



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

**FROM:** Rickelle Williams, City Manager

**DATE:** May 5, 2026

**TITLE:** **WALK-ON** - Resolution Providing Notice of Intent to Enter into a Comprehensive Agreement for a Qualifying Project for the Melrose Manors Stormwater Improvements Project, Accepting Unsolicited Proposal from Man-Con, Inc., and Notice of Intent to Accept Other Proposals for the Same Project – **(Commission Districts 3)**

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**Recommendation**

Staff recommends the City Commission consider a resolution providing notice of intent to enter into a comprehensive agreement for a qualifying project for the Melrose Manors Stormwater Improvements Project (Project), accepting the unsolicited proposal from Man-Con, Inc. (Man-Con), and notice of intent to accept other proposals for the same project in accordance with Section 255.065, Florida Statutes.

**Background**

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 (Phase I), the unsolicited proposals were submitted as separate projects by Man-Con for the Melrose Manors neighborhood and David Mancini & Sons, Inc. (DMSI) for the Riverland neighborhood.

The scope of work 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 relocations; and
- Roadway, driveway, and swale restoration.

The project is currently in the design phase through the City's existing delivery model, with a sixty percent (60%) Engineer's Opinion of Probable Cost, including allowances, between \$134.1 million and \$171.4 million.

The Man-Con unsolicited proposal offers an alternative design-build delivery approach with a proposed lump-sum cost of approximately \$91,840,159 for the Melrose Manors portion with an estimated delivery timeframe of approximately two (2) years from Notice to Proceed. The unsolicited proposal asserts potential benefits including accelerated project delivery, cost certainty through a guaranteed maximum price structure, and reduced exposure to potential construction cost escalations.

At the May 5, 2026, City Commission Conference Meeting (CAM #26-0464), City staff presented an update on the Project, including current design status, schedule, and considerations related to the unsolicited proposals.

The City is a responsible public entity. Pursuant to Section 255.065, Florida Statutes, if the responsible public entity receives an unsolicited proposal for a qualifying project and the responsible public entity intends to enter into a comprehensive agreement for the project described in the unsolicited proposal, the responsible public entity may either:

1. Publish notice in the Florida Administrative Register and a newspaper of general circulation at least once a week for two (2) weeks stating that the responsible public entity has received a proposal and will accept other proposals for the same project; or
2. Hold two (2) duly noticed public meetings at which the proposal is presented, public comments are heard, and a public interest determination is made.

The timeframe within which a responsible public entity (the City) may accept other proposals shall be determined by the responsible public entity on a project-by-project basis. Pursuant to Florida Statutes, the timeframe for allowing other proposals must be at least twenty-one (21) days, but no more than one hundred twenty (120) days, after the initial date of publication.

If adopted, a timeframe needs to be established in the resolution.

### **Resource Impact**

The proposer submitted the \$25,000 application fee, which has been deposited into the account referenced below.

<b>Funds available as of March 23, 2026</b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER (Program)</b>	<b>CHARACTER/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-001-0000-000-220-000-001100042	General Fund / Escrow	Deposits-Held In Trust-CMO-Unsolicited Proposals/Escrow	N/A	\$25,000	\$25,000
<b>TOTAL ►</b>					<b>\$25,000</b>

**Strategic Connections**

This item is a 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 – Unsolicited Proposal - Man-Con, Inc.
- Exhibit 2 – Resolution

Prepared by: Ben Rogers, Assistant City Manager, City Manager’s Office

Charter Officer: Rickelle Williams, City Manager