well 6 including the construction of a treatment building, installation of filter equipment, 8,500-gallon backwash tank, piping, electrical and control systems, existing Well 6 building upgrades, and site improvements. Contractor is responsible for the purchase of all equipment to be installed.

Staff shall proceed to award the contract to the lowest, responsive and responsible bidder but may reject any or all bids if, in its opinion, good cause exists. The City may also waive informalities in the bidding, if it is deemed prudent, and to accept the bid from the lowest responsible bidder.

PLANS, SPECIFICATIONS, AND BID PROPOSAL forms may be obtained as of **Wednesday, February 28, 2024** from the City of Battle Ground Public Works - Engineering Department at 109 SW 1st Street, Suite 122, Battle Ground, WA 98604. Contact Ryan Jeynes at [ryan.jeynes@cityofbg.org](mailto:ryan.jeynes@cityofbg.org)

for more information.

All bid proposals, over \$100,000, shall be accompanied by a bid proposal deposit in cash, certified check, cashier's check, or surety bond in an amount equal to five percent (5%) of the amount of such proposal. Should the successful bidder fail to enter into such contract and furnish satisfactory performance bond within the time stated in the specifications, the bid proposal deposit shall be forfeited to the City.

A pre-bid conference will be held at the project site on Thursday **March 7, 2024, at 9:00 am** to discuss the work, permit requirements and bidding forms and procedures. Attendance by bidders is advised, but not required. Bidders will have the opportunity to inspect the project site as part of the pre-bid conference. The project site is located at the 800 block of SW 20th Avenue, Battle Ground, WA 98604.

The City of Battle Ground in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

Information is available in an alternative language by request to [cityclerk.info@cityofbg.org](mailto:cityclerk.info@cityofbg.org).





**INVITATION TO BID**  
**CITY OF BEND**  
**LANDSCAPE MAINTENANCE FOR UTILITY DEPARTMENT**  
**Bids Due 2:00 pm, March 28, 2024**  
**SOLICITATION NO. 24-3542**

*\*\*Please note the City of Bend is now using the online eProcurement portal, Bonfire. Please use the link below to access the portal or for more information please contact the Issuing Officer\*\**

The City of Bend invites Sealed Bids for Landscape Maintenance Services for the Utility Department.

The invitation to bid, specifications, addenda, document takers, mandatory pre-bid attendees, and notification of bid results for this project may be viewed on the City's Portal at: <https://bendoregon.bonfirehub.com>. Contact the Issuing Officer identified below if you are unable to access the information online.

Entities intending to bid should register with Portal in order to receive addenda. If technical assistance is needed, please contact Bonfire at 800-354- 8010 ext. 2, email [support@GoBonfire.com](mailto:support@GoBonfire.com) or visit Bonfire's help forum at <https://bonfirehub.zendesk.com/hc>. Bidders are responsible for making sure they have all addenda before submitting bids.

A mandatory pre-bid conference will be held at the City of Bend Utility Department, 62975 Boyd Acres Rd., Bend, Oregon from 8:00 AM PST to 10:00 AM PST on March 11, 2024. Only Bidders who register at the pre-bid meeting and attend the entire meeting shall be eligible to submit a Bid. There will be mandatory site visits during the meeting. The meeting is expected to last approximately 2 hours. Statements made by City representatives at the pre-bid conference are not binding on the City unless confirmed in an addendum.

The deadline for submitting bids is: **March 28, 2024, 2:00 P.M. PST**. Bids shall be opened and read immediately after the deadline via live streaming on Teams (link provided in solicitation documents). Bids must be physically received by the deadline listed above. No faxed or electronic (email) submissions will be accepted. Bids will be opened and read as soon as possible after 2:00 P.M. via live streaming.

Sealed Bids will be received online as instructed on the City Bonfire Portal. Bids may also be submitted to the City, via mail, or in person. Please contact the Issuing Officer no later than two (2) business days prior to Bid due date to make arrangements ahead of time for an in-person submission. Hard copies will not be accepted unless the Bidder has made arrangements ahead of time. If a hard copy of the Bid is submitted without prior coordination with the Issuing Officer, the Bid will be returned (unopened) to the Bidder without consideration. No faxed or emailed submissions will be accepted.

