

April 2, 2019



## Catellus Master Developer Obligation

MUELLER

- Acquires land and contracts to build infrastructure:
  - Roads
  - Utilities
  - Detention ponds
  - Parks
  - Trails
  - Irrigation
  - Playgrounds
- Sells residential and commercial lots to others to build vertical development



## Catellus' Internal Policy to Achieve Goals

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- Strive for maximum participation by MBE/WBE contractors
- Create conditions for MBE/WBE investors and tenants to succeed
- Collaborate with employers to enhance diversity at Mueller
- Continue to work with community stakeholders

*Mueller Contractor Fair*



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## Catellus' Internal Procedures to Achieve Goals

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

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## Catellus' Internal Procedures to Achieve Goals

M U E L L E R

- Delivers bid documents to City of Austin DSMBR for distribution to city plan room and other area plan rooms:
  - Austin Black Contractors Association
  - U.S. Hispanic Contractors Association, Austin Chapter
  - Asian-American Contractors Association of Texas
- Contractors notify MBE/WBEs of subcontracting opportunities
- Prime contractors must document good-faith efforts before Catellus will execute contract

## Master Developer Results to Date

M U E L L E R

*As of December 1, 2018:*

- MBE/WBE contracts to date:

**\$45.4 million — 27.15% of total**

- Dollars paid to MBE/WBEs

**\$44.9 million**

- Number of MBE/WBEs

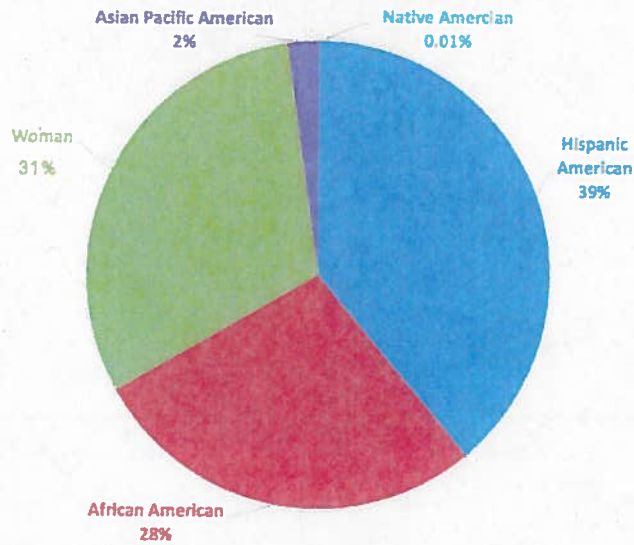
**90+ businesses**



## Master Developer Results to Date

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### % MBE/WBE PARTICIPATION



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## Future Contracting

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- Roads and utilities
  - Section 11
- Parks:
  - Park on Philomena
  - Southeast Greenway
  - Section 11 Park
- Vertical construction:
  - Multi-tenant office buildings
  - Austin Energy headquarters
  - Hotel
  - Condominiums
  - Apartments
  - Homes



*Catellus has engaged Haynes-Eaglin-Waters to help with future contracting*

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