



I-5 ROSE QUARTER
IMPROVEMENT PROJECT

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

Meeting Summary

MEETING DATE: September 16, 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

Katrina Cloud, Northwest College of
Construction

Lee Fleming, Multnomah County
(Purchasing)

Kenechi Onyeagusi, Professional
Business Development Group (PBDG)

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

Art Cortez, LatinoBuilt

Staff Members

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

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

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

Joseph A. Puente, 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

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 August 19th Meeting Summary Notes
- Project Updates – Project Committee Updates
- Diversity Plan – Workforce (Subpart C)-General Part 2
- 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.

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—Utilization Of A Diverse Workforce During Construction Part 2

Overview Community Oversight Advisory (COAC) August 19th Meeting Summary Notes

No comments from Committee were offered regarding the August 19 meeting summary notes.

Project Updates

Monica Blanchard, provided highlights from the OTC Meeting and the Hybrid 3 decision, framed how we will move forward, and described the process and next steps.

She announced that on September 9, the Oregon Transportation Commission (OTC) met and considered the recommendation for the hybrid three design, which they agreed to in advance with a few conditions. However, no changes in the project's potential cost, which is between \$500 and \$750 million.

Monica Covered the following conditions outlined by the Commissioners:

- By December 1, 2021, ODOT must develop a finance plan to include:
 - an estimate of the amount of dedicated funding needed to build the project;
 - a viable plan to secure that dedicated funding from federal, state, and/or the City of Portland, Metro, Multnomah County, TriMet, and other organizations in Portland

She explained that the Commissioners clarified their concerns around the additional price tag and the need to understand better how all current stakeholders, including local governments, would be involved in funding the project. And in addition to significant funding from the state and federal governments, the Commissioners were hoping to

identify additional opportunities for investment in the project from local governments, like the City of Portland and Multnomah County.

The Commission's commitment to creating long-lasting benefits for the Black historic Albina community through this project, including economic opportunities and jobs, maximized developable land, cover programming that centers the Black community, and improved access and safety for travelers, remains unchanged this project. She emphasized that the Commissioners re-iterated the need to keep the project on schedule. She acknowledged that there is still much work left for us to do in moving this project forward, but this was an essential step in the road ahead.

Monica provided a brief status update and overview on Governor Kate Brown's intergovernmental agreement (IGA); a draft of the Governor's IGA is with partners for review.

She explained that the IGA memorializes the discussions and agreements that were made about Hybrid 3 during the Governor lead conversations with local government partners and community leaders.

She closed by stating that the Governor's IGA recognizes that there will need to be additional project-level IGAs that ensure transparency and clearly describe roles and responsibilities during project planning and implementation.

- Committee member asked how realistic that the project of this size will meet the presented requirements?
 - Brendan Finn acknowledged there are a lot of pieces that need to be brought together and that there is a lot more work to be done; we now have a pathway to bring all key elements together.

- Committee member inquired about the steps that ODOT is taking to establish a pipeline.
 - Brendan Finn agreed that ODOT would begin the engagement with Portland Opportunities Industrialization Center (POIC). Also encouraged members to continue advising ODOT on the steps needed to take to achieve the ODOT's goals.

- Committee member asked for a report on other ODOT projects. As well inquired about the pipeline of African Americans, how are those projects' structure concerning its pipeline to available African American workers and owned businesses. How can the existing ODOT projects serve as a gateway to the I5 Rose Quarter Project?
 - Brendan Finn requested that the discussion is tabled, allowing him time to investigate that matter and get back with a response.
 - Amber Ontiveros recapped the Community Oversight Advisory (COAC) goals and the process of achieving those goals. Community Oversight Advisory (COAC) members are asked to review all elements of the diversity plan and provide feedback. Amber explained that the discussion for the next few meetings would be around the Community Oversight Advisory (COAC) Community Matrix, which consists of a

collection of recommendations made by the Community Oversight Advisory (COAC) members during the series of meetings on the Diversity Plan.

