Strengthening *community* through *resilient* action.

City of Fort Lauderdale

Melrose Manors Stormwater Improvements

MAN-CON INC

MAN-CON INCORPORATED | 3460 SW 11th St, Deerfield Beach, Florida 33442

MAN-CON INC

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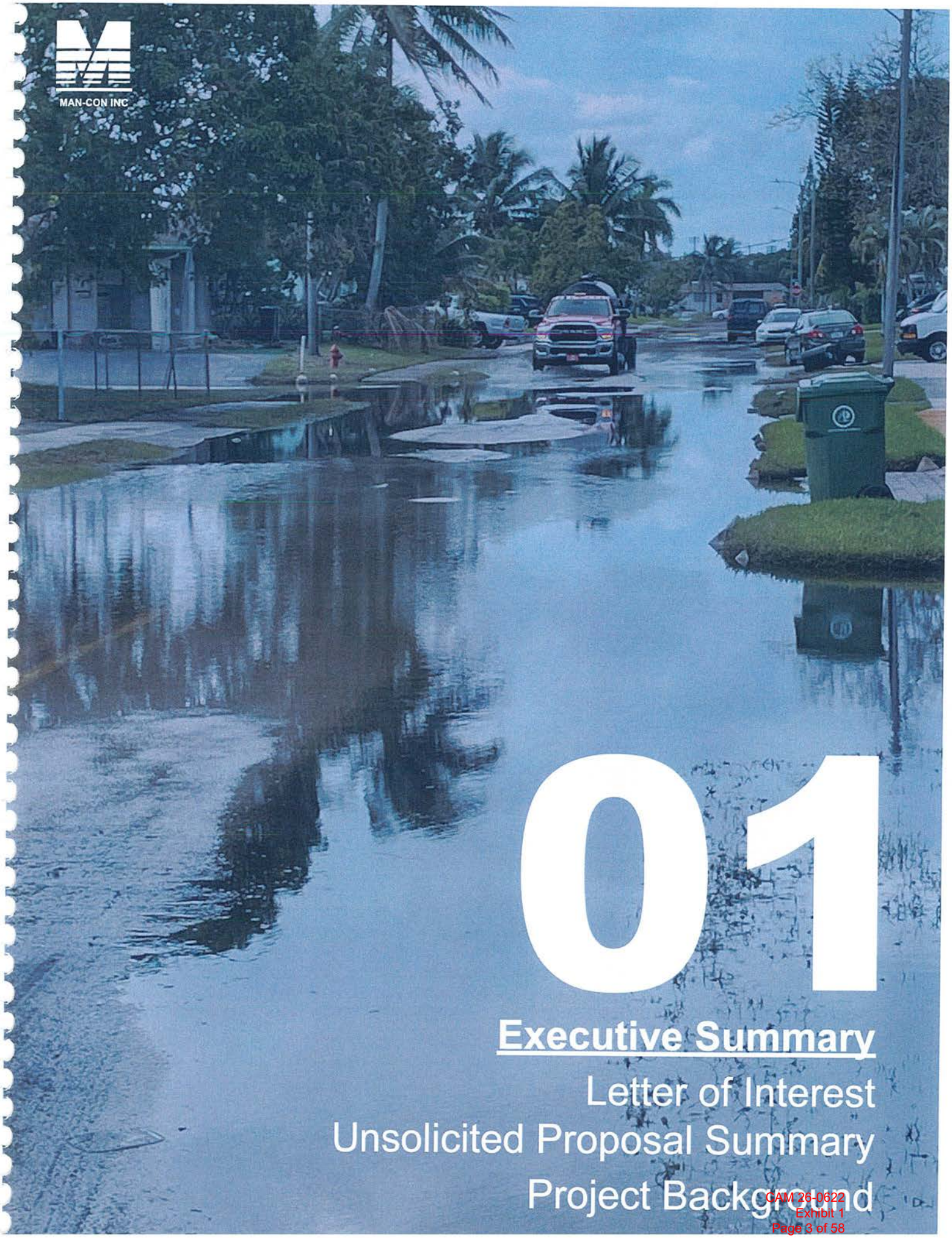

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01

Executive Summary

Letter of Interest

Unsolicited Proposal Summary

Project Background

MAN-CON INC

LETTER OF INTEREST

December 22, 2025

City of Ft. Lauderdale | Melrose Manors Stormwater Improvements

Mayor Dean J. Trantalis
Vice Mayor / Commissioner John C. Herbst
Commissioner Steven Glassman
Commissioner Pamela Beasley-Pittman
Commissioner Ben Sorensen
1 E. Broward Blvd. Suite 444
Fort Lauderdale, FL 33301

Re: Unsolicited Proposal – Melrose Manors Stormwater Improvements

Dear City of Fort Lauderdale Mayor Trantalis and Commissioners:

Man-Con, Incorporated (MCI), is pleased to submit this unsolicited proposal to expedite the design and construction of critical stormwater improvements for the Melrose Manors neighborhood in compliance with Florida Statutes §255.065.

During recent rainfall events—including the record storm of April 2023 (24.91 inches in one day), the June 2023 event (9.54 inches), and what became Fort Lauderdale's wettest year on record at 109 inches of rainfall—the Melrose Manors neighborhood experienced severe and repeated flooding. These events caused extensive damage to homes, businesses, vehicles, and public infrastructure. With no dedicated drainage system currently serving this community, both the City and its residents remain highly vulnerable to future storms, placing public safety, economic stability, and quality of life at risk.

With over four (4) decades of proven experience delivering complex underground utility and stormwater infrastructure projects across South Florida, MCI is uniquely positioned to deliver this critical neighborhood improvement project ahead of schedule, within budget, and with minimal disruption to the residents of Melrose Manors. Our local team, based in Deerfield Beach, combines regional expertise with hands-on knowledge of the area's soil conditions and high groundwater tables with the recent City of Fort Lauderdale experience of installing stormwater systems in coastal communities within dense neighborhood environments where maintaining resident access, traffic safety, and community functionality is critical to the success of any public work and civil improvement project.

As further evidence of our capabilities, three (3) of the six (6) Phase 1 Stormwater Projects have already been awarded to and constructed by MCI as the lowest responsive bidder. During the last three (3) projects (The Durrs, Dorsey and Progresso Neighborhood Stormwater Improvements), we have consistently provided the City of Fort Lauderdale with the lowest cost while simultaneously delivering projects well ahead of schedule, with minimal resident issues, and a hands-off experience for the City. This track record reflects our commitment to providing a "white glove" experience, where the City can be assured of proactive communication, efficient execution, and accountability at every stage. MCI is uniquely positioned to continue providing this same level of performance for the Melrose Manors Stormwater Improvements Unsolicited Proposal.

MCI's approach focuses on constructability efficiencies, means and methods, and seamless schedule integration of internal crews, subcontractors, and suppliers to eliminate downtime between activities. This proven strategy allows us to expedite construction, reduce overall completion timelines, and minimize resident impact duration, all of which are vital to the success of a project in this densely populated residential community.

MAN-CON INC

December 22, 2025

City of Ft. Lauderdale | Melrose Manors Stormwater Improvements

Equally important is our commitment to stakeholder communication and resident coordination. The Melrose Manors neighborhood requires a contractor that understands the technical complexities of stormwater improvements while also prioritizing resident access, safety, and quality of life. MCI is confident that our combination of technical execution, communication strategy, proven performance history, and local experience makes us the best partner for the City of Fort Lauderdale in delivering a successful project.

As part of this Unsolicited Proposal, MCI commits to delivering the Melrose Manors Stormwater Improvements project within the established budget, with no change orders, ahead of schedule, and with minimal disruption to the community. This commitment ensures a hands-off, worry-free experience for the City while maximizing value and accountability.

The total proposed cost of Melrose Manors is **$91,840,159**. With over 500 homes and businesses in the **Melrose Manors** neighborhood valued at approximately $1 billion, the benefits far outweigh the cost. For comparison, FEMA has paid more than $177,460,982 to the City of Fort Lauderdale and its residents for flood-related disasters in recent years (Source: Carnegie Endowment for International Peace, Disaster Dollar Database). By investing in resilient drainage infrastructure now, the City can reduce reliance on federal disaster payouts and avoid hundreds of millions in repetitive losses over the coming decades. Every $1 invested in this project protects more than $14 in property value and reduces reliance on federal disaster aid.

We welcome the opportunity to further present our approach, qualifications, and commitment to ensuring the Melrose Manors Stormwater Improvements are completed with excellence.

Anthony Mancini
Vice-President
Man-Con, Incorporated

Executive Summary
Melrose Manors Stormwater Improvements – West Side
Unsolicited Proposal | City of Fort Lauderdale

A Neighborhood at Risk

Melrose Manors is one of Fort Lauderdale's **most flood-impacted neighborhoods**, currently lacking a functional stormwater drainage system. The community contains **over $1 billion in residential and commercial property** that has been repeatedly affected by seasonal rainfall and extreme storm events.

During the **April 2023 catastrophic rainfall event**, nearly **26 inches of rain fell within 24 hours**, resulting in severe flooding, property loss, mobility disruptions, and widespread damage to public infrastructure.

The City's **Fortify Lauderdale – April 2023 Flooding Assessment** ranked Melrose Manors as the **4th most impacted neighborhood citywide**. Despite this designation, implementation of permanent stormwater improvements has been delayed as other neighborhoods advanced ahead in the delivery schedule—leaving residents exposed to continued flood risk year after year.

The Opportunity Before the City

This **Unsolicited Proposal** provides the City of Fort Lauderdale with a **faster, lower-risk, and more cost-controlled pathway** to deliver permanent stormwater improvements—**approximately four (4) years sooner** than the traditional Design–Bid–Build process.

By advancing Melrose Manors through an accelerated delivery method, the City can:

- Reduce future flood-related losses
- Protect public safety and neighborhood mobility
- Avoid escalating construction inflation
- Deliver long-overdue relief to a high-risk community

The Proposed Solution

Man-Con, Inc. (MCI), pursuant to **Florida Statute §255.065**, proposes a **fully integrated stormwater system** that transforms Melrose Manors from a neighborhood with **no stormwater infrastructure** into a modern, resilient drainage network capable of managing both routine rainfall and extreme storm events.

Key System Components

- 62,000+ LF of gravity stormwater piping
- 1,000 LF of stormwater force main
- 740+ new drainage structures
- New stormwater swales to increase storage capacity
- A new stormwater pump station with positive outfall to the North New River
- Full roadway, sidewalk, and landscape restoration

Schedule

Under a traditional Design–Bid–Build process, construction would not begin for **10–12 months**, with full completion extending into 2032.

The Unsolicited Proposal method enables:

- Parallel design, permitting, procurement, and construction
- Early procurement of long-lead materials at contractor risk prior to executed contract and issuance of NTP.
- Early construction within City right-of-way while other outside agency permits advance
- Approximately four (4) years of schedule acceleration

Fully Operational flood protection by Mid-2028, compared to approximately 2032 under the traditional delivery. *By initiating 100% design, permitting, and material procurement at risk immediately upon Commission approval, and accelerating construction through proven delivery methods on comparable City projects, the Unsolicited Proposal achieves full system completion by mid-2028—approximately 1,357 days (3.7 years) earlier than the traditional Design-Bid-Build delivery method, which extends into April 2032.*

Cost

MCI proposes a **Guaranteed Maximum Price / Lump-Sum Fixed Price** of:

$91,840,159

This price:

1. Aligns with the City's published budget and the Q1-2025 Engineer's Estimate (One Year Old), providing consistency with the City's current financial planning.
2. Delivers greater land area stormwater protection at a lower cost per Acre as compared to recent, comparable City Design-Bid-Build stormwater projects low bid award during the 2023–2024 period (see Price Proposal, Pages 55-56).
3. Is within 0.1% of inflation-adjusted low bid pricing when evaluated on a cost-per-cubic-foot (hydraulically protected

capacity) based on recent, comparable City Design-Bid-Build stormwater projects bid during the 2022–2024 period (see Price Proposal, Pages 55-56).

4. Locks in pricing today, avoiding the approximately 6% annual construction cost escalation typically included in bids for projects with delivery timelines exceeding two years.
5. Recent City stormwater projects (Durrs, Dorsey Riverbend, and Progresso Village) show that, on average, the low bidder's pricing far exceeded the Engineer's estimates by approximately 50% in cases where the Engineer's estimated quantities were accurate. This consistent pattern demonstrates that design-phase estimates often understate actual market construction costs, as they rely on historical bid data that is frequently one year or more out of date. In this context, Man-Con's proposed pricing for the Melrose Manors– West Side, which is in line with the City's Engineer's design-phase estimate, further confirms that the proposal reflects responsible, fair, and market-based construction costs. (see Price Proposal, Pages 55-56).

Risk Reduction

The Unsolicited Proposal approach materially reduces risk to the City by:

- Eliminating exposure to design-phase errors and omissions
- Preventing change orders and claims
- Avoiding multi-year inflation escalation
- Reducing vulnerability to major storm events during an extended project duration under the traditional delivery method.

An **emergency bypass system** is anticipated to be operational by the 2027 rain season, providing interim flood relief while permanent infrastructure is constructed.

A 4 year Faster, Lower-Cost, and Lower-Risk Path to Flood Protection

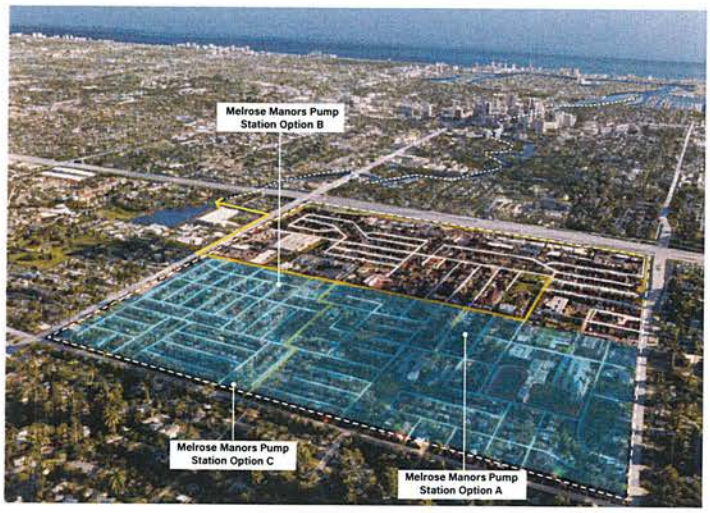
This Unsolicited Proposal delivers meaningful, measurable value to the City by providing:

- Accelerated delivery — approximately four (4) years earlier than traditional procurement
- Greater cost certainty — a lump-sum GMP structure with no change order risk
- Reduced administrative burden on City staff through streamlined procurement and limited city staff involvement during construction, allowing the department to focus on other areas of concern
- Single-source accountability for design coordination, construction execution, and schedule performance
- Earlier flood protection for residents in one of the City's most flood-vulnerable neighborhoods
- Minimal risk exposure to the City, including permitting, construction cost escalation, and major storm-event impacts

Closing Perspective

The **Melrose Manors Stormwater Improvements – West Side Unsolicited Proposal** represents a **cost-supported, fully deliverable solution** that accelerates project delivery by several years while **significantly reducing the risks typically associated with traditional Design–Bid–Build (DBB) delivery** in one of Fort Lauderdale's most flood-vulnerable neighborhoods. The proposed pricing is **grounded in recent competitive bid results from comparable City stormwater projects**, aligns with the City's adopted budget and the Engineer's Estimate prepared in the prior year, and accurately reflects the **scope, complexity, and technical requirements** necessary to deliver long-term flood mitigation.

By proceeding now, the City can deliver **meaningful and permanent flood protection four (4) years sooner**, with greater cost certainty and reduced overall risk—while maximizing public investment and strengthening long-overdue neighborhood resilience for the Melrose Manors community.



Fortify Lauderdale is a citywide initiative focused on improving resilience to the impacts of climate change within the City's **most vulnerable neighborhoods and communities**. The program includes an expansion of the first phase of Stormwater Master Plan projects, as well as the acceleration of the second phase of the Master Plan's implementation. The **Melrose Manors / Riverland** neighborhood is the last of the eight projects of first phase to be implemented as part of the **Fortify Lauderdale** program and is also identified as one of the most vulnerable neighborhoods in the City's Stormwater Master Plan. The project is currently under design, which is expected to be completed in 2026 with construction beginning in 2028.

