

CHILLWELL – CARE GRANT APPLICATION

Project: Exterior Signage, East Patio Fence, and South Patio Gas Fire Pit

Applicant: Easy Float Bend LLC dba ChillWell

Property Address: 1484 NW Wall St, Suite 130, Bend, OR 97703

Project Location: Wall St & Olney Ave — within the Core Area TIF District

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2. Project Summary / Narrative

ChillWell is applying for funding through the Core Area Revitalization Effort (CARE) Program to complete exterior improvements that will significantly enhance customer experience, visibility, and pedestrian engagement at our new location at **1484 NW Wall St, Suite 130**.

This project includes:

- **New exterior building signage** (public-facing)
- **A permanent architectural fence** around the east-facing patio
- **A commercial-grade gas fire pit** on the south-facing patio

These improvements transform currently underutilized frontage into activated, welcoming spaces, supporting the revitalization and walkability goals of the Core Area TIF Plan.

3. Project Description

Project Type

Capital improvements to exterior frontage that include:

- Illuminated exterior building signage
- An architectural fence defining the east patio
- A commercial gas fire pit with hardline installation on the south patio
- Design, permitting, fabrication, and installation

Purpose & Use

These improvements directly enhance the safety, visibility, and usability of the site, including:

Exterior signage

- Improves visibility from Wall St and neighboring corridors
- Helps draw pedestrian and vehicle traffic to a small-business anchor tenant

East patio fencing

- Defines a customer-safe, clearly designated outdoor zone
- Provides privacy and visual structure
- Improves aesthetic consistency for the building frontage

South patio gas fire pit

- Activates an underused frontage
- Creates warmth and social gathering space
- Offsets the removal of established trees and streetlamps that were there prior to the dedicated bike lane constructed on Olney.
- Increases visibility during darker winter months and restore community warmth and aesthetics.

Alignment With Core Area TIF Plan

Principle A – A place to live, work, and play

- Encourages positive pedestrian interaction and enhances the corridor aesthetic
- Supports wellness, small business activity, and community gathering

Principle F – Public investments catalyze private investment

- This project directly contributes private capital to enhance a highly visible commercial node
- Upgrades will increase taxable value and encourage neighboring businesses to reinvest

Principle H – Sustainable & low-impact design

- All improvements use durable, long-lived materials (10+ year life)
- Fire pit uses clean-burning natural gas with low environmental impact

Long-Term Impact

- Enhances frontage with improvements designed to last well beyond 10 years
- Improves customer traffic and overall vibrancy of the Olney & Wall St corridor
- Increases the taxable assessed value of the premises
- Catalyzes further revitalization on adjacent parcels

Property Improvements in Past 5 Years

No exterior improvements have been made to this portion of the property in the past five years.

4. Project Timeline

Anticipated Start: April 2025

Design + Permitting: March –May 2026

Fabrication: May–June 2026

Fence Installation: March 2025

Sign Installation: September 2024

Fire Pit Installation: June 2026

Full Completion: July 31, 2026

Project will start within 6 months of the grant agreement and be completed well within the 18-month window.

5. Property Location

Address: 1484 NW Wall St, Suite 130, Bend, OR 97703

Zoning: Commercial — Within Core Area Tax Increment Finance Area

Exposure: Public right-of-way facing Wall St & Portland Ave

Applicant Type: Lessee with full authorization from property owner (letter can be provided upon request)

Map:

(Attach screenshot showing parcel within Core Area)

6. Financial Information

Revised Line-Item Budget

Item	Cost
Exterior building sign – fabrication	\$10,285
Exterior building sign – permit	\$410
Architectural fencing – east patio	\$3,395
Commercial exterior gas fire pit – unit	\$15,000
Gas line trenching, pad, installation	\$3,800
Design + permitting	\$3,200
Total Estimated Project Cost	\$36,090

Funding Sources (Updated)

Matching rules: CAAB funds up to 50% of eligible project costs.

