

MBE/WBE ANNUAL UPDATE TO MUELLER COMMISSION

MUELLER

RMMA PIAC
October 11, 2022

*Section 11
Homes*



Parkside by Pearlstone



Pump Track at Southeast Greenway



AMLI Branch Park



*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:

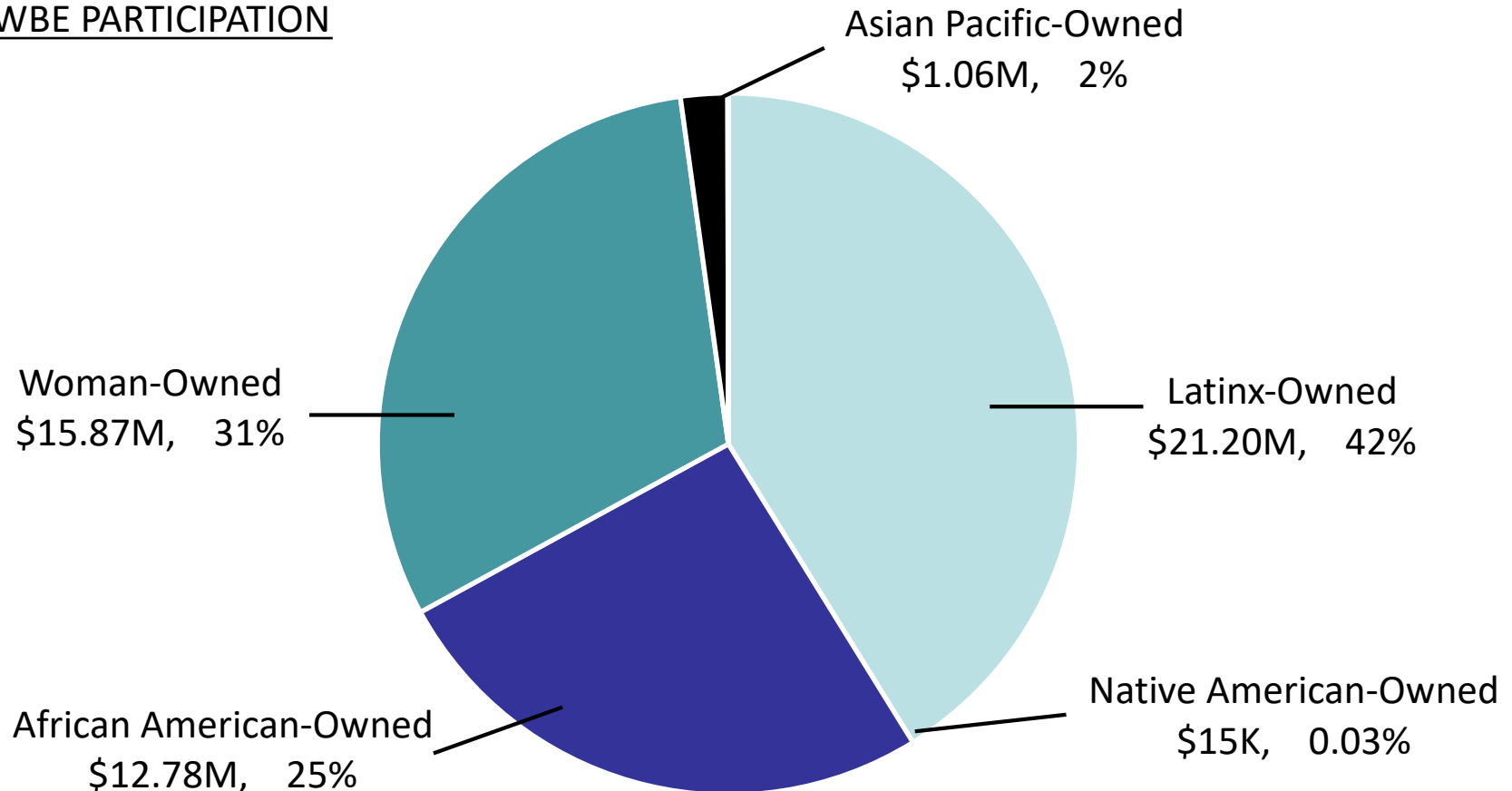
- Catellus delivers bid documents to:
 - City of Austin SMBR Dept. for distribution to city plan room
 - Other area plan rooms:
 - US Hispanic Contractors Association de Austin
 - Austin Black Contractors Association
 - Austin United Metropolitan Black Contractors' Association
 - Asian Construction Trades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



Through May 31, 2022:

- MBE/WBE contracts to date: **\$51.15 million — 24% of total**
- Dollars paid to MBE/WBEs: **\$50.94 million**
- Number of MBE/WBEs: **90+ businesses**

% MBE/WBE PARTICIPATION



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- Section 11 park
- Park along Zach Scott (south of school site)
- Control Tower Plaza
- Tannehill Creek Trail

A rendering of the Section 11 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 has achieved 27.5% MBE/WBE participation, currently outpacing its 21.9% goal
 - 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
- Notice of projects to minority contractor groups



Networking event example

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Facing North September 2021



Facing North September 2022

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- 1: Aldrich Street additions: Shorenstein's Alpha building, Origin Hotel, Austin Energy, AMLI Branch Park, Parkside by Pearlstone
- 2: Site work for Austin Modern Loft's condos and townhomes and Ryan Companies' apartment community
3. Middle school
4. Section 11 homes under construction
5. Southeast Greenway

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Facing South Sept 2021



Facing South Sept 2022



1. AMLI Branch Park
2. Teachers Retirement System
3. Gemdale MOB
4. Austin Energy
5. Dell Children's Campus
6. AMLI Ivy
7. Austin Modern Lofts