Phase 1: Eight Neighborhoods

- Edgewood
- River Oaks
- Dorsey-Riverbend
- Durrs
- Progresso Village
- Victoria Park
- Southeast Isles
- Melrose Manors/Riverland

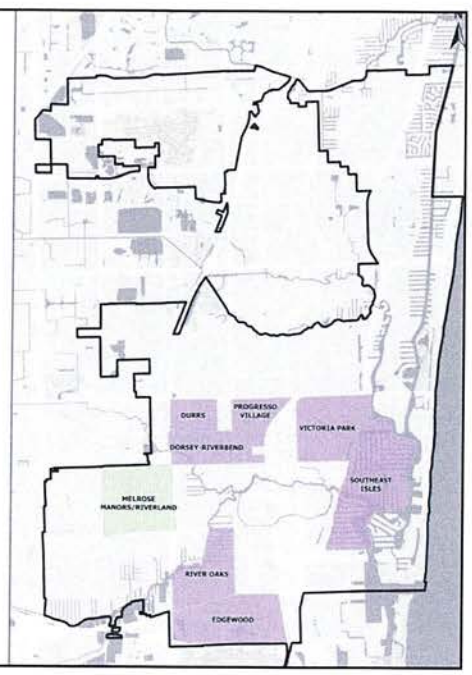


Figure 1: *Fortify Lauderdale – Phase 1*

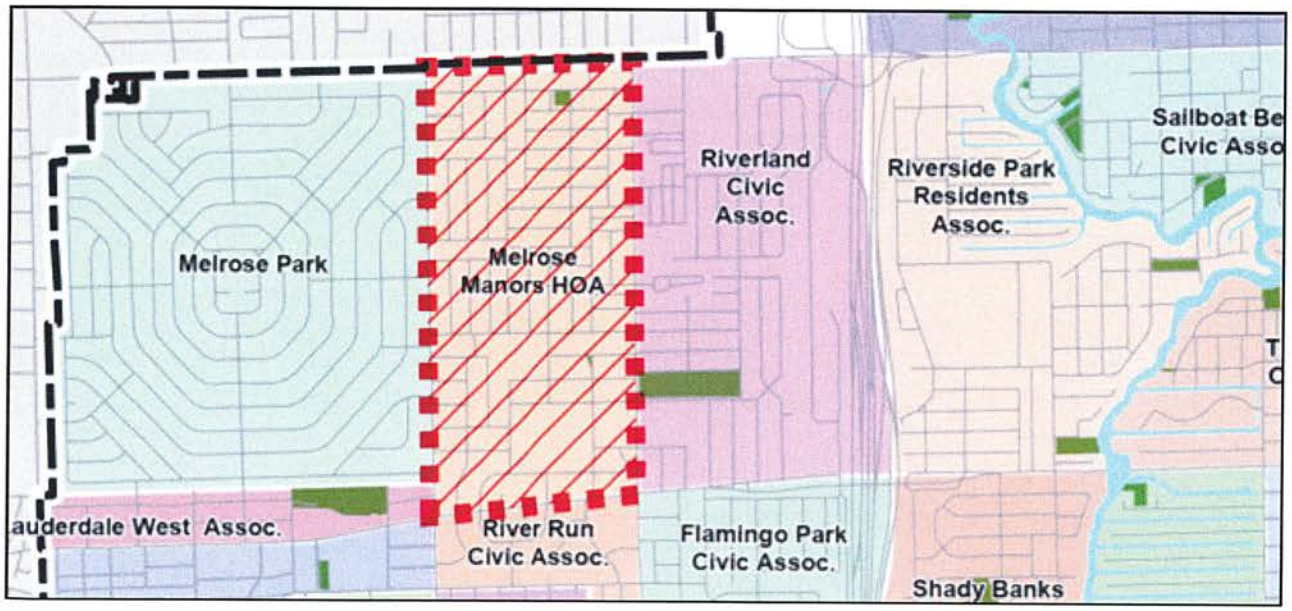


Figure 2: *Location of Melrose Manors Neighborhood*

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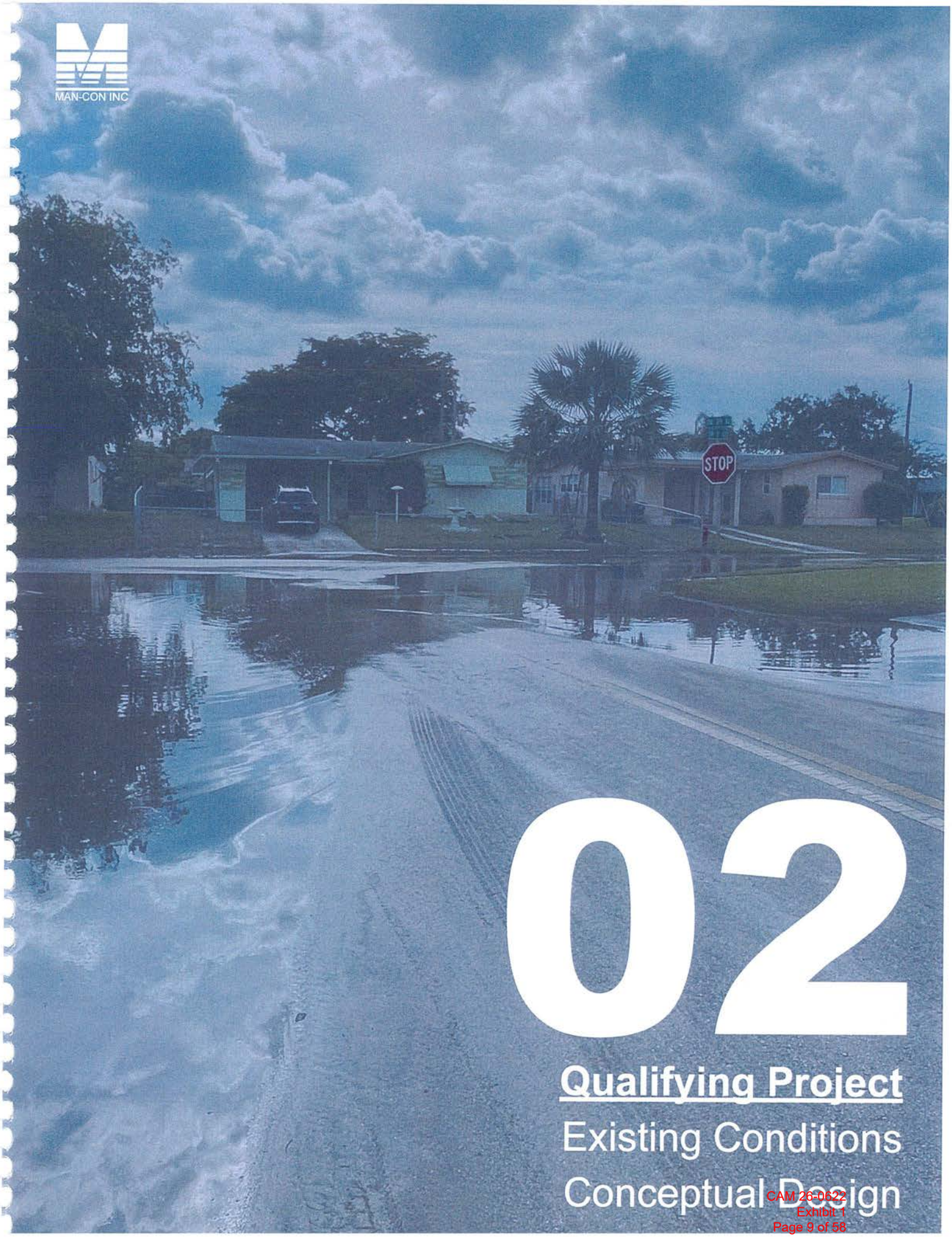


02

Qualifying Project

Existing Conditions

Conceptual Design

EXISTING CONDITIONS

The Melrose Manors neighborhood is located in Commission District No. 3 and is bounded by Broward Boulevard to the north, Davie Boulevard to the south, Riverland Road (SW 27 Avenue) to the east, and SW 31st Avenue to the west. This area is home to thousands of residents and dozens of businesses representing over **1 billion dollars in property value**. Below is a summary of the properties and stakeholders in the neighborhood.

Facility / Use	Units
Single Family Home	942
Multi-family	1118
Business (shops, stores, restaurants, lodging)	28
Places of Worship	6
Schools	3
Hospitals	-
Mixed use, offices, multi-story	2
Industrial, light manufacturing, warehouses	4
Municipal / Government	1
Gas / Service Stations	1
Common Areas / Recreational	1
Total Units	**2,106**

Table 1: *List of Properties and Stakeholders*

The neighborhood lies at a relatively low elevation compared to its high seasonal groundwater table. Based on available topographic data:

- Street elevations range from 4.5' NAVD to 6.5' NAVD.
- The groundwater table ranges from 3.0' NAVD.

The minimal separation between land surface and groundwater creates persistent challenges for drainage and stormwater management. With limited to no dedicated stormwater infrastructure, the community remains highly vulnerable during rainfall events.

Flooding Impacts

- Seasonal and extreme rainfall causes severe, widespread flooding.
- Damages include:
  - Private property: homes, driveways, and vehicles.
  - Public infrastructure: City streets, sidewalks, and storm-infiltrated sanitary sewer system.
- Floodwaters often persist for several days, as natural percolation through saturated soils is the only drainage mechanism available.
- Prolonged standing water presents public health risks (mosquitoes, waterborne contamination), disrupts access to schools and businesses, and accelerates roadway deterioration.

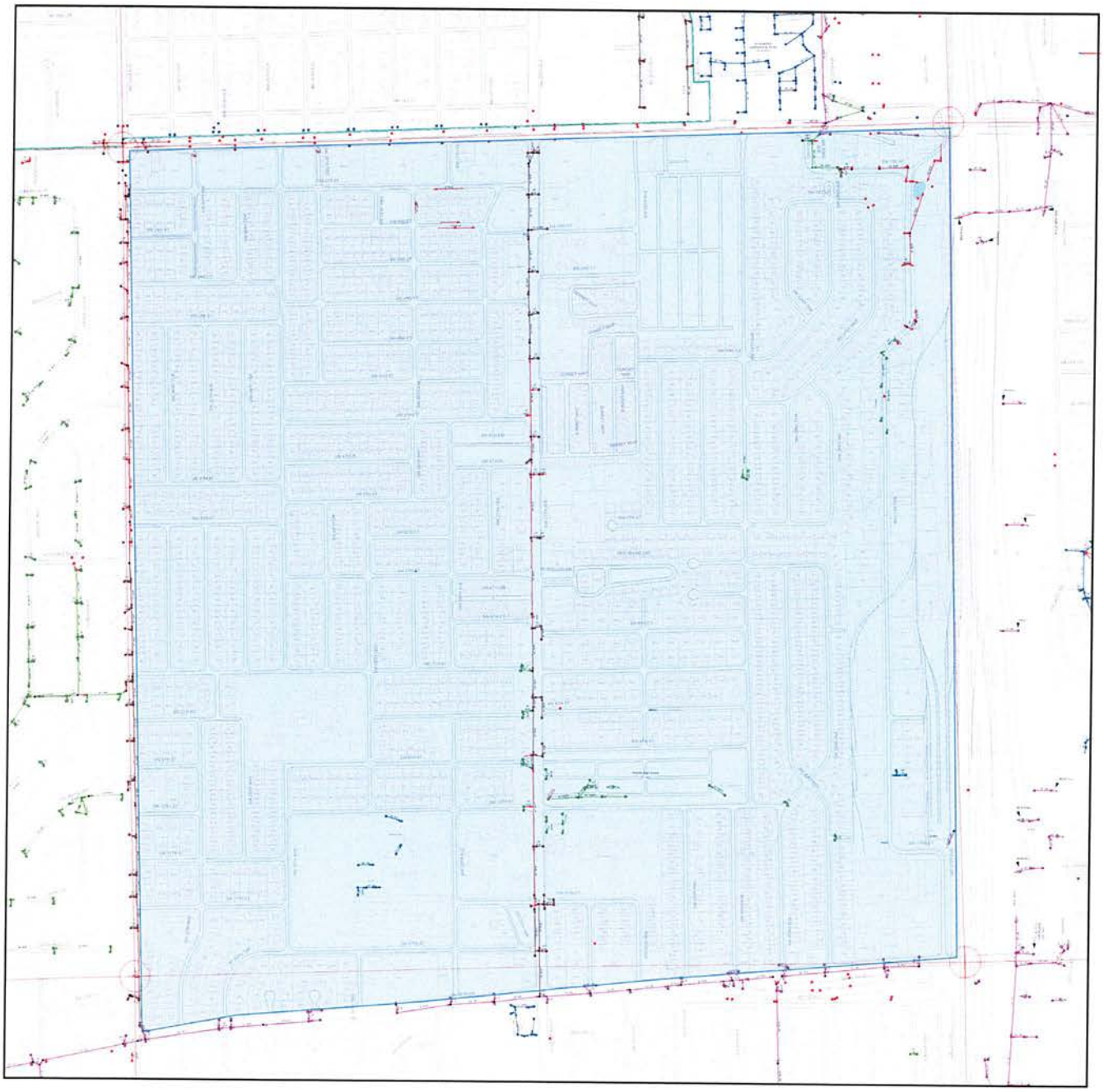
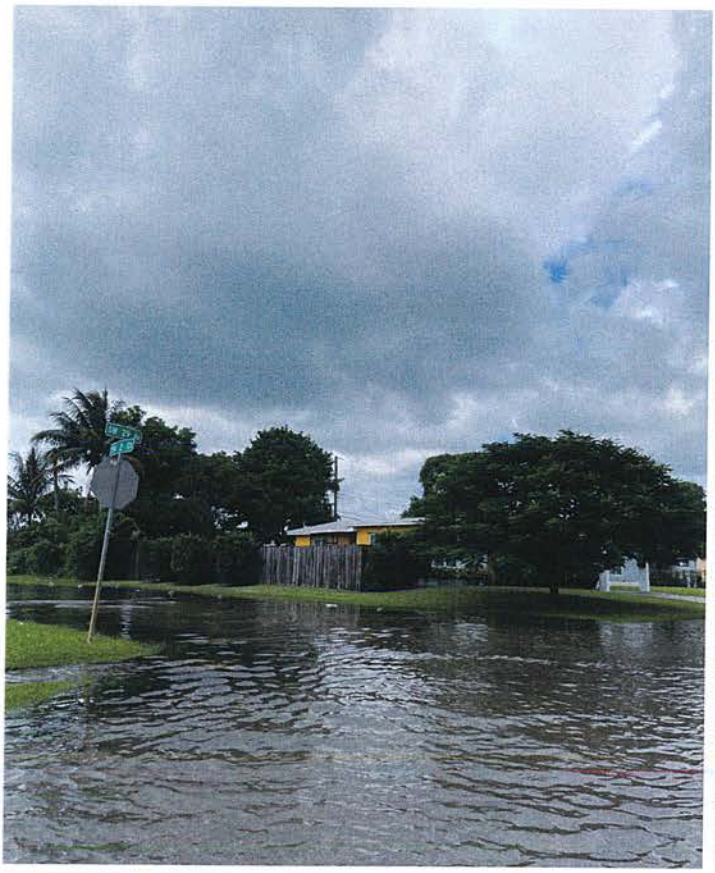


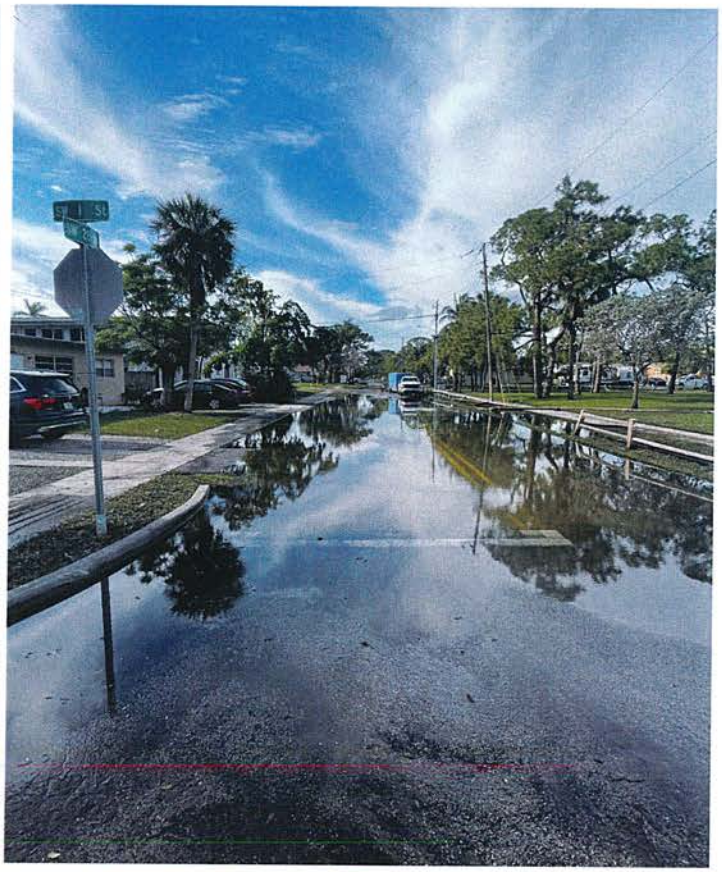
Figure 3: *City Atlas shows little to no drainage infrastructure in the area*

EXISTING CONDITIONS (cont.)

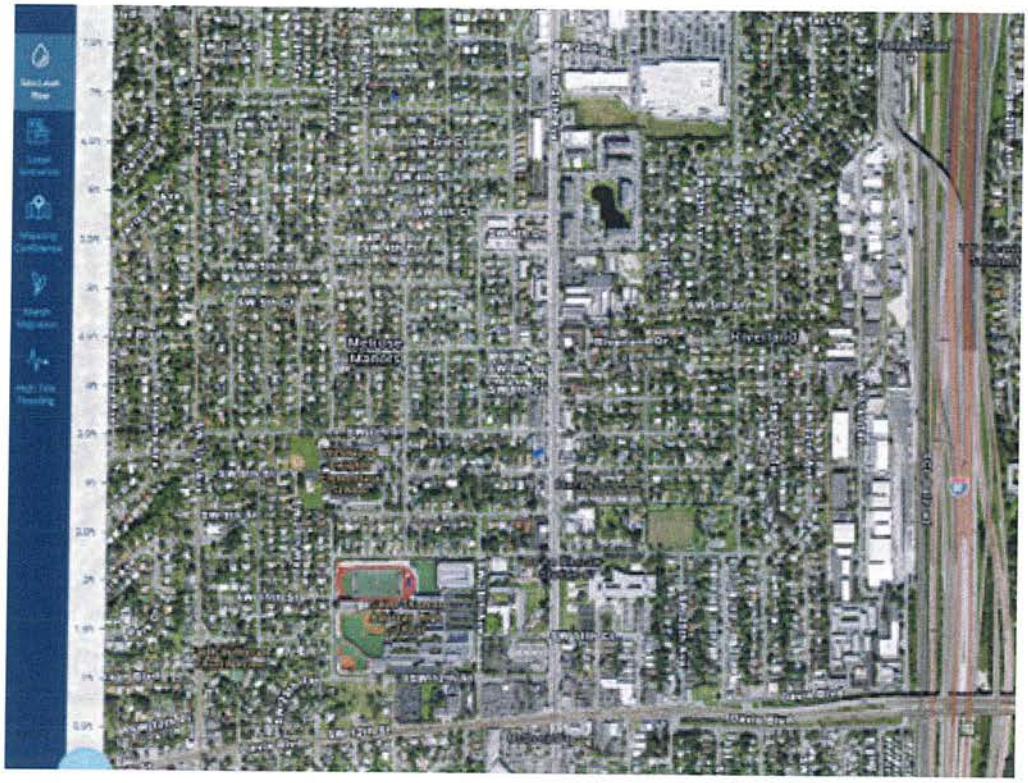
Neighborhood During Typical Rainfall Events

Neighborhood During Typical Rainfall Events (cont.)





