



I-5 ROSE QUARTER IMPROVEMENT PROJECT COMMUNITY OVERSIGHT ADVISORY COMMITTEE (COAC)

Meeting Summary

MEETING DATE: September 15, 2022

MEETING TIME: 4:00 PM TO 6:00 PM

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 recording provide additional documentation of this meeting.

COAC Members in Attendance

- Felicia Tripp Folsom, Community Member
- James Posey, Coalition of Black Men
- Joe McFerrin II, Portland Opportunities Industrialization Center, Inc (POIC)
- Katrina Cloud, Northwest College of Construction
- Michael Burch, Community Member
- Pastor Matt Hennessee, Ministerial Alliance
- Twana Hennessee, NW Carpenters

COAC Members Not in Attendance

- Art Cortez, LatinoBuilt
 - Kenechi Onyeagusi, Professional Business Development Group (PBDG)
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Staff Members

- Johnell Bell, I-5 Rose Quarter Improvement Project, COAC Facilitator
 - Megan Channell, I-5 Rose Quarter Improvement Project, Director
 - Monica Blanchard, I-5 Rose Quarter Improvement Project, Deputy Director
 - Shelli Romero, ODOT, Region 1
 - Bill Bruce, I-5 Rose Quarter Improvement Project, CM/GC Team
 - Briana De Kalb, I-5 Rose Quarter Improvement Project, CM/GC Team
 - Angela Murphy, I-5 Rose Quarter Improvement Project, CM/GC Team
 - Ivan Castille, I-5 Rose Quarter Improvement Project, CM/GC Team
 - Matt O'Connell, I-5 Rose Quarter Improvement Project, CM/GC Team
 - Dr. Steven Holt, I-5 Rose Quarter Improvement Project, HAAB Facilitator
 - Ericka Warren, I-5 Rose Quarter Improvement Project, HAAB Facilitator
 - 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
 - Monika Johnson, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team
 - Tempest Blanchard, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team
 - Julianne Mitchell, Captioner, I-5 Rose Quarter Improvement Project Owner's Representative Team
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Agenda

- Welcome, Meeting Platform and Ground Rules
- Overview COAC May 19, 2022, Meeting Notes
- Project Update
- Project Committee Updates
- Joint Venture (JV) Update
- Discussion
- Public Comments
- Next Steps and Conclusion
- Adjourn

Welcome, Meeting Platform and Ground Rules

Johnell Bell, the Community Oversight Advisory Committee (COAC) facilitator, welcomed the public and provided an overview of the agenda topics, Zoom access information, and ground rules guiding the COAC's participation for today's meeting. The focus of the meeting will be Project Update, Project Committee Updates, Joint Venture (JV) Update, and Discussion.

Overview COAC May 19, 2022, Meeting Summary

The Committee had no comments about the May meeting notes.

Project Update

Megan Channell, I-5 Rose Quarter Project Director, thanked the COAC and provided the following project updates:

1. The City of Portland is reengaged on the project after unanimous City Council approval. The Council signed an intergovernmental agreement (IGA) in support of the project, moving forward to design and construction. Additionally, positive testimony was received from the Albina Vision Trust. These two partnerships are critical to how the project moves forward and delivers the goals of the COAC and community.
 2. NEPA or the environmental review update includes the project design modification to incorporate Hybrid 3, a new highway cover design. To obtain federal approval, an environmental review approval process will occur. ODOT is in the midst of updating the environmental document by way of supplemental assessment, final review, and technical analysis. The document will be published for public review late October 2022. The public review comments and environmental document findings will support coordination with the Federal Highway Administration in 2023. An anticipated NEPA decision document is expected to be generated in the first quarter of 2023.
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3. The Reconnecting Communities Grant is part of the Biden administration infrastructure bill. It is a new program that provides in a unique way for transportation projects to be funded through community building aspects that work to reconnect communities. The highway cover is the reconnecting community's piece for this project. ODOT is putting an application together with the City of Portland and Albina Vision Trust to seek funding for the project's highway cover. The City of Portland is focusing on the highway cover placemaking on top and applying for an additional planning grant to fund this work. If awarded funding, this will qualify the program to access priority funding from additional sources.
 4. Process for Programming Dollars MTIP/STIP – ODOT is initiating an amendment in the Statewide Transportation Improvements Program and Metropolitan Transportation Improvements Program to get construction dollars secured and ready for Early work packages A and B in 2023.

Questions:

COAC member: This break has not been good in terms of staying on track with the project. What is the temperature check on the grant work with the City of Portland and Albina Vision Trust? I talked to Kimberly Branam, Prosper Portland and there does not seem to be a clear understanding. If Albina Vision Trust is working with us, there needs to be representation present in these meetings. We need to build this COAC to something that represents our community – include Emanuel Hospital, the Blazers, and Williams Street Business Association. What is Katrina's organization and the union doing for the Committee? I do not want to leave it all to Bill and the Joint Venture to bring this together. We have a lot of work to do outside this body to make this come together.

