

Proposal for Planning Services And Statement of Qualifications

Texas General Land Office Resilient Communities Program



Mundo
and
Associates
Inc.

Creating Options and Actions for Making Great Places since 2004
MundoAndAssociates.com, 214-642-5352, jason@mundoandassociates.com



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Choose Mundo

- **“JUST PLANNING IS JUST NOT ENOUGH. “**
MUNDO HAS THE DIVERSE PROJECT TEAM SKILL SET OF PLANNING, ENGINEERING, AND ECONOMIC DEVELOPMENT TO MEET THE VAST SCOPE REQUIREMENTS OF THIS RFP.
- **“ARE YOUR TEAM MEMBERS LICENSED TO PERFORM THE REQUIRED PROFESSIONAL SERVICES.?”** THE MUNDO TEAM HAS THE CERTIFIED PLANNER CERTIFICATION (AICP), PROFESSIONAL ENGINEERING LICENSES (PE), AND INTERNATIONALLY CERTIFIED ECONOMIC DEVELOPER CERTIFICATIONS (CECd) TO PROVIDE THE HIGHEST LEVEL OF SERVICE TO MEET THE LARGE AND DIVERSE REQUIRED SCOPE OF WORK FOR THIS RFP .
- **AWARD WINNING SERVICES FROM N. TEXAS!**
MUNDO IS YOUR NORTH TEXAS NEIGHBOR AND READY TO PROVIDE THE UNIQUELY PERSONALIZED SERVICES YOU NEED !

Why Choose Mundo?

Mundo and Associates, Inc. is an award winning North Texas consulting firm. We provide personalized professional services as a WBE, DBE, and TxHUB since 2004, using our unique and diverse skill set to study challenges from the different but interdependent viewpoints of City Planning, Engineering, and Economic Development. These different viewpoints and experiences are required for a scope of work as large and diverse as what is desired, required, and proposed in the RFP. “Just Planning is Just Not Enough”.

GRANT WRITING & ADMINISTRATION: Mundo has the experience through our successful grant writing for planning and infrastructure through Texas Department of Agriculture, and Parks through the Texas Parks and Wildlife Department, and more;

BASE MAPPING: Mundo’s many years of planning, engineering, and economic development experience with base mapping provide the details you need.

HOUSING INVENTORY, ANALYSIS & PLAN: the Mundo engineers’ experience in the analysis of structures & infrastructure and our planning & economic development experience with demographics, housing, & strategic planning are the skills you need;

POPULATION: Mundo’s unique experiences as city planners and city economic developers at the local level provide us the perspective to project your populations based on the past, present, ongoing, and future dynamic changes in your city.

LAND USE INVENTORY, ANALYSIS AND PLAN: Mundo’s unique mix of planning experience preparing existing land use plans paired with Mundo’s unique experience at the local level as city planners, city engineers, and city economic developers provide those “boots on the ground” real life experiences needed for this analysis;

INFRASTRUCTURE STUDY AND CAPITAL IMPROVEMENTS PLAN: Mundo’s combination of engineers & economic developers have the experience analyzing, rating, designing, funding, and constructing infrastructure from the interdependent view points of why it’s needed, where it’s needed, how it’s implemented, and how much it costs;

ZONING ORDINANCE AND BUILDING CODES: Mundo’s unique planning and economic development experience keeps track of the ever-changing state legislation in Austin which impacts and often controls and constrains ordinances at the local municipal level. Mundo’s experience and broad perspective keeps your City in compliance with State and Federal requirements when preparing your Zoning Ordinance and updating your Building Codes;

FLOOD DAMAGE PREVENTION ORDINANCE and HAZARD MITIGATION: Mundo’s engineers have extensive storm water management experience both in prevention through studies, development reviews, and ordinance development but also in emergency hazard response through infrastructure repair due to structural failure.

Mundo’s team has the licenses and diverse skill set required for this RFP !

PROPOSAL INTRODUCTION:

Mundo and Associates, Inc. seeks to assist the City of Glen Rose in the application preparation, overall development of the planning process and associated planning reports, as well as grant contract compliance, for grants regarding the Texas General Land Office (GLO) Resilient Communities Program (RCP).

Listed below is the Proposal Scope of Work; Total Fee; Proposed Project Timeline; Project Team; Statement Regarding No Conflicts of Interest; Statement of Qualifications – Capability Statement; Team Member Resumes/CVs Listing Relevant Projects; Certificate of Insurance; SAM verification; Form CIQ; and Certification and Disclosure Lobbying Forms.