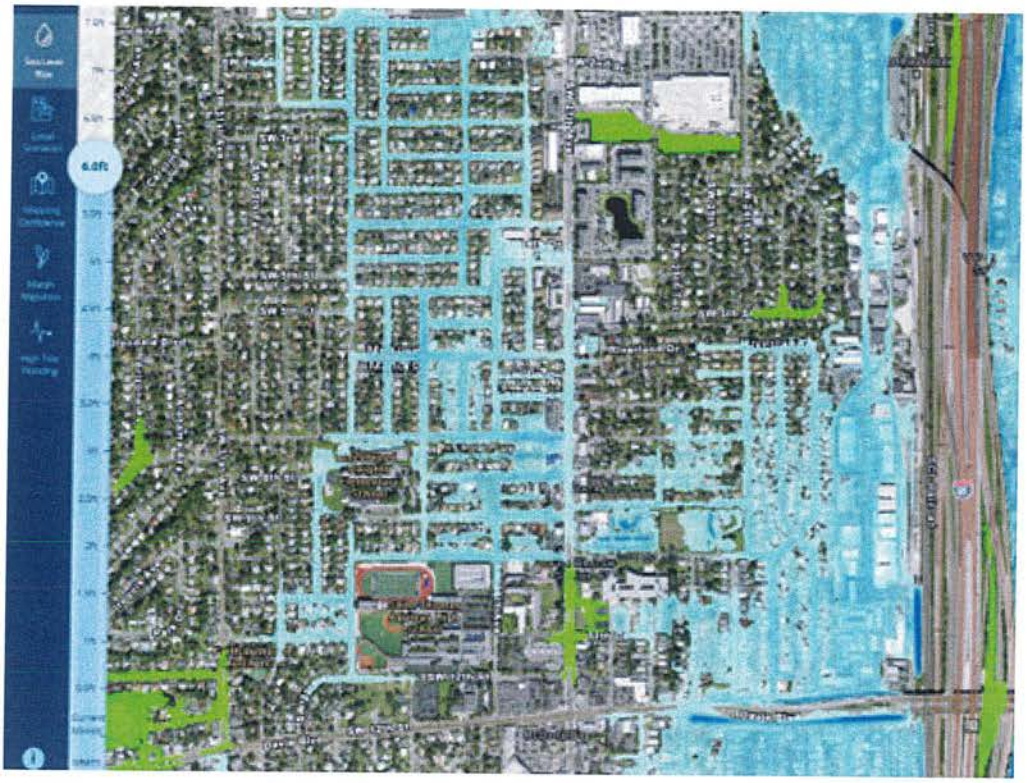
Flood Maps



Current Mean Higher High Water (0-feet)

Current Mean Higher High Water (5-feet)

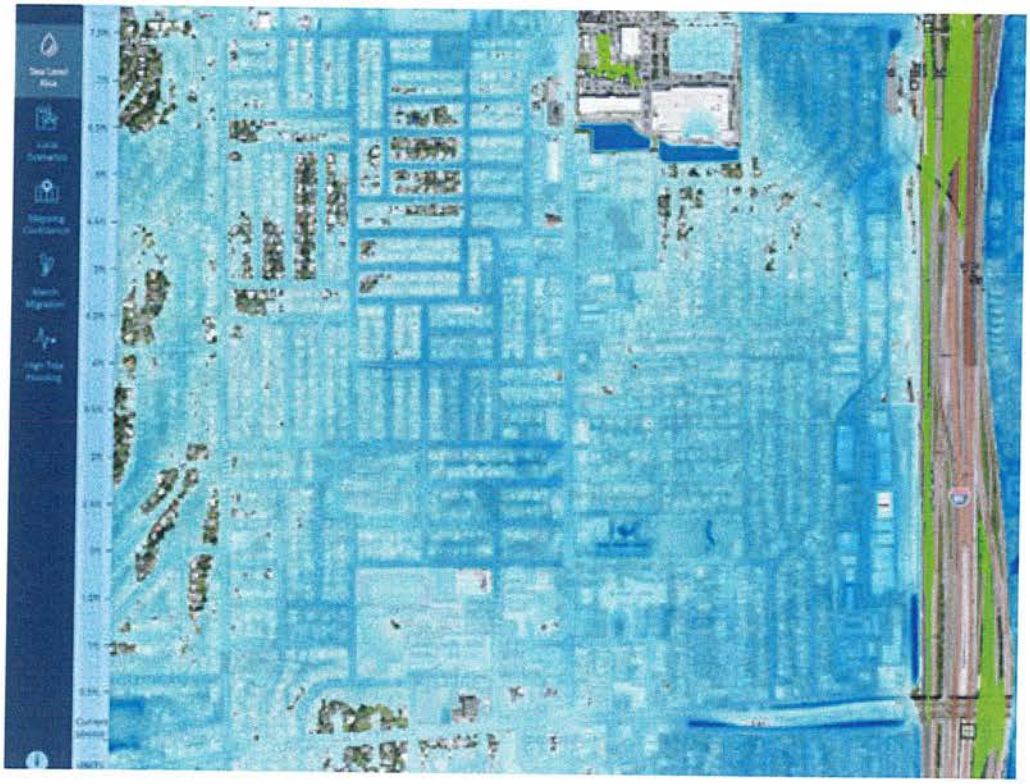
Flood Maps (cont.)



Current Mean Higher High Water (6-feet)

Current Mean Higher High Water (7-feet)

Flood Maps (cont.)



Current Mean Higher High Water (8-feet)

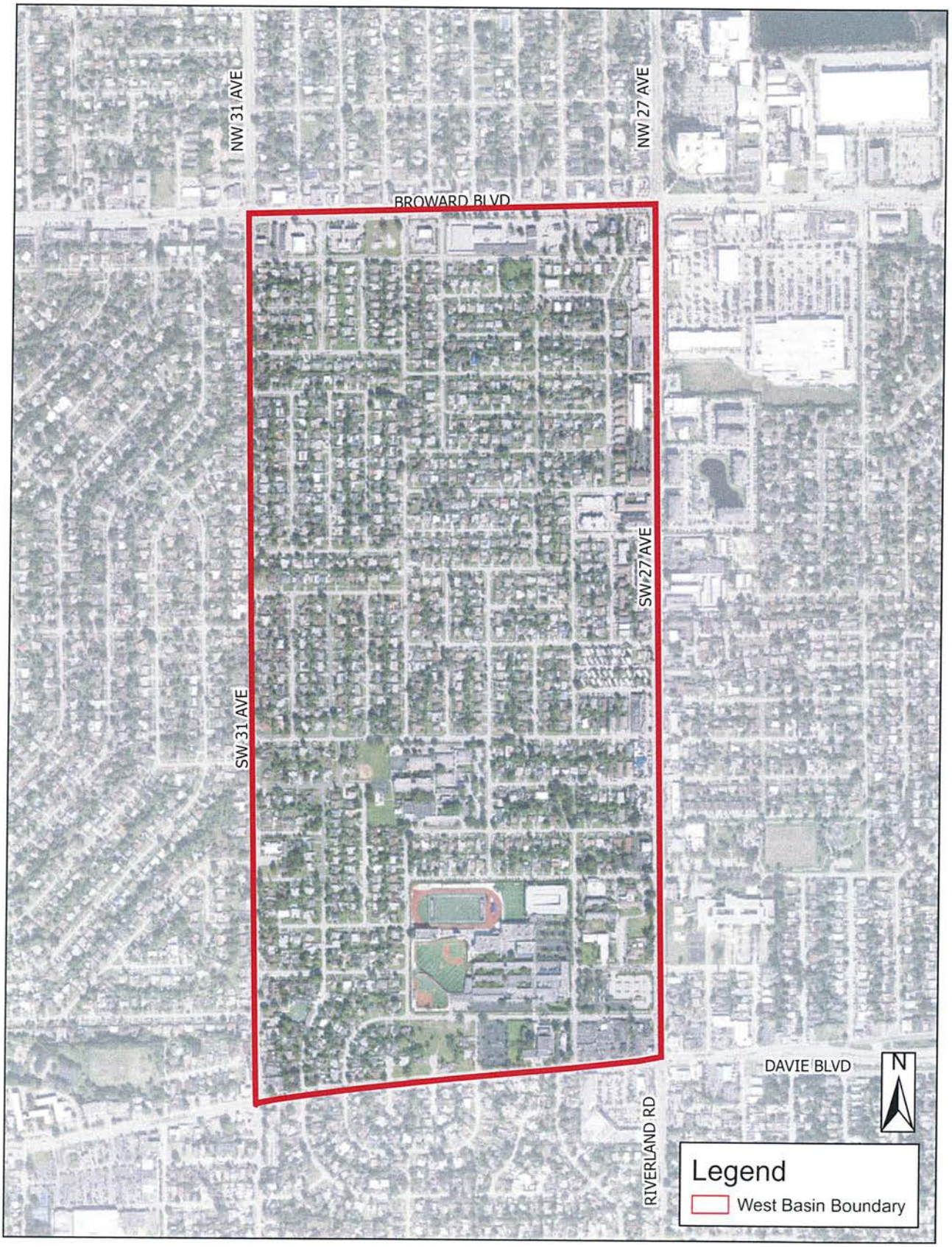


Figure 4: *Project Site*

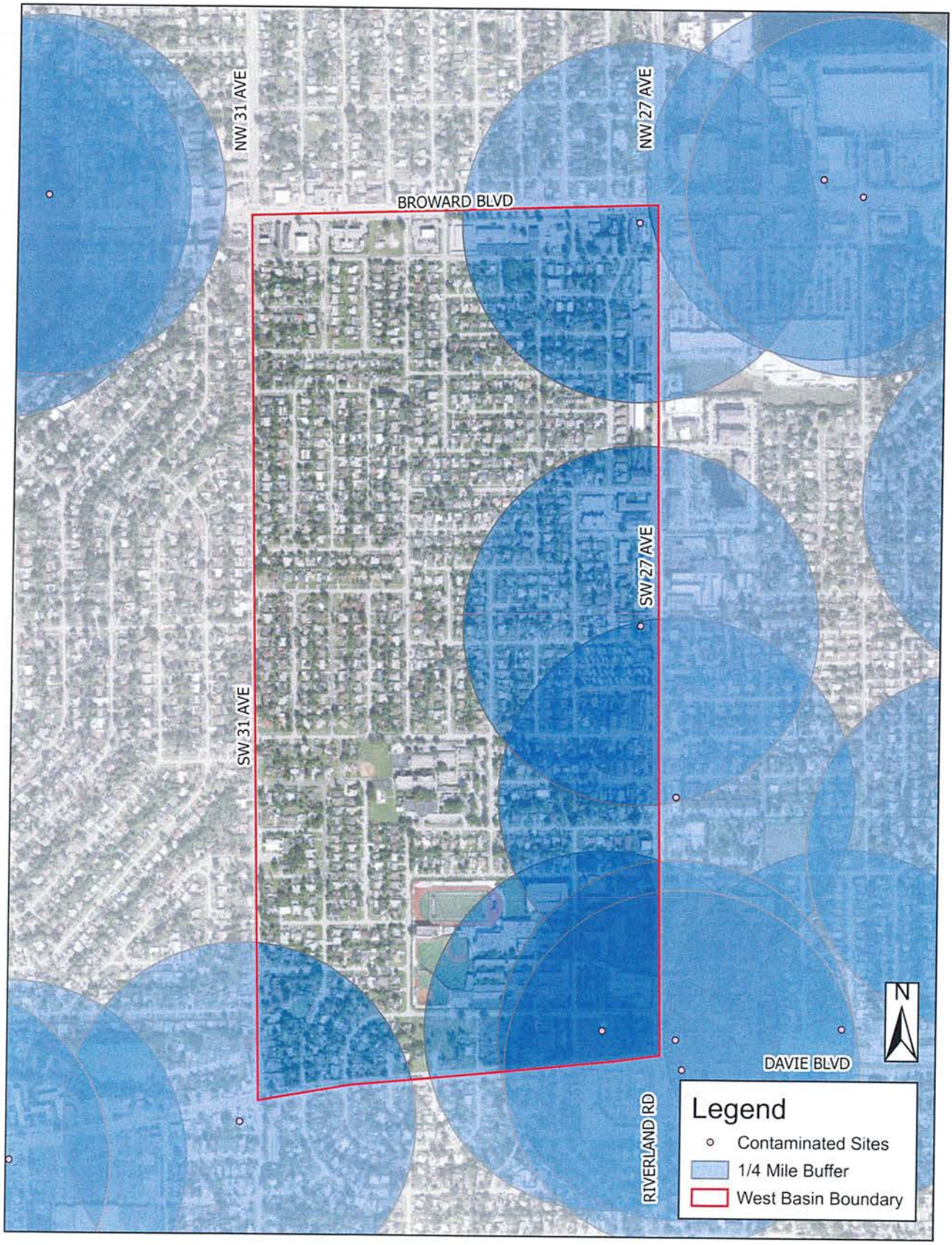


Figure 5: *Contaminated Sites*

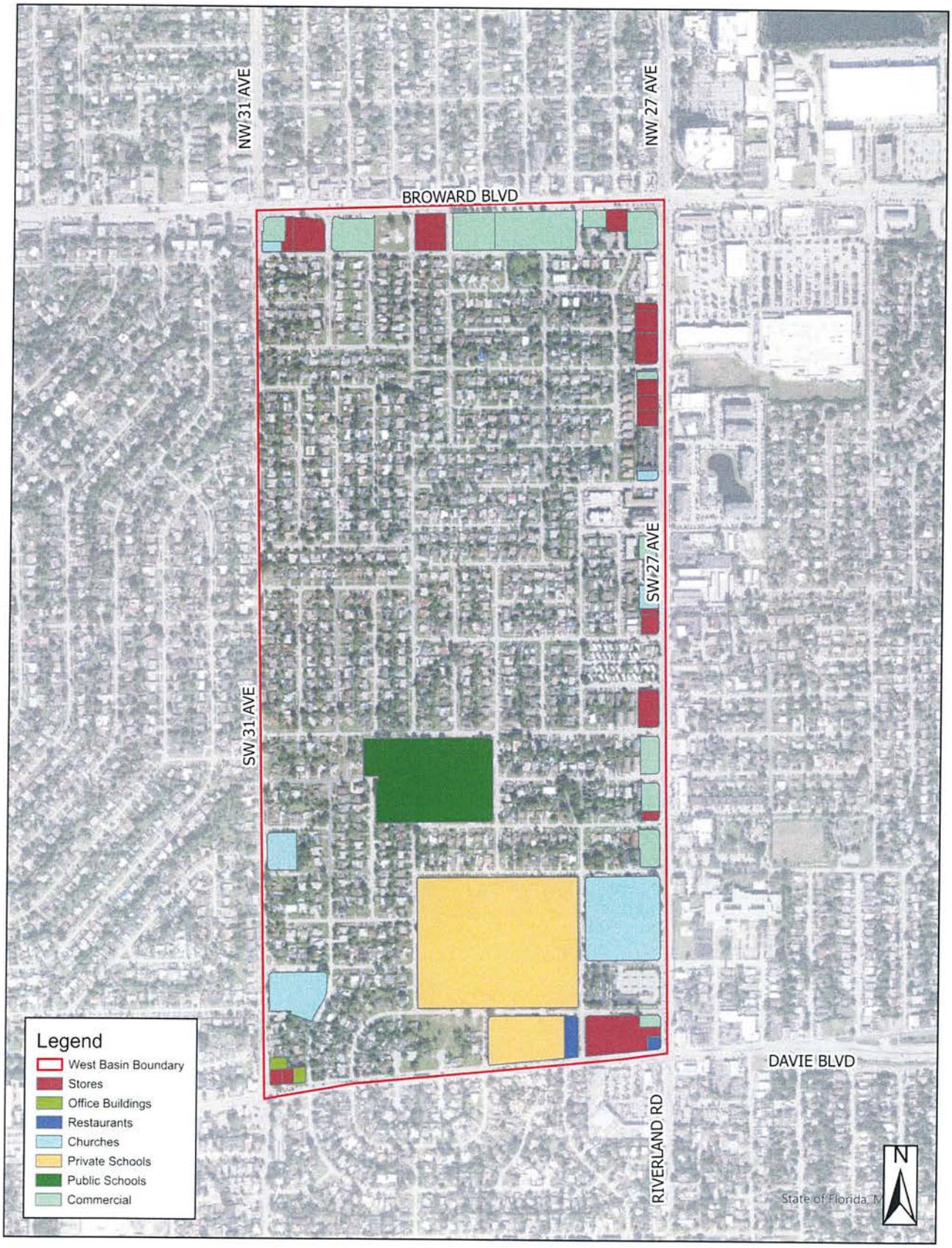


Figure 6: *Stakeholders/Properties*

Our team visited the neighborhood during rainfall events and has a detailed understanding of the existing conditions, existing infrastructure, and we understand the impact caused by flooding and the challenges faced by the community. In order to improve the current flooding conditions, we propose a **combination of a new gravity stormwater system, drainage swales and a stormwater pump station with a positive outfall** into the North New River on the north side of Broward Boulevard. Our solution will greatly alleviate the flooding that is currently experienced by the community.

The proposed improvements will incorporate approximately 62,000 linear feet of gravity stormwater, 1,000 linear feet of forcemain, over 740 drainage structures and a stormwater pump station. We are confident that by incorporating our proposed design, flooding can be greatly reduced during severe stormwater events.