The City of Bend reserves the right to: 1) reject any or all bids not in compliance with public bidding procedures, 2) to postpone award of the contract for a period not to exceed sixty days from the date of bid opening, 3) to waive informalities in the bids, and 4) to select the bid which appears to be in the interest of the City.

Michelle Elpi-Trainer  
Procurement Analyst  
541-317-3019



**INVITATION TO BID**  
**JACKSON COUNTY AIRPORT AUTHORITY**  
**TAXIWAY B3 CONSTRUCTION, TAXIWAY**  
**C1 EXTENSION AND GA APRON**  
**EXPANSION**  
**Bids due 2:00 p.m., March 20, 2024**  
**PUBLIC IMPROVEMENT FAA AIP**  
**PROJECT NO. 3-41-0037-064-2024**

Sealed Bids for the construction of the Taxiway B3 Construction, Taxiway C1 Extension and GA Apron Expansion, addressed to Jackson County Airport Authority, Attn: Amber Judd, Airport Director, will be received at the Jackson County Airport Authority Administration Office, 1000 Terminal Loop Parkway, Suite 201, Medford, OR 97504, until March 20, 2024, at 2:00 p.m. local time, as shown on the wall clock in the Administration Office, and then will be publicly opened and read.

**Major project elements include:**

- Pavement removal
- Earthwork and site grading
- Construction of pavement sections, including approximately 7,600 Tons of Asphalt
- Installation of Approximately 4,000 feet of underground pipe
- Airfield Electrical Improvements
- Pavement marking

Drawings and Specifications may be examined at the Jackson County Airport Authority Administration Office, at the address above, and the offices of the Engineer, Precision Approach Engineering, Inc., 5125 SW Hout Street, Corvallis, OR 97330, phone 541-754-0043, or 5000 Cirrus Drive, Suite 210, Medford, OR 97504, phone 541 608-3583.

A copy of the Documents may be obtained at Jackson County's procurement website, [www.jacksoncountyor.gov/projects](http://www.jacksoncountyor.gov/projects).

No bid for a construction contract shall be received or considered by Jackson County unless the Bidder is registered with the Construction Contractors Board as required by ORS Chapter 701.

This contract requires compliance with ORS 279C.800 to 279C.870. ORS 279C.838 requires state prevailing wage rates to be paid on projects subject to both the state prevailing wage rate law and the federal Davis-Bacon Act (40 U.S.C. 3141, et seq), if the state prevailing rate of wage is higher than the federal prevailing rate of wage. Reference "Prevailing Wage Rates for Public Works Contracts in Oregon." Subject to BOTH State PWR Laws: <https://www.oregon.gov/boli/WHD/PWR> and the Federal Davis-Bacon Act: <https://wdolhome.sam.gov>.

The Bidder must agree that the requirements and conditions of employment be observed and minimum wage rates as established by the U.S. Secretary of Labor be paid under the Contract.

Pursuant to ORS 279C.505, Bidders must submit written documentation satisfactory to Jackson County that Bidder has an employee drug-testing program in place.

Bidder must adhere to the following federal provisions, included by reference:

- Buy American Preferences (Title 49 United States Code, CHAPTER 501)
- Foreign Trade Restriction: Denial of Public Works Contracts to Suppliers of Goods and Services of Countries that Deny Contracts to Suppliers of Goods and Services of Countries that Deny Procurement Market Access to U.S. Contractors (DOT Regulation 49 CFR PART 30)
- Davis Bacon Act (DOL Regulation 29 CFR Part 5)
- Affirmative Action to Ensure Equal Employment Opportunity (Executive Order 11246 and DOL Regulation 41 CFR PART 60)
- Government-wide Debarment and Suspension and Government-wide Requirements for a Drug-free Workplace (DOT Regulation 49 CFR PART 29)

Jackson County may reject any bid not in compliance with all prescribed public bidding procedures and requirements and may reject for good cause any and all bids upon a finding of the agency that it is in the public interest to do so.

An optional pre-bid conference will be held at Rogue Valley International-Medford Airport, Conference Room B, 1000 Terminal Loop Parkway, Medford, OR 97504, on March 6, 2024, at 10:00 a.m. local time. This will be the only time provided for a project site visit.

