



Clean Energy Works: Portland/Community Workforce Agreement Meeting Minutes

Community Benefit Dialogue
Wednesday, September 9th from 2:00pm – 5:00pm
Located at the Portland Building
1120 SW 5th, Portland OR 97204

Individuals Present:

Jason Barnes: Avalon Heating and Cooling	Brian McVay: Neil Kelley
Colin Bishop: Change to Win	Debbie Menashe: Energy Trust
Sara Brockmeier: CSG/ETO	Willy Meyers: SMWIA Local 16
Barbara Byrd: Oregon AFI-CIO	Judith Mowry: ONI
Bob Calwhite: Carpenters	Ben Nelson: Laborers' Union
Al Devita: Laborers' Union Training and Apprenticeship	Mary Nemmers: MACG
Rey España: NAYA	Maurice Rahming: NAMCO
Diane Ferington: Energy Trust	William Regan: PATTT
John Gardner: CAWS/WSI	Marshall Runkel: Eco Tech
Jeremy Hays: Green for All	Dianne Riley: Coalition for a livable future
Alan Hipolito: Verde	Pete Savage: NW Carpenters Union
Gene Jackson: City of Portland Purchases	Michelle Schleich: CAWS
Jennice Jackson: ICCDC Construction Hope PATP	Derek Smith: City of Portland Planning, Sustainability
Lynn Knox: PDC	John Steffens: Carpenters P.N.C.I
Bev Logan: MACG	Jonathan Tillman: CSG
Bernice Lopez: Home Energy Life Performance	Ron Williams: Oregon Actions
John Paul McAvalon: Avalon Heating and Cooling	Jeri Williams: City of Portland
Steven McGrath: Sustainable Solutions	Loretta Young: City of Portland

Agenda:

- PowerPoint Presentation
- Review Revised Draft CWA
- Agreement of Document
- Clean Energy Works Portland Oversight Committee Nominations

Power Point Presentation Overview

Derek Smith gave a brief PowerPoint overview of the City of Portland Clean Energy Works Pilot Program and the Community Workforce Agreement that soon will be associated with the project. The pilot project is set to end June 2010.

The focus of the meeting was to reach agreement on the basic principles of the document and to identify and work through anything that may stand out as area of further conversation. After working through any potential deal breakers, the next step would be to present the signed



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document to the Portland City Council on September 23rd to be adopted into resolution. There will be a signing party prior to the meeting.

Review Revised Draft CWA

Some of the changes in the meeting that were not documented within these minutes were changed at the time of the meeting by Derek Smith.

Introduction-

No changes noted

The Agreement-

Line 1 – Strengthen the language around equity Suggestion add “people of color” to continue to emphasize the focus of expanding opportunities for historically underrepresented groups

Section 1

I. Goals and Targets

Question: What happens if these goals are not obtained?

- The oversight committee will make recommendations and set up guidelines for obtaining the goals.
- We must remember that this is a pilot project that will greatly affect how the scale up will look. The committee and the contractors will work together to adhere to the terms of the Community Workforce Agreement and if the items are not achievable and at the end if it wasn't achieve then the recommendations for the scale up would be affected.
- Consequences and strategies would be laid out by the committees. For individual contractors that are out of compliance they would be either asked out of the program or analyzed by the committee.
- For those that meet and exceed all requirements, part of the accountability would be on the oversight committee to recognize those contractors.

o Diverse Workforce

Comment: Diversity goals should apply to all aspect of the workforce. By writing it as trades & technical project hours the point was to ensure workforce diversity and not just having contractors meet their goals through clerical work. On the other hand, having minorities across the workforce is a proven disparity across all aspects of the jobs. With this Pilot project, we needs to focus its energy on the trades specific weatherization piece. For the scale up the focus should encompass the workforce as a whole.



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- Suggestion: Energy Auditors should also have to adhere to the diverse workforce section. This should be an area that data needs to be gathered on. * By paying attention to federal stimulus dollars, etc.
- Create categories for reporting – Create a benchmark. Role of committee would be request the data (insert into VI)

Section 2

- Contractors have to ensure that everyone on the process is paying prevailing wage or 180%, whichever is higher.
- Change Section II. Heading by adding...”and requirements” at the end
- *More emphasis on diversity
 - A. Change to “All Contractors”
 - General subcontractors would have to report subcontractor hours
 - C. Reworded

Section 3

- A. *Best Value Contracting*
 - BPI training assistance – 100% up front with 75% refundable through becoming a trades ally member. The City of Portland would be willing to reimburse the remaining 25% to M/W/ESB contractors that want to take part in the program.
 - #4 “Super Sub” definition, as reference in the New Columbia Agreement, is a subcontractor that is on the path of becoming BPI Certified and moving towards the path of becoming a prime in the next round. Change terminology from Super sub to “Mentor Sub”
 - #5 adding “who have been in business for more than 6 months”
 - #12 – Fleshed out. Task of implementation committee. This list is suggestive rather than prescriptive.