The following is a summary of the challenges and benefits of this Unsolicited Proposal:

Current Conditions	Inaccessible during storm events to deliveries, mall services, first responders
	Unhealthy conditions due to sanitary sewer overflows into the street
	Unsafe to children and the community
	Unsafe driving conditions
	Severe property value depreciation

Existing Infrastructure	Proposed Solution
No swales, no available stormwater storage, water accumulates in street and driveways	Incorporate swales for additional storage during rainfalls
No functional drainage infrastructure	Provide a stormwater gravity system of interconnected catch basins and pipes placed at low points and flood prone areas
No pump station - stormwater remains in neighborhood	Stormwater pump station with maximum allowable discharge by SFMWD and County
There is no outfall - stormwater remains in neighborhood	Proposed outfall discharge into North New River across Broward Boulevard
Minimal infrastructure, inaccessible to City maintenance crews	New structures designed to minimize silting and clogging which will require less frequent maintenance

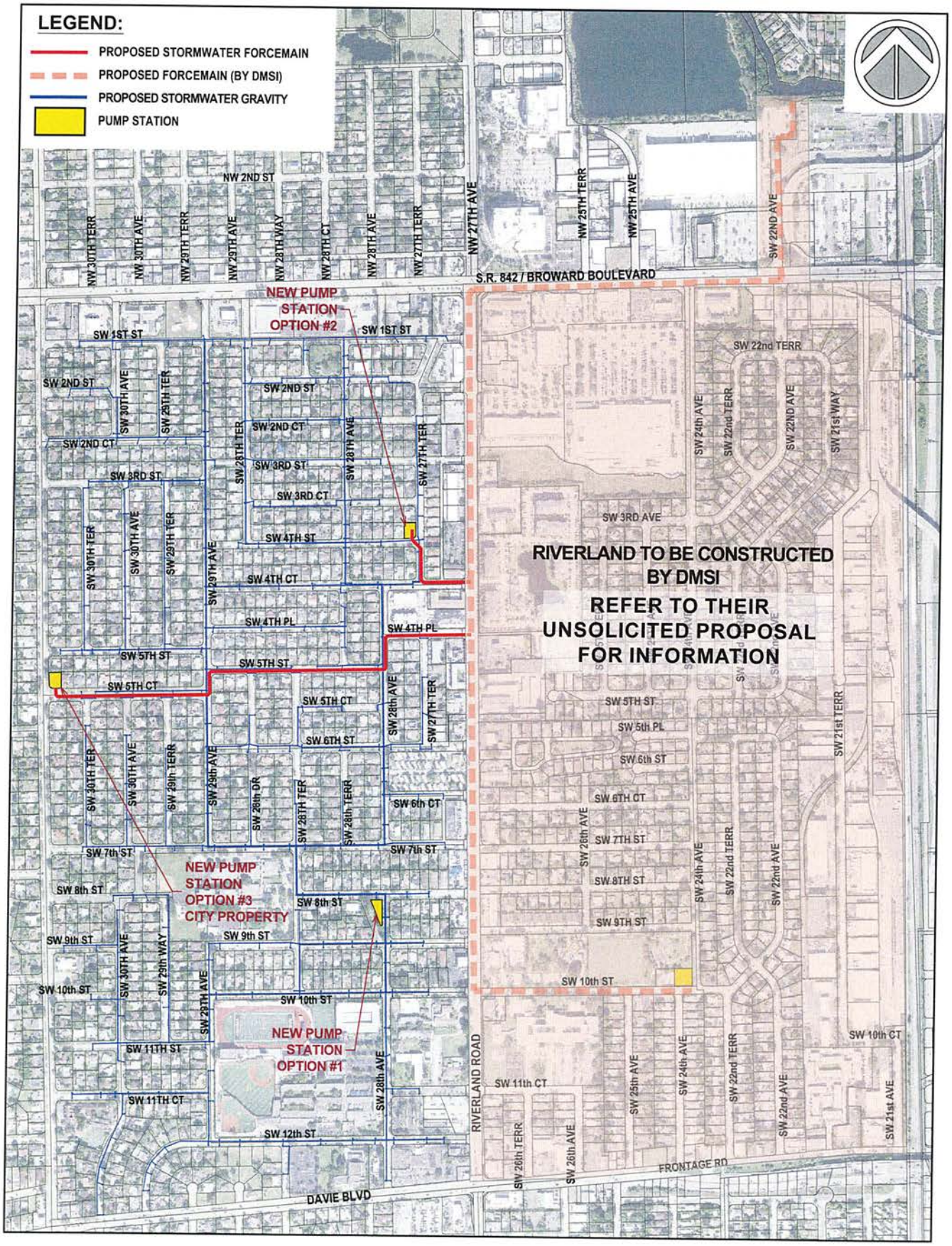


Figure 7: *Proposed Drainage Improvements*

CONCEPTUAL DESIGN (cont.)

CAM 26-0622
Exhibit 1
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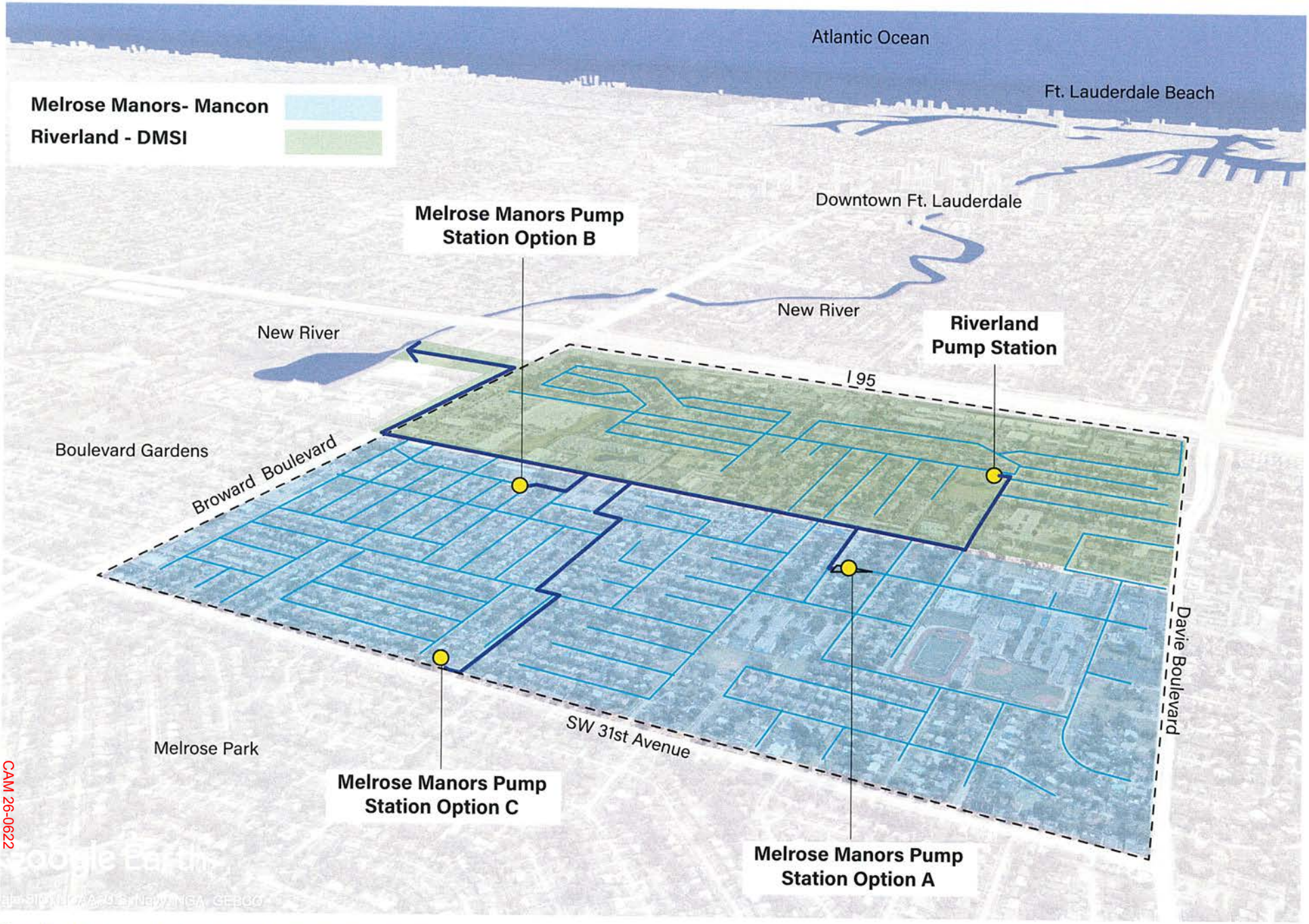
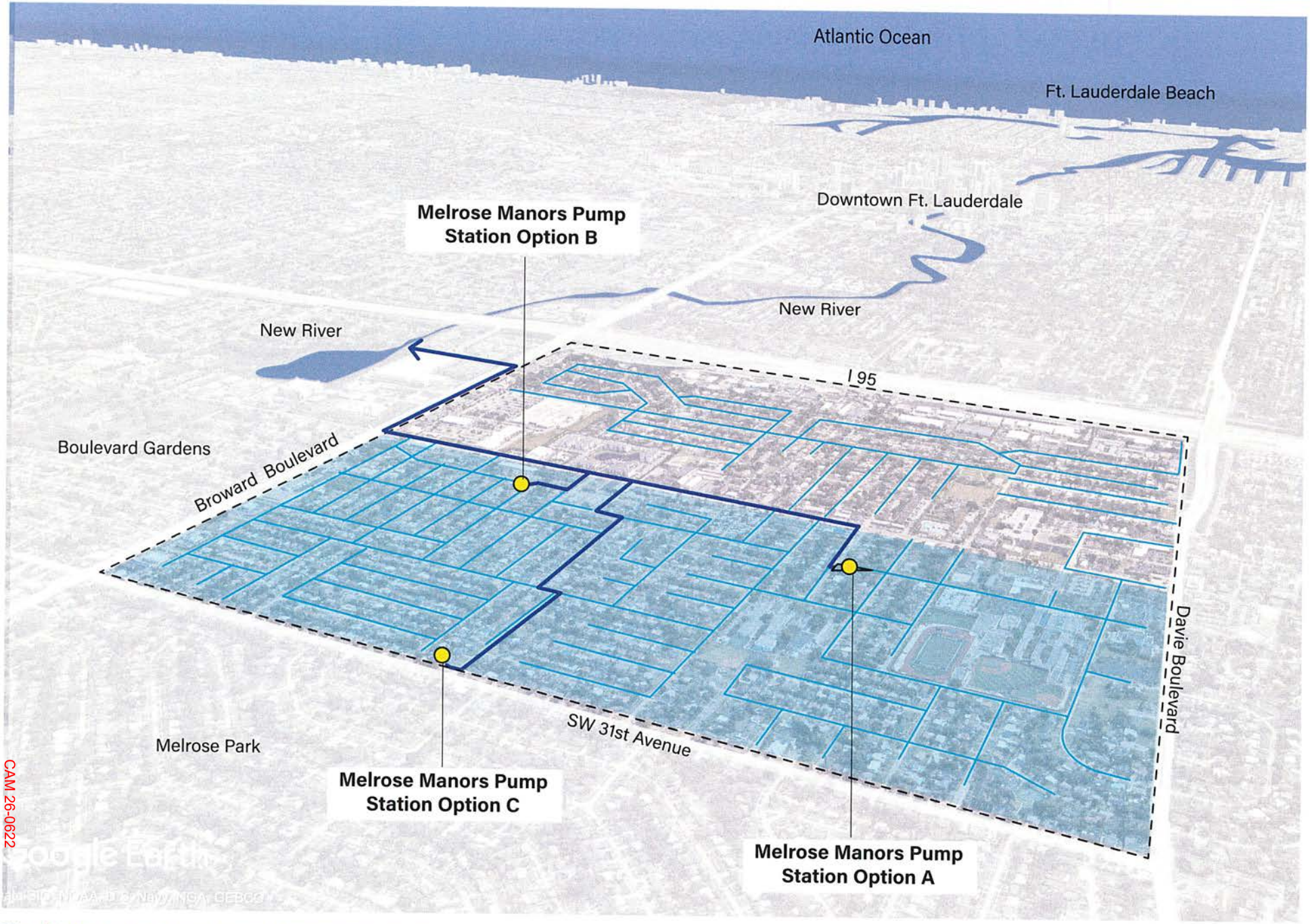
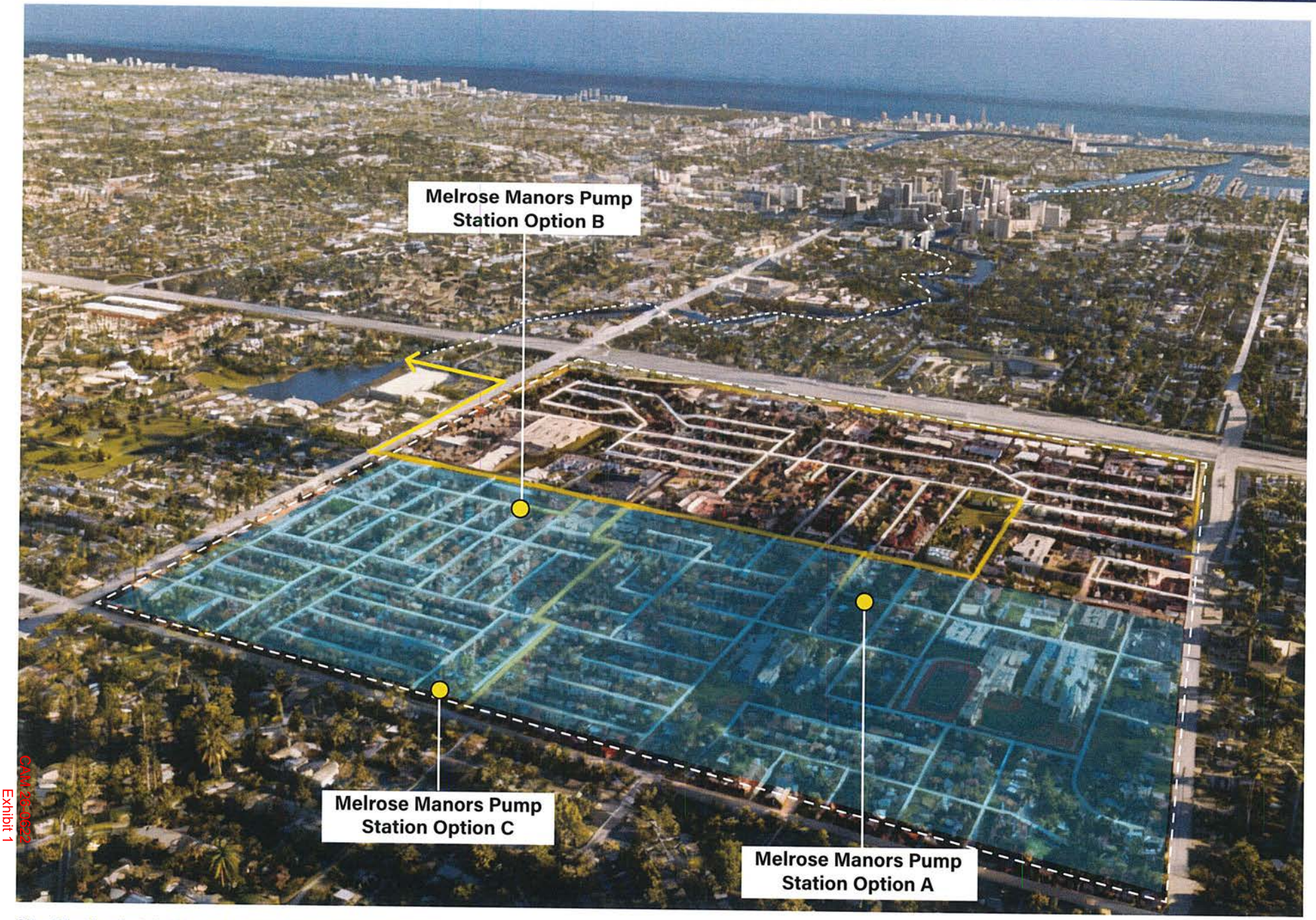
CONCEPTUAL DESIGN (cont.)



CONCEPTUAL DESIGN (cont.)



CONCEPTUAL DESIGN (cont.)



CAM 26-0622
Exhibit 1
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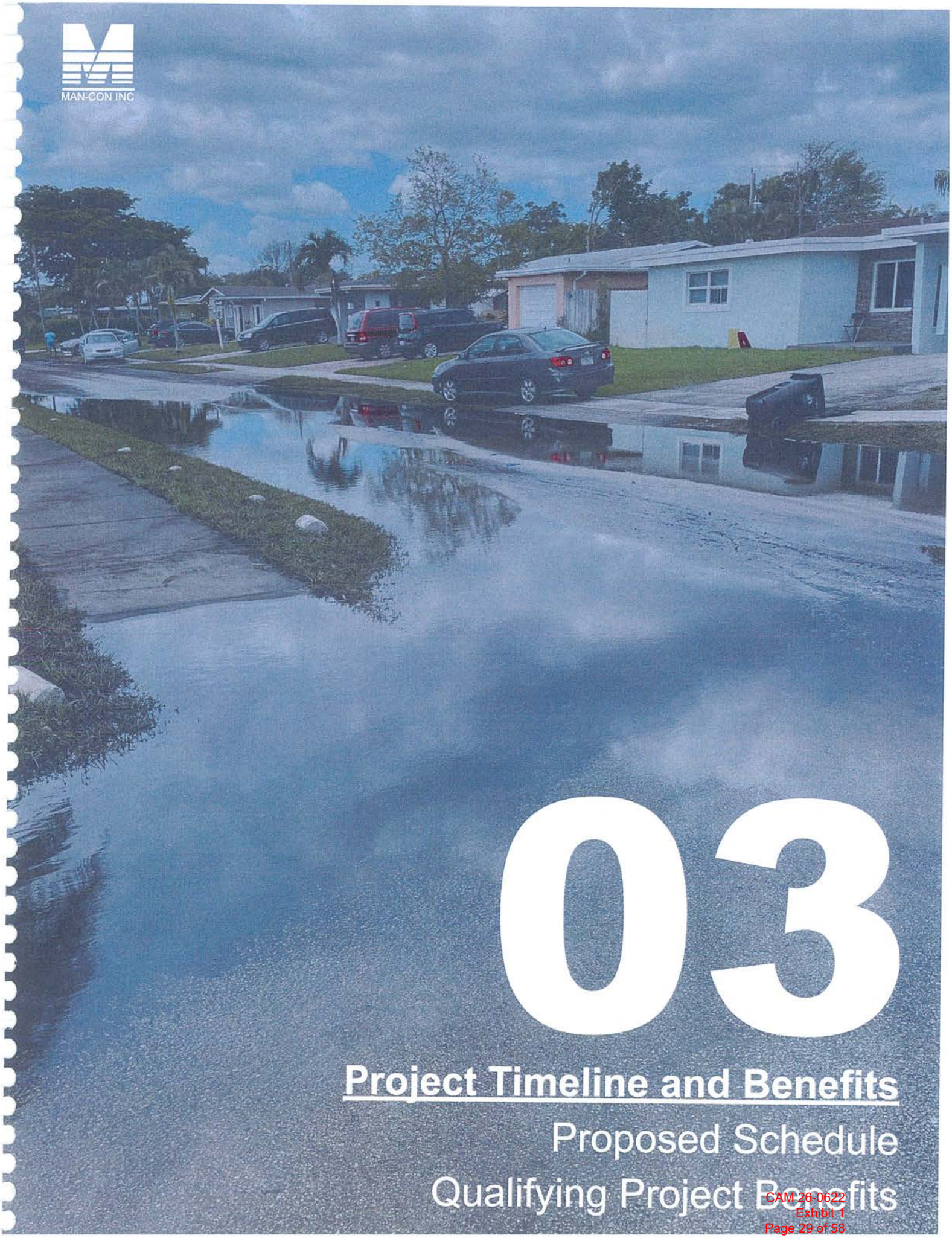
Figure 8: *: Proposed Stormwater Pump Station – Option 1*

Figure 9: *: Proposed Stormwater Pump Station – Option 2*

Included in our unsolicited proposal is the purchase of this site should option 1 is not available for use.

