



## BOARD OF COUNTY COMMISSIONERS

---

July 23, 2025

**Sent via electronic mail & first class mail**

LRS Architects  
Attn: Michelle Startt, Managing Principal  
1777 SW Chandler Avenue, Suite 270  
Bend, Oregon 97702  
[mstartt@lrsarchitects.com](mailto:mstartt@lrsarchitects.com)

RE: Contract for Deschutes County Downtown Campus Plan Project

**NOTICE OF INTENT TO AWARD CONTRACT**

On July 23, 2025, the Board of County Commissioners of Deschutes County, Oregon, considered proposals for the above-referenced project. The Board of County Commissioners determined that the successful proposer for the project was LRS Architects based in Bend, Oregon.

This Notice of Intent to Award Contract is issued pursuant to Oregon Revised Statute (ORS) 279B.135. Any entity which believes that they are adversely affected or aggrieved by the intended award of contract set forth in this Notice may submit a written protest within seven (7) calendar days after the issuance of this Notice of Intent to Award Contract to the Board of County Commissioners of Deschutes County, Oregon at Deschutes Services Building, 1300 NW Wall Street, Bend Oregon, 97703. **The seven (7) calendar day protest period will expire at 5:00 PM on Wednesday, July 30, 2025.**

Any protest must be in writing and specify any grounds upon which the protest is based. Please refer to Oregon Administrative Rules (OAR) 137-047-0740. If a protest is filed within the protest period, a hearing will be held at a regularly scheduled business meeting of the Board of County Commissioners of Deschutes County, Oregon, acting as the Contract Review Board, in the Deschutes Services Building, 1300 NW Wall Street, Bend, Oregon 97703 within two (2) weeks of the end of the protest period.

If no protest is filed within the protest period, this Notice of Intent to Award Contract becomes an Award of Contract without further action by the County unless the Board of County Commissioners, for good cause, rescinds this Notice before the expiration of the protest period.

If you have any questions regarding this Notice of Intent to Award Contract or the procedures under which the County is proceeding, please contact Deschutes County Legal Counsel: telephone (541) 388-6625, Fax (541) 383-0496; or email to [david.doyle@deschutes.org](mailto:david.doyle@deschutes.org).

Be advised that if no protest is received within the stated time-period, the County is authorized to process the contract administratively.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
DESCHUTES COUNTY, OREGON

---

Commissioner Anthony DeBone, Chair

Enclosure:  
OAR 137-047-0610

Cc w/ enclosure:

**Cole Architects**

Ian Schmidt  
1000 NW Wall Street, Suite 205  
Bend, Oregon 97703  
[ian@colearchitects.com](mailto:ian@colearchitects.com)

**ORW Architects**

David Wilkerson  
920 NW Bond Street, Suite 208  
Bend, OR 97703  
[david@orwarch.com](mailto:david@orwarch.com)

**Hennebery Eddy Architects**

Camilla Cok  
1000 NW Wall Street, Suite 250  
Bend, OR 97703  
[ccok@henneberyeddy.com](mailto:ccok@henneberyeddy.com)

**Steele Associates Architects LLC**

Scott Steele  
2738 NW Potts Court, Suite 110  
Bend, Oregon 97703  
[ssteele@steele-arch.com](mailto:ssteele@steele-arch.com)

**Pinnacle Architecture, Inc.**

Briana Manfrass  
1001 SW Disk Drive, Suite 105  
Bend, Oregon 97702  
[briana@parch.biz](mailto:briana@parch.biz)

## **OAR 137-047-0610**

### Notice of Intent to Award

(1) Notice of Intent to Award. The Contracting Agency shall provide Written notice of its intent to Award to all Bidders and Proposers pursuant to ORS 279B.135 (Notice of intent to award) at least seven (7) Days before the Award of a Contract, unless the Contracting Agency determines that circumstances justify prompt execution of the Contract, in which case the Contracting Agency may provide a shorter notice period. The Contracting Agency shall document the specific reasons for the shorter notice period in the Procurement file.

(2) Finality. The Contracting Agency's Award shall not be final until the later of the following:

(a) The expiration of the protest period provided pursuant to OAR 137-047-0740 (Protests and Judicial Review of Contract Award); or

(b) The Contracting Agency provides Written responses to all timely-filed protests denying the protests and affirming the Award.

**Statutory/Other Authority:** ORS 279A.065 & 279B.135

**Statutes/Other Implemented:** ORS 279B.135