DETAILED PROJECT PROPOSAL SCOPE OF WORK

The proposed Scope of Work will encompass all project related services to the City of Glen Rose, including, but not limited to, the completion of an application in conformance with the GLO-RCP Application Guide and performance of activities described in the Texas General Land Office Resilient Communities Program performance statement listed below.

1. BASE MAPPING – (proposed fee \$6,600)

Contractor shall prepare a corporate area base map, which should coordinate with the State Plane Coordinate System, in digitized format and hardcopy to include:

- (1) Highway and street rights-of-way;
- (2) Highway designations and street names;
- (3) All major drainage ways;
- (4) Major bodies of water;
- (5) Block and lot lines for all platted subdivisions as available;
- (6) Property lines within unplatted subdivisions as available;
- (7) The width of all major utility easements;
- (8) Railroad rights-of-way;
- (9) All subdivisions and their names;
- (10) Corporate limits;
- (11) Other major facilities or features to include but not necessarily limited to:
 - (a) Major park and recreation areas and facilities;
 - (b) Water Treatment plants;
 - (c) Sewage Treatment plants;
 - (d) Extraterritorial jurisdiction line, as appropriate; and
 - (e) Other significant features.



2. HOUSING INVENTORY, ANALYSIS AND PLAN – (proposed fee \$13,200)

- a. Contractor shall prepare a housing conditions inventory, analysis and plan which shall, to the fullest extent possible, be based on the participation of a diverse and representative group of housing interests. (A “diverse and representative group of housing interests” includes owners and renters, realtors, developers, builders, single persons, families, minorities, disabled persons, etc. Generally, all persons must be encouraged to participate in plan preparation, particularly those considered within the protected classes of the Fair Housing Act. No person shall be excluded or denied program benefits on the basis race, color, religion, sex, handicap (disability), national origin, and familial status).
- b. Contractor shall develop criteria to be used in the classification of building conditions and formulate definitions for each classification. As a minimum, the three following classifications shall be utilized within the study: 1) Standard, 2) Deteriorating, and 3) Dilapidated.
- c. Contractor shall perform an assessment of the exterior of all residential buildings within the city to determine the physical condition of each building or structure. Contractor shall record vacant and abandoned residential units as the assessment is being made.
- d. To the extent possible, the Contractor shall determine whether housing is owner or renter occupied.
- e. Contractor shall use the base map at its contracted scale to create a Housing Conditions Map depicting all housing conditions as inventoried and showing all housing and its classification as defined by the developed criteria.
 - (1) Included on the map shall be the delineation of low and moderate income areas, as can be determined from the most recent available Census and/or demographic survey, with a brief narrative for the basis of their delineation.
 - (2) Included on the map shall be clearly marked units and/or areas of affordable housing that are properly represented on the map legend.
 - (3) Included on the map shall be census geographic boundary delineations as available from the most recent Census. The map shall show any identified areas that contain a concentration of aforementioned protected classes within the community.
- f. Contractor shall conduct an analysis of housing data to determine problems and housing needs of the current and prospective population and identifiable segments of the population, including the need for fair housing.
- g. Contractor shall identify previous implementation actions, both public and private, taken during the past two years to implement or improve housing programs, including fair housing.
- h. Contractor shall determine what local administrative and legal capacity is available or in effect to overcome housing-related problems which could be utilized more fully, (such as, the use of non-profit organizations), to improve housing, provide remedies to housing needs, including the need for fair housing.
- i. Contractor shall prepare a goal(s) statement and annual housing related objectives. To the extent possible, objectives shall be stated in quantifiable terms and target dates set for their achievement.



j. Contractor shall identify future implementation actions and probable costs, both public and private, to be taken annually over the next three to five years. These activities shall result in the preparation of an overall program design for housing related activities, including fair housing and improved housing stock resiliency during and after disaster situations.

3. POPULATION – (proposed fee \$4,620)

- a. Contractor shall determine existing population estimates of the locality by occupied dwelling units. A realistic assessment of the locality's existing population shall be made by reliable methods.
- b. Contractor shall:
 - (1) Estimate the locality's future population by five-year increments for the next fifteen to twenty years based on existing trends.
 - (2) Analyze the distribution of classes protected by federal fair housing laws on the basis of race, color, religion, sex, handicap (disability), national origin, and familial status within the community, where such information is available from the most recent Census or other official publications at the block or block group level.
 - (3) Use the base map at its contracted scale for illustrative purposes and create a Population Distribution Map showing the existing and projected population distribution for the planning period. The map shall show any identified areas that contain a concentration of aforementioned protected classes within the community. Included on the map shall be census geographic boundary delineations as available from the most recent Census.