Figure 10: *: Proposed Stormwater Pump Station – Option 3 (City Property)*



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03

Project Timeline and Benefits

Proposed Schedule

Qualifying Project Benefits

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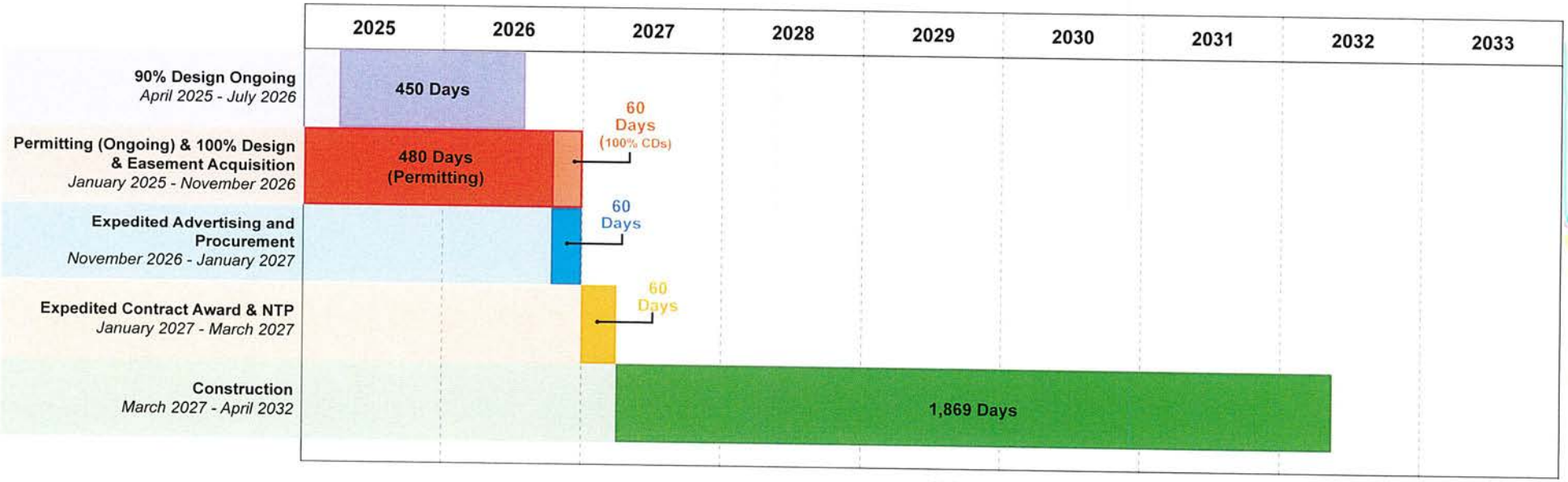
TRADITIONAL DESIGN-BID-BUILD PROCUREMENT METHOD: TIMELINE



(1,869-day lead time assumes contractor building East and West at the same time)

Melrose Manors (East and West) Construction Duration based on Previous City Contracts (Durrs, Dorsey, Progresso)

The information below show the most recent similar City projects. Tables show the construction production rate (historical production rate) based on project size and contract duration. Historical production rates are applied to Melrose Manors (East and West) utilizing the proposed pipe quantities.

Historical Production Rates - (Durrs, Dorsey, Progresso)

Project	Project Scope/Size		Contract Time	
	Drainage Pipe (lf)	Pump Station	Days	Years
Durs Drng. Improvements	35,145	0	790	2.19
Dorsey Drng. Improvements	7,838	1	630	1.75
Progresso Drng. Improvements	14,760	1	600	1.67
Total	**57,743**	**2**	**2,020**	**5.61**

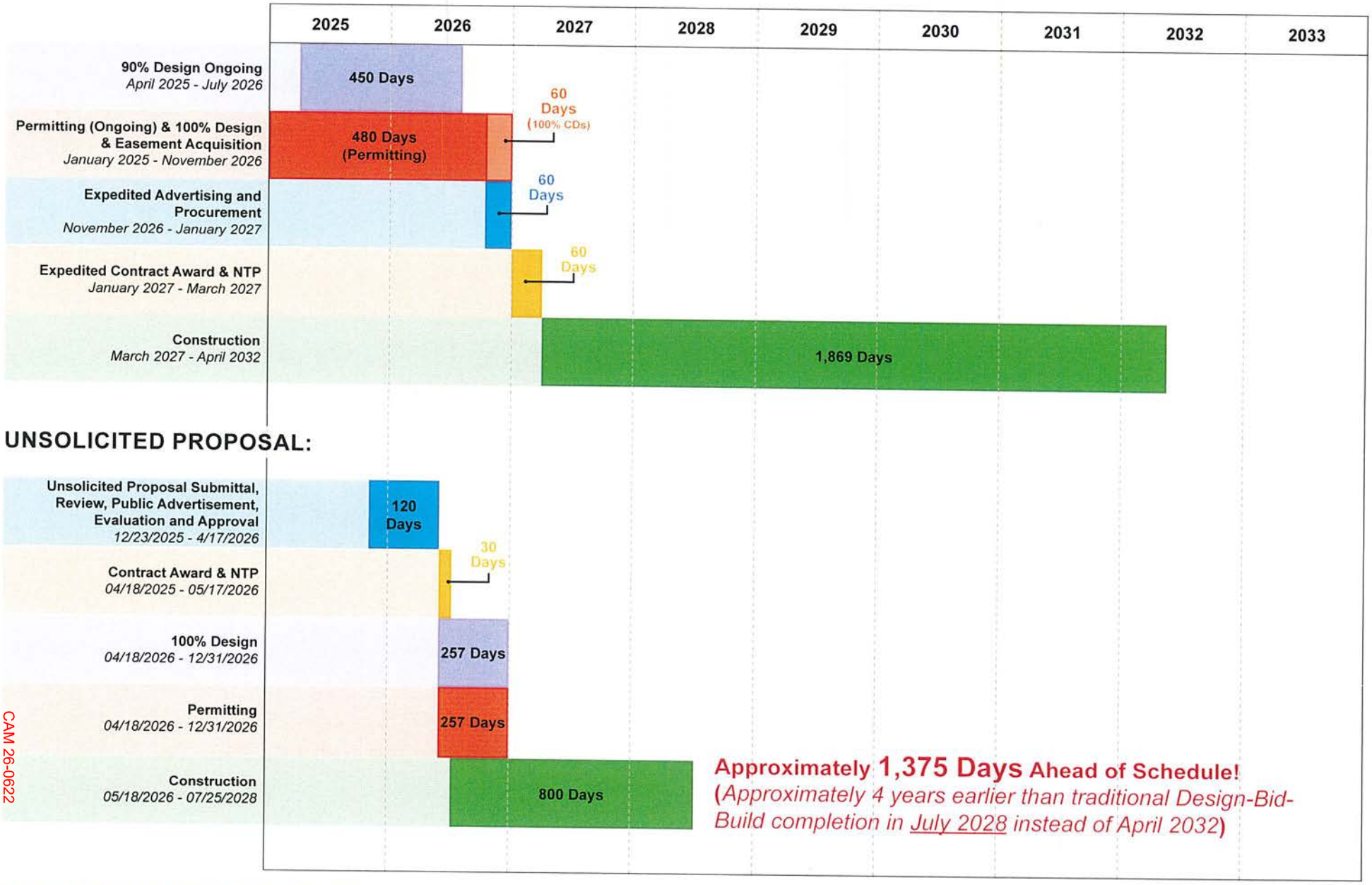
Historical Production Rate = 57,743' / 2,020 = 28.6 LF of Piper Per Day

Estimated Melrose Schedule Using Historical Production Rates

Project	Project Scope/Size		Contract Time	
	Drainage Pipe (lf)	Pump Station	Days	Years
Melrose Manors West	53,439	1	1,869	5.19
Melrose Manors East (Riverland)	44,202	1	1,546	4.30
Total	**97,641**	**2**	**3,416**	**9.49**

Table above uses Historical Production Rate = 28.6 LF of Pipe per day

TRADITIONAL DESIGN-BID-BUILD PROCUREMENT METHOD: TIMELINE



Qualifying Project Benefits

Construction under the traditional Design–Bid–Build delivery method can appear cost-effective at first; however, due to construction inflation the extended timeline often results in significant cost escalation. This added cost offsets any initial savings from low-bid procurement. Traditional delivery projects take much longer to construct than Design–Build projects; therefore, increasing the cost due to inflation and market volatility.

With construction inflation currently averaging 6% per year (Refer to Engineering News Record for Index Cost at the end of this section), **every additional year of delay can erode the value of the project and consume potential budget savings**. By contrast, we estimate that our Unsolicited Proposal will deliver the project approximately **three years ahead of the traditional Design–Bid–Build method**. This will allow the City to achieve flood protection earlier while avoiding the compounding costs of prolonged construction.

By locking in a lump-sum price now, the City can effectively mitigate inflation risk, stabilize costs, and secure immediate value. This early commitment provides both financial certainty and faster community benefits.

How Does the Unsolicited Proposal Reduce Time?

Build on 60% Design

We will immediately finalize the remaining design while coordinating permitting in parallel, eliminating downtime between design completion and permit approval.

Project Divided Into Smaller, Manageable Phases

Design and permitting will focus on phased approach to allow early construction start. Phasing will ensure steady progress and no idle time.

Concurrent Permitting With Multiple Agencies

Work directly with SFWMD, Broward County, and the Army Corps of Engineers to review and approve phased design packages earlier.

Begin Construction Sooner

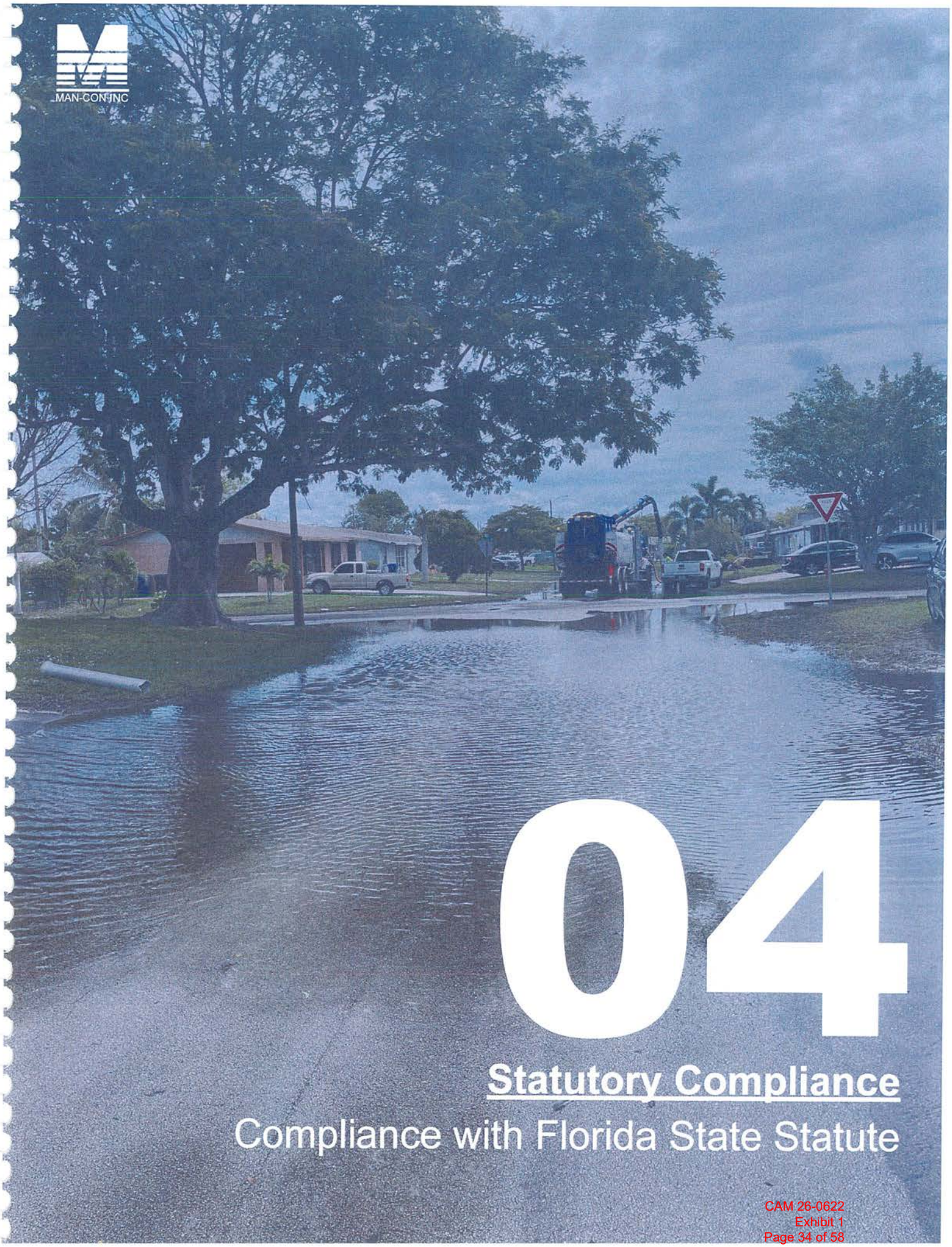
Field work can start within months instead of years, with third quarter of 2026 targeted for the first phase.

Leverage proven experience

Having delivered the Durrs, Dorsey, and Progresso Village projects, MCI understands the City's internal processes and community needs, ensuring an efficient, well-coordinated effort.

QUALIFYING PROJECT BENEFITS (cont.)

UNSOLICITED PROPOSAL, COST SAVINGS AND SOCIAL BENEFITS	Saves up to **4 years - 2028 vs. 2032** by eliminating the lengthy bidding and procurement steps typical of the Design–Bid–Build process.
	Locks in pricing now, **avoiding future inflation** and protecting the City's budget through a lump-sum contract.
	Reduces sewer inflow and infiltration (I&I) during rainfall events, lowering energy use, equipment wear, and lift station maintenance costs.
	Delivers **operational relief sooner**, allowing City stormwater and sanitary crews to focus on other areas of need.
	Lowers costs for emergency pumping services by reducing reliance on on-call stormwater pumping contractors.
	Provides **early flood protection**, minimizing property damage, maintenance needs, and recurring losses for residents and businesses.
	Improves emergency access, keeping roads open for first responders, deliveries, and mail services during storm events.
	Eliminates disruption caused by flooding—reducing loss of work, business interruptions, and daily community impacts.
	Early completion reduces exposure to recurring flood damages protecting over **$1 billion in community infrastructure**.



MAN-CON INC

04

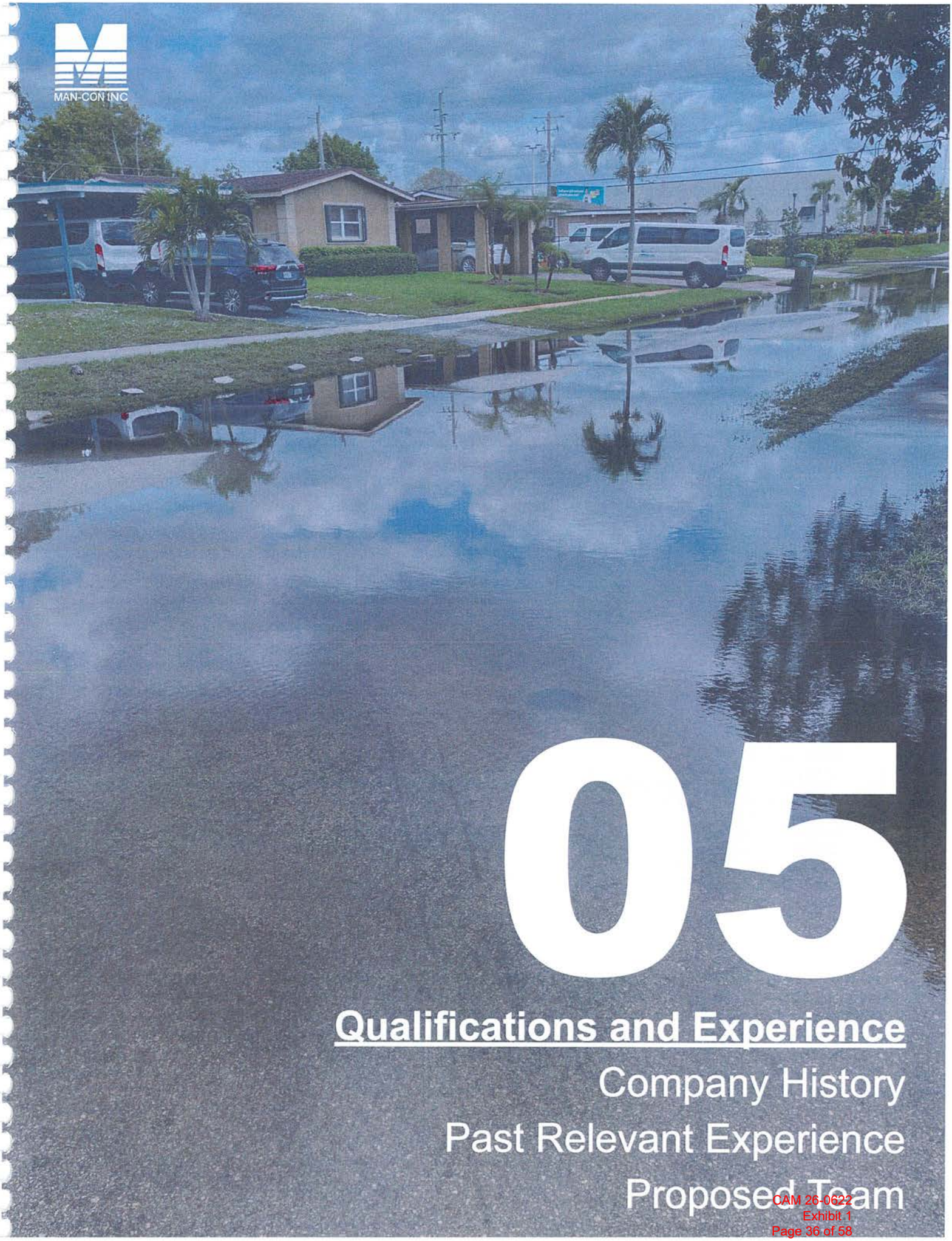
Statutory Compliance

Compliance with Florida State Statute

Compliance with Florida State Statute

Florida Legislature finds that there is a public need for the construction or upgrade of facilities that are used predominantly for public purposes and that it is in the public's interest to provide for the construction or upgrade of such facilities. **Section 255.065, Florida Statutes governs unsolicited proposals for a Qualifying Project.** The following are the definitions as indicated in Section 255.065 of the Florida Statute.

