



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

Meeting Summary

MEETING DATE: April 22, 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 [recording](#) 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)

Kenechi Onyeagusi, Professional Business
Development Group (PBDG)

James Posey, Coalition of Black Men

Felicia Tripp Folsom, Portland Housing
Center

Staff Members

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

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

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Amber Ontiveros, 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

Grace Kerschensteiner, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Joseph Puente, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Katie Whittier, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Corinne Villavaso, notetaker, 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
- Project Updates – Project Committee Updates
- Overview Community Oversight Advisory Committee March 4th Meeting Summary Notes

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- Diversity Plan—Overview of Greensheet Process & Community Oversight Advisory Committee Discussion (Breakouts; Community Oversight Advisory Committee Reports Out)
- Public Comments
- Conclusion and next steps

Welcome, Meeting Platform and Ground Rules

Johnell Bell, the Community Oversight Advisory Committee (Committee) facilitator, welcomed participants. He also advised the Committee that the team worked with the Construction Manager/General Contractor on the initial diversity plan.

Amber Ontiveros provided meeting participants with instructions on Zoom controls. She reminded all participants that the session was being recorded and live-streamed to YouTube and explained the public comment and breakout room process.

Johnell Bell provided an overview of the meeting agenda and reviewed the ground rules.

Project Updates – Project Committee Updates

Megan Channell, Project Director, updated the Community Oversight Advisory Committee on the Independent Cover Assessment. She reminded the Committee that the third round of community workshops and open-house activities is expected in early June. The Independent Cover Assessment team is offering a viewpoint that is independent of ODOT. She invited Committee members and their networks to share feedback and participate in the second online open houses, open until May 3rd, 2021.

She recognized the purpose of having this Committee. Core Committee principles are central to the conversation around what this Project means for the community.

She emphasized that the Project is about job creation and opportunities for Disadvantaged Business Enterprise participation in a way that we have not seen on ODOT projects before. ODOT is working to break down barriers that prevent Disadvantaged Business Enterprises from bidding on ODOT projects, and is being proactive about involving Disadvantaged Business Enterprises early with technical assistance, and building a career pipeline for future construction workers and future workforce. This Project is an opportunity to create intergenerational wealth for families.

She thanked Committee members for their continued participation in this process and their oversight and keeping ODOT focused on what matters: a thriving community and sustained regional impacts.

Comments and Feedback

- A Committee member asked if the Community Oversight Advisory Committee had access to an economist who could summarize the benefits of the Project, and whether anybody is forecasting real numbers to make the case about the value of the Project.
 - Megan responded that ODOT can engage an economist to help with monetizing and discuss a broader impact beyond the construction.
 - Megan acknowledged the profound impact of the verdict that came out around the death of George Floyd had in our world.
- A Committee member asked Megan if she can she provide some updates regarding the lawsuits that have been filed against the Project.
 - Megan confirmed that a lawsuit was filed at the beginning of April against Federal Highway Administration by No More Freeways, Neighbors for Clean Air and Elliot Neighborhood Association. ODOT is actively in communication with Federal Highway Administration around the lawsuit. She stated that given it is an active lawsuit, there is not much she can share.
- Committee members requested that ODOT communicate with the Committee providing updates on the status of the lawsuit and protest demonstrations around the Project.
 - Megan agreed to keep Committee members apprised.

Overview of Community Oversight Advisory Committee March 4th Meeting Summary Notes

Johnell Bell reminded Committee members to review the March 4th meeting summary.

Diversity Plan—Overview of the Greensheet Process

The Construction Manager/General Contractor team announced that they have submitted their diversity plan draft in March and are about halfway through the 20% estimate. They also provided an overview of the Greensheet methodology. They highlighted some of the guiding principles, the Project's schedule, and identified preliminary work opportunities. The team also discussed the capacity building around the identified Disadvantaged Business Enterprises and Mini Construction Manager/General Contractor priming opportunities. The team indicated that it is their intent to have three (3) to five (5) Mini Construction Manager/General Contractors, or "mini primes", on the team. It was disclosed that the overall projected contract value for Disadvantaged Business Enterprises is \$145M-\$175M. View the presentation of the Overview of the Greensheet Process can be viewed at minute [20:00](#).

Comments and Feedback

Committee members, ODOT and the Construction Manager/General Contractor team discussed the elements of the capacity building tools and its implementation. The dialogue can be viewed at minute [42:22](#).

- A Committee member asked will the Mini Construction Manager/General Contractor (Mini Primes) select their subcontractors?
 - Bill Bruce responded Mini Primes would select their own sub subcontractors and would be encouraged to maximize the use of DBEs.
- Committee members expressed the importance of having a project manager to help the Mini Construction Manager/General Contractors manage their Disadvantaged Business Enterprises correctly.
- A Committee member commented on Disadvantaged Business Enterprises not having the financial capacity to be competitive and participate in the Project.
- A Committee member asked what total project cost the Disadvantaged Business Enterprise buckets were related to.
 - Matt O'Connell and Jeff Moreland responded that the estimate was in the range of a little over \$600 million of construction value. The preliminary analysis is based on the 20% design estimate.
- A Committee member suggested that the value of the Mini Construction Manager/General Contractor's bucket should be higher.

Breakout Groups

Breakout Group Introductions

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

What recommendations can the Committee make to improve in connecting these Project scopes and values with contractors while meeting community expectations?

Public Comments

No Public Comments

Community Oversight Advisory Committee Reports Out and Discussion

- **Group 1** emphasized building capacity through making sure there is a strong pipeline of firms.
 - The group also emphasized building intentional relationships and making sure people have the capacity to get involved. The Committee members advocated that Raimore Construction be given the latitude to utilize their existing relationships and continue to build new relationships.

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- The group noted the Certification Office for Business Inclusion and Diversity database has historically not served the Black and Brown communities.
- It was stated that ODOT and the team are not out in front of the negative narrative. It was suggested that the team consider releasing the positive aspects of this Project, including comments, thoughts, and opinions about the Project and what the Project offers to the community. It was further recommended that funding should be dedicated to someone who will be solely responsible for capturing, journaling, and documenting the positive, successful outcomes of this Project. The breakout group 1 video can be viewed on [YouTube](#).
- **Group 2** discussed communication and messaging and the need to inform the community about the opportunities offered by the Project, and to mitigate confusion caused by a one-sided negative message.
 - The group also discussed the need for the Committee to align with the community's expectations relative to this Project.
 - The group suggested that Mini Construction Manager/General Contractor opportunities be increased in order to create new capacity, and support generational wealth. The breakout group 2 video can be viewed on [YouTube](#).

Comments and Feedback

A Committee member recommended that other members sit in on Historic Albina Advisory Board meetings.

Dr. Steven Holt announced the plan to host a joint meeting with the Community Oversight Advisory Committee, Executive Steering Committee, and Historic Albina Advisory Board.

Conclusion and Next Steps

The subsequent Community Oversight Advisor Committee meeting will focus on workforce.

Johnell Bell adjourned the meeting at 6:00 pm.

Adjourn