Source	Amount	Status
CARE Grant Request (50% of \$36,090)	\$18,045	Requested
ChillWell Owner Match	\$18,045	Secured

Cost Basis / Estimation Method

- Estimates obtained from local sign fabricators, fencing contractors, and gas/fire feature installers based on Q4 2025 market pricing.
 - Material costs reflect durable, long-lasting materials for 10+ year life.
 - All quotes and contractor information can be provided if requested.
-

7. Project Feasibility & Readiness

ChillWell is fully prepared to begin the project upon approval:

- Contractors identified and available within the planned timeline
- Financial match secured
- Property owner authorization obtained
- Project can begin within 6 months and be completed in under 4 months
- Business owner has prior experience managing construction and TI projects, including recent improvements at previous location

This reflects a high-readiness, low-risk capital improvement project aligned with the CARE program.

8. Applicant Information

Applicant:

Bryan Messmer, Owner

Easy Float Bend LLC (dba ChillWell)

1484 NW Wall St, Suite 130

Bend, OR 97703

Business Overview:

ChillWell is a wellness center offering float therapy, infrared sauna, and cold plunge experiences. Founded in 2018 and now newly relocated to NW Wall St, ChillWell serves local residents and visitors seeking restorative and health-supportive services.

The move to Wall St represents a significant reinvestment into the Core Area, aligning with the City's goals of building a vibrant, walkable commercial corridor. ChillWell has a long history of community engagement, operational reliability, and reinvestment in local infrastructure.

Between the Boards
 63386 Saddleback Dr
 Bend, OR 97703
 (541) 410-5859
 CCB # 218590

Invoice

Date	Invoice #
1/30/2025	5301

Bill To
Bryan Messmer Chillwell 1484 NW Wall St bryan@chillwellbend.com 503.754.6929

PAID
 (non-posting)

P.O. No.	Terms	Project
	Due upon completion	

Quantity	Description	Rate	Amount
58	HORIZONTAL - LONG LENGTH BOARDS 58' -- 6' horizontal fence on metal posts wrapped with wood -- no cap -- Middle 2x2 support trim --Tight knot cedar--Long Lengths -- Boards nailed to outside of posts	102.00	5,916.00
5	5 holes needed to be core drilled into slab -- if you want to contract this out separately, Between the Boards will come and mark the location and size needed prior to work being done	125.00	625.00
1	1 Wood framed man gate using heavy duty post, latches and hinges -- Footage of gate is included in fence total -- size range 36"-42"	160.00	160.00
	Between the Boards does not perform or subcontract for painting or staining	0.00	0.00
	*Rock hammering or drilling if necessary - \$250 for equipment - \$100 per hour for labor	0.00	0.00

Total	
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Payments/Credits
Balance Due

Between the Boards

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Invoice

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1/30/2025	5301

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Bryan Messmer Chillwell 1484 NW Wall St bryan@chillwellbend.com 503.754.6929

PAID
 (non-posting)

P.O. No.	Terms	Project
	Due upon completion	

Quantity	Description	Rate	Amount
	Price is good for 30 days from date of bid. * Between the Boards reserves the right to make a price adjustment prior to work starting and in consultation with homeowner in the event that material costs have changed significantly. * Prices are per foot - additions/reductions will be reflected in the final invoice. * Payment is due upon completion. For projects over \$5000 or special order items, a deposit of 1/2 of the total is due prior to work beginning or ordering materials. *Homeowner is responsible for locating property pins or obtaining survey. *Homeowner is responsible for obtaining approval from Homeowner's Association if applicable and notifying neighbors of work being done. * Homeowner responsible for moving or removing any landscaping (including sprinklers) that are on the fence line. Sprinkler pipes should be a minimum of 10" away from the fence to avoid damage. We reserve the right to terminate the agreement, work, and/or contract. Credit Cards accepted for an additional 3.58% fee. Venmo accepted for an additional 1.9 + \$0.10		0.00

		Total	\$6,701.00
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Payments/Credits	\$0.00
Balance Due	\$6,701.00

7' - 5"

7" | 1' - 3 1/4"



3' - 11"



Perspective View

File Name: ChillWell

Client: Bryan Messmer

Phone: 503-754-6929

Site Address:
1474 NW Wall Street,
Bend, OR

Scale:

Drawing By:
Chris Cox
chris@carlsonsign.com

Date: 05/09/2024

Customer is responsible to obtain all necessary landlord approvals. Unless otherwise noted, all municipal permits related to installation are by customer.

