



MEETING NOTES
Labor-Management Community Oversight Committee (LMCOC)
Columbia Boulevard Wastewater Treatment Plant STEP

Meeting 34

Monday, August 28, 2023, 1:00 p.m. to 2:00 p.m.

Location: On-line

Attendance

LMCOC Members	Owner:	Dawn Uchiyama
	Contractor:	Rajasegaran Ponniah
	CBO:	Charles Manigo
	Unions:	Nate Stokes
	Employers:	Leanna Petrone
Alternates	Unions:	Aaron Strong, David Coe
Staff	City:	Muriel Gueissaz-Teufel, Mac Mahoney, Angela Pack, Paula Wendorf, Kas Smiley
	Contractor:	Eric Johanson, Adam Correia, Lyle Perry, Andre' Baugh, David
Facilitation	Team:	Lisa Beutler, Laurie Allen

Meeting Action Items

Order of Business

Log-in, Roll Call, (2.) Welcome and Greetings, (3.) Agenda and Action Item Review

- Attendees confirmed by LMCOC Facilitator, a quorum is present.
Reviewed status of the action items.

#	Item	Owner	Timeframe	Status
1.	Following discussion with Platinum on apprenticeship participation numbers, provide status update to Angela Pack.	KIWC Eric Johanson	Next meeting	Held over to Next Meeting
2.	Draft metric KPI's on KIWC subcontractor payments to ensure subs are paid in a timely manner per contract requirements to present to Muriel Muriel Gueissaz-Teufel, for review and discuss/present at future LMCOC meeting.	KIWC Eric Johanson	On Agenda	Eric and Muriel Gueissaz-Teufel meeting later this week to review SOP's. Following discussion, will then route to Angela Pack for her review and comment.

#	Item	Owner	Timeframe	Status
3.	Communicate B2G payment submission requirement to KIWC subs and ensure KIWC subs confirm KIWC payment information in the COP B2G program. Eric to review with Muriel and provide draft to Angela and COP Procurement for review.	Multiple		In Progress
4.	Create Dispatch Process Flow Chart to reflect the pre-apprenticeship, apprentice, dispatch work assignment timeline and process	Andre' Baugh		In Progress Fall 2023

Consent Calendar

- July 2023 meeting minutes adopted without objection.

Membership Roster

Members		
Representative Group	Member 1	Member 2
Owner:	Dawn Uchiyama (Chair)	Kathleen Brenes-Morua
Project Contractor:	James Studer	Rajasegaran Ponniah
Construction Trade Unions:	Nathan Stokes	Twauna Hennessee
Employers:	Leanna Petrone	Cinna'Mon Williams (Molly Washington)
CBOs:	Roland Chlapowski	Charles Manigo

Alternates		
Representative Group	Alternate(s) for Member 1	Alternate(s) for Member 2
City	Muriel Gueissaz-Teufel	
Project Contractor	Devanta Black	
Construction Trade Unions	Anjanette Banuelos Bolanos	Melvin Norman, Aaron Strong
Employers		Nathaniel Hartley
CBOs:		

CBWTP STEP CM/GC Reporting

- Project Update
 - Projects underway include:
 - Micropile installation and elevator sump in SOFA
 - Rebar installation in SOFA (Solids Facility)
 - Formwork in SECL 9 and 10 in preparation for concrete pour
 - DSM ground improvements for non-process structure
 - Hydro demolition and mortar installation in AEBA 5 and 6
 - Yard Piping

STEP Workforce Compliance through 07/30/2023

Total hours worked to date	302,536
Number of Craft to date	874

- With Percentages*

Minority workforce by hours (Goal: 22%)	102,322	34%
Caucasian workforce by hours	200,214	66%
Women workforce by hours (Goal: 6%)	37,385	12%
Male workforce by hours	265,152	88%
Apprentice workforce by hours (Goal 20%)	60,420	
Minority apprentice	27,450	45%
Caucasian apprentice	32,970	55%
Female apprentice	15,000	24.95%
Male apprentice	45,000	75.05%

- Workforce Ethnicity (Breakdown)*

Hispanic	58,858	20%
African American	22,725	8%
Other Non-White	15,773	5%
Asian	1,168	<1%
Native American	3,796	1%
Caucasian	200,215	65%

- Paid to Date by Certification (See attachment A – list of acronyms):*

Total D/M/W/ESB/SDVBE Paid to Date	\$18,136,000
DBE/MBE	\$12,593,271
DBE/MBE/WBE	\$40,100
DBE/WBE	\$4,213,928
SDVBE	\$104,550
ESB	\$101,133
MBE	\$300,542
WBE	\$782,476

- Contract Value by Certification:*

Total D/M/W/ESB/SDVBE Contracted Value	\$85,132,000
DBE/MBE	\$35,330,236
DBE/MBE/WBE	\$1,732,300
DBE/WBE	\$19,760,025
ESB	\$530,213
MBE	\$15,594,511
WBE	\$12,080,165
SDVBE	\$104,550

- Community Workforce**

- Hard construction costs paid to KIWC is \$116,896,000 through July 2023. KIWC paid \$18,136,000 to the COBID market and COBID hard construction costs in July 2023 were \$25.7M.