4. LAND USE INVENTORY, ANALYSIS AND PLAN – (proposed fee \$13,200)

- a. Contractor shall assess and inspect each plot, tract and parcel of land within the project area to determine its use. The project area should include the city's extraterritorial jurisdiction (ETJ), if significant development has occurred there.
- b. Categories in classifying land uses shall include, as a minimum, the following:
 - (1) Vacant (vacant developed or vacant undeveloped);
 - (2) Agriculture (cultivated and range land - five or more acres);
 - (3) Residential (single family, two family, multi-family, manufactured and mobile homes);
 - (4) Commercial; (retail and services);
 - (5) Industrial; (light and heavy);
 - (6) Public and Semi-Public (schools, parks and public buildings); and
 - (7) Other such additional or subcategories as may be deemed necessary to accurately reflect the existing pattern of land areas.
- c. Contractor shall prepare a color-coded Existing Land Use Map of the corporate area using the base map at its contracted scale. Contractor shall prepare a color-coded map of existing land uses within the planning area at appropriate scale, if the development within the ETJ or portion of the ETJ was determined to be significant in its potential impact on the city. Colors should conform to standard code.
- d. Contractor shall make a tabulation of the existing land uses to show:
 - (1) Total acreage by use;



- (2) Percentage of acreage in each land use;
- (3) Acres per 100 persons, or other standard for comparison purposes; and
- (4) Developed and undeveloped land as a percent of the total land.
- (5) Contractor should make an analysis of the community regarding past and potential developments and should report on factors affecting the development of land, such as those below:
 - Occupied dwelling units;
 - Existing land use;
 - Thoroughfares
 - Existing and anticipated population;
 - Soil characteristics as related to developments;
 - Adequacy of public utilities;
 - Adequacy of public facilities;
 - Storm drainage problem areas;
 - Natural and man-made constraints.
- e. Contractor shall prepare a goal(s) statement and annual land use related objectives and, using the base map at its contracted scale, Contractor shall prepare a color-coded Future Land Use Map to illustrate the future physical development of the locality during the planning period.

5. ZONING ORDINANCE – (proposed fee \$13,200)

- a. Contractor shall prepare technical material necessary for the drafting of zoning ordinance that will best be adapted to direct the use of land consistent with proposals of the city's previously prepared Land Use Plan. Technical material on zoning shall be based on sound zoning principles and not be inconsistent with all applicable laws, including affirmatively furthering fair housing and reducing or eliminating disparate treatment of classes protected under federal Fair Housing law(s).
- b. Based on the Land Use Plan and other plans related to physical development of the municipality, Contractor shall have prepared a Zoning District Map using the base map at its contracted scale.
- c. Following development of the technical material and prior to adoption, Contractor shall seek counsel and advice from the city's attorney regarding the legal aspects and implications of zoning, particularly that it has positive influence in the effort to promote fair and affordable housing.
- d. The technical material on zoning and the recommended zoning district map shall be prepared in report form suitable for adoption and be submitted to the Department as provided herein.



6. INFRASTRUCTURE STUDY AND CAPITAL IMPROVEMENTS PLAN – (proposed fee \$18,480)

The following actions shall occur for the water, wastewater, street, and drainage systems, as applicable.

- a. Contractor shall determine if any prior studies have been made of part or all the existing infrastructure systems.
- b. Contractor shall make an inventory of the physical characteristics of the existing system and record the data on applicable tables, charts, and maps
- c. Contractor shall make an analysis of the system to list and rank problems and deficiencies in the system and should present possible actions and costs to resolve the problems
- d. Contractor shall prepare a goal(s) statement and objectives for the planning period and should include construction-related and policy-related recommendations regarding improvements. To the extent possible, objectives shall be stated in quantifiable terms and target dates set for their achievement.
- e. Contractor shall prepare a Future System Conditions Map. The plan shall provide for the elimination of deficiencies and recommended improvements to meet forecasted needs. Improvements shall be in accordance with accepted municipal standards and shall be shown by phase.

7. BUILDING CODES – proposed fee (\$2,640)

- a. Contractor shall review building codes currently adopted and enforced within the jurisdiction to determine compliance with RCP requirements.
- b. Contractor shall recommend building codes to the jurisdiction and assist in the adoption of the needed revisions and building codes as required by the RCP and applicable laws.