For information concerning the proposed work, contact Josh Lekkerkerker, Precision Approach Engineering, e-mail: [jlekkerkerker@preappinc.com](mailto:jlekkerkerker@preappinc.com), 541-754-0043

**ADVERTISEMENT FOR BIDS**  
**CITY OF THE DALLES**  
**2024 SLURRY SEAL**  
**Bids Due 2:00 pm, March 19, 2024**  
**CONTRACT NO. 2024-003**

The City of The Dalles ("City") is soliciting bids for the **2024 Slurry Seal**. Bids must be submitted no later than **March 19, 2024 at 2:00 pm Pacific Time via email to: [thedallesbids@ci.the-dalles.or.us](mailto:thedallesbids@ci.the-dalles.or.us)**, at which time the email account designated for bid receipt will be accessed. Bids shall not be sent to any other email addresses. Bid responses will be read aloud via a Zoom meeting. The Zoom Meeting ID is 858 0212 1281 and use Passcode 068006. Note: Immediately following the electronic submission of a bid, bidders will receive confirmation that the bidder's email has been received. **THE DUTY IS ON THE BIDDER TO ENSURE THAT THE REQUIRED BID DOCUMENTS ARE ATTACHED TO ANY EMAIL BEING SENT TO THE CITY IN RESPONSE TO THIS ADVERTISEMENT FOR BIDS.**

The work to be performed shall consist of furnishing all materials, labor and equipment necessary to construct approximately 51,139 square yards of emulsified asphalt slurry seal. All work will be conducted in accordance with the contract documents. Bids must be submitted on the proposal form furnished by the City of The Dalles and shall bear the signature of the Bidder. The project is to be completed by **June 21, 2024**.

The Invitation to Bidders, Proposal Form, Contract, Specifications, Drawings and other Contract Documents will be posted to the City's website at <http://www.thedalles.org/bids>. Bidder will be responsible for checking the website regularly for addendums and additional information for the project. Questions regarding contract documents should be directed to Todd Stephens, Project Manager via email at: [tstephens@ci.the-dalles.or.us](mailto:tstephens@ci.the-dalles.or.us).

The City may reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all bids or bid schedules upon a finding of the City it is in the public interest to do so in accordance with ORS 279B.100. The City also reserves the right to waive any informality in connection with said bid or to postpone the award of the contract for sixty days. Each proposal must contain a statement as to whether the bidder is a resident bidder as defined by ORS 279A.120.

Bidders must be prequalified in accordance with the laws of the State of Oregon. Prequalification forms shall be sent via email to [tstephens@ci.the-dalles.or.us](mailto:tstephens@ci.the-dalles.or.us) and must be received by **March 12, 2024 at 4:00pm Pacific Time**.

Attention is particularly called to the requirements as to conditions of employment to be observed and minimum wage rates to be paid under the contract. No bid will be received or considered by the City of The Dalles unless the bid contains a statement by the Bidder as part of their bid that provisions of ORS 279C.830 will be complied with.

No bid shall be considered by the public contracting agency unless the bidder is registered with the Construction Contractors Board or licensed by the State Landscape Contractors Board as required by ORS 671.530.

No bid may be withdrawn after the time set for the bid opening, or before the award of the Contract, unless award is delayed for a period exceeding 60 days.

CITY OF THE DALLES, OREGON  
Amie Eill, City Clerk



# Russo Modular Delivers Quick Service Restaurants Faster, Greener, Smarter



Russo Modular delivers their 8th Dutch Bros coffee modular building to Klamath Falls, OR.

**LEGAL ADVERTISEMENT**

**Shared Procurement Portal Partners**

The Cities of Bellevue, Issaquah, Redmond and Woodinville along with King County Library System, Pacific Hospital PDA and Sammamish Plateau Water are requesting that businesses submit an application to their new procurement vendor roster system, Public Purchase. Public Purchase is free for vendor subscription. The free subscription includes access to agency solicitations, email notification from registered agencies and online solicitation submittal. You must register with each agency in order to receive notifications of upcoming solicitation opportunities.

Businesses interested in submitting an application to be notified of upcoming bid and RFP opportunities may apply at any time by going to [www.publicpurchase.com](http://www.publicpurchase.com) and selecting "Go to Register" for the free application. Businesses must sign up in the new Public Purchase system to continue to receive solicitation notifications from these agencies. After receiving notification that you are registered with Public Purchase you must log in and sign up with the agencies.

For architectural and engineering firms, the registration process will require uploading a Statement of Qualifications. Firms requiring a SOQ can find out more information by visiting [www.sharedprocurementportal.com](http://www.sharedprocurementportal.com).