IMPORTANT NOTICE

THE ABOVE DESIGN AND ARTWORK ABOVE IS THE INTELLECTUAL PROPERTY OF CARLSON SIGN COMPANY AND IS OFFERED TO YOU FOR APPROVAL OF A PROJECT CUSTOM DESIGNED, PLANNED & SUBMITTED FOR YOUR APPROVAL. YOU HEREBY AGREE TO NOT CONVEY, DISCUSS, DISPLAY, MODIFY OR REPRODUCE OUR DESIGN IN ANY WAY, SHAPE OR FORM TO ANY COMPANY OR INDIVIDUAL NOT FINANCIALLY INVOLVED IN THE PROPOSED PROJECT. BEFORE USING THIS ARTWORK IN ANY MANNER, YOU AGREE TO OBTAIN THE EXPRESS WRITTEN PERMISSION OF CARLSON SIGN COMPANY. FAILURE TO OBTAIN SUCH PERMISSION IS A VIOLATION OF COPYRIGHT LAWS SUBJECT TO FINANCIAL & CRIMINAL PENALTIES.

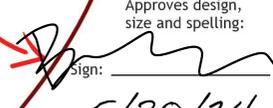


1605 NE Forbes Rd.
Bend, Oregon 97701
PH (541) 382-2182
FAX (541) 382-2196
www.carlsonsign.com

CLIENT APPROVAL

Approves design, size and spelling:

Signature Req.

Sign: 
Date: 5/30/24

South Elevation

30 Square Feet



Illumination View

- 3" Deep LED Face Lit "ChillWell" Channel Letter.
- 3" Deep "Plunge Sauna Float" Channel Letter Cabinet.
- 1" Black TrimCap.
- High Performance Black Vinyl.
- Rear Raceway Painted t/m Building.
- 1/4" ACM Backer w/ Black Vinyl.



7' - 5"

1' - 3 1/4"

7"



3' - 11"



Perspective View

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CLIENT APPROVAL

Approves design, size and spelling:

Signature Req.



Sign: _____

Date: 5/30/24

East Elevation

30 Square Feet



Illumination View

- 3" Deep LED Face Lit "ChillWell" Channel Letter.
- 3" Deep "Plunge Sauna Float" Channel Letter Cabinet.
- 1" Black TrimCap.
- High Performance Black Vinyl.
- Rear Raceway Painted t/m Building.
- 1/4" ACM Backer w/ Black Vinyl.





File Name: ChillWell
 Client: Bryan Messmer
 Phone: 503-754-6929
 Site Address:
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CARLSON SIGN
 1605 NE Forbes Rd.
 Bend, Oregon 97701
 PH (541) 382-2182
 FAX (541) 382-2196
 www.carlsonsign.com

Vinyl Copy for DF Sign.
 HP Black Vinyl.