Term	Definition / Meaning	Party / Entity
Private Entity	Means any natural person, corporation, general partnership, limited liability company, limited partnership, joint venture, business trust, or other legal entity that proposes or enters into a qualifying project or comprehensive agreement	**Man-Con Incorporated**
Responsible Public Entity (RPE)	The government body that has the authority under law to accept proposals (including unsolicited ones), evaluate them, and enter into comprehensive agreements for qualifying projects.	**City of Fort Lauderdale**
Qualifying Project	A facility or infrastructure project which can involve building, upgrading, financing, owning, operating, maintaining, or equipping a public facility by a private entity in partnership with a responsible public entity. Examples include educational facilities, transportation, water/wastewater management, technology infrastructure, or other **public infrastructure or government facilities needed by the RPE**. Also includes design or equipping of such projects. The **project must satisfy criteria such as public need/benefit**; estimated cost being reasonable relative to similar projects; timely acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, or operation.	**Melrose Manors Neighborhood Stormwater Improvements**



MAN-CON INC

05

Qualifications and Experience

Company History

Past Relevant Experience

Proposed Team

Durrs Neighborhood Stormwater Improvement

City of Fort Lauderdale, Florida

Comprehensive stormwater and utility reconstruction in a dense residential community bounded by Sunrise Boulevard and I-95. Scope included storm pipe replacement, watermain relocations, CIPP lining, water quality structures, roadway restoration, landscaping, and MOT in constrained corridors.

Project Highlights:

- Installed **24,600 LF of stormwater pipe (15"–36" RCP/HP)** and **10,172 LF of exfiltration trench.**
- Completed **CIPP lining of 11,600 LF of storm pipe (15"–36").**
- Relocated **1,100 LF of 6"–16" DIP water mains, including 10 line stops.**
- Installed **two 20'x15' water quality structures.**
- Full restoration: sidewalks, driveways, **mill & overlay paving**, swales, landscaping, and tree replacements.
- Set a benchmark for **resident complaint management and resolution** in dense neighborhoods.

Project Value: Durrs – $30.6M

Duration: March 2024 – August 2024 (Completed)

Reference:
Juan Carlos Samuel
Project Manager
P: 954-828-6323
JSamuel@fortlauderdale.gov

Dorsey Neighborhood Stormwater Improvement

City of Fort Lauderdale, Florida

Major drainage and flood control project in a residential neighborhood, featuring a new stormwater pump station, installation of large-diameter storm pipe systems and force main, construction of a seawall along the North Fork New River, and installation of water quality structures. Scope also included roadway, swale, and landscaping restoration under constrained urban conditions.

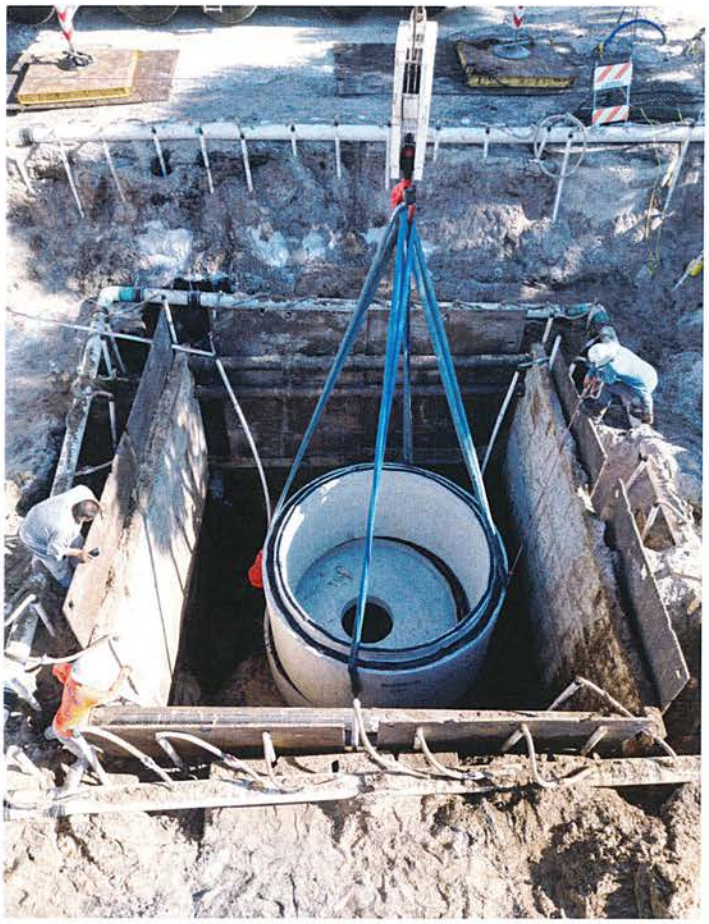
Project Highlights:

- Constructed a **new stormwater pump station** with electrical and mechanical systems.
- Installed **6,400 LF of stormwater pipe (12"–72" RCP/HP)** and associated structures
- Construction of a seawall along the North Fork New River,
- Furnished and installed **3,100 LF of 24" DIP stormwater force main.**
- Installed **one water quality structure** to improve stormwater treatment.
- Executed roadway restoration including **171,000 SY of mill & overlay paving**, sidewalks, swales, and landscaping.

Project Value: $33.8 Million

Duration: July 2024 – May 2025 (Pipe Completed)

Reference:
Sayd Hussain SR
P: 954-828-5678
C: 954-701-7414
shussain@fortlauderdale.gov



Progresso Village Stormwater Improvements

City of Fort Lauderdale, Florida

This project was located in a densely populated neighborhood with narrow rights-of-way, this sensitive area required **careful resident coordination, traffic management, and phased construction**. The work includes **roadway reconstruction, utility relocations, and installation of new drainage infrastructure** to reduce chronic flooding and expand neighborhood stormwater capacity.

Project Highlights:

- Construction of **one new stormwater pump station** (under construction).
- Installation of **15,000 LF of 15"–72" stormwater pipe** (completed).
- Installation of **6,000 LF of 30" stormwater force main** (completed).
- **Proactive community engagement and phasing** ensured resident access and safety throughout construction.
- Demonstrates MCI's continued success in delivering **large-scale, high-profile stormwater projects** for the City of Fort Lauderdale in complex residential environments.

Project Value: $40 Million

Duration: Pipe Completed - March 2025, Pump Station - Ongoing

Reference:
Scarlet Del Valle
O: 954-828-5580
F: 954-828-5074
SDelValle@fortlauderdale.gov

Historic Miramar Infrastructure Improvements

City of Miramar, Florida

This project included drainage and utility improvements in a historic residential area with narrow right-of-way corridors and muck-laden soils.

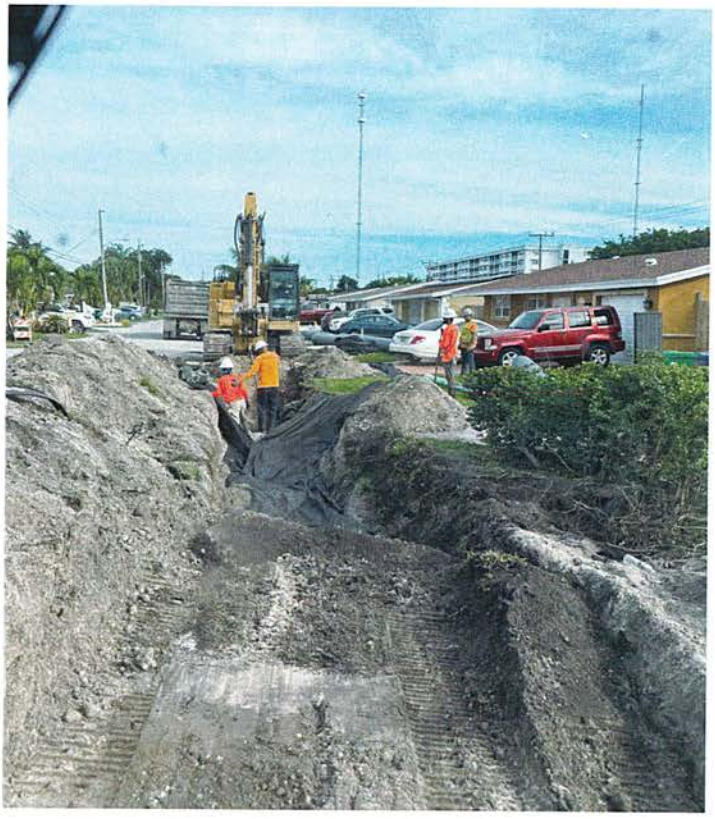
Project Highlights:

- **Installed 22,440 LF of 15"–42" HP storm pipe, exfiltration trenches, storm structures, and outfalls.**
- Furnished and installed 6,200 LF of 6"–12" ductile iron water main, including 16 line stops.
- Abandoned, capped, and grouted 5,250 LF of 6"–12" asbestos cement pipe.
- Performed water and sanitary sewer deflections, driveway and sidewalk replacements, milling and resurfacing, and pervious pavement installation.
- Completed full roadway reconstruction, swale regrading, irrigation restoration, and sod replacement.
- Work was staged block-by-block with night shifts on dead-end streets to maintain resident access and safety.
- Delivered in-field value engineering solutions to resolve utility conflicts and streamline construction.
- Earned consistent praise from the City and residents for maintaining safety, accessibility, and communication throughout construction.

Project Value: $15.2 Million

Duration: November 2022 – October 2023

Reference:
Brian Tull
Craven Thompson and Associates
P: 954-629-8202
E: btull@craventhompson.com



Kendall Lakes Neighborhood Utility Improvements

Pompano Beach, Florida

This surtax-funded project for the City of Pompano Beach included the construction of a **new, complete stormwater collection system** along with full neighborhood surface restoration. Work was performed within a **tight residential work zone** bounded on all sides by active neighborhoods, requiring phased construction to preserve access while improving surface water runoff management and pedestrian/vehicular safety.

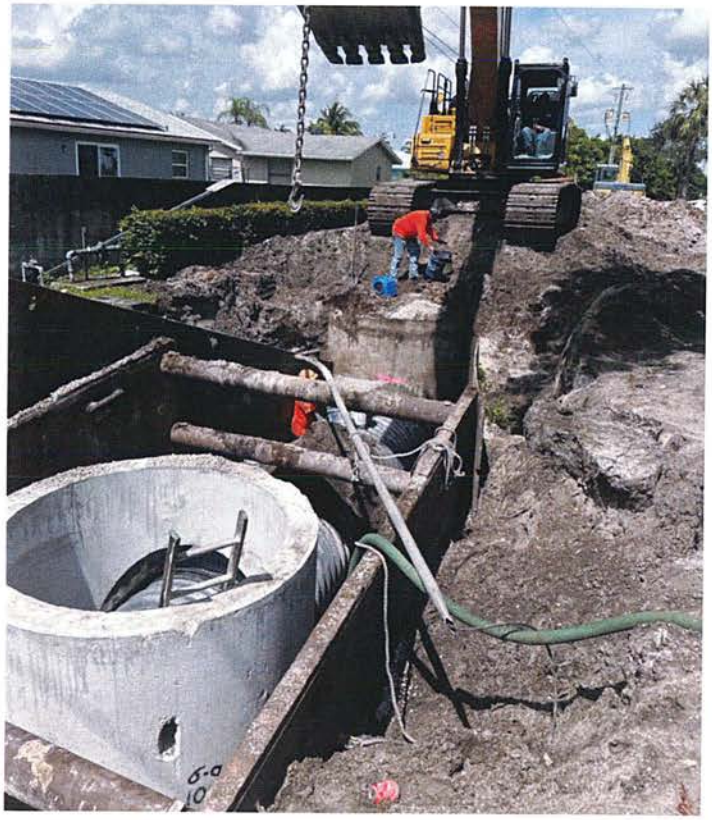
Project Highlights:

- Installed over **7,500 LF of 15"–48" RCP storm drainage pipe**, with open-cut trench repairs.
- Completed **full roadway reconstruction**, including thermoplastic striping, signage, new landscape planting, swale regrading, and irrigation restoration.
- Performed **tree removal and reinstallation**, as well as watermain and sewer line relocations.
- Delivered the project **5 months ahead of schedule and under budget** through efficient sequencing and proactive coordination.
- **Phased block-by-block construction** minimized disruption and preserved access for residents throughout the project.

Project Value: $5.5 Million

Duration: June 2023 – December 2023 (Completed)

Reference:
Tammy Good
City of Pompano Beach
P: 954-786-5512
Tammy.Good@copbfl.com



Utility Analysis Zone (UAZ) 122

Broward County, Florida

This $14M utility and right-of-way improvements project for Broward County WWS involved major upgrades to **stormwater, water, and sewer infrastructure** in Lauderdale Lakes. The project area was bounded by the **Middle River Canal, Oakland Park Boulevard, Canal 3A, and the Florida Turnpike**, and included construction within FDOT rights-of-way and active residential communities.

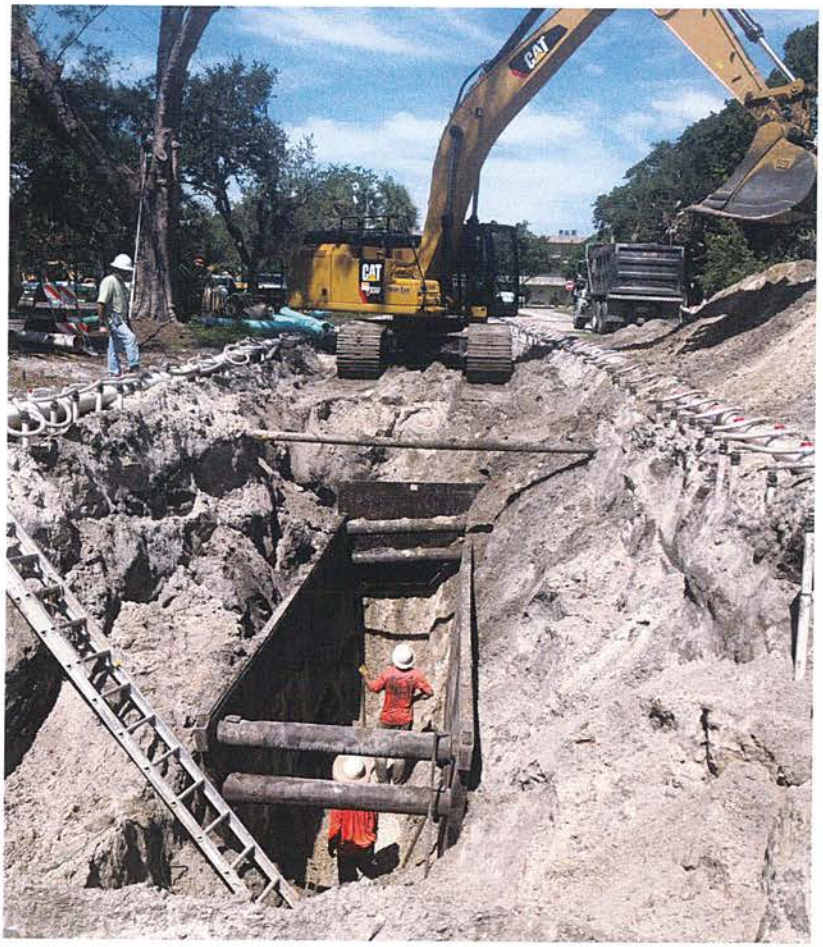
Project Highlights:

- Installed over **4,000 LF of new stormwater pipe (24"–72")** with associated drainage structures and exfiltration trenches.
- Constructed a **new stormwater lift station**.
- Installed **29,020 LF of new water mains (4"–16")**, including services and meters, with abandonment/removal of existing mains.
- Installed **16,666 LF of new sanitary sewer (8"–14")** and abandoned the existing gravity sewer system.
- Completed **800 LF of CIPP lining** and rehabilitation of **30+ sanitary sewer manholes**.
- Executed **HDD installations of 8" & 12" mains** under canals and Oakland Park Blvd.
- Performed **complete roadway reconstruction and realignment** within multifamily developments.
- Coordinated door-to-door with **1,300+ properties** for service relocations, minimizing disruption.
- Delivered ahead of schedule by **overlapping critical-path activities** and efficiently sequencing subcontractor work.
- Restored the community through **tree replacement, sod restoration, and landscape improvements**.
- This project demonstrated our ability to deliver complex, large-scale work while maintaining a high level of coordination with both residents and municipal agencies.

Project Value: $14.5 Million (Final Cost)

Duration: March 2019 – March 2020 (Completed)

Reference:
Luz Adriana Sanchez
Project Manager
Broward County WWS
P: 954-831-0971
LUSANCHEZ@broward.org



Why Man-Con is the right partner for the Melrose Manors stormwater improvements project.

Man-Con, Inc. brings unmatched expertise in tackling the very challenges that define the **Melrose Manors Stormwater Improvements Project**. Our team has consistently delivered success in similar environments—navigating **muck-laden subsurface conditions, high groundwater tables, tight neighborhood rights-of-way, dead-end residential streets, and highly engaged communities**—all while keeping projects ahead of schedule and within budget.

What sets Man-Con apart is our ability to **solve problems before they become delays, reduce costs through innovative value engineering, and maintain clear, respectful communication with residents and stakeholders.** We understand that working in densely populated neighborhoods requires more than technical execution—it demands sensitivity to **resident access, safety, and trust**.

