



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

MEETING SUMMARY

MEETING DATE: March 17, 2022

MEETING TIME: 4:00 PM TO 5:45 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

- Michael Burch, Community Member
- Bob Carroll, IBEW Local-48
- Art Cortez, LatinoBuilt
- Katrina Cloud, Northwest College of Construction
- James Posey, Coalition of Black Men
- Pastor Matt Hennessee, Ministerial Alliance
- Twana Hennessee, NW Carpenters
- Felicia Tripp Folsom, Community Member

COAC Members Not in Attendance

- Joe McFerrin, Portland Opportunities Industrialization Center, Inc (POIC)
 - Kenechi Onyeagusi, Professional Business Development Group (PBDG)
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Staff Members

- Johnell Bell, I-5 Rose Quarter Improvement Project COAC Facilitator
 - Brendan Finn, ODOT UMO Director
 - Megan Channell, 1-5 Rose Quarter Improvement Project, Project Director
 - Monica Blanchard, I-5 Rose Quarter Improvement Project, Deputy Director
 - Shelli Romero, ODOT, Region 1
 - Shane Whittington, I-5 Rose Quarter Improvement Project, Social Equity Program Manager
 - Corinne M. Villavaso, technical support, 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 Facilitator
 - Erika Warren, I-5 Rose Quarter Improvement Project, HAAB Facilitator
 - Amber Smith, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team
 - Amber Ontiveros, Facilitator, I-5 Rose Quarter Improvement Project Owner's Representative Team
 - Bil Bruce, I-5 Rose Quarter Improvement Project CM/GC Team
 - Briana De Kalb, I-5 Rose Quarter Improvement Project CM/GC Team
 - Webb Moreland, I-5 Rose Quarter Improvement Project, CM/GC Team
 - Matt O'Connell, I-5 Rose Quarter Improvement Project, CM/GC Team
 - Matt O'Connell, 1-5 Rose Quarter Improvement Project
 - Terrence Hayes, I-5 Rose Quarter Improvement Project, CM/GC Team
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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 Updates, Joint Venture (JV) Update, and Performance Measures.

Overview COAC February 17, 2022, Meeting Summary

The Committee had no comments about the February meeting notes.

Project Updates

I-5 Rose Quarter Project Director Megan Channell thanked the COAC and introduced Social Equity Program Manager Shane Whittington. Shane provided the following introduction message:

- 1) Shane discussed a recent statewide engagement effort regarding federal funding the state of Oregon will be receiving as a part of the Infrastructure and Jobs Act. Shane noted efforts to improve engagement going forward due to short turnaround engagement time. There is an opportunity to give feedback regarding the Jobs and Infrastructure Act through the OCT.
 - a. COAC member commented with a concern regarding COAC members lacking attendance at COAC meetings.
 - 2) Megan discussed preliminary cost and existing funding with a chart which detailed project cost and existing funding. Megan also noted an update on the City of Portland active work partnership in which the IGA will be presented to City council.
 - a. COAC member referenced a finance gap from Megan's chart and the need to influence congressional opportunities to receive funding. COAC member suggested generating additional ideas around funding.
 - b. Megan mentioned COAC writing a powerful statement/letter to the federal delegation as an option.
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Project Committee Updates

- 1) Ericka Warren provided an update on the HAAB meeting on Tuesday, March 15th. Ericka detailed the robust conversation at HAAB regarding engagement around the Infrastructure Jobs Act. The HAAB is diving deep into relationship and work with urban design team. The community involved in HAAB has infused Albina history, cultural representation, and historic imprint into this infrastructure project. The HAAB wants to engage in how they help and advocate with leaders and politicians.

JV Update

- 1) Bill Bruce provided a pre-construction update presentation and discussed Workforce Development Update and Early Work Package (EWP) A specifics.
 - a. Terrence Hayes provided a Workforce Development Update and discussed four avenues to employment, placement activity, coordination efforts, upcoming partner projects, and a showcase on Oregon Youth Authority.
- 2) Bill Bruce provided an update on EWP A specifics which included a project overview. Detailed topics in the EWP included: stormwater improvements, bridge widenings, street improvements, retaining walls 1 & 2a & sound wall. Additional slides were presented on best value selection for three Mini-CMGC's, 15-page written proposal, and pre-construction services phase.
 - a. COAC member referenced a graffiti article published in The Portland Tribune that represented an opportunity for the community to be involved with cleaning up graffiti. The member also mentioned an absence of and need for a workforce database, and engagement with the city to track improvements.
 - b. Bill replied and stated two new companies have evolved along with Portland Bureau of Transportation (PBOT) engagement efforts. Regarding database – an Excel spreadsheet exists to track retention rates, successes, failures.
 - c. COAC member mentioned capacity in references to work packages. The member discussed systemic issues, repeated practices, and questioned successful partnerships.
 - d. Bill acknowledged limitations of RFP process and discussed steps taken to improve the process

Performance Measures

Monica noted the project team has been working on developing draft performance measures for the last year based on project values and outcomes.