- Committee member expressed concerns about the synchronization of the project and that a pipeline on other projects should be taking place while waiting on the package finalization for the I5 Rose Quarter project.
 - Jeff Moreland added that the Construction Manager/General Contractor (CM/GC) is not waiting. He further provided an overview of their active grassroots recruitment efforts and the placement of new hires and interns across the Joint Venture partners.

Project Committee Updates

Dr. Steven Holt announced that the Executive Steering Committee (ESC) has held its final official meeting on August 31, 2021, and that the remaining items within the Executive Steering Committee (ESC) charter have been passed to the Historic Albina Advisory Board (HAAB). He also shared that the Executive Steering Committee (ESC) rendered their recommendation to the Oregon Transportation Commission (OTC).

Ericka Warren provided updates on the special emergency Historic Albina Advisory Board (HAAB) meeting held on August 23, 2021, and the outcomes. She added that the Historic Albina Advisory Board (HAAB) did submit a formal written recommendation to the Oregon Transportation Commission (OTC) that outlined several accompanying considerations and conditions.

Diversity Plan — Workforce (Subpart C)-General Part 2

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

The I-5 Rose Quarter Improvement Project Construction Manager/General Contractor (CM/GC) Team provided an overview of their Workforce and Apprenticeship (Subpart C). The presentation can be viewed and heard at minute [27:45](#).

Following the presentation, the Construction Manager/General Contractor (CM/GC) Team Johnell Bell opened the floor for discussion. There was dialogue among ODOT, the Construction Manager/General Contractor (CM/GC), and Committee Members. The dialogue can be viewed and heard at minute [44:40](#)

Feedback and Comments

- Committee member inquired about the Construction Manager/General Contractor's (CM/GC) outreach efforts and how can Professional Business Development Group (PBDG) partnered on those efforts to ensure that Professional Business Development Group (PBDG) subcontractors can work on preparedness with the Construction

Manager/General Contractor (CM/GC).

- Jeff Moreland stated they would begin to reach out to all agencies as soon as they are further along at the 30% design. At that time, they will be in better positions to identify new opportunities for subcontractors.
- Committee member asked why ODOT is not broadly applying a diversity plan department-wide to change the overall culture of ODOT regarding diversifying its workforce and contract opportunities; and why the focus on applying a diversity plan is strictly on the I5 Rose Quarter Project?
 - Monica Blanchard stated that ODOT has more work to do and will look into how the components of the Diversity Plan can be passed on to other ODOT projects.
- Committee member commented that it seems easy to get the profiles for the union journey workers, but it may be more challenging to get the open shop journey worker profiles. Requested that the extra time is allotted when you guys are planning.

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 as to how we affect/influence the industry, primes, and general contractors related to other ongoing projects to hire the gap today? How can the Community Oversight Advisory (COAC) members assist in making your recommendations a reality?
2. What recommendations can you offer to "bridge the gap" within journey-level disparities by craft?

Community Oversight Advisory Committee Reports Out and Discussion

Group 1 Breakout Recording

Question 1

In response to question one (1), The group discussed that providing an incentive to contractors to recruit, strengthen and build the apprentice programs using the workforce is very helpful towards bridging the employment gap. The group also emphasized that some members and organizations are willing to assist and participate in this endeavor. The group highlighted the following key recommendations for the Construction Management /General Contractor (CM/GC):

- Develop a program for current and formerly incarcerated individuals to be trained and recruited for construction-related work on the project. Provide an incentive rather than exceptions to contractors trying to use the workforce for their apprenticeship programs.
- Bring in criminal justice career specialists for those who were incarcerated and develop prison programs to recover those who have been incarcerated, those who can be good prospects for the construction work. This idea has been previously done in the past. It

was discussed that ODOT would be happy to elevate the suggestion of the program to the appropriate personnel and agree with Community Oversight Advisory (COAC) that change has to be made in terms of the lack of participation in the minority community.

- Community Oversight Advisory (COAC) member stated that there are people in the community eager to help train young members of the community, so it is a viable option.