CBWTP COBID 6-Months Paid Forecast August 2023 – January 2024

- Based on KIWC’s COBID 6-month forecast for the period of August ’23 – January ’24, KIWC anticipates monthly payouts to COBID firms to be just under \$30M by January 2024.

See meeting handouts for subcontractor status.

Workforce Improvements

Kiewit through 07/30/2023

Total hours worked to date	191,596	
Number of Craft to date	225	
Minority workforce by hours (Goal: 22%)	63,501	33%
Caucasian workforce by hours	128,095	67%
Women workforce by hours (Goal: 6%)	28,815	15%
Male workforce by hours	162,781	85%
Apprentice workforce by hours (Goal 20%)	34,731	
Minority apprentice	15,667	45%
Caucasian apprentice	19,064	55%
Female apprentice	10,000	27.69%
Male apprentice	25,000	72.31%

- CBWTP STEP Procurements**
- Upcoming Bid Packages

Scope of Work	Procurement Type
N/A	

Recently Awarded Contracts

Sub	Procurement Type	Scope of Work
Green Sweep (COBID)	Type 1	Street sweeping asphalt
SDB Contractors	Type 1	Scaffolding tower for access
Bedrock Concrete Cutting (COBID)	Type 1	Concrete cutting

Outreach Efforts

KIWC has participated in the following community organization, event, and networking meetings:

OAME	07/28/2023	Attended, networked, and provided update on STEP.
NAMC	07/15/2023	Attended, networked and provided update on STEP.
PBDG	07/19/2023	Attended, networked and provided update on STEP.

RISE Up Update

Future Trainings:

- NWO is set for 09/12/2023
- Management is TBD - September

Trained-to-Date:

- KIWC: 158 NWO trainings completed, 37 management, 6 Train-the-Trainers
- Subcontractors/BES: 112 NWO trainings completed, 7 management, 2 Train-the-Trainers



Other Items and Issues

How Subcontractors get Connected with STEP

- KIWC has created a dedicated website to provide a general overview of STEP and upcoming scope specific bid packages. The website can be found at <https://www.kiewit.com/business-with-us/opportunities/columbia-boulevard-project>
- Opportunities can also be found through Building Connected at <https://app.buildingconnected.com/create-account>
- KIWC representatives to contact include:
 - Adam Correia e/Adam.Correia@Kiewit.com p/971.500.1790
 - Lyle Perry e/Lyle.Perry@Kiewit.com p/360.314.3741

Philosophy of the COP Compliance Process

Angela Pack and Paula Wendorf provided a presentation on the City of Portland's (COP) philosophy related to the contract compliance contract. They also introduced Kas Smiley as a new person in their group that will be helping to backfill Angela as she changes her role. As they began the presentation, they noted that one goal of the Compliance Specialist is to assist the contracting community in being successful during all phase of the contract and they seek to, if possible, help to prevent problems. It was noted that this proactive approach is observable in the LMCOC meetings.

They then outlined the primary steps involved in their process as follows.

Preconstruction Phase:

- The Bureau invites the Compliance Specialist to project meetings and provides minutes to ensure progress is communicated to the team to facilitate start for Procurement Plan.
- Subs that will be part of the construction design phase will be added – Professional, Technical and Expert (PTE) subs and Opportunity Sub (subs to be mentored in Construction Management/General Contractor process)
- Discussion of plan expectation for Outreach
- Assistance with outreach to get estimated equity firm availability for work packages prior to bidding
- Monthly review and reporting to ensure on-time payments to Prime and subcontractors
- Development of specifications relating to bidding activities-Review and approval by Compliance Specialist
- Guaranteed Maximum Price (GMP) and Community Benefits Agreement (CBA) are ready for Council approval

During Construction:

- Start Outreach and bidding process – communication from Bureau, to Prime, to Compliance
- Estimate and review scheduled due dates for pre-bid meetings and bid opening
- Review of bids – Prime, Bureau, and Compliance staff
- Prime submits proposed sub awarded of equity firm utilization and outreach requirements – Compliance Specialist reviews and approves
- Once approved, subcontractors are added to the Contract Compliance Reporting system (CCRS)
- Monthly reviews/reporting throughout the life of the project

Final Closeout of Project:

- Verify and ensure all final subcontract amounts are accurate
- Review and report all final subcontracting and workforce goals
- Confirm all subs have been paid in full including retainage

Compliance Specialists work diligently to ensure they communicate to all parties the expectations, program goals, and requirements. They work to educate the team so that even if there is a problem, it can be worked

through without negative impact. When communication flows through every aspect of the project, from the Bureau to the Prime, to the subs and the Compliance Specialist, the project will be a success!