For MCI, **finishing ahead of schedule is not the exception; it is our standard**. Over the last three (3) stormwater projects completed for the City of Fort Lauderdale, including three of the six Phase 1 projects awarded to Man-Con, we have:

- Delivered projects **well ahead of schedule**,
- Ensured **minimal resident issues**,
- Provided the City with a **hands-off, worry-free experience**, and
- Consistently submitted the **lowest responsive bids** while delivering a **"white glove" level of service**.

We solve problems. We build relationships. We deliver high-quality infrastructure that lasts. For the **Melrose Manors Stormwater Improvements Project**, MCI is uniquely positioned to provide the City of Fort Lauderdale with the same proven results: **ahead of schedule, within the established budget, with no change orders, and with minimal community disruption**.

Number and Classification of Employees	
Executives	2
Project Manager	4
Superintendents	3
Clerical Staff	5
Field Staff	See Below:
Foreman	4
Equipment Operators	8
Truck Drivers	3
Laborers	12
Mechanics	2
Total # of Employees	**42**

PROPOSED TEAM (cont.)

Organizational Chart

CITY OF FORT LAUDERDALE
VENICE OF AMERICA

General Contractor/Construction Lead

MAN-CON INC

President
Jeffrey Mancini

Vice President/General Manager
Anthony Mancini

Accounting/HR
Melissa Gomez

Sr. Project Manager
Roberto Ponce de Leon

Superintendent
Luke Mancini

Public Information Officer (PIO)
Kate Long

Project Manager
Vladimir Torres

Safety Officer/ Superintendent
Paul Curd

Superintendent
Barrington Hepburn

SUBCONTRACTORS

Pump Station	*Asphalt*	*Flat Work*	*Landscaping*
Murray Logan Construction	Rapid Milling and Paving *SBE*	Concrete Pro *DBE, MWBE*	Sherlock Tree

Jeffrey Mancini

President

Jeffm@mancon.ws

MAN-CON INC

Experience:

President | Man-Con Incorporated | 2018 To Current

Vice President | Man-Con Incorporated | 1985 - 2018

Vice President/Assistant Secretary | Ric-Man International | 1983 - 1985

Foreman/Superintendent | Ric-Man International | 1980 - 1983

Foreman | Ric-Man International | 1977

Operator/Laborer | Ric-Man International | 1975 - 1977

Client Reference's:

George Lopez, E.I.
Construction Project Manager
Broward County WWS
Phone: (954) 856-1510 | Email: Galopez@Broward.org

Aaron Cutler
Sf Engineering Services
Phone: (561) 395-1585
Email: Acutler@ Sfengineeringservicesinc.com

Co-founder and President of Man-Con, Inc., with over 46 years of experience delivering complex underground utility and stormwater infrastructure projects across South Florida. Under his leadership, Man-Con has completed more than 400 major public works projects in Broward, Palm Beach, and Miami-Dade counties, earning a reputation for high-quality workmanship, on-time delivery, and resident-focused execution.

RECENT SIMILAR PROJECTS

Durrs, Dorsey & Progresso Village Stormwater Improvements | City of Fort Lauderdale

- Installation 60,000 LF of stormwater piping (15"–72"), catch basins, manholes, and exfiltration trenches.
- Two new stormwater pump stations with associated force mains.
- Seawall construction along the North Fork New River.
- Full roadway and driveway reconstruction, sidewalks, swales, and landscaping.
- Delivered $100M+ of stormwater infrastructure ahead of schedule and under budget through value engineering.

Washington Park Utility Improvements | City of Hollywood

- 5,100 LF of 18" French drains and 2,000 LF of stormwater pipe.
- 9,739 LF of 8" PVC water main, 1,400 LF of 12" PVC, and 134 LF of 16" PVC.
- 9,170 LF of 8" sewer mains and 159 service laterals.
- Roadway and utility reconstruction completed in active residential community.

Kendall Lakes Stormwater Improvements | City of Pompano Beach

- Installation 12,440 LF of 15"–24" HP stormwater pipe.
- 6,200 LF of 6"–12" ductile iron water main and 16 line stops.
- 5,250 LF of asbestos cement pipe abandoned and grouted.
- Full roadway reconstruction, swales, irrigation, sod, and landscape restoration.
- Completed on time despite narrow ROWs and muck soils.

Utility Analysis Zone 122 | Broward County Water and Wastewater Services | Project Manager

- Construct 29,020 LF of new water mains (4"–16").
- 16,666 LF of sanitary sewer (8"–14").
- 4,000 LF of stormwater pipe (24"–72") and drainage structures.
- One new lift station constructed
- Complete roadway reconstruction and landscaping across multifamily neighborhoods.

CAM 26-0622
Exhibit 1
Page 46 of 58

Anthony Mancini

Vice President

Anthonym@mancon.ws

MAN-CON INC

Vice President of Man-Con, Inc. with over 15 years of experience in utility and heavy civil construction, specializing in stormwater, water, sewer, and roadway infrastructure projects. Anthony began his career as a foreman, advanced through project management, and now oversees operations as Vice President, providing leadership from project award through final closeout. His expertise spans design-build delivery, directional drilling, lining of existing utilities, deep trench installation, and roadway reconstruction.

Education:

Bachelor Of Business Administration: Finance - Florida Atlantic University | 2013

Experience:

Vice President | Man-Con Incorporated | Dec 2017 To Current

Project Manager | Man-Con Incorporated | Dec 2013 - Dec 2017

Real Estate Development | Halvorsen Holdings | Dec 2011 - Dec 2013

Foreman | Man-Con Incorporated | Dec 2005 - Dec 2011

Client Reference's:

Mike Hagerty, P.E., LEED AP
Broward County WWS
Phone: (954) 831-3217
Email: mhagerty@broward.org

Juan Figueroa
Sr. Project Manager
City of Hollywood
Phone:754-736-1169
Email: jfigueroa@hollywoodfl.org

RECENT SIMILAR PROJECTS

Durrs, Dorsey & Progresso Village Stormwater Improvements | City of Fort Lauderdale | Project Oversight

- Oversight of 60,000 LF of stormwater piping (15"–72"), two stormwater pump stations, seawall construction, and roadway restoration.
- Delivered $100M+ of stormwater infrastructure ahead of schedule and under budget through value engineering and proactive planning.

Washington Park Utility Improvements | City of Hollywood | Project Oversight

- Oversight of 5,100 LF of French drains, 2,000 LF of stormwater pipe, and 9,000 LF of sewer.
- Coordinated 9,700 LF of water mains, sewer lining, and roadway reconstruction with minimal resident disruption.

Historic Miramar Infrastructure Improvements – Phase IV | City of Miramar | Project Oversight

- Managed construction of 12,440 LF of stormwater piping, 6,200 LF of ductile iron water main, and 5,250 LF of asbestos cement pipe abandonment.
- Full roadway reconstruction, swale regrading, irrigation, and landscape restoration.

Utility Analysis Zone 122 | Broward County Water and Wastewater Services

- Installed 29,000 LF of new water mains (4"–16"), 16,600 LF of sanitary sewer (8"–14"), 4,000 LF of stormwater drainage, and one new lift station.
- Completed CIPP lining of 800 LF of sewer and rehab of 30+ manholes.

Kendall Lakes Stormwater Improvements | City of Pompano Beach | Project Oversigh

- Directed installation of 7,500 LF of RCP storm drainage (15"–48"), new stormwater collection system, and full roadway reconstruction.
- Delivered project 5 months ahead of schedule and under budget.

CAM 26-0622
Exhibit 1
Page 47 of 58

Luke Mancini

General Superintendent

Lukem@mancon.ws

MAN-CON INC

Education:

Bachelor Of Business Administration: Finance - Florida Atlantic University | 2015

Experience:

General Superintendent | Man-Con Incorporated | 2018 - Present

Superintendent | Man-Con Incorporated | 2016 - 2018

Foreman | Man-Con Incorporated | 2014 - 2016

Site Supervisor | Loxwell, Inc. | 2011 - 2012

Assistant Property Manager | Wellington Land Development | 2010 - 2012

Client Reference's:

Ken Rubach
Deputy Town Manager
City of Fort Lauderdale
Phone: 954-640-4233
Email: kenr@ lauderdalebythesea-fl.gov

Aaron Cutler
SF Engineering Services
Phone: (561) 395-1585
Email: acutler@ sfengineeringservicesinc.com

General Superintendent with over 15 years of experience overseeing complex stormwater, water, sewer, and roadway projects across South Florida. Skilled in field supervision, crew coordination, scheduling, and neighborhood reconstruction in densely populated areas. Experienced in delivering projects ahead of schedule, under budget, and with minimal community disruption.

RECENT SIMILAR PROJECTS

Durrs, Dorsey & Progresso Village Stormwater Improvements | City of Fort Lauderdale | General Superintendent

- Directed daily field operations for installation of 60,000 LF of stormwater pipe, two pump stations, and seawall construction.
- Coordinated roadway reconstruction, swales, and landscaping while maintaining community access and safety.

Washington Park Utility Improvements | City of Hollywood | General Superintendent

- Installation of Approximately 20,000 LF of 6", 8" & 12" Water Mains, Including Asphalt Trench Repairs
- 9,929 LF Abandonment of Existing Water Main
- 191 EA Water Services
- 365 EA Rear to Front Meter Relocations

Kendall Lakes Stormwater Improvements | City of Pompano Beach |General Superintendent

- Managed crews installing 7,500 LF of RCP storm drainage pipe and performing full roadway reconstruction.
- •Delivered work ahead of schedule and under budget.

Avenue "O" Neighborhood Infrastructure Improvements | City of Riviera Beach | Superintendent

- Oversaw installation of 6,791 LF of RCP drainage, 12,708 LF of DIP water main, and 6,761 LF of sewer lining.
- Full ROW reconstruction including sidewalks, driveways, and paved surfaces.

Historic Miramar Infrastructure Improvements – Phase IV | City of Miramar | General Superintendent

- Supervised installation of 12,440 LF of storm drain, 6,200 LF of water main, and 5,250 LF of abandoned/grouted AC pipe.
- Coordinated swale regrading, irrigation, and roadway reconstruction in tight residential areas.

Utility Analysis Zone (UAZ) 122 | Broward County WWS | Superintendent

- Directed stormwater, water, and sewer installations, including 4,000 LF of storm pipe and one new lift station.

Roberto Ponce De Leon

Sr. Project Manager/Estimator

Robertop@mancon.ws

MAN-CON INC

Education:

Bachelors in Construction project management | Heriot-Watt University | 2013

Experience:

Sr. Project Manager/Estimator | Man-Con Incorporated | Feb 2023 To Current

Project Manager | Metro Equipment Service | May 2015 – Feb 2023

Assistant Project Manager | Aug 2010 - March 2013 |West Indies Home Contractors (Whicon)

Client Reference's:

Juan Figueroa
Sr. Project Manager
City of Hollywood
Phone:754-736-1169
Email: jfigueroa@hollywoodfl.org

Luisa Arbelaez | Project Manager
City of Sunrise | Utilities
Phone: (954) 789-0301
Email: larbelaez@sunrisefl.gov

Senior Project Manager with over 12 years of experience in underground utility and stormwater construction. Proven track record managing large-scale government infrastructure projects from acquisition through closeout. Skilled in estimating, contract negotiations, design-build delivery, and conflict resolution in the field. Recognized for effective coordination with municipal agencies and residents to deliver projects ahead of schedule, under budget, and with minimal disruption.

RECENT SIMILAR PROJECTS

Durrs, Dorsey & Progresso Village Stormwater Improvements | City of Fort Lauderdale | Project Manager

- Directed project delivery of 60,000 LF of stormwater piping, exfiltration trenches, catch basins, manholes, seawall construction, and two pump stations.
- Coordinated between office engineering staff, field crews, subcontractors, and the City to keep work sequenced and efficient.
- Provided vision and leadership to implement value engineering solutions that delivered $100M+ in stormwater infrastructure ahead of schedule and under budget.

Kendall Lakes Stormwater Improvements | City of Pompano Beach | Project Manager

- Managed field and office coordination for installation of 7,500 LF of RCP storm drainage (15"–48") and complete roadway reconstruction.
- Proactively managed schedules and resources to ensure delivery 5 months ahead of schedule and under budget.

Historic Miramar Infrastructure Improvements – Phase IV | City of Miramar | Project Manager

- Oversaw installation of 12,440 LF of stormwater pipe, 6,200 LF of ductile iron water main, and 5,250 LF of abandoned/grouted AC pipe.
- Coordinated with City staff, residents, and crews to stage work block-by-block in tight neighborhoods, maintaining access and safety.
- Directed full roadway and swale reconstruction, irrigation restoration, and sod replacement.

FKAA Project # 1154-17 Grassy Key Transmission Main Replacement | Florida Keys Aqueduct Authority | Project Manager

- Managed planning and execution of 2 miles of 30" steel transmission main replacement along Overseas Highway.
- Coordinated with engineering staff, permitting agencies, and crews to install pressure-reducing vaults and dual 6" HDPE HDD crossings with minimal community disruption.

Washington Park Utility Improvements |Hollywood, FL | Project Manager

- Provided overall management for construction of 5,100 LF of French drains, 2,000 LF of storm pipe, 9,739 LF of water mains, and 9,170 LF of sewer mains.
- Coordinated daily with crews and subcontractors to maintain progress while keeping the neighborhood accessible and safe.
- Coordinated bypass pumping, roadway reconstruction, and full neighborhood restoration, ensuring resident concerns were addressed promptly.

Vladimir Torres Rodes

Project Manger/Estimator

Vladimirt@mancon.ws

MAN-CON INC

Education:

B.Sc Civil Engineering - Central Marta Abreu OSHA 30 hours

Experience:

Project Manager | Man-Con Incorporated | February 2020 To Current

Client Reference's:

Juan Figueroa
Sr. Project Manager
City of Hollywood
Phone:754-736-1169
Email: jfigueroa@hollywoodfl.org

Project Manager with over 5 years of experience supporting senior management on complex stormwater and utility infrastructure projects across South Florida. Recognized as a key liaison between field operations, subcontractors, suppliers, and executive management, ensuring smooth coordination, accurate cost tracking, and timely delivery. Skilled at interpreting plans, developing cost estimates, and managing construction phasing in dense residential neighborhoods where access, safety, and resident communication are critical.

RECENT SIMILAR PROJECTS

Dorsey Riverbend Neighborhood stormwater improvements| City of Fort Lauderdale |Project Manager

- Assisted senior project management with pump station construction, 6,400 LF of stormwater pipe (12"–72"), and 3,100 LF of 24" DIP force main.
- Coordinated subcontractors and suppliers to keep work sequenced efficiently in a tight residential corridor.
- Maintained communication flow between crews, inspectors, and executive management.

Progresso Village Stormwater Improvements – Fort Lauderdale, FL| Project Manager

- Supported delivery of a stormwater pump station, 24,600 LF of stormwater pipe (15"–72"), and 6,060 LF of 30" stormwater force main.
- Managed supplier coordination and verified material submittals for compliance with project specs.
- Acted as a daily contact point between the field superintendent and senior management.

Washington Park Utility Improvements | City of Hollywood | Project Manager

- Coordinated with subcontractors and suppliers on installation of 5,100 LF of French drains, 2,000 LF of storm pipe, 9,739 LF of water mains, and 9,170 LF of sewer mains.
- Ensured bypass pumping, resident access, and phased construction proceeded without delays.
- Assisted with project cost tracking, subcontractor billing, and QA/QC documentation.

Thomas Street Stormwater Pump Station Replacement – Delray Beach, FL| Project Manager/Estimator

- Provided support for pump station and outfall construction, drainage tie-ins, and utility improvements.
- Coordinated bypass pumping systems with subcontractors, ensuring proper monitoring and compliance.
- Assisted in bridging communication between the field and office, expediting responses to unforeseen issues.

Paul Curd

Superintendent/Safety Officer

Paulc@mancon.ws

MAN-CON INC

Pipe Foreman and Safety Officer with over 10 years of experience in stormwater, water, and sewer infrastructure projects across South Florida. Skilled in field supervision, crew management, and subcontractor coordination, with a strong record of maintaining productivity and compliance in dense residential neighborhoods. Experienced in hazard identification, safety training, MOT compliance, and OSHA regulations, ensuring projects are delivered safely, on schedule, and with minimal disruption to residents.

RECENT SIMILAR PROJECTS

Durrs, Dorsey & Progresso Village Stormwater Improvements | City of Fort Lauderdale | Foreman / Safety Officer

- Supervised a dedicated pipe crew installing 60,000 LF of stormwater pipe (15"–72"), two pump stations, seawall construction, and roadway reconstruction.
- Coordinated directly with subcontractors and field personnel to maintain safe work sequencing and compliance in a high-density residential neighborhood.
- Ensured all crew activities followed OSHA and FDOT MOT standards, minimizing risks while maintaining productivity.

Historic Miramar Infrastructure Improvements, Phase IV | City of Miramar | Foreman/Safety Officer

- Directed crew in the installation of 12,440 LF of storm drain (15"–24"), 6,200 LF of ductile iron water main, and 5,250 LF of abandoned/grouted AC pipe.
- Oversaw 16 line stops and critical utility tie-ins in narrow ROW conditions.
- Managed site restoration, including swales, irrigation systems, and roadway paving, while enforcing trench and confined space safety protocols.

Kendall Lakes Stormwater Improvements Project (Surtax Funded Project) | City of Pompano Beach | Foreman/Safety Officer

- Led crew in the installation of 7,500 LF of RCP storm drainage (15"–48"), sanitary sewer replacements, and water main relocations.
- Oversaw asbestos removal and pipe abandonment, CIPP sewer re-lining, and water service relocations.
- Directed ROW-to-ROW restoration, including concrete sidewalks, driveways, asphalt paving, and swale/landscape reinstatement.
- Ensured compliance with MOT requirements and safety standards while maintaining field productivity.

