



December 1, 2023

Jesús Garza  
Interim City Manager  
City of Austin  
301 West Second St., 3rd Floor  
Austin, Texas 78701

RE: RMMA MDA - Semi-Annual Report / M/WBE update through November 30, 2023


Interim City Manager Garza,

Per Section 2.6 (c) (iv) of the Master Development Agreement between the City and Catellus, Catellus submits the attached update on M/WBE participation for the period 06/01/23 – 11/30/23.

Please call with any questions,

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Carl Paulson  
Vice President  
Catellus Development Corporation

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Gregory Weaver  
Executive Vice President  
Catellus Development Corporation

Cc: Veronica Briseño, Assistant City Manager  
Sylvia Holt Rabb, City of Austin Economic Development Department  
Edward Campos, City of Austin Small and Minority Business Resources Department  
Christine Maguire, City of Austin Economic Development Department  
Pam Hefner, City of Austin Economic Development Department  
Kent Smith, City of Austin Law Department  
Rick Reed, Dubois, Bryant & Campbell

**RMMA November 30, 2023**

**MBE/WBE RESOLUTION IMPLEMENTATION EFFORTS**

Catellus has taken the steps described below to meet or exceed the MBE/WBE participation and performance requirements at Mueller as defined in the MDA and its MBE/WBE Resolution.

**REQUIREMENTS OF THE MDA AND MBE/WBE RESOLUTION:**

The MDA requires Catellus to use good-faith efforts to comply with the MBE/WBE resolution, which calls for the development and implementation of an Outreach Plan designed to:

- √ Encourage and maximize opportunities for MBE/WBEs in design and construction
  - Analyze subcontracting opportunities and encourage prime contractors to utilize available MBE/WBEs.
  - Develop and include an MBE/WBE policy in contract documents.
  - Assist prime contractors through direct outreach and networking to build awareness of Mueller opportunities with minority stakeholder groups.
  - Monitor compliance and performance on individual contracts and on the Mueller project as a whole.
  
- √ Encourage MBE/WBE participation in investment opportunities
  - Analyze Mueller Master Plan for component projects where MBE/WBE businesses and developers can participate.
  - Research and market investment opportunities to MBE/WBE investors and developers.
  - Solicit MBE/WBE tenants in retail, commercial, and residential components.
  
- √ Encourage new employment opportunities for Mueller-area neighbors and that hiring be reflective of community diversity.

**COMPLIANCE WITH THE MDA AND MBE/WBE RESOLUTION:**

**Contracting**

Catellus passes on its MDA requirements for MBE/WBE participation to vendors and builders working on master development projects at Mueller. See the attached “Construction Contract Summary” for an update of MBE/WBE participation specific to Catellus’ work as master developer. These figures summarize MBE/WBE participation on master development contracts at Mueller to date — contracts that govern work on projects being executed by Catellus as master developer under the terms of the MDA.

- Total MBE/WBE participation to date for all Mueller master development contracts is 23.71%, for a total of \$52,202,233, of which \$50,833,836 has been paid to date. This includes ongoing work at the District Parking Garage West (current participation 2.74%), Taniguchi Street Park (current participation 22.52%) and the Zach Scott Greenway (current participation 44.19%)
- Both Catellus and other developers — such as Mueller’s commercial and multifamily residential builders — also act as third-party “vertical developers” at Mueller. These vertical development projects do not receive public financing and are not governed by the MDA or by the terms of the Catellus MBE/WBE policy developed to implement the MBE/WBE Resolution. However, Catellus does encourage these other vertical developers to identify ways to maximize MBE/WBE participation in this work. Catellus includes provisions in contracts with these other parties calling for a good-faith effort on MBE/WBE participation.
- Third-party vertical development efforts at Mueller include continued construction by the community’s homebuilders. These builders have reported over time to Catellus work (collectively) with more than two dozen different MBE/WBE subcontractors. Not all of these subcontractors are certified as MBE/WBEs with the City, and Catellus continues to encourage and is able to provide support for their efforts to seek certification.
- Master development contract plans going to bid are provided to the City of Austin and minority contractor association plan rooms. Catellus has periodically hosted MBE/WBE-focused contractor fairs for upcoming vertical construction opportunities. These events directly connect MBE/WBE contractors to Catellus and general contractors working at Mueller to learn about development projects underway or about to begin at Mueller.
- Catellus contracted with Cloteal Haynes of Haynes Eaglin Waters, LLC, in 2019. Since then, together, we have conducted multiple outreach events, including hosting briefings with the Austin Black Contractors Association and the Asian Contractor Association; hosting pre-bid conferences with relevant MBE/WBE contractors; emailed bid opportunities directly to City of Austin-certified MBE/WBE contractors; and hosted a networking event where approximately 30 MBE/WBE contractor representatives had the opportunity to meet with general contractors who are constructing select buildings in Mueller.
- In 2020, Catellus and Haynes Eaglin Waters met twice with the local chapter of the Hispanic Contractors Association of Texas, once in January and again in February with Harvey Cleary. In April 2021, the team sent emails, faxed and called City of Austin-certified contractors who are qualified to provide construction services for the core and shell of a new medical office building and structured parking garage being developed by Gemdale USA and constructed by general contractor Roger’s O’Brien.
- From 2021 through August 2023, Austin ISD built its Dr. General G. Marshall Middle School along Tilley Street in Mueller. The District achieved MBE-WBE participation of 19%.

