



I-5 ROSE QUARTER
IMPROVEMENT PROJECT

I-5 Rose Quarter Improvement Project Community Oversight Advisory Committee (COAC)

Meeting Summary

MEETING DATE: August 19, 2021

MEETING TIME: 4:00 - 6:00PM

LOCATION: Zoom online meeting

This document is a summary of the I-5 Rose Quarter Improvement Project Community Oversight Advisory Committee meeting. The meeting [presentation](#) and recordings of the [Main Room](#), [Breakout Room 1](#), and [Breakout Room 2](#) provide additional documentation of this meeting.

Community Oversight Advisory Committee Members in Attendance

Michael Burch, NW Carpenters

Bob Carroll, IBEW Local-48

Christine Chin-Ryan, Prosper Portland's
Equity Advisory Board

Katrina Cloud, Northwest College of
Construction

Art Cortez, LatinoBuilt

Lee Fleming, Multnomah County
(Purchasing)

Pastor Matt Hennessee, Ministerial Alliance

Joe McFerrin, Portland Opportunities
Industrialization Center, Inc. (POIC)

James Posey, Coalition of Black Men

Felicia Tripp Folsom, Community
Member

Community Oversight Advisory Committee Members Not in Attendance

Kenechi Onyeagusi, Professional Business Development Group (PBDG)

Staff Members

Johnell Bell, I-5 Rose Quarter Improvement Project Community Oversight Advisory Committee Facilitator

Dr. Steven Holt, I-5 Rose Quarter Improvement Project

Megan Channell, I-5 Rose Quarter Improvement Project Director

Monica Blanchard, I-5 Rose Quarter Improvement Project Deputy Director

André Baugh, I-5 Rose Quarter Improvement Project Owner's Representative Team

Corinne M. Villavaso, I-5 Rose Quarter Improvement Project Owner's Representative Team

Mike Baker, I-5 Rose Quarter Improvement Project Owner's Representative Team

Natalie Warner, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Dr. Steven Holt, I-5 Rose Quarter Improvement Project Executive Steering Committee Facilitator

Ericka Warren, I-5 Rose Quarter Improvement Project Historic Albina Advisory Board Facilitator

Brett Watson, Technical Support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Amber Smith, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Carolyn Heniges, I-5 Rose Quarter Improvement Project Team

Shelli Romero, I-5 Rose Quarter Improvement Project Team

Bill Bruce, I-5 Rose Quarter Improvement Project CM/GC Team

Belinda Mutoni, I-5 Rose Quarter Improvement Project CM/GC Team

Briana De Kalb, I-5 Rose Quarter Improvement Project CM/GC Team

Brad Sullivan, I-5 Rose Quarter Improvement Project CM/GC Team

Deb O'Dell, I-5 Rose Quarter Improvement Project CM/GC Team

Jeff Moreland, I-5 Rose Quarter Improvement Project CM/GC Team

Matt O'Connell, I-5 Rose Quarter Improvement Project CM/GC Team

Tayo Adesida, I-5 Rose Quarter Improvement Project CM/GC Team

Terrence Hayes, I-5 Rose Quarter Improvement Project CM/GC Team

Jennifer Erickson, I-5 Rose Quarter Improvement Project CM/GC Team

Agenda

- Welcome, Meeting Platform and Ground Rules
- Overview COAC July 15th Meeting Summary Notes
- Project Updates – Project Committee Updates
- Diversity Plan – Workforce & Apprenticeship (Subpart C)
- COAC Breakout Groups
- COAC Reports Out
- Public Comments
- Conclusion and Next Steps

Welcome, Meeting Platform and Ground Rules

Johnell Bell (Johnell), the Community Oversight Advisory Committee (Committee) facilitator, welcomed Committee members.

Amber Ontiveros, I-5 Rose Quarter Improvement Project Owner’s Representative Team, discussed meeting logistics, including live streaming and breakouts.

Johnell Bell provided an overview of the meeting agenda and reviewed the ground rules. He advised that the focus of the meeting was around the CM/GC Diversity Plan—Workforce & Apprenticeship (Subpart C).

Overview COAC July 15th Meeting Summary Notes

No comments from Committee were offered regarding the July 15, 2021, meeting summary notes.