Megan Channell: Your point is well received. We will make the ask to include the City of Portland and Albina Vision Trust with the community partners. To explain the partnership further, PBOT is the city lead for the project and has designated a Program Manager and Project Manager to serve as city liaisons on the project. The managers coordinate with all the City of Portland Bureaus on the work. The way that the City of Portland is engaged with the IGA they are working with us on the design of the project and community partnerships. We are seeking additional details. Part of the work ahead is asking what the timing, scope, and next steps on community conversation is. The IGA supports hybrid three and the design progression to move forward while keeping on schedule to start construction in 2023. The City of Portland is focused on how to move this forward. We have a strong partnership.

COAC member: I think it would be a good thing if we can at least have one meeting with everybody in the room and give an update, so we are all clear on all the parts with the Albina Vision Trust, City of Portland, COAC, and other groups. I recommend this as a helpful next step.

Megan Channell: I support this idea. Thank you for bringing this up.

COAC member: Regarding the college, there is not enough open shops at the table. The union programs meet monthly. It's surprising who is in the know and who is not. One big thing we are doing on the open shop side is submitting for the Future Ready Oregon grant programs. We are sponsoring Park Rose High School for a pre-apprenticeship program and to build relationships. We are doing retention checks which involve meeting with contractors to check-in about what level of technical assistance they need. Additionally, we use a couple new tracking demographics to measure retention efforts and where applicants are in the process. We are partnered with the Youth Authority to begin work and they are in the program now to begin early training. I am happy to bring suggestions to the open shop coordinators if needed.

Megan Channell: We agree on the topic of increasing COAC membership and we want to round out this group with the right folks and expand voices.

COAC member: I am concerned we have too much verbal communication without real documentation. What are we missing, where are the gaps, and what is the objective? We need timelines and real understanding on where we need to go. We could focus on this at the next meeting.

Megan Channell: We will get that set for the next meeting.

COAC member: The unions are continually in relationship with pre apprenticeship programs and they are invited to tour our training centers. I have talked with Bill in the past, forecasting is huge, to make sure we have the workforce in place.

COAC member: Are you dropping your trivial policies? Do you have a wide open recruitment process?

COAC member: My focus was to increase women and people of color in the industry and that is who I target. There is a strategic effort to align with pre apprenticeship programs that serve women and people of color to make sure we have a workforce.

Project Committee Updates

Ericka Warren, I-5 Rose Quarter Improvement Project, HAAB Facilitator, provided the following Historic Albina Advisory Board (HAAB) project committee updates:

1. HAAB has had a very busy summer and has been working very closely with the architecture and engineering team and urban design in regard to some exciting elements of recognition honoring the Historic Albina community. The team is incorporating those designs into the early work packages. Examples include medallions, bridge lettering, and murals in relationship to telling the story of a living and growing place, and of Historic Albina. Thank you to those of you who may have participated in the survey. At the September 20th HAAB meeting, we will have an opportunity to ratify some of the decisions as the urban design team works on getting those elements into the early work packages.
2. HAAB has had a great opportunity to engage in several community events and talk more in depth about the project, and the opportunities for collaborative effort work and what the project is doing. We also are looking to expand the HAAB and how to move the needle forward, how we hold the project accountable, and how we partner with you all. We are working with project leadership to think about opportunities for the groups to come back together, as well as opportunities for our groups to engage with our partners.

JV Update

Bill Bruce, I-5 Rose Quarter Improvement Project CM/GC Team, provided the following Joint Venture (JV) updates:

1. Bill thanked the COAC and introduced Matt O'Connell, Brianna DeKalb, Ivan Castille, and Angela Murphy to present the following updates.
 - a. Early Work Package A, B, & C Update presented by Bill Bruce & Briana DeKalb
 - b. Workforce Development Update presented by Ivan Castille
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- c. Public Information & Outreach Update presented by Angela Murphy
2. Construction Work Packages Overview
 - a. Proposed Hybrid 3 Concept Environmental Review from 2021-2023
 - b. Main Construction Package including Design and Construction at 15% January 2023 from 2022-2029
 - c. Early Work Package A @ 90% plan set October 2023 including Design and Construction from 2021-2026
 - d. Early Work Package B @ 90% plan set December 2023 including Design and Construction from 2021-2027
 - e. Early Work Package C @ 20%, working towards 30% by the end of September 2023 including Design and Construction from 2022-2027
 - f. Early Work Packages A & B, start contracts in Q4 of 2023
 3. Early Work Package (EWP) A update included a review of the project area from N Mississippi Ave, N Kerby Ave, and N Russell St regarding bridge widening, sign structures, seismic updates, civil, stormwater work and retaining walls, illumination and sign bridges
 - a. Awarded scopes to three Mini-CMCGs
 - i. Scope 1 – Wall awarded to Advanced Tribal LLC; Budget \$3,000,000
 - ii. Scope 2 – Civil awarded to Just Bucket Excavating Inc; Budget \$3,000,000
 - iii. Scope 3 – Sign and Structure awarded to Egami Construction; Budget \$3,000,000
 4. EWP B update included a review of the project area from N. Wheeler Ave to N. Interstate Ave. regarding bridge widening, sign structure, seismic, civil, and retaining walls
 - a. Awarded scopes to two Mini-CMCGs
 - i. Scope 1 – Wall; awarded to Just Bucket Excavating Inc; Budget \$9,000,000
 - ii. Scope 2 – Sign and Structure; awarded to Egami Construction; Budget \$3,000,000
 - b. Preliminary summary results for Packages A and B:
 - i. 12 Mini-CMGC initially expressed interest
 - ii. Five contractors were responsive
 - iii. Three contractors were awarded pre-construction services contracts
 - iv. The total pre-construction service value equals \$.5M
 - v. The total estimated value of construction services phase equals \$21M
 - vi. The current estimated value of packages A & B equals \$140M
 - c. Pre-construction services phase include:
 - i. Assessments in progress
 - ii. Pre-construction services starting in the Fall of 2022
 - iii. 90% cost estimate in the first quarter of 2023
 - iv. Notice to Proceed (NTP) construction services in the fourth quarter of 2023
 5. Upcoming – EWP C included a review of the project area regarding retaining walls, CRCP, bridge widening, and demo
 6. Workforce Development Update included a review of Placement activity and upcoming partner projects. Goal is to exceed any goals set on the project for workforce, increase BIPOC workers, and focus on retention.
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7. Public Information and Outreach update included a community youth and engagement update
 - a. Community Event Presence
 - i. Summer events
 1. June: Juneteenth Celebration & Good In the Hood
 2. August: Vanport Jazz Festival, Homowo & Twins Festival & Community Pulse Series Event 1
 3. September: Peace and Unity Fest
 - ii. Upcoming events
 1. 9/17 - Division Transit Project opening day celebration
 2. 9/17 - MLK Dream Run
 3. 9/24 - Community Pulse Series: Event 2
 4. 10/7 - Latino Youth Leadership Conference
 - b. Youth Engagement
 - i. School-Base Outreach
 1. KairosPDX: 10-week learning program
 2. Career fairs and mentor programs beginning in January 2023
 3. Lunch and Learn opportunities for students

Discussion Questions for COAC

- Do you have any questions or comments related to the progress on Package A and B?
- Would you like to discuss any of the information presented in any further detail?

COAC Member: I would like to congratulate the work done so far. I have some concerns. This project is supposed to be focused on the Black community and that is the lens I use anytime I look at an action you all propose. We sold this project around the Black community. If Public Relations does not have the Black churches and Urban League included, then I recommend they be involved going forward. Bill, I am concerned around certification and the pipeline to contractors. Do the people you have chosen for the Mini-CMCG projects have the same requirements to include people of color, Black people in particular, on the project? Are you able to forecast that so we can develop Black contractors on this project? My idea around the Economic Index for Black People. When this project is over, did it increase the livability so that Black people can live in this community at the same economic capacity as white people. Is there a Gross National Product (GNP) to elevate Black people to the same level as white people in this community? I would like to see base data, perhaps from Prosper Portland. Are we on a pathway to change the economic capacity levels for Black people in the community as a result of the project?

Bill Bruce: I think we are focusing on engagement and communication with the Black churches and Urban League in the Albina area.

Angela Murphy: This is by no means a comprehensive list of the outreach we intend to do. This is a list of outreach events we participated in over the summer. The Black church community is on our high priority list to engage and follow up. A meeting is being planned with Dr. Holt and Ericka to get the Black church community more involved.

Bill Bruce: Regarding certification issues, currently we are working with five firms on certification that would show up as first-tier subcontractors. These are firms that are involved with pipeline projects. There is a lot of work that needs to be done as we elevate DBEs into prime positions. We feel like Rose Quarter will give us positive latitude and are working through hurdles right now. I do not have

an GNP community analysis. When measured on infrastructure projects over 50% of wages went to BIPOC.

COAC Member: When requesting data for Black people and BIPOC it becomes fuzzy. We need to understand what will cause Black people to rise in this community as a COAC and take responsibility.

COAC Member: I do not want this to be about union and nonunion. It looks like the focus is completely on the nonunion sector and in my role my goal is to bring more women and people of color into the trades. I do not want them to be overlooked because they chose to join the union. I want them to be able to have the same opportunity as anyone else that has decided to join the trades.

Bill Bruce: You, me, and Ivan can have a deeper conversation about this.

COAC Member: Thank you, I appreciate that. We need to make sure that we are being inclusive.

COAC Member: The carpenters union is not part of this project. All unions are not the same. There are 26-27 unions out there. Be specific about who you are talking about. Kudos to Katrina and her work on this. The carpenters union has been coming to this meeting thinking we would have people to put to work, and when we meet it does not happen. I support union and non-union, and the students chose where they want to go. The LURK report demonstrates a shift to increase women and people of color in the trades. I am hoping all people in this community who want to participate get a shot at working on this project.

Public Comments

No Public Comment

Next Steps and Conclusion

The next meeting will be held on December 15, 2022.

Adjourn

Johnell Bell adjourned the meeting at 5:30 p.m.