Question 2

In response to question one (1), the group discussed that it would be beneficial if the mentorship opportunities were extended to the private sector. It was also discussed that best value-based bids and contractors help bridge the gap. The group highlighted the following key recommendations for the Construction Management /General Contractor (CM/GC):

- Promote mentorship opportunities with the collaboration of the private sector, utilizing mentorship programs to assist in bridging the hiring gap.
- Provide intense job shadowing for a critical scope of works outlined in the diversity plan, and incentivizing the program, both for the mentors and mentees; having job shadowing opportunities, especially in the critical scope of works as needed in the project.
- Garner, the understanding of getting best value bids/contractors is helpful in bridging the gap so that they can be directed on what to put in their contracts to assist in bridging the gap.

Group 2 Breakout Recording

QUESTION 1

In response to question one (1), The group overall discussed early outreach, communication, and the utilization of existing organizations to assist with community engagement. Members highlighted the following key recommendations for the Construction Management /General Contractor (CM/GC):

- Intensify and develop more collaboration with the Joint Apprenticeship and Training Committees (JATCs) and the unions to ensure that project needs communications to occur early in the project.
- Communicate early, even before the design is completed, to give contractors some sense of what will be required for the project. So that contractors and owners can have idea contractors and owners can have an idea of the goals and gauge the practicableness of the goals.
- Hold Unions accountable in their recruiting efforts by requiring them to provide performance reports on their recruiting efforts.
- Encourage firms to do the right thing, that the Joint Venture provides support programs for workers in the field as well as to subcontractors.

QUESTION 2

In response to question two (2), The group overall discussed reporting and accountability programs for recruitment and pre-apprenticeship and training. Members highlighted the following key recommendations for the Construction Management /General Contractor (CM/GC):

- Remain focus on ensuring intentionality by the unions and Joint Apprenticeship and Training Committee. that it translates into accountability.
- Oversee intentional recruitment at all levels.
- Consume early, consistent, and constant communications with organizations.
- Support to pre-apprenticeship programs
- Lobby for changes to educational programs, such as trade programs in the schools, and invest in training programs for potential workers beyond high school.
- Ensure that all contractors in the region support and implement job site and cultural competency training programs.
- Implement a mentorship program to help workers to build up other workers and bring them along. Go beyond just case management by developing some life coach supports for workers, journey-level workers.
- Work on returning the construction curriculum to high school education.

Feedback and Comments

- Member suggested that the conversations continue. Member questioned why the youth are not being included as part of an apprenticeship program. Provide a formulate and implement a program for young people who are interested in construction as being their career option.
- Member suggested that ODOT and Construction Manager/General Contractor (CM/GC) collaborate with organizations such as Black Parent Initiative Organization Portland that currently has some resources to assist with bridging the gap and building the pipeline of workers. Member also stated that ODOT had supported services dollars that can be utilized for the restructure to help with childcare, equipment, and essentials that are needed that will allow for people to enter the workforce with minimal barriers. Further members expressed concern about not having seen a document that outlines gaps and how the gaps are going to be addressed, and what resources are being applied.
 - Amber Ontiveros informed members that during the October and November meetings, the Community Oversight Advisory (COAC) Community matrix, a summary of recommendations, comments, concerns, questions, and associated responses, would be presented.
- Member expressed being meeting fatigued without seeing any progress or outcomes based on their years of input and contributions during the meetings.
- Member asked for a status update on providing a prison Justice Program Coordinator.

- Terrence Hayes responded that ODOT has empowered Ontiveros and Associates to explore prison program options and has been in contact with the Oregon Department of Corrections to start the relationship building.
- Member requested to delay responses to recommendations, that action taken and results of that action should be addressed at following meetings.
 - Amber Ontiveros assured members that the feedback and comments has not been taken in vain. They were collected over the past meetings and compiled into a working document for the Construction Manager/General Contractor (CM/GC) to respond adequately.

Public Comments

No Public Comments

Conclusion and Next Steps

The next meeting will be held on October 21, 2021, where the Construction Manager/General Contractor (CM/GC) will present on Community Oversight Advisory (COAC) recommendations and the Construction Manager/General Contractor (CM/GC) responses in the form also a written plan and how it will be folded into the final diversity plan. Your recommendations are in the written plan.

Adjourn

Johnell Bell adjourned the meeting a 5:50 pm.