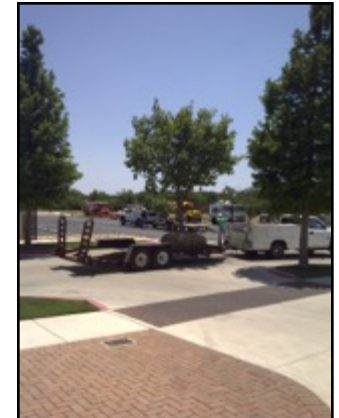


MBE/WBE Update to RMMA PIAC: October 8, 2019

M U E L L E R



The Mueller Vision & Catellus Goals

M U E L L E R

- 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

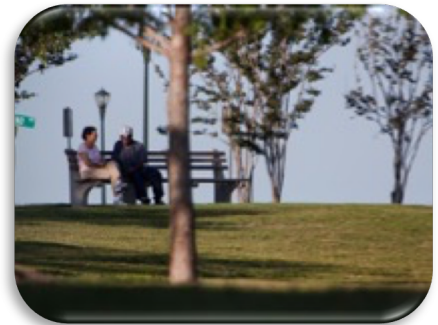


Additional Catellus Goals:

- 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

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

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



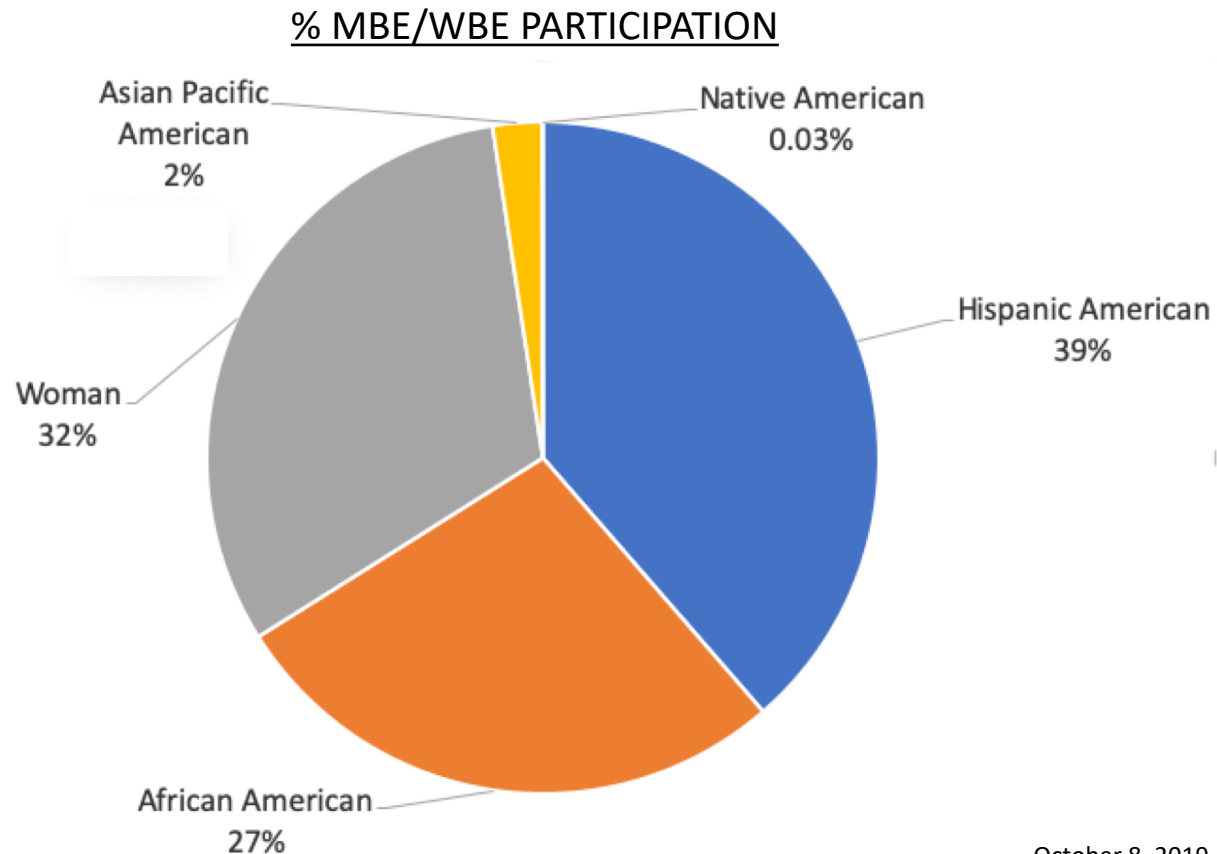
Catellus procedures for master developer projects:

- Catellus delivers bid documents to:
 - City of Austin SMBR Department 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, 2019:

- MBE/WBE contracts to date: **\$44.9 million — 26.8% of total**
- Dollars paid to MBE/WBEs: **\$44.7 million**
- Number of MBE/WBEs: **90+ businesses**



Next residential and commercial phases:

- Earthwork
- Utilities
- Roads
- Landscaping
- Aldrich St.
- Parks



Third-Party Policy & Procedures

M U E L L E R

- Above and beyond the MDA requirements, private and third-party projects are encouraged to comply with MDA requirements
- Encouraged to maximize MBE/WBE participation; for example:
 - Homebuilders and multifamily developers
 - Institutional users like Seton's Dell Children's Medical Center
 - Civic users like AISD Performing Arts Center
- POA manager to demonstrate good-faith effort to contract with MBE/WBEs for services
- 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



Outreach efforts encourage 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

In 2019:

- Engaged Haynes-Eaglin-Waters (Cloteal Haynes)
- Austin Black Contractors Association briefing
- Asian Contractor Association briefing
- Hispanic Contractors briefing was scheduled
- Hosted a networking event (40 RSVPs, approx. 30 attended)
- Utilized City's minority- and women-owned business database to notify firms of bid opportunities
- Hosted pre-bid sessions for:
 - Austin Energy building
 - Section 11 residential
 - Neighborhood park on Philomena



*August 28, 2019
Networking Event*

Facing north



09.12.19

Facing south



09.12.19

Facing east



09.12.19

Facing west



09.12.19