The Public Purchase roster includes businesses representative of Small Works (RCW 39.04.155), Professional Services/Architecture & Engineering (RCW 39.80.030), General Services, Legal Services, Information Technology and Supply Vendors.

Some or all of the agencies participating in the Shared Procurement Portal may use the roster to select businesses for public agency contracts. In accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 USC 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against in the grounds of race, color, national origin, or sex in consideration for an award.

In addition, the selected contractor, with regard to the work performed during the contract, shall affirmatively support non-discrimination practices, including in the selection and retention of subcontractors and in the procurement of material and equipment.

Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint. For more information contact the specific agency.

**PRNewswire-PRWeb**  
**KLAMATH FALLS, Ore.,**  
**Oct. 6, 2023**

Russo Modular, who specializes in manufacturing QSR modular buildings, transported their 8th modular Dutch Bros drive-thru 946 miles to its home in Klamath Falls, OR last weekend. Russo Modular and Dutch Bros Coffee have been collaborating since 2019 when they delivered their first modular drive-thru to Gresham, OR.

Onsite to supervise as the 600 SF., Klamath Falls unit replaces an existing unit in that same location, owner Rustin Russo describes how they have been able to fine tune the modular process for their clients over the past 4 years.

"Russo Modular builds Dutch Bros at our controlled manufacturing environment in Phoenix, Arizona, and then transports the building kits complete with finishes across state lines." He explains, "Seeing how modular has allowed Dutch Bros to schedule a total construction duration of less than 60 days from demo of the existing building to re-opening of the store is spectacular."

Russo goes on to say how important this is, not only to Dutch Bros, but to the community of Klamath that within 3 days the site transforms from an empty lot with a concrete foundation to a building that is 98% complete.

Getting to this point requires rigorous planning and coordination with different teams, but Russo talks about their modular construction process as a huge win for corporations and franchises. Clients benefit exponentially from modular designs with repeatability. The systematic creation of multiple units essentially converts to cost reduction right from the start. He also mentions how their new patented frame design is giving them the edge in QSR modular usable space.

"It's all about the ability to control—control of quality, control of time, control of costs, control

of coordination," says Russo.

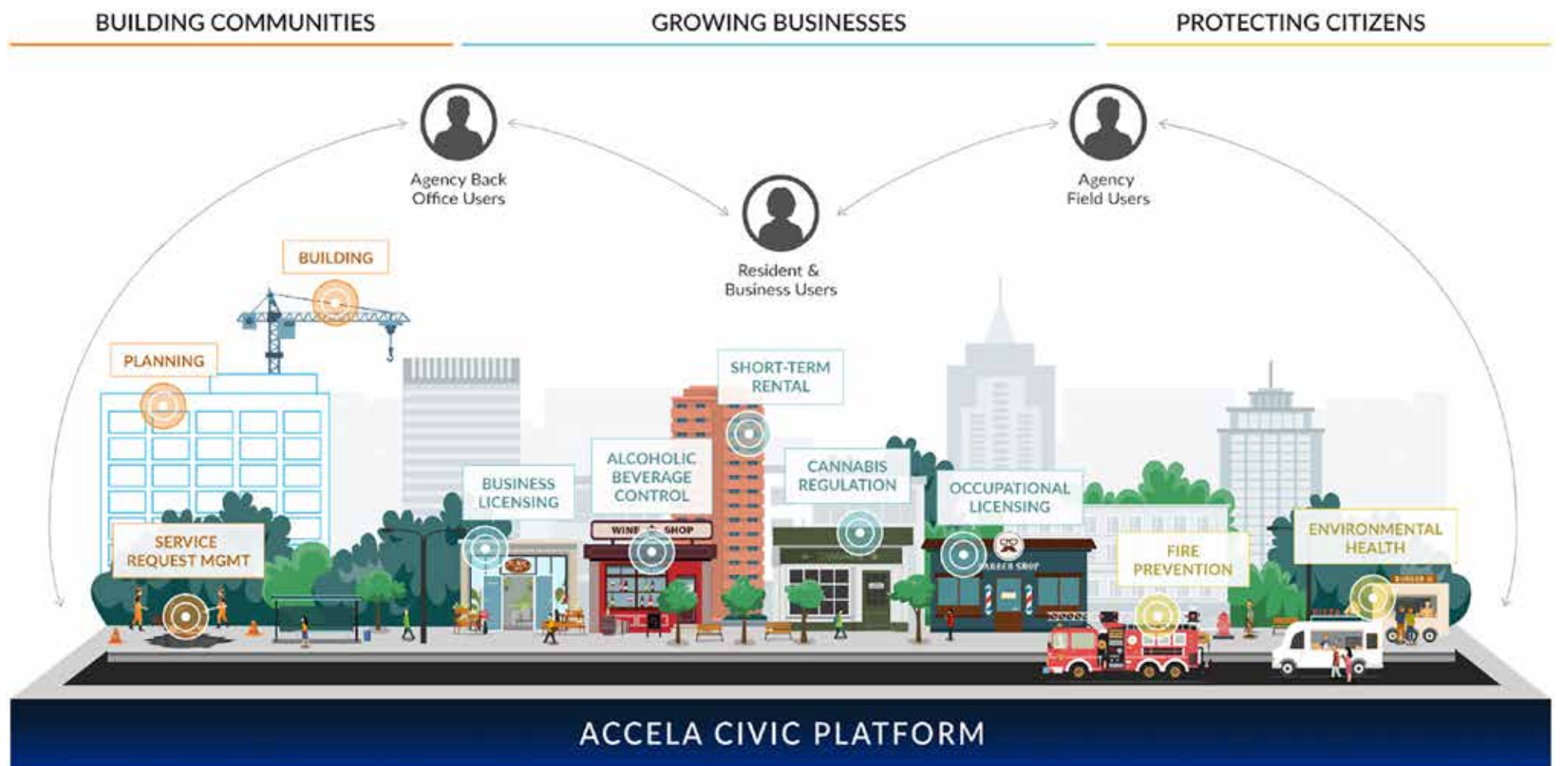
As an added source of pride, the company manufactures environmentally-friendly structures. They use sustainable steel products and environmentally conscious components for longer lasting builds with less waste.

