

MBE/WBE Annual Update to Mueller Commission

M U E L L E R

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August 8, 2023

*Section 11
Homes*



Parkside by Pearlstone



*Taniguchi Park
in Section 11*



*Austin Modern Lofts
at Berkman*

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- Community goals for Mueller include:
 - East Austin revitalization
 - Economic activity and opportunity
 - A diverse and inclusive community
- Drivers for success include high levels of participation by MBE/WBE and local businesses
- MBE/WBE business efforts coordinate with overall community diversity efforts

Additional Catellus Goals:

- Strive for maximum participation by MBE/WBE contractors for design and construction of infrastructure
- Create conditions for MBE/WBE investors and tenants to succeed
- Continue to work with community stakeholders
- Go beyond the MDA resolution to collaborate with third-party developers



Mueller House Condos

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Row Homes

Catellus acquires land and contracts for:

- Infrastructure:
 - Roads
 - Utilities
 - Water quality ponds
 - Residential lots
 - Commercial parcels
- Parks and amenities:
 - Trails
 - Irrigation
 - Park structures
 - Picnic areas
 - Playgrounds

Residential lots and commercial sites are sold to third-party developers



Section 11 Lots and Homes

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Catellus policy for master developer projects:

- Contractors must meet specified goals for MBE/WBE participation OR demonstrate good-faith effort
- MBE/WBE participation plays significant role in evaluation of proposals
- Catellus works with prime contractors to increase MBE/WBE participation
- Policy includes provisions for monitoring compliance over life of contract

Catellus procedures for master developer projects:

- Catellus delivers bid documents to:
 - City of Austin SMBR Dept. for distribution to city plan room
 - Other area plan rooms:
 - US Hispanic Contractors Association de Austin
 - Austin Black Contractors Association
 - Austin United Metropolitan Black Contractors' Association
 - Asian Construction Trades Association
- Contractors advertise and notify MBE/WBEs of subcontracting opportunities
- Prime contractors must document good-faith efforts before Catellus will execute contract



Master Developer Results

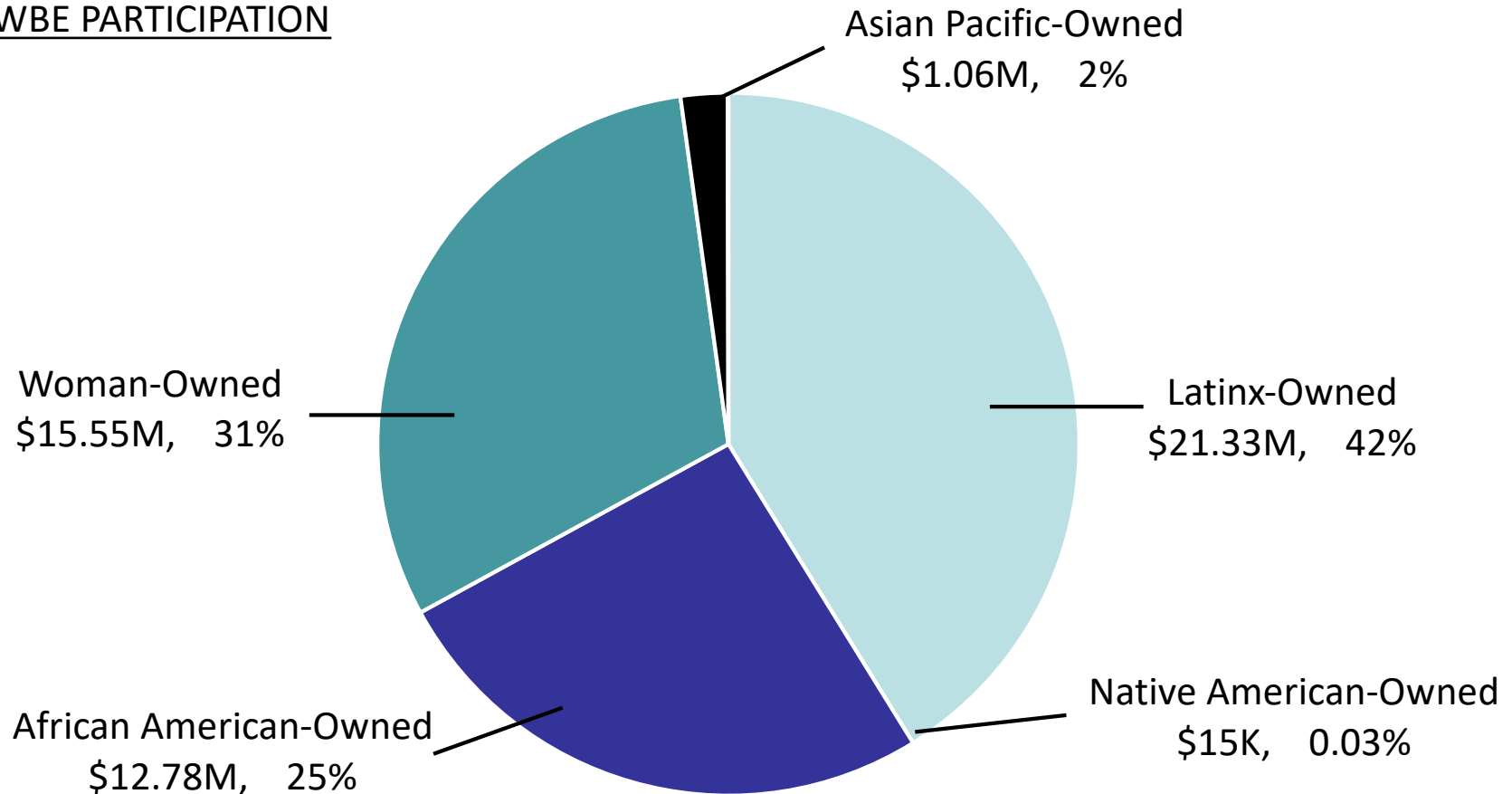
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Through May 31, 2023:

- MBE/WBE contracts to date: **\$51.14 million — 23% of total**
- Dollars paid to MBE/WBEs: **\$50.74 million**
- Number of MBE/WBEs: **90+ businesses**

% MBE/WBE PARTICIPATION



Current and Future Infrastructure Development

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- Isamu Taniguchi Park (currently tracking 22% MBE/WBE participation)
- Eva Carrillo de Garcia Park (currently tracking 44% MBE/WBE participation)
- Roger Levon Taylor Sr. Plaza (goes out for bid this fall)

A rendering of Isamu Taniguchi Park



- Above and beyond the MDA requirements, private and third-party projects are encouraged to comply with MDA requirements, including POA manager
- Encouraged to maximize MBE/WBE participation:
 - Homebuilders and multifamily developers
 - Institutional users Dell Children's and AISD PAC
 - General Marshall Middle School, which achieved 19% MBE/WBE participation
 - Ryan Companies has achieved 10% MBE/WBE participation
- As a "third-party" vertical developer, Catellus practices:
 - Prime contractors invited to bid based on capabilities and past performance
 - Bids required to include MBE/WBE participation percentage; important part of evaluation criteria
 - Contractors have flexibility on how they solicit MBE/WBEs: direct solicitation, advertising, plan rooms (similar to MDA process)
 - Catellus provides support to help subcontractors get certified

*General Marshall
Middle School site
as of Sept 2022*



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Historically, outreach efforts have encouraged diversity of Mueller contractors, business owners, employees and residents through:

- Presentations, participation for community groups
- Events hosted by Catellus – including contractor fairs
- Direct outreach (one-on-one) with prospects and stakeholders
- Advertising/appearing in minority media
- Presentations to city boards and commissions
- Utilized City's minority- and women-owned business database to notify firms of bid opportunities
- **AS REQUESTED BY MINORITY CONTRACTORS:** Notice of projects to minority contractor groups



Networking event example

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Facing North June 2023 (Aldrich Street)



Facing North June 2023 (SE Greenway, current section of homes)

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Facing Southwest June 2023 (majority of Mueller)

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