Project Updates

Megan Channell, I-5 Rose Quarter Improvement Project Director, provided an overview of the previous joint meetings. Governor Kate Brown joined the initial meeting to kick off the series of joint meetings, where she and her office provided an overview of how we got to the Hybrid three (3)option.

Megan covered the cost and schedule related to Hybrid 3.

- Cost: \$1.18 billion – \$1.25 billion, which would account for two to three-story buildings on top of the highway cover. There would be an additional cost for five to six-story buildings.
- Schedule: 10-12 months of technical analysis/environmental review, concurrent with early work packages design, as we stay on track for 2023 construction.

She informed Community Oversight Advisory Committee (COAC) that there would be follow-up conversations with the Historic Albina Advisory Board (HAAB) and Executive Steering Committee (ESC) to formulate consensus around recommendations.

She announced that the Oregon Transportation Commission (OTC) meeting set for September 9 would provide direction to the team based on Historic Albina Advisory Board (HAAB) and Executive Steering Committee (ESC) recommendations [4:50](#).

Project Committee Updates

- Dr. Steven Holt provided a brief overview of the following steps and process of getting the information to the Historic Albina Advisory Board (HAAB) to make a recommendation to the Executive Steering Committee (ESC). He announced that the next step in achieving that recommendation would be during a special emergency Historic Albina Advisory Board (HAAB) meeting on August 23, 2021.
- Ericka Warren elaborated on the special emergency Historic Albina Advisory Board (HAAB) meeting on August 23, 2021, and its purpose.

Diversity Plan— Overview of Workforce and Apprenticeship (Subpart B)

Johnell Bell provided a brief synopsis of the subject matters covered during previous and forthcoming diversity plan meetings. Then he introduced Bill Bruce of Raimore Construction.

The I-5 Rose Quarter Improvement Project CM/GC Team provided an overview of their Workforce and Apprenticeship (Subpart C). The presentation can be viewed and heard at minute [13:22](#).

- A Committee member asked a question regarding the workforce goals of 25% minority males and 14% for women, whether by trade or overall. The Committee member also stated a potential missed opportunity by making it an overall goal because there is the opportunity to miss some high-paying trades. However, we need to make everyone accountable to hit those goals. Therefore, members recommended making it by trade.
 - Bill Bruce responded that is a great comment and will be covered in the presentation.
- Committee members requested that the slide be more detailed and correspond to the narrative. Member also stated consistent messaging around workforce numbers and percentages would be helpful.
 - Bill Bruce responded that the information is kept in the Green Sheet tool, which is a spreadsheet. However, he agreed that it would be nice if there were bullets that tracked the information that was being presented. Bill consented to try to do so on future slides.
 - Jeff Moreland added that he understood the point raised by the member. He explained that transferring from hours based on the estimate to actual bodies is a complex analysis. However, as they move forward, the understanding will become simpler.
- A Committee member asked where the gap and the need are, what is the measurements of the need?
 - Bill Bruce provided a recap of the numbers: the gap is expected to be 589,000 hours, and the total number of positions equals 106 positions. The 106 positions break down to 85 journey levels and 21 apprentices.

Breakout Groups

Breakout Group Introductions

Breakout rooms were arranged in Zoom to facilitate discussion. Members were asked the following questions:

1. What recommendations can you offer the Construction Manager/General Contractor (CM/GC) to best achieve Journey Workers and Apprenticeship Goals?
2. What advice do you have for the Construction Manager/General Contractor (CM/GC) that can be applied to assist with the recruitment and retention strategy in the Black, Indigenous, People of Color (BIPOC) community?

Community Oversight Advisory Committee Reports Out and Discussion

Group 1 Breakout Recording

Question 1

Members discussed and emphasized the importance of clearly representing the data regarding the ratios of journey-level workers to apprentices to identify areas where more training is available to apprentices. Participants discussed the conflict of the current and possible turnover rate as it pertains to workers in the workforce. Consequently, a suggestion was that the contractor could use the apprentices for a specified amount of hours and fully utilize them for that amount to help reduce the turnover rate and thus assist in achieving agency goals for the Journeyman/Apprentice program. It was discussed that the treatment and training of the journeyman workers and apprentices, and the intentionality of retaining the workers, are pivotal components to the program's success. An incentive program for both the apprentice and company was discussed to help the retention of employees.