**RMMA**  
**M/WBE REPORT THROUGH November 30, 2023**  
 CONSTRUCTION CONTRACT SUMMARY

PROJECT		CURRENT CONTRACT PARTICIPATION			CONTRACT STATUS	
PROJECT NAME	PROJECT TYPE	CURRENT CONTRACT AMOUNT	CURRENT \$ M/WBE PARTICIPATION	CURRENT % M/WBE PARTICIPATION	TOTAL M/WBE \$ PAID THRU Nov. 30, 2023	CONTRACT STATUS AS OF Nov. 30, 2023
Mueller Section 1 Phase A	Infrastructure	\$10,759,313	\$1,594,203	14.82%	\$1,594,203	CLOSED
Mueller Section 1 - Deconstruction	Deconstruction	\$2,114,956	\$633,117	29.94%	\$633,117	CLOSED
Mueller Section 12	Infrastructure	\$544,243	\$45,806	8.42%	\$45,806	CLOSED
Mueller Section 3	Infrastructure	\$1,799,864	\$474,124	26.34%	\$474,124	CLOSED
Visitors Center & Lake Park Pond	Site	\$5,389,327	\$722,316	13.40%	\$722,316	CLOSED
Northwest Greenway Park	Site	\$1,638,451	\$218,935	13.36%	\$218,935	CLOSED
Visitors Center	Building	\$1,948,946	\$88,502	4.54%	\$88,502	CLOSED
Mueller Section 4	Infrastructure	\$12,392,740	\$3,397,665	27.42%	\$3,397,665	CLOSED
Zach Scott / Airport Boulevard	Infrastructure	\$465,592	\$146,146	31.39%	\$146,146	CLOSED
Southwest Greenway Park	Site	\$2,638,821	\$261,286	9.90%	\$261,286	CLOSED
Mueller Section 4 - Streetscape	Site	\$295,602	\$78,384	26.52%	\$78,384	CLOSED
Southwest Swim Center	Site / Building	\$2,287,551	\$337,990	14.78%	\$337,990	CLOSED
Mueller Section 3 - Robert Browning	Infrastructure	\$426,079	\$133,482	31.33%	\$133,482	CLOSED
Lake Park	Site / Building	\$4,857,372	\$744,257	15.32%	\$744,257	CLOSED
Mueller Section 5	Infrastructure	\$11,243,231	\$3,364,441	29.92%	\$3,364,441	CLOSED
Mueller Section 2 Phase A	Infrastructure	\$1,598,211	\$447,220	27.98%	\$447,220	CLOSED
Mueller Section 5 - Garden Court	Site	\$120,884	\$41,234	34.11%	\$41,234	CLOSED

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Airport Boulevard - Streetscape	Site	\$287,438	\$190,814	66.38%	\$190,814	CLOSED
Mueller Section 7 Phase A	Infrastructure	\$1,098,551	\$278,604	25.36%	\$278,604	CLOSED
Mueller Section 5 B59-B and B59-A	Infrastructure	\$1,062,738	\$282,400	26.57%	\$282,400	CLOSED
Mueller Section 6	Infrastructure	\$6,059,405	\$1,872,672	30.91%	\$1,872,672	CLOSED
Mueller Section 2 Phase B	Infrastructure	\$1,080,845	\$310,542	28.73%	\$310,542	CLOSED
Mueller Section 7 Phase B	Infrastructure	\$7,214,100	\$1,806,109	25.04%	\$1,806,109	CLOSED
Mueller Paggi Square	Site / Building	\$462,191	\$68,038	14.72%	\$68,038	CLOSED
Mueller Town Center Paseo	Site	\$833,034	\$404,659	48.58%	\$404,659	CLOSED
Mueller Section 1 Phase C-1	Infrastructure	\$2,322,302	\$704,705	30.35%	\$704,705	CLOSED
District Parking Garage East	Site / Building	\$8,583,787	\$3,023,045	35.22%	\$3,023,045	CLOSED
Mueller Section 7 Phase C	Infrastructure	\$15,716,573	\$4,588,046	29.19%	\$4,588,046	CLOSED
Southeast Greenway Park West and McCurdy Street Park	Site	\$732,856	\$163,878	22.36%	\$163,878	CLOSED
Mueller Section 7 Phase C Medians and Moreno Street Park	Site	\$454,374	\$83,904	18.47%	\$83,904	CLOSED
Southeast Swim Center	Site / Building	\$3,916,764	\$1,368,305	34.93%	\$1,368,305	CLOSED
Mueller Section 2 Phase C-1 and Mueller Section 9	Infrastructure	\$16,398,175	\$5,194,264	31.68%	\$5,194,264	CLOSED
Mueller Section 2 Phase C-2	Infrastructure	\$8,981,911	\$2,760,976	30.74%	\$2,760,976	CLOSED
Mueller Section 9 and Section 2 Phase C-2 Medians	Site	\$698,200	\$105,452	15.10%	\$105,452	CLOSED