8. FLOOD DAMAGE PREVENTION ORDINANCE – (proposed fee \$2,640)

- a. Contractor shall review building codes and flood prevention policies currently adopted and enforced within the jurisdiction to determine compliance with RCP requirements.
- b. Contractor shall provide a Flood Damage Prevention Ordinance requiring construction at least two (2) feet above the base flood elevation and shall assist the jurisdiction to adopt said ordinance.

9. HAZARD MITIGATION – (proposed fee \$5,280)

- a. Contractor shall review and evaluate any current hazard mitigation plan. If none exists, prepare a plan for adoption.



The Total Fee for development of the Strategic Plan: is proposed to be a lump sum agreement with a cost of \$79,860 for the total scope of work, to be invoiced through 8 separate monthly invoices of amounts based on work completed. Mundo understands that the project funding is through the grant award. Thus, the amount may be adjusted by mutual agreement between the City and Mundo based upon changes in the amount awarded by the grant and any desired changes in scope of work for example. **The intention is to maximize the grant funding to in order to provide the maximum amount of services to the City for the project.**

Proposed Project Timeline: Following grant preparation and application, the Proposed Project Timeline for the Scope of Work above is 8 months from Grant Award. The proposed timeline start date is amendable by mutual agreement if an earlier or later start date is preferred by the City. The proposed timeline is also amendable to meet deadlines, such as grant requirement deadlines. A graphic of the proposed Timeline is shown below with months of Performance for Scope of Work sections shown in Blue.

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8
Base Mapping								
Population								
Land Use Inventory Analysis & Plan								
Housing Inventory Analysis & Plan								
Infrastructure & Capital Improvements Plan								
Zoning Ordinance								
Building Codes								
Flood Damage Prevention Ordinance								
Hazard Mitigation								
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8

Project Team: Pamela J. Mundo, AICP/CEcD and Jason Mundo CEcD/P.E. will Co-Lead the Mundo and Associates effort assisted by Joe Mundo, P.E. It's an award-winning team of Planning and Civil Engineering with a unique multi-discipline skill set which allows for unique analysis and perspectives when serving clients statewide.

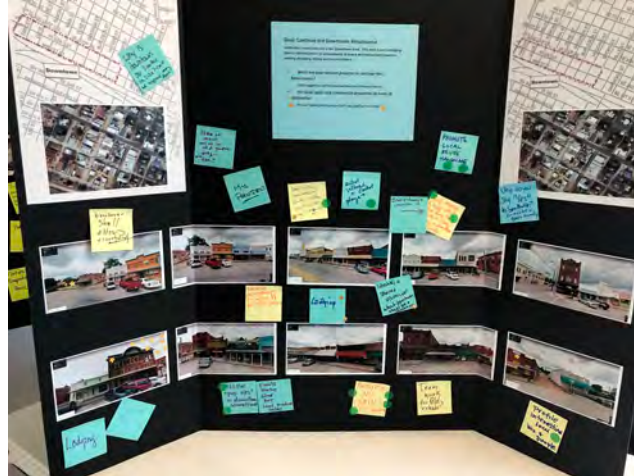
Statement of No Conflict of Interest – Mundo and Associates, Inc. and its officers Pam Mundo-President, Jason Mundo-Vice President, and Joe Mundo-Vice President do not have any conflicts of interest with the City of Elsa and/or its employees.



Mundo and Associates, Inc.
Engineering ■ City Planning ■ Economic Development

5542 Canada Court ■ Rockwall, TX 75032 ■ mundoandassociates.com
Pam 214.773.0966-c ■ Jason 214.642.5352-c ■ Joe 972.415.4596-c

Statement of Qualifications – Capability Statement; List of Government Clients; Team Member Resumes/CVs listing Relevant Project Experience; Certificate of Insurance; SAM verification; Form CIQ; and Lobbying Certification and Disclosure Forms are provided sequentially on the following pages. Thank you for the opportunity to assist your City !



Mundo – Planning In Action



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CAPABILITY STATEMENT

A. THE FIRM

Mundo and Associates, Inc. is an award-winning Texas based consulting firm providing professional services in the fields of City Planning, Engineering, and Economic Development. The Firm provides customized and uniquely local community professional services to the public sector including cities counties, authorities, TIRZ, PIDs, MUDs, MDDs, economic development corporations and community development corporations, as well as private sector clients and community organizations. We provide the innovative actions for making places great!