Utility Analysis Zone (UAZ) 122 | Broward County WWS | Foreman

- Managed crew installing 29,020 LF of water mains, 16,666 LF of sewer, and 4,000 LF of stormwater drainage.
- Supervised crew activities during HDD

Experience:

Pipe superintendent/safety officer | Man-con incorporated | 2019 to current

Plumbing foreman | Renco plumbing | 2015 to 2019

Certifications

- O.S.H.A. 10 Hrs. Construction safety and health program
- Fdot intermediate temporary traffic control
- O.S.H.A. Basis rigging training certification
- O.S.H.A. Cpr & first aid certification
- O.S.H.A. Certified excavation & trench competent person training program
- O.S.H.A. Certified confined space entry program

Client Reference's:

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Sr. Project Manager
City of Hollywood
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Email: jfigueroa@hollywoodfl.org

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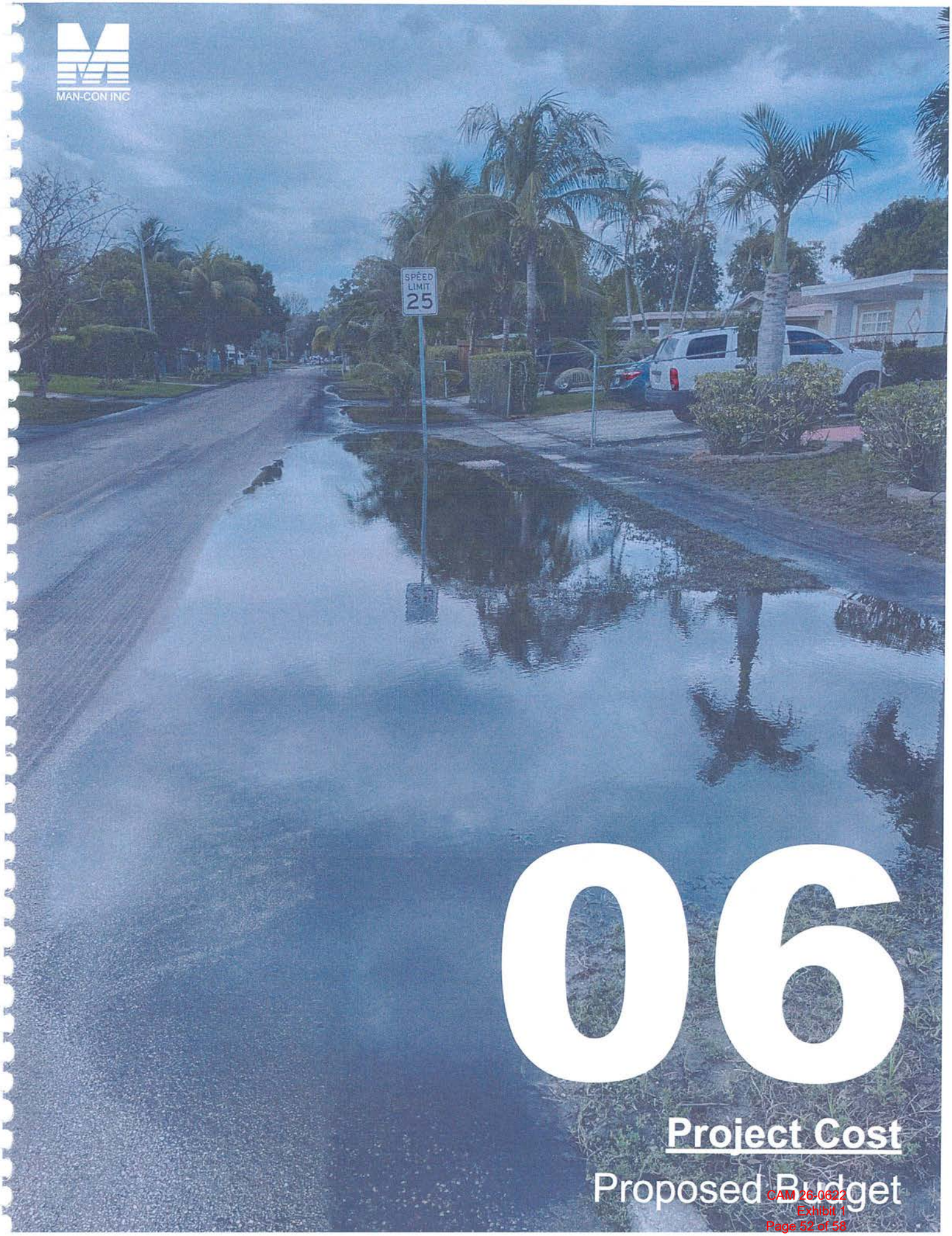


06

Project Cost

Proposed Budget

Melrose Manors Stormwater Improvements – West Side
City of Fort Lauderdale, Florida
Submitted by: Man-Con, Inc. (MCI)

Price Proposal Overview

The Melrose Manors Stormwater Improvements – West Side Unsolicited Proposal submitted by Man-Con, Inc. (MCI) represents a comprehensive, neighborhood-wide investment to permanently address chronic flooding, inadequate stormwater capacity, aging infrastructure, and roadway deterioration within the West Side basin of the Melrose Manors community.

Total Proposed Construction GMP (West Side):

$91,840,159

This price reflects a **turnkey, accelerated-delivery** approach aligned with the City's stormwater-resilience objectives and long-term capital-improvement strategy.

Project Pricing Scope

The proposed **lump-sum Guaranteed Maximum Price (GMP)** includes all labor, materials, equipment, and services required to deliver a complete, fully operational stormwater system for the West Side, including:

- Stormwater piping (HPPP, RCP, and force main)
- Drainage structures
- Stormwater pump station and associated infrastructure
- Full roadway reconstruction
- Maintenance of Traffic (MOT)
- Utility coordination and protection
- Risk allocation, contingency, contractor overhead, and profit

No additional construction scope is required beyond this GMP proposal to complete the proposed infrastructure improvements.

Basis of Pricing & Site Conditions

The estimate was developed using current **2025 market pricing**, validated through industry benchmarking and Man-Con's extensive experience delivering similar City projects.

City of Fort Lauderdale Standards

All quantities and unit pricing are based on compliance with City standards and specifications, including drainage systems, roadway restoration, MOT requirements, and parcel restoration.

Production Rates & West Side Constraints

Pricing reflects known West Side conditions, including:

- Narrow residential streets
- Dense and aging utility congestion
- Active utility undergrounding by FPL, Comcast, AT&T, and other providers, requiring continuous coordination
- Shallow groundwater conditions
- Continuous MOT requirements and access to residents

All productivity impacts associated with these constraints are fully incorporated into the GMP.

Pricing Justification

To ensure the proposed **$91,840,159 GMP** is fair, reasonable, and market-aligned, **Man-Con, Inc. justified the proposed pricing** using multiple independent and objective benchmarks. Collectively, these methods confirm that the proposed price reflects **system size, current market conditions, and the technical requirements of the project—not inefficiency or excessive pricing.**

1 Justification Method 1 — Land Area Protected (Public Value)

Why this matters:

Stormwater investments deliver public value by protecting homes, roadways, and infrastructure. The cost per acre of land protected provides an intuitive, transparent measure of the value delivered to the community.

This metric was calculated using the **total square footage of public roadways hydraulically protected** by new drainage improvements.

Project	Land Protected (SF)	Acres	Total Cost ($)	Cost per SF ($/SF)	Cost per Acre ($/Acre)
Durrs Neighborhood (2023)	1,066,563	24.48	$32.0M	$30.03	$1,307,190 (No Pump Station)
Dorsey Riverbend (2024)	255,330	5.86	$36.2M	$141.74	$6,177,474
Progresso Village (2024)	370,485	8.51	$41.3M	$111.63	$4,853,113
Historical Average	**564,129**	**12.95**	**—**	**$94.46**	**$4,112,615**
Melrose Manors – West (2026)	**≈1,278,000**	**29.34**	**$91.84M**	**$71.86**	**$3,129,855**

Finding:

Melrose Manors – West protects **more than twice the historical average (Durrs, Dorsey, Progresso) of land area**, while delivering a **lower cost per acre** than the prior City neighborhood stormwater projects on average.

2 Justification Method 2 — Stormwater Conveyance System Scale (Cubic Feet)

To evaluate projects consistently, the **system stormwater conveyance scale** was measured by the total internal volume (cubic feet) of installed drainage and force-main piping.

How conveyance was Calculated

- The internal volume of each pipe segment was calculated using pipe diameter and length
- Volumes were summed across the entire drainage and force-main to come up with a total volume of stormwater capacity

This produces an **apples-to-apples comparison** across projects with different pipe sizes, depths, and configurations—without relying on theoretical flow rates.

Base (Unadjusted) Cost per Cubic Foot

Project Group	Total Volume (CF)	Total Cost ($)	Cost per CF ($/CF)
Durrs, Dorsey, & Progresso	511,834	$109.6M	$214
Melrose Manors – West (MCI)	329,236	$91.84M	$279

Because the comparison projects were bid several years earlier, historical costs were adjusted to **2025 dollars** using the **FHWA National Highway Construction Cost Index (NHCCI)**:

- 2022 → 2023: +17.3%
- 2023 → 2024: +6.3%
- 2024 → 2025: +3.9%

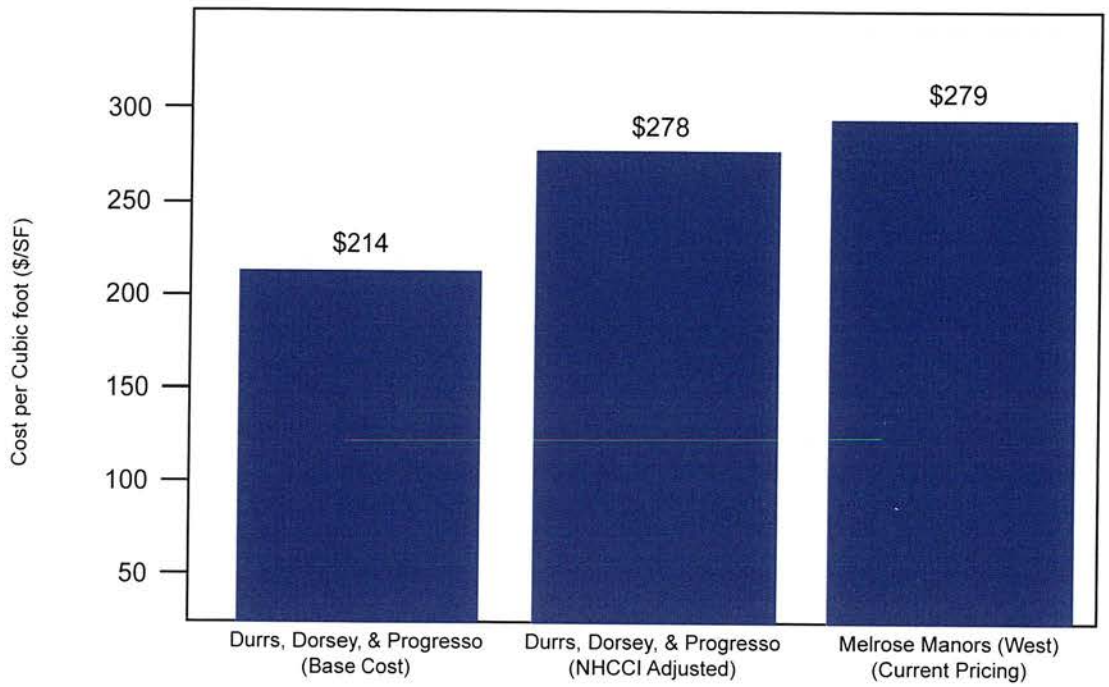
Compounded increase (2022–2025): approximately +30%.

Inflation-Adjusted Cost per Cubic Foot (2025 $)

Project Group	Adjusted Cost ($)	Cost per CF ($/CF)
Durrs + Dorsey + Progresso (Adjusted)	$142.4M	$278
Melrose Manors – West (MCI)	Current Pricing	$279

Cost per Cubic Foot of Installed Stormwater Conveyance

(Before and After Inflation Adjustment)



Finding:

After adjusting for inflation, **Melrose Manors – West aligns almost exactly with Durrs, Dorsey Riverbend, and Progresso Village on a cost–per–cubic–foot basis for installed stormwater conveyance**, demonstrating that the proposed pricing is consistent with recent City stormwater projects when adjusted for infrastructure scale and inflation.

3

Justification Method 3 — Engineer's Estimate vs. Previous Low Bid

Recent City stormwater projects demonstrate a consistent pattern where awarded bids exceeded Engineer's Estimates: **Across recent City stormwater projects, awarded low bids averaged approximately 50% above the Engineer's Estimates**, with higher bidders exceeding estimates by even greater margins. This consistent pattern demonstrates that design-phase Engineer's Estimates have materially understated actual market construction costs under competitive Design-Bid-Build procurement.

Engineer's Estimate vs. Bid Results

Recent City Stormwater Projects (All Bidders Shown)

Project	Bidder	Bid Amount ($)	Engineer's Estimate ($)	Delta Above Engineer's Estimate ($)	Bid % Above Engineer's Estimate
Durrs	**Man-Con, Inc. (Low Bids)**	**$29,165,737**	$20,108,800	$9,056,937	**45%**
	Ric-Man International	$34,028,746	$20,108,800	$13,919,946	69%
	David Mancini & Sons	$39,229,221	$20,108,800	$19,129,431	95%
	Lanzo Construction	$44,825,057	$20,108,800	$24,716,257	123%
Dorsey Riverbend	**Man-Con, Inc. (Low Bid)**	**$32,166,618**	$19,270,900	$12,895,718	**67%**
	DMSI	$37,652,678	$19,270,900	$18,381,778	95%
	Lanzo	$39,597,205	$19,270,900	$20,326,305	105%
Progresso Village	**Man-Con, Inc. (Low Bid)**	**$35,654,918**	$25,896,200	$9,758,718	**38%**
	Lanzo Construction	$42,433,785	$25,896,200	$16,595,585	64%
	Ric-Man International	$54,949,446	$25,896,200	$29,053,246	112%
Average of Awarded Low Bids					**50%**

Note: Percentages represent bid amount relative to Engineer's Estimate. Awarded low bids highlighted.

Key Distinction:

Unlike prior projects, the proposed **Melrose Manors – West GMP is below the City's Engineer's Estimate**, reducing the risk of post-award cost escalation.

Overall Justification Conclusion

When evaluated using:

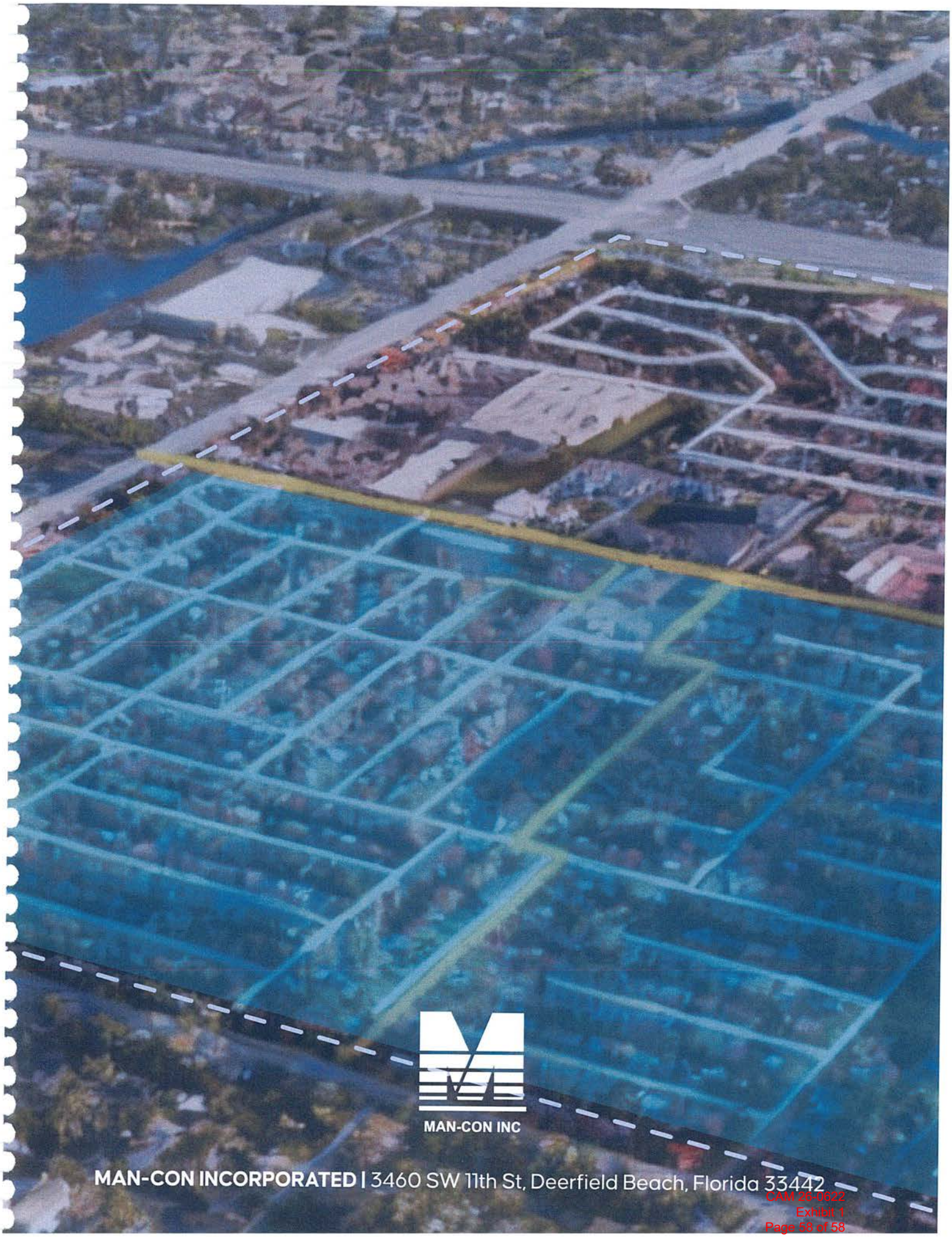
- Land area protected (Acres or SF)
- Stormwater conveyance capacity (CF)
- Inflation-adjusted market benchmarks
- Historical Engineer's Estimate performance

The Melrose Manors Stormwater Improvements – West Side pricing is transparent, defensible, and fully supported by objective data.

The proposed GMP reflects the true scale and complexity of the West Side stormwater system and provides the City with a cost-certain, market-validated path to long-term flood resilience.

Final Takeaway for the City

This proposal allows the City of Fort Lauderdale to deliver meaningful flood protection to the Melrose Manors West Side sooner, with greater cost certainty, reduced risk, and lasting public value.



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