Signature Req.
 Approves design, size and spelling:
 Sign: _____
 Date: 5/30/24



Design Fab/Install Service Deliver Will Pick-Up

1605 NE Forbes Rd.
Bend, Oregon 97701
PH (541) 382-2182
FAX (541) 382-2196

Phone **503-754-6929** Cell e-mail **BRYAN@EASYFLOAT.COM**

Job Name & Location **PIONEER PLAZA - 1474 NW WALL STREET, BEND** Date **05/24/2024**

Proposal Submitted To:

CHILLWELL

Street

1474 NW WALL STREET

City, State, Zip

BEND, OREGON 97703

Contact

BRYAN MESSMER

Proposal

- A.) STAFF TIME TO PREPARE & SUBMIT FOR CITY OF BEND SIGN PERMITS. \$ 350.00
 - B.) MANUFACTURE & INSTALL (1) INTERNALLY ILLUMINATED WALL SIGN TO EAST ELEVATION PER SKETCH. CLOUD CHANNEL LETTER, 3" DEEP. WHITE PLEXIGLASS FACE, 3" DEEP BLACK PAINTED RETURNS AND 1" BLACK TRIM CAP. REAR RACEWAY, PAINTED TO MATCH BUILDING. 1/4" ACM PANEL, ROUTED TO SHAPE AND FACED WITH HIGH PERFORMANCE BLACK VINYL. \$ 4,785.00
 - C.) MANUFACTURE & INSTALL (1) INTERNALLY ILLUMINATED WALL SIGN TO SOUTH ELEVATION PER SKETCH. CLOUD CHANNEL LETTER, 3" DEEP. WHITE PLEXIGLASS FACE, 3" DEEP BLACK PAINTED RETURNS AND 1" BLACK TRIM CAP. REAR RACEWAY, PAINTED TO MATCH BUILDING. 1/4" ACM PANEL, ROUTED TO SHAPE AND FACED WITH HIGH PERFORMANCE BLACK VINYL. \$ 4,640.00
 - D.) MANUFACTURE & APPLY HIGH PERFORMANCE BLACK VINYL TO DOUBLE SIDED MONUMENT SIGN. \$ 510.00
- CITY OF BEND SIGN PERMITS BILLED IN ADDITION AT COST.

MUNICIPAL PERMITS BILLED IN ADDITION AT COST. ENGINEERING BILLED IN ADDITION, IF NEEDED. ELECTRICAL CONNECTION IS INCLUDED PROVIDED THERE IS A DEDICATED ELECTRICAL CIRCUIT AT SIGN LOCATION AT TIME OF INITIAL INSTALLATION. IF DEDICATED CIRCUIT IS NOT IN PLACE AT TIME OF INITIAL INSTALLATION, CUSTOMER TO SECURE AN ELECTRICIAN TO RUN POWER AND CONNECT TO SIGN.

This proposal includes preparation of computer generated colored artwork to full satisfaction of customer for approval prior to production.

All of the above is a complete and total job including design, labor, materials, production, and installation.

Primary electrical circuit (if any) to sign location is by customer. All landlord approvals are by the customer.

Customer is responsible for all permits related to the installation of proposed sign unless otherwise noted.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

TEN THOUSAND, TWO HUNDRED, EIGHTY-FIVE DOLLARS & XX/00 Dollars (\$ **10,285.00 + PERMITS**)

Payment to be made as follows: **\$5,145.00 DOWN, NET UPON COMPLETION**

ATTORNEY'S FEES: In the event suit or action be instituted to enforce any of the terms or provisions of this agreement, the losing party shall pay to the prevailing party, in addition to the costs and disbursements allowed by statute such sum as the court may adjudge reasonable as attorney's fees in such suit or action, in both trial court and appellate courts.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our Workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Proposal May be Withdrawn if not Accepted Within **30 DAYS**

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Sign Here **5/30/24**
Date

Carlson Sign Co
1605 NE Forbes Rd
Bend, OR, 97701

05/30/2024 14:56

Sale

Trans #: 2 Batch #: 106

CREDIT CARD
VISA MANUAL
*****7870 **/**

TOTAL AMT: USD \$5145.00

Resp: ZIP MATCH
Code: 094666
Ref #: 415121332231
TransID: 384151790082335
CVV Rsp: M-VCode Match
AVS Rsp: Z-Zip Match

Thank You!

CUSTOMER COPY

Thank you!
Bryan,

ChillWell
PLUNGE + SAUNA + FLOAT

1997-2023
ChillWell
the plunge