Expertise includes but is not limited to:

- Strategic Planning and Comprehensive Planning for Cities, & Counties
- Zoning Ordinance, Municipal Ordinance, and Building Code Review and Updating
- Land Use Inventory Analysis and Planning
- Housing Inventory Analysis and Population Planning
- Base Mapping and Civil Engineering Design for Cities, Counties, Municipal Infrastructure and Utilities, Commercial and Residential Development
- Infrastructure Studies and Capital Improvement Planning
- Flood Damage Prevention Ordinance, Storm Water Management, and Hazard Mitigation

FIRM PROFILE

- Mundo and Associates was founded by Pamela Mundo.
- In October, 2004, the company was incorporated in Texas as an S-Corporation
- In March, 2007, Mundo and Associates, Inc. became certified as a TX HUB/WBE
- In July, 2008, Mundo and Associates, Inc. became registered by the Texas Board of Professional Engineers to perform engineering services in Texas
- EIN: 20-1770416
- UEID Unique Entity Identifier: DM9KLF9HPHN5
- NAICS: 541330, 54161
- Web Site- www.mundoandassociates.com

Registrations and Certifications:

- Texas Board of Professional Engineers Registration # F-10600
- North Central Texas Regional Certification Agency (NCTRCA):
 - DBE – WFDB62881N0225
 - WBE – WFWB82351N0126
- Texas Historically Underutilized Business (TX HUB) #1201770416900
- Women’s Business Enterprise National Council (WBENC) #254818
- Women’s Owned Small Business (WOSB) #190154
- SAM Registration: Unique Entity ID: DM9KLF9HPHN5

Project Awards:

- TEDC Economic Excellence Award-Lavon TX 2013,2018, 2019, 2020, 2021, 2022, 2023
- IEDC Excellence in Economic Development, Lavon, TX 2022 Business Retention & 2022 Business Resiliency
- TEDC Economic Excellence 2010, Lorena, TX Downtown Improvements
- TEDC Economic Community Development Project Lorena Texas 2015, TIRZ #1
- TEDC Economic Community Development Project Lorena Texas 2023, Bright Farms
- Greater Dallas Chamber Momentum Award, Maritz Tile, Sunnyvale, TX 2007



B. KEY FIRM and TEAM PERSONNEL

- **Pamela J. Mundo, AICP/CEcD – President, Team Co-Lead**
Certified Planner and Certified Economic Developer
- **Jason Mundo, P.E./CEcD – Vice President, Team Co-Lead**
Certified Economic Developer - #2776, Registered & Licensed Professional Engineer, Texas # 91917 (Civil Engineer)
- **Joseph C. Mundo, P.E. – Vice President**
Registered Professional Engineer – Penna. # 014811E (Civil Engineer)



Video – City Planning – Guiding Community Growth



REFERENCES

- **Lavon EDC:**
Kay Wright – Lavon EDC President, kay.wright@lavonedc.com , 469-867- 9258
- **Lorena TIRZ #1 East:**
Bill Coleman, former Lorena TIRZ #1 East Chairman and former Mayor Pro Tem – (254) 366-0135 , billnmare85@gmail.com
- **Lorena EDC:**
Mark McLean, former Lorena EDC Treasurer, - (254) 709-3322
 , MMcLean@MarketApproach.net
- **McLennan County:**
Dustin Chapman – County Administrator - dustin.chapman@co.mclennan.tx.us
 , (254)-757-5049

Government Clients

Town of Annetta
City of Dallas
City of Heath
City of Josephine
City of Lancaster
Town of Little Elm
Lorena TIRZ #1 East
City of Navasota
City of Pilot Point
City of San Benito
Town of Sunnyvale

City of Annetta South
Falls County
City of Henrietta
City of Justin
City of Lavon
Little Elm TIRZ #1 & #2
City of Marlin
NCTCOG
City of Quinlan
City of Smithville
Sunnyvale TIRZ #1

Town of Cross Roads
City of Gun Barrel City
City of Hillsboro
City of Kemp
City of Liberty Hill
City of Lorena
McLennan County
Town of Pantego
City of River Oaks
City of Springtown
City of Weatherford

Primary Point of Contact

Jason Mundo, CECD/P.E., Vice-President
jason@mundoandassociates.com, 214-642-5352

Statement of Availability

Mundo and Associates, Inc. is immediately available to begin work on this project. And our diverse skill set of award winning engineering, planning, and economic development gives Mundo and Associates a unique perspective from different angles when planning...WITH You and FOR You.