Section 4

Committee will flesh out specifics for qualified training provider

- The committee will be putting together a list of training providers that meet this requirement.
- Having the list continually open for inclusion. The state has a list of certified firms.
- Designated weatherization training program; committee will come up with the building blocks and criteria.
- The training programs should be specific in quality weatherization training and work with programs serving underprivileged areas... Committee should define
- Department of Energy and State Standards and Energy Standards (add term)

Section 5



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- #3 Term “Super subs” change to “Mentored subs”

Section 6

- Request and evaluate data related to all job classification in CEWP
- Request a list of subcontractors that are meeting diverse workforce goals.
The list would have to be update on a regular basis. One suggestion was to use the State MWESB list of contractors.
- *Forth bullet down:* Qualified training providers instead of PATP providers

Question: Will the committee have the authority and will it be independent.

The Oversight and Implementation Committee will have the authority to create overall strategies for compliance and non compliance. The committee will be made up of the members that helped create this document as well as helped with the implementation process.

- Suggestion: The Committee should represent the diversity that we would like to see come out of this agreement.

Section 7

No changes noted

Section 8

- Change Roman numeral VII. To VIII.

Clean Energy Works Oversight Committee Self Nominations

Nominations for the Oversight committee should include one representative from the following categories

LABOR
CBO'S
CONTRACTORS
BUREAU
MINORITY CONTRACTORS
ENERGY TRUST
TRAINING
ENVIRONMENTALIST
HOMEOWNERS
CONTRACTOR ORGANIZATIONS
FAITH BASED



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Individuals that were either self nominated or nominated by a fellow community member.

Connie Ashbrook: Oregon Tradeswomen
Al DaVita: Laborers' Union Training and Apprenticeship
Andrea Durbin: OEC
Reye España: NAYA
Warren Fluker: Urban League
John Gardner: CAWS
Alan Hipolito: Verde
Gene Jackson: City of Portland Purchases
Tony Jones: MCIP
Lynn Knox: PDC Economic Opportunity Initiative
Bev Logan: MACG
Steve McGrath: Sustainable Solutions
Brian McVay: Neil Kelley
Ivan Mulaski, Sierra Club
Ben Nelson: Laborers' Union
Maurice Rahming: NAMCO
Dianne Riley: Coalition for a livable future
Marshall Runkel: Eco Tech
Pete Savage: Pacific Northwest Regional Council of Carpenters
John Steffens: Carpenters P.N.C.I
Ron Williams: Oregon Action

Next Steps

- **Nomination email request sent by the City of Portland**
- **Public Event – City Council September 23rd – Please mark your calendars for all afternoon**

Clean Energy Works Portland 500 home energy retrofit pilot

Community Workforce Agreement

9.9.09



Desired outcomes

Signal commitment to sign

Fine-tune document

Determine next steps on Evaluation and
Implementation Committee



Goals

Local hire: 80%

Health insurance: Ensure access to adequate and affordable; mitigate burdens on contractors who offer

Diverse workforce: People of color 30% of hours;
Women 15% of hours

People of Color- and Women-owned businesses:
20% of dollars

Highly-skilled workforce: Resources and training



Legal framework

Atypical contracting: Not one developer or clear lines of contracting

Many small jobs

Contracts between homeowner and contractor

Requires different approach



Strategies to reach goals

Contractor requirements

Creating a pool of contractors: Best Value Contracting; Sequencing RFQs

Supporting contractors and training programs

Establishing an Evaluation and Implementation Committee



Evaluation and Implementation Committee: Roles and Responsibilities

Help set standards and community benefits

Help set accountability strategies for non-compliance

Evaluate progress toward standards and community benefits

Help develop a list of qualified pre-apprenticeship training providers

Take actions to improve progress toward standards and community benefits, including but not limited to:

- a. Identifying additional contractors to be brought into pool
- b. Adjusting weighting on Best Value Contracting measures
- c. Recommending additional training and business support

Share accountability



Evaluation and Implementation Committee: Make-up

10-15 members total

Representative of stakeholders

Nominated by larger CWA group; appointed by Mayor

Term is CEWP pilot; will inform scale-up

Must be ready to contribute – first meeting week of 9/21

