



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

**#26-0622**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** June 16, 2026

**TITLE:** Resolution Providing Notice of the Decision to Proceed with the Unsolicited Proposal Submitted by Man-Con, Inc. for the Design, Construction, and Delivery of the Melrose Manors Stormwater Improvements Project, and Authorizing Negotiations of a Proposed Interim and/or Comprehensive Agreement in Accordance with Section 255.065, Florida Statutes – **(Commission Districts 3)**

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**Recommendation**

Staff recommends the City Commission adopt a resolution providing notice of the decision to proceed with the unsolicited proposal submitted by Man-Con, Inc. (Man-Con) for the design, construction, and delivery of the Melrose Manors Stormwater Improvements Project, and authorizing negotiations of a proposed interim and/or comprehensive agreement in accordance with Florida Statute Section 255.065.

**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.

Man-Con's unsolicited proposal offers a design-build delivery approach with a proposed lump-sum cost of approximately \$91,840,159 for the Melrose Manors portion of the project with an anticipated completion 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.

On May 5, 2026, the City Commission approved Resolution No. 26-87 to provide notice of intent to enter into a comprehensive agreement for the qualifying project, accepted the unsolicited proposal submitted by Man-Con, and authorized a statutory competition period of twenty-one (21) days, in accordance with Section 255.065, Florida Statutes.

Pursuant to that resolution, notice was published in the Florida Administrative Register and the South Florida Sun Sentinel on May 14, 2026, and May 21, 2026. The statutory competition period commenced on May 14, 2026, and closed on June 4, 2026, at 5:00 p.m. local time. At the conclusion of the statutory competition period, no additional unsolicited proposals for the same project were received by the City.

If approved, City staff will commence negotiations of an interim and/or comprehensive agreement with Man-Con pursuant to Section 255.065, Florida Statutes. Any proposed agreement will require City Commission consideration and approval.

### **Resource Impact**

There are no fiscal impacts associated with this item; however, the unsolicited proposal indicated a cost estimate of \$91,840,159, which is subject to negotiation among the parties for future consideration by the City Commission. This project will be supported by a future debt issuance and require internal project management costs. The Stormwater Fund has concurrent debt financing from multiple sources (Water Infrastructure Finance and Innovation Act (WIFIA) loan and revenue bonds), and as such, the total project cost, inclusive of the cost of financing, will be estimated and incorporated within the Commission Agenda Memorandum when negotiated and determined.

### **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 – Unsolicited Proposal - Man-Con, Inc.

Exhibit 2 – Resolution No. 26-87

Exhibit 3 – Resolution

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

Charter Officer: Rickelle Williams, City Manager