



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
CONFERENCE MEETING**

**#26-0464**

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**TO:** Honorable Mayor & Members of the Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager *Rickelle Williams*

**DATE:** May 5, 2026

**TITLE:** **REVISED BUS-6** - Presentation of the Evaluation of the Unsolicited Proposal Submitted by Man-Con, Inc for the Melrose Manors portion of the Melrose Manors / Riverland Stormwater Improvements Fortify Lauderdale Project – Public Works Department (**Commission District 3**)

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City staff will present on the Melrose Manors / Riverland Stormwater Improvement Project (Project). The Project is part of the Fortify Lauderdale Phase I resilience program. The scope of work for the Project includes, but is not limited to, drainage pipe and structures, stormwater force mains, exfiltration trenches, water quality structures, stormwater pump stations, water and sanitary sewer line relocations, driveway restoration, tree removal and replacement, pavement restoration, irrigation removal and replacement, and swale improvements.

The Project is in the design development phase. The sixty percent (60%) Engineer's Opinion of Probable Cost (OPC), including allowances, is estimated to cost between \$148 million and \$173 million \$134,130,806 and \$171,389,363 for the full project (Melrose Manors and Riverland).

On December 23, 2025, the City received two (2) unsolicited proposals submitted in accordance with Section 255.065, Florida Statutes, for the design, construction, and delivery of stormwater drainage infrastructure improvements within the Melrose Manors and Riverland neighborhoods. Although planned and designed as a single project under the Fortify Lauderdale program, the unsolicited proposals were submitted as separate projects by Man-Con, Inc (Man-Con) for the Melrose Manors neighborhood and David Mancini & Sons, Inc. (DMSI) for the Riverland neighborhood.

Following issuance of Letter to the Commission No. 26-002 on January 5, 2026, the City's Project team became apprised of new franchise utility infrastructure installed in the public right-of-way that conflicts with the proposed alignment of approximately four (4) miles of drainage pipe for the Project. As such, the four (4) miles of drainage pipe requires re-design to avoid conflicts which is estimated to take one (1) additional year for the design phase of the Project. With the new timeline, the design is anticipated to be completed by summer 2027, and construction is anticipated to be completed by the end of 2031.

Man-Con is an established South Florida contractor with more than three (3) decades of experience in underground utility and municipal infrastructure construction. The firm specializes in stormwater, water, and sewer systems, including pump stations, force mains, and complex drainage improvements. The company maintains all required Florida contractor licenses.

Man-Con's unsolicited proposal for the Melrose Manors neighborhood offers to facilitate an alternative design-build delivery approach in lieu of the City's established competitive procurement model (Design-Bid-Build). The proposal provides cost certainty through a guaranteed maximum price structure, and reduced exposure to construction cost escalation.

The Man-Con proposal includes the cost for design and construction of the stormwater improvements in the Melrose Manors neighborhood at \$91,840,159. The estimated delivery timeframe is approximately two (2) years from Notice to Proceed (NTP).

City staff seek City Commission feedback on how to proceed with the unsolicited proposal. The City Commission may consider the following two (2) alternatives for advancing this *Fortify* Lauderdale project:

1. Reject the unsolicited proposal and continue advancing with the current design-bid-build approach utilizing the City's upcoming prequalified contractor list for the *Fortify* Lauderdale Program; or
2. Accept the unsolicited proposal and proceed in accordance with statutory requirements, either by advertising the proposal to invite competing submissions through public notice (competition period) or by conducting two (2) publicly noticed meetings to present the proposal, receive public input, and make a determination of public interest.

Should the City Commission choose to move forward with the unsolicited proposal, City staff will prepare a Resolution for the City Commission's consideration to officially initiate the unsolicited proposal process.

### **Resource Impact**

There is no fiscal impact to the City associated with this action.

### **Strategic Connections**

This item is a Fiscal Year (FY) 2026 Commission Priority, advancing the Infrastructure and Resiliency initiative.

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure Focus Area, Goal 3: Be a sustainable and resilient community

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Ready

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Infrastructure Focus Area
- The Sanitary Sewer, Water & Stormwater Element
- Goal 6: Ensure that all areas of the City are reasonably protected from flooding giving due consideration to the City's natural and built environment.

**Attachments**

**Exhibit 1 – Revised Presentation**

Exhibit 2 – Unsolicited Proposal

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Director: Brad Kaine, Public Works