Headquartered in Phoenix, Arizona, Russo Modular is a leading expert in building commercial modular steel buildings for the quick service restaurant industry. They believe in driving manufacturing to greater heights, and are committed to being at the forefront of the commercial modular movement for QSRs. They have over 20 years experience in custom manufacturing & fabrication, and are currently licensed and permitted to manufacture in 10 states. Russo Modular is radically improving the quality of builds and speed to market for their clients, and excited to be a part of an innovative industry with world-class brands.

Dutch Bros Coffee is a drive-thru coffee company dedicated to making a massive difference one cup at a time. Headquartered in Grants Pass, Oregon, where it was founded in 1992 by Dane and Travis Boersma, it's now sharing the "Dutch Luv" with more than 750 locations in 16 states. Dutch Bros serves specialty coffee, smoothies, freezes, teas, an exclusive Dutch Bros Rebel™ energy drink and nitrogen-infused cold brew coffee. Its rich, proprietary coffee blend is handcrafted from start to finish.







Visionary Integration Professionals (VIP) has been awarded a contract with the City of North Port, Florida, to usher in a new era of modernization for their land management and licensing processes. The collaboration aims to replace the City's existing legacy system with a cutting-edge, commercial-off-the-shelf (COTS) solution powered by Accela software.

# VIP to Revolutionize City of North Port's Land Management and Licensing Systems

Oct. 11, 2023

PRNewswire-PRWeb

This innovative system will deliver a host of improvements for the City, including enhanced automation, seamless integration, meticulous data migration, workflow modifications, and an exceptional user experience for the City's constituents. By embracing this advanced technology, the City of North Port will achieve greater efficiencies, shorten process/cycle timeframes, foster intra-departmental collaboration, and reduce ongoing costs.

"I am thrilled about the transformative partnership we have with the City of North Port," said Jonna Ward, VIP CEO. "Our vision is to empower the City with cutting-edge technology that drives efficiency and offers citizens a superior user experience when interacting with their local government. Together, we are setting new standards of excellence and shaping the future of community services."

The implementation of the Accela software will bring the City of North Port on par with surrounding municipalities that have already adopted the same industry-standard land management and licensing system.

"Implementation partners like VIP play a critical role in delivering Accela solutions and enabling government agency leaders to meet and exceed their residents' demands for modern services," said Tony

Aiello, Accela Vice President of Alliances and Channels. "We are thrilled to be able to help the City of North Port realize great efficiency and transparency with their new Accela licensing system."

