



I-5 ROSE QUARTER IMPROVEMENT PROJECT

Disadvantaged Business Enterprise & On-the-Job Training (DBE/OJT) Community Opportunity Advisory Committee (COAC)

MEETING DATE: **APRIL 23, 2019**

MEETING TIME: 5:30 PM to 7:30 PM (*REFRESHMENTS PROVIDED AT 5:00 PM*)

LOCATION: BILLY WEBB ELKS LODGE
6 N TILLAMOOK ST. PORTLAND, OR 97227

COAC ATTENDEES: CHRISTINE CHIN RYAN, GALE CASTILLO, FAYE BURCH, JAMES POSEY,
FELICIA TRIPP

STAFF ATTENDEES: MEGAN CHANNEL, SHELLI ROMERO, DAVE ARENA, ANDRE' BAUGH, AMBER
ONTIVEROS, MIKE BAKER, GRACE KERSCHENSTEINER

FACILITATOR: JOHNELL BELL

COAC Meeting Notes

1. Key Take-Aways from Project Overview

ODOT first provided an overview of the I-5 Rose Quarter Project, including timelines and estimated construction schedule.

COAC members asked questions related to the Project overview and schedule, including related to the scope of local street improvements, the use of space on the highway cover and suggested gathering additional community input.

The discussion then moved to the design RFP, team and status of negotiations, the collaboration with the City on redevelopment opportunities around the Project area, and COAC members asked that development plans align with City plans.

COAC members raised concerns about ODOT projects historically impacting the community and recommended strategies for mitigating negative Project impacts. ODOT noted that historical landmarks are not being impacted by current Project design.

COAC members then indicated that ODOT should help DBEs succeed through better programming. This includes providing DBE's with technical assistance and for choosing the right CMGC that will exercise flexibility and provide support to DBE's and not make it miserable or harder for them to perform. There was also support and reference to the Port of Portland's Mentor/Protegee program.

Existing members recommended other COAC members with historical context (Karen Gibson, Bleeding Albina, Derrell Millner).

2. Review of CM/GC RFP "Diversity" Contract Specifications

The DBE/OJT team discussed its approach on developing recommendations for the CM/GC RFP language and contract specifications, including researching national best practices. and key performance indicators to define "success" on the Project. The DBE/OJT Team will focus its technical assistance on firm capacity building to help them grow and take on new challenges.

COAC members recommended simplifying Project requirements for DBEs and emphasized the need for training and development of firms.

They also asked for increased transparency/reporting, clarification on the role of a "diversity manager". The DBE/OJT Team indicated that for this Project, ODOT will be focusing on performance metrics that measure wealth creation.

COAC recommendations included:

- Build on lessons learned of what has and has not worked in the past to remedy barriers to DBEs;
- CM/GC Prime agreement must encourage DBE participation;
- Develop availability estimates that are representative of MWBE community, including potential DBEs;
- Encourage Prime not to self-perform, bring DBEs early on and hold Prime accountable to goal;
- Ensure oversight of DBE replacement;
- Hire small businesses near the Project area;
- Increase pool of qualified workers in the Project area;
- Establish small business set-asides;
- Address barriers to DBEs, including by facilitating access to insurance, reducing bonding requirements, divvying up scopes of work into smaller packages;
- Technical assistance must include backroom and management training, and access to capital and be provided by DBEs who understand barriers to doing ODOT work;
- Ensure transparency and develop regular reporting using real-time data on who benefits from the Project and DBE participation tracking; and
- Define meaning of "success" and building "wealth creation".

and to define "success" on the Project. The DBE/OJT Team will focus its technical assistance on firm capacity building to help them grow and take on new challenges.

“Parking Lot” for Next Meeting

COAC members were asked to share their thoughts on the pros and cons of the COAC Meeting to inform future meetings. They appreciated the open, direct discussion and good facilitation work.

The following topics could be discussed at the following meeting:

- The COAC Charter (due to timing constraints, this was tabled);
- Opportunities for low-income housing that could be provided or supported by the Project;
- ODOT’s concepts for building community and business capacity;
- Options for set-asides for small business competition in construction and the 8A program;
- Consequences to CM/GC if diversity goals are not met and questions regarding Prime accountability and developing performance measures (e.g., affordable housing standards); and
- Suggestions for a technical assistance program.
- A future discussion should focus on defining wealth creation and how that will be integrated into the I-5 Rose Quarter project specific to wealth creation for black and brown people.