Purpose: Measurable, implementable, definable goal; provides indication of effectiveness of processes that are in place; intended to demonstrate success in achieving project outcomes

Project Values and Outcomes: Restorative Justice, Community Input & Transparent Decision-Making, Mobility Focused, Climate Action & Improved Public Health

The Team: Expertise – Comprised in a circular chart with Partners in the center and Urban Design, Disadvantaged Business Enterprise, Leadership, Communications, Construction, and Transportation

Approach to Refining the Measures: Comprised in an upside down triangle chart with 100 Initially at the top of the chart and following downward with 40 subteam, 30 Draft, and 28 at the bottom

Measure Considerations: Comprised in a half-circle chart with Holistic List at the middle and Outcome Fit, Implementation, Reporting, Partnerships, and Mix of Types surrounding the center

Types of Measures: Quantitative and Qualitative with 28 Performance Measures total

Major Themes of Performance Measures: Restorative Justice, Community Input, Mobility, Climate & Health

Performance Measure Glossary, Goal Development Process timeline, Example Goals, and Example Status Report was shared.

COAC Member: Suggested a mentorship to help folks applying for RFP's fill out documents correctly in an effort to create pathways to success.

COAC Breakout Session and Report Out

Questions:

- 1) Did the team miss something that you would like to see measured?
- 2) Are there measures on this list that seem more or less important to demonstrating success?

Breakout Session 1:

COAC Member: Evaluating whole process based upon collaboration. This project cannot operate in a vacuum given all the other opportunities out here in the community. Measure ability to collaborate with other public entities in the city. Consider the value of incentives. Determining what we want to see and incentivize for the contractor and to the contrary consequences for failure embedded in the performance measures. Monitoring the project in a way that looks at frequency and timing, don't wait until the end of the project, that is too late. If we need to course correct, we need more time for early engagement/intervention. Leverage other institutions to do this work as well. How can we build up some of the advocacy groups and community banks.

COAC Member – create a simple dashboard - green, yellow, red - and create optional avenues for COAC to enforce if contractors are not meeting goals. Include options ODOT is implementing to hold project accountable over time.

COAC Member – A way to measure success even if it's failure. Look at how we measure success within the failure.

COAC Member: Having a mentor at the beginning of the process to provide guidance throughout the process. Include a performance measure on mentorship.

Breakout Session 2:

COAC Member: It was a bunch of information and a lot to digest. There is a history of lack of trust with ODOT. This project is underfunded and a lot in the air. There is historically a lack of transparency with ODOT project. There is only a small portion of the community that is involved. There should be monthly reports not just quarterly. That needs to include who are the people or groups ODOT is reaching out to. Reporting in an accessible way that people can understand regardless of educational background. I need disaggregated data in the reports, maybe in a dashboard. We need to share data yes but we also need to communicate resources and collect demographical information of the people hired. We also need that data to help the LMCOC be effective to find workforce development.

COAC Member: There was a couple of areas of concern. There are a lot of fingerprints in this process. Was not clear to me 1. How does ODOT keep itself accountable, and how are we moving away from past ways of doing things to building credibility? Will there be an audit later? I still believe to move forward with integrity by closing the gap between the community and ODOT with communications strategy. Communicating in is fine but the public is not a part of any of that. From a standpoint of regularity, there needs to be communication out. Performance measures need to be done by people on the ground. How can we make sure the people who are getting the work done understand the work. Need boots on the ground to understand the measures of success. We can not just have the grass tops understanding performance measures. Print media, Skanner, and for major milestones using press conferences to communicate reports and reporting. Set the expectations first. I am praying there is a support process in here somewhere to help people with wrap-around support so they can succeed and know what the steps are to do so.

COAC Member: We gotta have the data, the LMCOC's (Power BI) work great. We need them monthly so we can change direction quickly. Transparency is key. Let's see if we can provide good information before promising information.

COAC Member: We need to be that group that helps people keep going on this journey to develop skills. It takes time but we are working on it.

COAC Report Out:

Group 1: The ability of this process to engage in collaboration should be a measurement. This project cannot operate in a vacuum. Another issue is determining the things we want to see, incentivizing the contractor, consequences for failure embedded in the performance measures, monitoring frequency and timing. There is a need for more frequency to course correct and leverage other institutions (advocacy and non-profit organizations) to do this work. Consider creating a dashboard, viable options, and hold accountability when something is off. The vision should be quantitative and qualitative to define success. How do we measure success in failure? We need a performance measure on mentorship.

Group 2: ODOT accountability – how is ODOT being held accountable from an outside source? Is it based off of the community? Goals are being set outside ODOT by communities providing standards to hold ODOT to, and closing the gap between ODOT and the community with clear and frequent communication is needed. We want to hear milestones), and experience trust and transparency. What are we doing to solve

those problems? Showing numbers can detail process and transparency. What are we doing to make sure everyone is getting the necessary information to know the milestones and goals, clear roles, and accountability? How to report out? Ideas for report out involve: print media, social media, press, data reports, monthly labor management meetings, more public involvement with graphs and data, and updates on workforce retainage. Who is supporting the process between apprentice to journeyman?

COAC member: Make sure you are talking with apprentice and people of color directly.

COAC member: In NE Portland we had a credit union, a bank, 2-3 oil suppliers. Institutionally our stuff is gone in our community. This is associated with the capacity and wealth building in our community. Those institutions need to be looked at. How do we use this project to incentivize rebuilding suppliers? There are no Black people supplying concrete or trying to build capacity and wealth in the community. I am frustrated because I know what it could have been and used to be and I don't see this happening on this project. Maybe it will but I don't know.

Public Comments

No Public Comment

Conclusion and Next Steps

The next meeting will be held on April 21, 2022.

Adjourn

Johnell Bell adjourned the meeting at 5:45 pm.