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Pamela J. Mundo, AICP/CEcD

President

Pam Mundo is the President of Mundo and Associates, Inc. Mrs. Mundo is duly certified as a city planner and economic developer. Her resilient and innovative plans result in pivotal development actions for cities that have attracted over \$1 billion in new development for Texas cities.

Planning Project Experience:

Hurst SH 10 Corridor Redevelopment Plan – 2025 Pam Mundo and Mundo and Associates, Inc. are currently spearheading the land use development plans for 3 specific areas along SH 10 with a team effort including Halff Engineering, NCTCOG and City of Hurst.

Cross Roads, Texas. In 2023, Pam completed this Town's Comprehensive Plan that included a sustainable future land use and thoroughfare plan all in concert with hazard mitigation and environmentally resilient plans for strategic areas along Lake Lewisville. Ms. Mundo also participated in the ARC/GIS mapping for this Plan. And she also completed work with the Cross Roads Municipal Development District on a business retention survey and action program. The Plan has been adopted.

Henrietta, Texas 2020 Pam completed a Comprehensive Plan for Henrietta Texas, the County Seat of Clay County including future land use, thoroughfare plan and downtown land use elements all of which respected the unique environmentally resilient needs for the adjoining prairies of Clay County. Pam completed the ARC/GIS mapping associated with this project. Plan has been adopted.

Smithville, Texas.2020 Smithville was awarded a CDBD, Tx Dept of Agriculture grant. Pam led development of the Strategic Plan for Community Resiliency and Economic Development, reviewing past plans and developing new strategies for implementation including an action matrix.

Josephine, Texas 2019 Pam updated the Future Land Use Plan and their Thoroughfare Plan digitally using ARC/GIS .

Annetta South 2017 Pam completed the comprehensive plan, zoning ordinance, subdivision ordinance and administrative forms. She also completed the digital mapping for this project using ARC/GIS technology.

7 City Sustainable Community Plans 2011-2012 Pam Mundo assisted in a team effort with NCTCOG-AECOM on the corridor comprehensive plan of SH 183 & SH 197 through seven cities in western Tarrant County adjoining the Naval Air Station. The communities included river Oaks, Benbrook, White Settlement, Westworth Village, Sanson Park, Lake Worth and Ft. Worth.

Education

Masters Degree
City & Regional Planning, U
of Texas at Arlington- 1992.
B.S Degree U of Wisconsin at
Madison

Licenses & Certifications

American Institute of
Certified Planners, American
Planning Association # 6850
Certified Economic
Developer, International
Economic Development
Council #1090.

Form Based Code Institute
Completion in 2012

Employment History

President and Founder,
Mundo and Associates, Inc.
1st Executive Director for
Rockwall Eco. Development
Corporation; 1st Executive
Director, Midlothian
Chamber of Commerce,
Midlothian, TX
Chief Planner, Baker
Engineers, Beaver PA

Areas of Expertise

City Planning
Master & Strategic Planning
Grant Writing and Admin.
Zoning Ordinance Writing
Development Reviews



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Jason C. Mundo, P.E./CEcD

Vice President, Mundo and Associates, Inc.

Jason Mundo is a Civil Engineer and Economic Developer with 29 years of experience has a wide range of expertise to assist his clients to reach their goals. Jason is a Certified Economic Developer (CEcD) with the International Economic Development Council (IEDC) and a licensed and registered Professional Engineer in the State of Texas (P.E.).

Experience Highlights:

Gun Barrel City: Mr. Mundo designed and implemented the TxCDBG funded Willowood drainage and street improvements project; designed the TxCDBG funded Luther Ln. Street Improvements project; the ARPA funded Community Center project being constructed; and the Municipal Dr. Widening project which improved Response ability for adjacent Emergency Vehicles.

Navasota: Mr. Mundo designed and implemented the FEMA funded Emergency Drainage Channel repair at Dove Crossing; and performed the Dove Crossing Drainage/Flood Study and White Wing Drainage/Flood Study;

Annetta South: Mr. Mundo performed the Maravilla Drainage Study & Inspection Report as well as the LaMadera Drainage Study and Inspection Report; Assisted Pam Mundo in the Subdivision Ordinance update.

Strategic Planning: Mr. Mundo assisted the following Texas communities in Community & Economic Development Strategic Planning: Lorena, Josephine, Pilot Point, Sunnyvale, Quinlan, Justin, Little Elm, & Weatherford.