Discussions and Comments:

- (C): From the owner/client perspective, timing of receipt of the data can create challenges. Entering the data in a timely manner within B2G system by subcontractors is important. When there is a lag, it can be talked through; however, it is important for the LMCOC to remember that the information that is viewed in their meetings is developed from the data of the prior month (a month behind).
- (C): Trades folks are always looking ahead, and this is not a big change for the trades. All of the trades pretty much see the writing on the walls on what they need to do.
- (C): From the Employer's perspective, for PBDG, this is particularly relevant for the population they serve. They do appreciate the prompt payment identified and getting the retention back to the contractors. PBDG does get feedback but being in the education role, they are typically educating small businesses and contractors. A lot of time the assistance provided; it is the first time for a small business to be on a larger scale project. Most of the feedback PBDG receives are requests for help.
- (C): From the primes perspective, KIWC is familiar with the process. The compliance process Angela described is what KIWC follows. The early plans KWIC submits for review to Procurement are helpful. Angela and Paula's assistance for the initial kick-off meeting is appreciated.

In closing Angela and Paula noted that the subs are not left hanging. If the subs notify Procurement that they are not being paid in a timely manner, Procurement will step in and help. The same applies to the City paying the Primes in a timely manner. A job this size takes a lot of eyes and hands on each invoice. There is a lot of verification involved that requires much due diligence. The team works well together.

Outreach Support

None needed at this time.

Member Announcements and Updates

Nate Stokes: It is always nice to be part of this committee and work through the processes. It is always a great thing to have contractors to buy into the process.

Leanna Petrone: PBDG's next membership meeting will be held at the Portland Building during Procurement Day. PBDG will also be participating in the activities throughout the day.

David: This was great. The other KIWC project, Abernethy Bridge, has a similar things for workforce diversity. This is how it should be.

Aaron Strong: The local union hall is being remodeled and he would love to show off the new digs once the work is completed. Much respect for Angela's work and good luck to Kas in filling Angela's role.

Muriel Gueissaz-Teufel: It is hard to believe we are approaching year 2024. I want to express my gratitude to this group here. Since the beginning, there were some doubts that these goals could be achieved within the short timeline given the volume of the work. It is counting on all of you to achieve these results, so this is much appreciated. STEP is not done, there is still much work to do. The Bureau has more large scale projects to do and are working on the procurement packages. There will be more of these types of projects on the horizon. There will be future LMCOC committees.

Next Steps. Next Meeting

The next LMCOC meeting will be held September 25, 2023. With regard to November and December, Lisa will provide some dates for the group to select from for the combined. Another topic to consider is any other potential combination of monthly meetings (as was done during this summer) without compromising tracking of data, and to also give some thought to an in-person meeting in the future.

Adjourn

Meeting adjourned @ 2:10 p.m.

Appendix A - List of Acronyms

BES	Bureau of Environmental Services (City of Portland)
BOLI	Bureau of Labor and Industries
CBA	Community Benefits Agreement
CBWTP	Columbia Boulevard Wastewater Treatment Plant
CM	Construction Management
COBID	Certification Office for Business Inclusion and Diversity [Used in describing certification status – as in COBID subcontractor or COBID vendor numbers]
COEP	Community Opportunities and Enhancements Program
COP	City of Portland
DBE	Disadvantaged Business Enterprise
DC	Design Changes
DEQ	Oregon Department of Environmental Quality
D/M/W/ESB	Disadvantaged, Minority, Women, and Emerging Small Business
EPA	U.S. Environmental Protection Agency
ESB	Emerging Small Business
GC	General Contractor
GMP	Guaranteed Maximum Price or Lump Sum
GMP (#)	GMP followed by a number refers to a project key phase/deliverable* GMP1 and 2 will be combined and noted as “construction” once GMP2 is approved
JATC	Joint Apprenticeship and Training Committee
KIWC	Kiewit Infrastructure West Co.
LMCOC	Labor Management Community Oversight Committee
MAO	Mutual Agreement and Order
MAWE	Metropolitan Alliance for Workforce Equity
MB/DE	Minority Business/Disabled Enterprise
MBE	Minority Business Enterprise
MGD	Million gallons per day
MOU	Memorandum of Understanding
NTP	Notice to Proceed
NWO	New Worker Orientation
OAME	Oregon Association of Minority Entrepreneurs
OCIP	Owner Controlled Insurance Program
ODOT	Oregon Department of Transportation
ONAC	Oregon Native American Chamber
OTW	Oregon Tradeswomen
PATP	Pre-Apprenticeship Training Program
POIC	Portland Opportunities industrialization Center
PSU	Portland State University
PYB	Portland Youth Builders
RWEA	Regional Workforce Equity Agreement
STEP	Secondary Treatment Expansion Program
SUB	Subcontractor
WBE	Woman Business Enterprise
WFTH	Workforce Training and Hiring
WWTP	Wastewater Treatment Plant