Question 2

Member asserted that the actions ODOT is taking to correct issues and concerns plaguing the black community should be formalized. The emphasis is that corrective action must be taken to make right the wrongful actions that have been done traditionally to the black community. Member recommended that ODOT assist communities with homeownership and asked why not sync this effort with an incentive housing program to retain hires and work with banks to do a down payment program and provide resources to help people in affected/critical areas. Member indicated that the University of Portland has an employee-based housing program and that the model can be used to start this type of program in ODOT. Member stressed that there are existing issues with the highway infrastructure in the Black, Indigenous, People of Color (BIPOC) regarding the cleanliness and graffiti present and suggested that some of the workers can assist in those cleanup efforts.

Group 2 Breakout Recording

QUESTION 1

Members acknowledged that apprenticeship to journey takes time and need to start very soon to engage people to transition to journey worker and meet number requirements.

In response to question one (1), members highlighted the following key recommendations for the Construction Management /General Contractor (CM/GC) team to best achieve

Journey Workers and Apprenticeships Goals:

- Continue planning to maintain the positive momentum;
- Establish an apprentice goal and a journey goal (separate those two targets);
- Consider that the goal numbers should be established by trade to force contractors to produce workers at higher-paying skill levels;
- Set aside time for workers to allow for review of plans, questions and to foster their understanding and growth;
- Offer a formal mentorship program and recruitment plan that offers incentives to attend community college classes that provide a curriculum in the construction trades to journey workers.

QUESTION 2

In response to question number two (2), members advised Construction Management /General Contractor (CM/GC) team with the following suggestions that may assist with the recruitment and retention strategy in the BIPOC community:

- The construction Management /General Contractor team should develop and implement an effective outreach plan; because many people are not aware that trades are viable options, therefore outreach will be essential in achieving these goals;
- Lessen the burden for workers – the key is to get workers in and give them the right mechanisms to retain the work:
 - Create a mentorship program for journey workers;
 - Shall work with community partners to address childcare, financial assistance, housing, and transportation needs;
 - Provide a harmonious work environment; and
 - Offer continuing education and tutoring services.
- Provide a resource for on-the-job training and ongoing mental health support is very important for the retention of workers.

It was recommended that Construction Management /General Contractor (CM/GC) should partner with community-based organizations concerning grant applications to raise money to support, enhance their training opportunities and potentially address some of the obstacles that are outline above. In addition, it was shared that the Economic Development Administration is putting out a substantial grant, "Good Jobs Challenge," which is tailored-made for projects similar to the I5 Expansion Project.

It was asked that the Construction Management /General Contractor (CM/GC) commit to endorsing community-based organizations dedicated to helping the underserved community succeed on the job, including service programs around daycare, mental health, tutoring, and financial literacy.

Feedback and Comments

- Megan Channell acknowledged the Joint Venture team as an incredible team, added that Jeff Moreland and Bill Bruce are experts with a proven track record. She also expressed her gratitude to the Community Oversight Advisory Committee (COAC) members.

- When will there be a formal document that demonstrates that the Community Oversight Advisory Committee's input was taken into consideration and where it is being applied in the plan?
 - Megan responded that there is a lot of work with the diversity plan development. However, she assured members that the team was working hard to incorporate feedback into the diversity plan.
 - Member expressed his excitement about getting at these goals concerning African American people. However, he is not pleased with the pace.

Questions

- When does active recruitment begin for the I5 Rose Quarter Project?
 - Jeff responded that it is the goal to get started on construction in 2023; sometime in 2022, active outreach can begin, as long as the timeline remains on track.
 - Bill added that the current projects where people are employed and actively recruiting ten (10) additional employees should not be overlooked.
 - Terrence further elaborated on the current available and foreseeable employment opportunities.

Public Comments

No Public Comments

Conclusion and Next Steps

Johnell announced that the next meeting is tentatively set for September 16, 2021, where the remainder of the diversity plan will be discussed.

Adjourn.

Johnell Bell adjourned the meeting a 5:35 pm