

# La Pine Incubator Building Development Opportunity August 13, 2024



# THANK YOU FOR JOINING US!

## AGENDA:

- 1) Welcome and Introductions – La Pine City Manager, Geoff Wullschlager
- 2) About La Pine – Geoff Wullschlager
- 3) La Pine Incubator Project – Patricia Lucas, SLED
- 4) Building Specs
- 5) Request for Proposal – Nick Tierney, COIC
- 6) Project Timing
- 7) Q and A
- 8) Adjourn





# CITY OF LA PINE

---

- Incorporated in 2006 (Oregon's youngest municipality).
- Born out of existing unincorporated county community.
- At time of incorporation, water and sewer districts existed for small centralized area population.
- City contains estimated 20% of greater La Pine population (current).
- PSU population projection – La Pine is the second fastest growing city in the state from '22-'23 at rate of 8.2%.
- Municipal growth over 10-year period (2013-2023), 87.19%.
- 500 housing starts that are planned, currently underway or have been completed in the past two years, including 34 Habitat for Humanity homes and recent approval of 59-unit Low Income Housing Tax Credit units.



# La Pine Small Business Incubator

- Central Oregon has seen significant demand for Flex Space over the last decade.
- That demand is now spilling into communities beyond Bend and Redmond and rates have adjusted according to demand.
- La Pine is a natural next logical community to see this opportunity.



# La Pine Small Business Incubator

---







## LA PINE INDUSTRIAL PARK

Parcels ranging from .2 acres to 38.73 acres available

**\$1.75/SQ FT**

### **Infrastructure:**

- Class A Roads
- High speed internet
- 10" - 12" water line providing 250 GPM
- 8" sanitary sewer

### **Utilities:**

- Midstate Electric Cooperative - 30 MW service available
- Cascade Natural Gas - 2" line with 53 psi
- La Pine Municipal Water and Sewer

### **Site Assets:**

- Located ½ mile from US 97 - the major transportation route from Oregon to California
- BNSF Rail runs along the east boundary of the industrial park - pre planning has occurred for spur installation

### **For additional information contact:**

Patricia Lucas, SLED Director  
Sunriver La Pine Economic Development  
(248) 693-3049  
sledexecutivedirector@gmail.com