Lorena EDC, Consultant Director, 2008 – 2023: developing & implementing their Strategic Action Plan and its goals; developed Business Improvement and Rent Subsidy Grant programs for existing and new businesses; managed the TxCDBG Downtown Improvements Project; designed and managed TPWD McBrayer Park Project; ; wrote and managed the 2019-2028 Lorena Open Space, Parks and Recreation Master Plan, wrote & managed trail grant applications; studied and managed the Project Plan and Financial Plan for the creation of Lorena's TIRZ #1 East;

Lorena TIRZ #1 East, Administration and Program Management Consultant 2015-2023: Mr. Mundo implemented the TIRZ Strategic Plans (Project Plan and Financial Plan) that financed, designed, and constructed \$6Million in infrastructure that generated \$700Million in new development in 2023.

Mundo and Associates, Inc.
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Years of Experience 29

Education

Graduate of OUEDI, 2011
BS Civil Engineering, Univ.
of Texas at Austin, 1995

Licenses & Certifications

Professional Engineer, Texas
#91917.
Certified Economic
Developer, IEDC # 2776

Areas of Expertise

Strategic Planning; Visioning;

Infrastructure Planning,
Infrastructure Design,
Infrastructure Financing and
Implementation;

Grant Administration;

Hazard Mitigation;

Property Inventory;

Storm Water Management

Public Finance;

Site Planning and Design;



Joseph C. Mundo, P.E. – Vice President

Qualifications

Joe Mundo P.E. is Vice President of Mundo and Associates, Inc. He is a Civil Engineer with an extensive range of Transportation and Civil engineering experience and expertise. Mr. Mundo provides project, design, and construction management services to resolve issues and offer solutions regarding all aspects of municipal engineering projects. Joe Mundo will provide Project management, engineering, design, and construction management professional services.

Relevant Project Experience

Gun Barrel City, TX: complete civil engineering design and construction contract management of the Municipal Drive widening project, the TxCDBG-funded Willowwood Drive paving & drainage Project, and the ARPA funded Community Center project.

Navasota, TX: Dove Crossing Subdivision 175 ac. Stormwater Management analysis/recommendations. FEMA-funded Dove Crossing Concrete Drainage Channel Renovation – complete civil engineering design and construction contract management.

Lorena, TX: development and management of the TIRZ 976 ac./three-mile-long and the 220 ac./1.4-mile-long sanitary sewer lines planning, design and construction. Planning, development, and management of the TPWD grant funded McBrayer Park Improvements project.

McLennan County Tradinghouse Lake, TX: civil engineering project design support and construction contract management to the County for their TPWD Boating Access Facilities Grant and Renovation project.

Projects

Development Application Reviews for Cities – Annetta South, Gun Barrel City, and Navasota

Education

Bachelor's Degree, Civil Engineering, Pennsylvania State University.

Licenses & Certifications

Registered Professional Civil Engineer, Pennsylvania #014811E

Employment History

Vice President, Mundo and Associates, Inc.
Parsons Brinckerhoff, New York, NY
Parsons Brinckerhoff, Dallas, TX
Dallas Area Rapid Transit, Dallas, TX
Port Authority of Allegheny County Pittsburgh, PA
Parsons Brinckerhoff, Arlington, TX
Baker Engineers, Beaver PA

Areas of Expertise

Civil Engineering
Project Management
Design & Construction Implementation Mgmt.
Parks, Recreation and Open Space Master Planning
Parks & Boating Ramps Design and Construction Implementation Mgmt.



Mundo and Associates, Inc.
Engineering ■ City Planning ■ Economic Development

5542 Canada Court ■ Rockwall, TX 75032 ■ mundoandassociates.com
Pam 214.773.0966-c ■ Jason 214.642.5352-c ■ Joe 972.415.4596-c



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Washington, LLC 19689 7th Ave NE, Ste 183, PMB #369 Poulsbo WA 98370	CONTACT NAME: Rachel Sheridan PHONE (A/C, No, Ext): 360-930-6094 E-MAIL ADDRESS: rachel.sheridan@assuredpartners.com FAX (A/C, No): 360-930-6094
INSURED Mundo and Associates Inc 5542 Canada Court Rockwall TX 75032	INSURER(S) AFFORDING COVERAGE INSURER A: RLI INSURANCE COMPANY INSURER B: The Travelers Indemnity Company INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1264384608**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:		6802L715048	8/19/2024	8/19/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		6802L715048	8/19/2024	8/19/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N ☐ N / A					PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liab; Claims Made		RDP0052940	12/12/2023	12/12/2025	\$1,000,000 Per Claim \$2,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The certificate holder is an additional insured per the attached.