**RMMA**  
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Mueller Section 10B	Infrastructure	\$212,791	\$64,730	30.42%	\$64,730	CLOSED
Mueller Section 2 Phase C-3	Infrastructure	\$623,859	\$57,175	9.17%	\$57,175	CLOSED
Mueifler Section 10A Phase 2 and 3	Infrastructure	\$6,786,456	\$2,289,524	33.74%	\$2,289,524	CLOSED
Mueller Section 1B-1	Infrastructure	\$2,327,895	\$1,289,191	55.38%	\$1,289,191	CLOSED
Mueller Section 10A Medians	Site	\$1,158,481	\$71,872	6.20%	\$71,872	CLOSED
Mueller Section 10A Phase 1	Infrastructure	\$12,637,895	\$3,789,851	29.99%	\$3,789,851	CLOSED
Mueifler Town Center Park	Site / Building	\$7,579,886	\$1,222,080	16.12%	\$1,222,080	CLOSED
Mueller Philomena Street Park	Site / Building	\$1,349,434	\$354,399	26.26%	\$354,399	CLOSED
Mueller Pavilion	Site / Building	\$7,291,008	\$482,375	6.62%	\$482,375	CLOSED
Mueller Section 11 Phase 1	Infrastructure	\$8,605,675	\$2,379,363	27.65%	\$2,379,363	CLOSED
Mueller Section 11 Phase 2	Infrastructure	\$3,633,215	\$1,014,904	27.93%	\$1,014,904	CLOSED
Cepeda Street Park	Site	\$110,950	\$3,641	3.28%	\$3,641	CLOSED
Margarita Street Park	Site	\$179,570	\$5,645	3.14%	\$5,645	CLOSED
Southeast Greenway Park East	Site / Building	\$5,283,418	\$1,173,681	22.21%	\$1,173,681	CLOSED
District Parking Garage West	Site / Building	\$21,762,927	\$595,489	2.74%	\$595,489	OPEN
Taniguchi Street Park	Site / Building	\$1,824,996	\$411,024	22.52%	\$180,540	OPEN
Zach Scott Greenway	Site / Building	\$2,402,959	\$1,061,769	44.19%	\$23,654	OPEN
<b>TOTALS</b>		<b>\$220,195,640</b>	<b>\$52,202,233</b>	<b>23.71%</b>	<b>\$50,933,635</b>	



**ATTACHMENT F-1**

**PROGRESS ASSESSMENT REPORT (MBE/WBE-PAR) DOCUMENTATION OF WORK SUBCONTRACTED**

(NOTE: This form is for reporting purposes only. Do not submit this document with the CSP.)

Date Received in Catellus Office \_\_\_\_\_

Date of Award: 11/17/22 Contract/Requisition Number: Mueller Taniguchi Street Park

Prime Vendor's Name: G. Hyatt Construction, Inc.

Vendor Identification (VID) Number: N/A

Total Contract Amount Paid to Date to Contractor: \$1,290,726.54

Document MBE/WBE and NON-MBE/WBE Subcontractors' Information, as applicable below:

The Successful Vendor will be required to submit a form similar to the one below for each subcontractor utilized during the previous month to Catellus by the **5th of each month (or as requested by Catellus)**.

DOCUMENTATION OF WORK SUBCONTRACTED									
VENDOR IDENTIFICATION NUMBER (Id)	SUBCONTRACTOR, SUPPLIER NAME(S)	CITY CERTIFIED (YES/NO)	ETHNICITY	GENDER	DESCRIPTION OF GOOD OR SERVICES PROVIDED	TOTAL CONTRACT \$ AMOUNT FROM LETTER OF INTENT WITH SUBCONTRACTOR	TOTAL \$ AMOUNT PAID THIS MONTH TO SUBCONTRACTOR(S)	TOTAL CONTRACT \$ AMOUNT PAID YEAR TO DATE	PERCENT OF CONTRACT (INTERNAL USE ONLY)
V00000950026	J Arbor Contracting	Yes	WO	F	Landscaping	\$310,731.50	\$71,578.27	\$121,469.00	
JSE8303419	JS Electric	Yes	WO	F	Electrical	\$100,293.00	\$10,215.00	\$59,971.40	
<b>GRAND TOTAL</b>						\$411,024.50	\$81,793.27	\$180,540.40	

MBE/Minority Type: African (Black) American- **BL**      Native Americans - **NA**  
 Hispanic American-**HI**      American Women-**WO**  
 Asian Pacific American-**AS**

**NOTE: If your firm used a minority or woman-owned business that is not MBE/WBE certified, Please enter the minority Type.**

Date: 10/26/23      Month of Report: October 2023