**-or-**

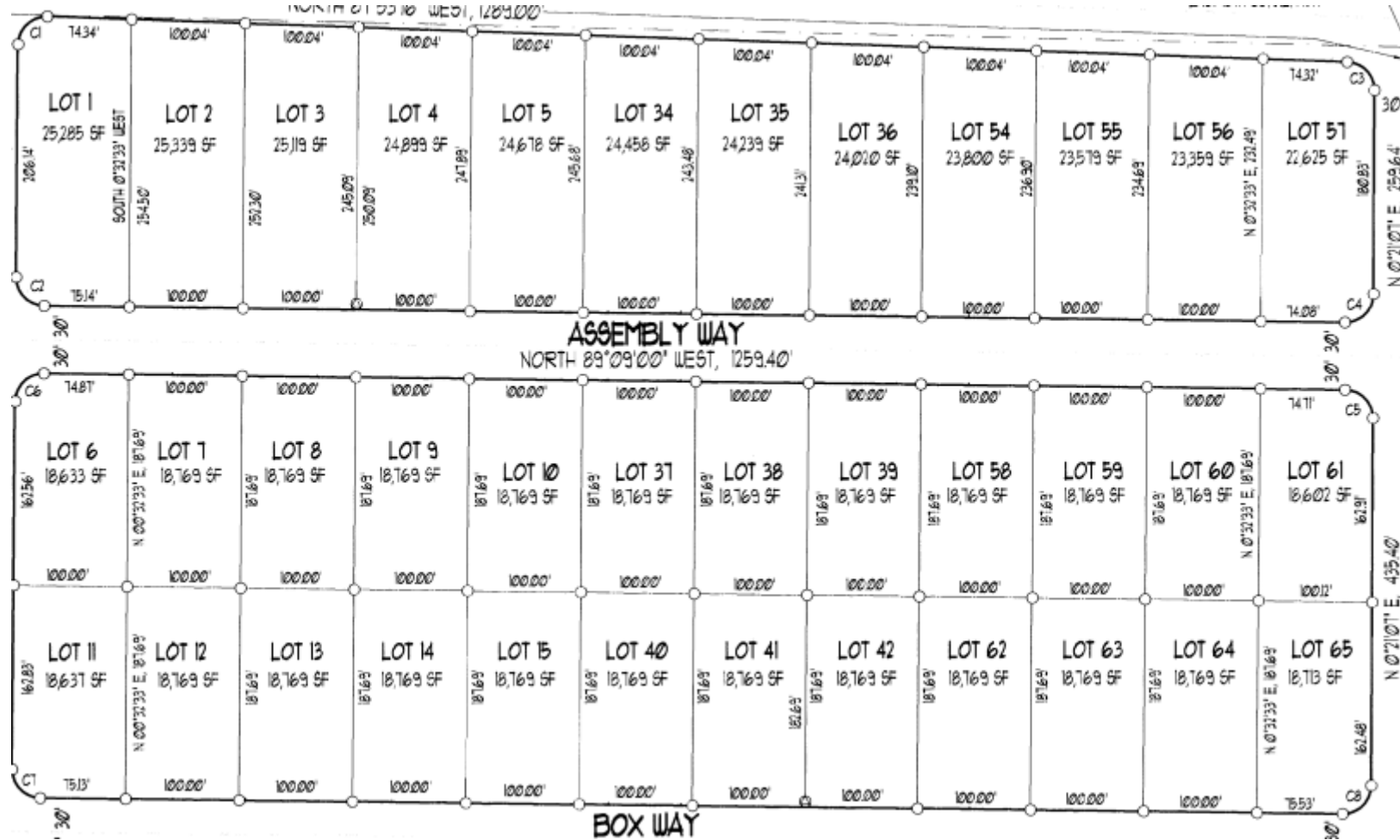
Geoff Wullschlager, City Manager  
City of La Pine  
(541) 536-1432  
gwullschlager@lapineoregon.gov  
<https://www.lapineoregon.gov/>

16345 SIXTH STREET  
LA PINE, OR 97739



  
LA PINE  
OREGON

# Lot #4 with dimensions of 100' x 250' (.57 acres) 16628 Assembly Way





- Technical Assistance
- Business Counseling/Mentoring
- Financing
- Marketing
- Export Assistance
- Government Procurement Assistance
- Workforce Development Assistance
- Increased Networking Opportunities
- Access to potential investors and partners





# La Pine Small Business Incubator Specs

- 9,000 square feet multi-tenant building
- Space sized between 1,500-2,500 square feet
- Overhead and entry doors for each space
- Concrete slab to support a variety of uses
- 20' clear span ceiling height – at highest point
- Separate metering for each space
  - Electricity
  - Gas
  - Water
  - Sewer



# Project Timeline

- August 2024 - Property Acquisition
- September/October 2024 – Bid Solicitation
- November 2024– Award Bid
- December 2024/April 2025 – Design/Site Plan Preparation/Approval
- April-November 2025 – Construction
- June- November 2025 – Promotion of space to prospective tenants



# Request for Proposal

- State Funded Project
- State Prevailing Wages Paid to Construction Employees
- Design/Build Project
- Request for Proposal (RFP) Advertising
  - RFP Release Date
  - RFP Due Date
- COIC will manage procurement, manage project and labor standards



# Questions?

Contact: Geoff Wullschlager, City Manager

City of La Pine

(541) 536-1432

[gwullschlager@lapineoregon.gov](mailto:gwullschlager@lapineoregon.gov)

or

Patricia Lucas, Executive Director

SLED

(248) 693-3049

[sledexecutivedirector@gmail.com](mailto:sledexecutivedirector@gmail.com)