CERTIFICATE HOLDER**CANCELLATION**

For Information Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Rachel Sheridan

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Search All Words e.g. 1606N020Q02
[Search Results](#)
[Saved Searches](#)
[Actions](#)

Select Domain
Entity Information

All Entity Information

Entities

Disaster Response Registry

Responsibility / Qualification

Exclusions

Showing 1 - 1 of 1 results

MUNDO AND ASSOCIATES, INC. Active Registration

Unique Entity ID
DM9KLF9HPPH5

CAGE Code
61YX8

Physical Address
5542 CANADA COURT,
ROCKWALL, TX 75032 USA

Sort by

Relevance

Entity

Expiration Date
Jun 25, 2025

Purpose of Registration
All Awards

< 1 of 1 >

Results per page

25

Check Entity Status

This tool allows you to check the status of your entity.

☒ Search by Unique Entity ID/CAGE ☐ Search entities pending Unique Entity ID assignment

Non-federal users: You may only check the status of entities linked to your SAM.gov account.

Unique Entity ID

DM9KLF9HPPH5

CAGE Code

Reset

Search

Entity Information

MUNDO AND ASSOCIATES, INC. Active Registration

Unique Entity ID
DM9KLF9HPPH5

Your registration was activated on 2024-06-27. It expires on 2025-06-25, which is one year after you submitted it for processing. To update or renew your registration, begin from your Entities Workspace.

More About the Entity Status Tracker

+ Getting Started with Registration

+ Entity Status Guide

+ Legend

+ What if my entity fails TIN validation?

+ What if my entity fails CAGE validation?

+ More Help


Validate Entity
Completed

Get Unique Entity ID
Completed

Core Data
Completed

Assertions
Completed

Reps & Certs
Completed

POCs
Completed

Submit
Completed

Processing
Completed

Active
Completed

Search

All Words ▾ e.g. 1606N020Q02 

Search Results

Saved Searches

Actions 

Select Domain 

Entity Information

All Entity Information

Entities

Disaster Response Registry

Responsibility / Qualification

Exclusions

Filter By 

Keyword Search

For more information on how to use our keyword search, visit our [help guide](#) 

Simple Search

Search Editor

☐ Any Words 

☒ All Words 

☐ Exact Phrase 

e.g. 123456789, Smith Corp

Classification ▾

Excluded Individual ▴

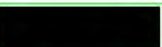
First Name

Middle Name

Last Name

SSN / TIN

Add Individual

Pamela Jean Mundo  

Joseph Carmen Mundo  

Jason Christopher Mundo  

Excluded Entity ▾

Federal Organizations ▾

Exclusion Type ▾

Exclusion Program ▾

Location ▾

Dates ▾

Reset 



No matches found

We couldn't find a match for your search criteria.

Please try another search or go back to previous results.

Go Back

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CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

n/a, there is no conflict of interest

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

n/a, no conflict of interest

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

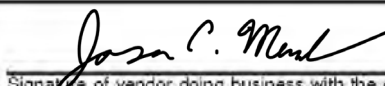
B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

n/a, There is no conflict of interest.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

2/7/25

Date

Certification Regarding Lobbying

(To be submitted with each bid or offer exceeding \$100,000)

The undersigned certifies, to the best of his or her knowledge and belief, that:

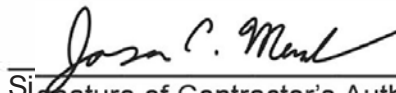
(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(c) The undersigned shall require that the language paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995).

The Contractor, Mundo and Associates, Inc., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.



Signature of Contractor's Authorized Official

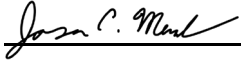
Jason Mundo, P.E., CEcD: Vice President
Printed Name and Title of Contractor's Authorized Official

2/7/25 _____

Disclosure of Lobbying Activities

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure)

Type of Federal Action: a. contract _B___ b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	Status of Federal Action: a. bid/offer/application A ___ b. initial award c. post-award	Report Type: a. initial filing _A___ b. material change
Name and Address of Reporting Entity: _X___ Prime ___ Subawardee Tier ____, if Known: Mundo and Associates, Inc. 5542 Canada Ct. Rockwall, TX 75032 Congressional District, if known: 4th		If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime: Congressional District, if known:
Federal Department/Agency: HUD CDBG	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> N/A, not a lobbyist, not performing lobbying activities	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: _Jason Mundo, PE, CEcD Title: _Vice President Telephone No.: 214-642-5352 Date: 2/7/25	
Federal Use Only	Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)	