Anticipated for completion and readiness in early 2025, the system's implementation aligns with the City of North Port's aspirations and strategic goals.

VIP helps its clients strengthen mission outcomes by combining deep industry specialization, agility to adapt as needed, and an unwavering commitment to client satisfaction. VIP empowers clients to modernize systems and experiences with leading technology solutions through our systematic and repeatable system integration and time-tested delivery methodology. VIP addresses the complexity of digital transformation

nationwide for customers such as the California Department of Consumer Affairs, Virginia Department of Medical Assistance Services, Oregon Department of State Lands, Nevada Department of Public Safety, and Fairfax County. Since 1996, VIP has worked with over 1,200 public sector and commercial clients. For more information, please visit <https://trustvip.com>.

Accela provides a unified suite of cloud solutions trusted by governments across the globe to accelerate their digital transformation, deliver vital services, and build stronger communities. More than 300 million residents worldwide benefit from Accela's government software solutions. The company offers agile, purpose-built solutions and the power of a platform that provides users with a consumer-like experience, shares

data across departments, and ensures world-class security.

With Accela, government agencies experience rapid and effective digital transformation. Accela's government software meets agencies wherever they are on their modernization journey while also helping them prepare for whatever comes next. The company is a three-consecutive year Microsoft US Partner Award winner for its innovative SaaS solutions to help governments respond to the COVID-19 pandemic. In 2022, Accela was honored as a recipient of Inc.'s Best in Business for SaaS and selected by Fast Company for its World Changing Ideas Award. Accela is headquartered in San Ramon, California, with offices around the world. For more information, visit <http://www.accela.com>.





# Viewpoint and Integrated Projects explore future of real estate



## CONTINUED FROM PAGE 8

found in digitally sharing building data across real estate teams. “Being able to answer ‘what, exactly is in my building?’ empowers building owners to proactively solve how to improve and adapt their physical structures—at scale.”

The upcoming episode will offer an in-depth exploration of how IPX is at the forefront of this digital revolution, enabling building owners, contractors and design teams to share accurate depictions of a building’s architectural, mechanical, and furniture systems.

Viewers can expect to gain valuable insights into:

**The Digital Transformation of Real Estate:** The episode will provide an overview of the sweeping changes underway in the real estate industry, from smart buildings to data-driven decision-making.

**The Future of Building Information Management:** Viewers will get a glimpse into developments in building information management and how they can benefit developers, property managers, and investors alike.

**Expert Interviews:** Renowned experts, thought leaders, and professionals from the real estate and technology sectors will share their perspectives on how digitization is driving innovation and reshaping the industry’s future.

Viewpoint’s production team is actively preparing for the filming of this episode, which promises to be a thought-provoking and insightful exploration of the real estate industry’s digital revolution. Audiences can anticipate a program that not only informs but also inspires as it highlights the innovative strides being made in the field.

Stay tuned for more updates on this exciting collaboration between Viewpoint and Integrated Projects as we continue our journey toward the future of real estate.

Viewpoint is a documentary series hosted by Dennis Quaid that explores a wide range of topics, from science and technology to culture and innovation. Each episode delves into captivating subjects with the aim of enlightening and inspiring viewers.

**About Integrated Projects:** Integrated Projects is a built intelligence company focused on the digital transformation of the built environment. Its core building digitization platform, IPX, helps owners, designers, and laser scanning professionals view, share, quantify, and connect their building plans and data with the world. For more information visit: <http://www.integrated-projects.com>





Viewpoint, the acclaimed documentary series hosted by actor Dennis Quaid, is announcing a unique partnership with Integrated Projects, a built intelligence company, to develop a new episode delving into “The Future of Real Estate.”

## Viewpoint and Integrated Projects explore future of real estate

MIAMI, Nov. 2, 2023

PRNewswire

Scheduled for filming later in 2023, this segment highlights how emerging 3D scanning and 3D modeling technology are powering the next evolutionary leap in the real estate industry, by helping building owners to bring their buildings online with unprecedented accuracy and scale.

“Earth’s 1.6 billion buildings are at the heart of some of our greatest societal challenges,” says Jose Cruz Jr, Founder and CEO of Integrated Projects. New CO2 emissions regulations, growing global demand for housing and less traditional offices, and the increased cost of materials and labor have created a perfect storm for landlords. Cruz and his team believe the solution can be

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