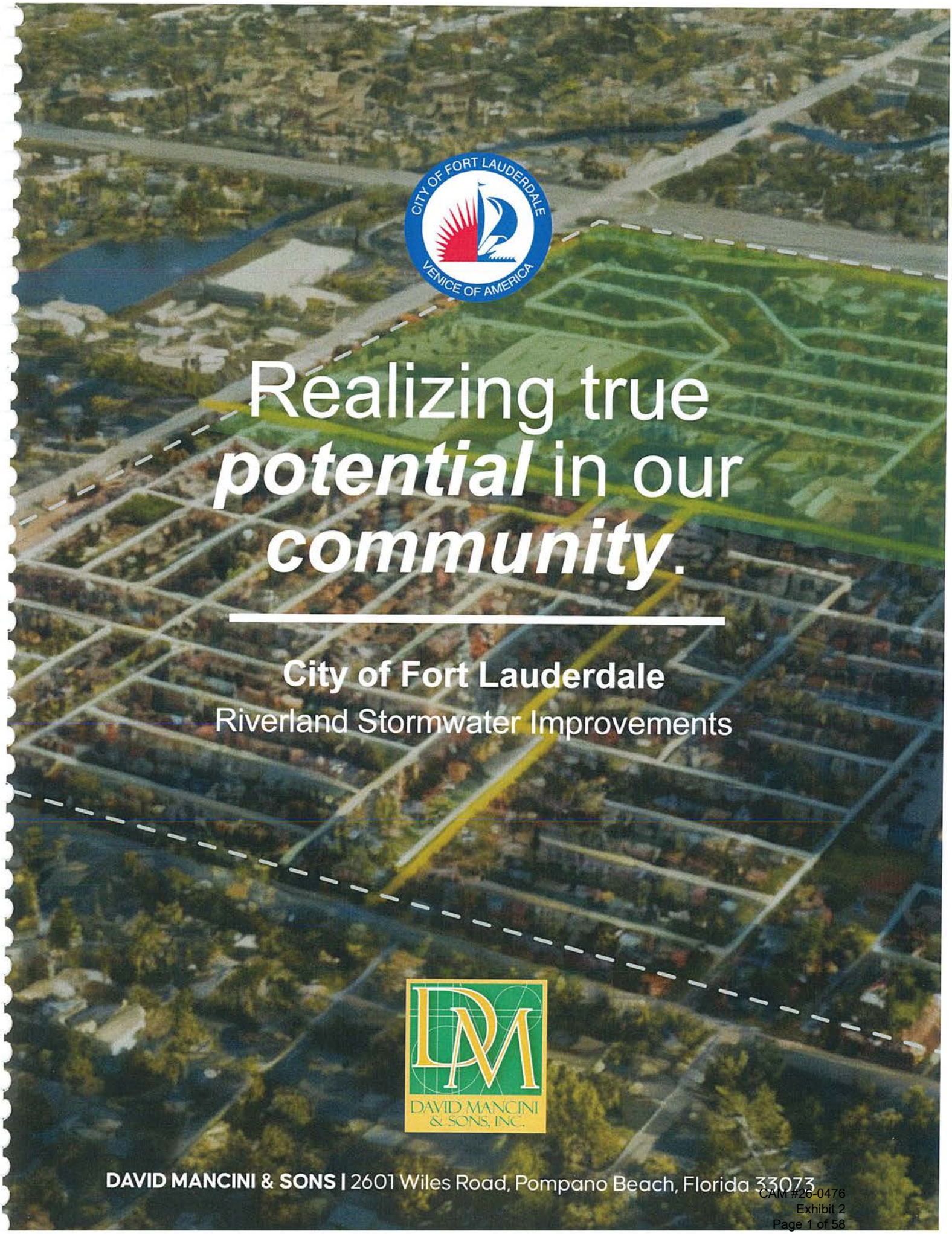
CITY OF FORT LAUDERDALE
VENICE OF AMERICA
Realizing true
potential in our
community.
City of Fort Lauderdale
Riverland Stormwater Improvements
DM
DAVID MANCINI
& SONS, INC.
DAVID MANCINI & SONS | 2601 Wiles Road, Pompano Beach, Florida 33073

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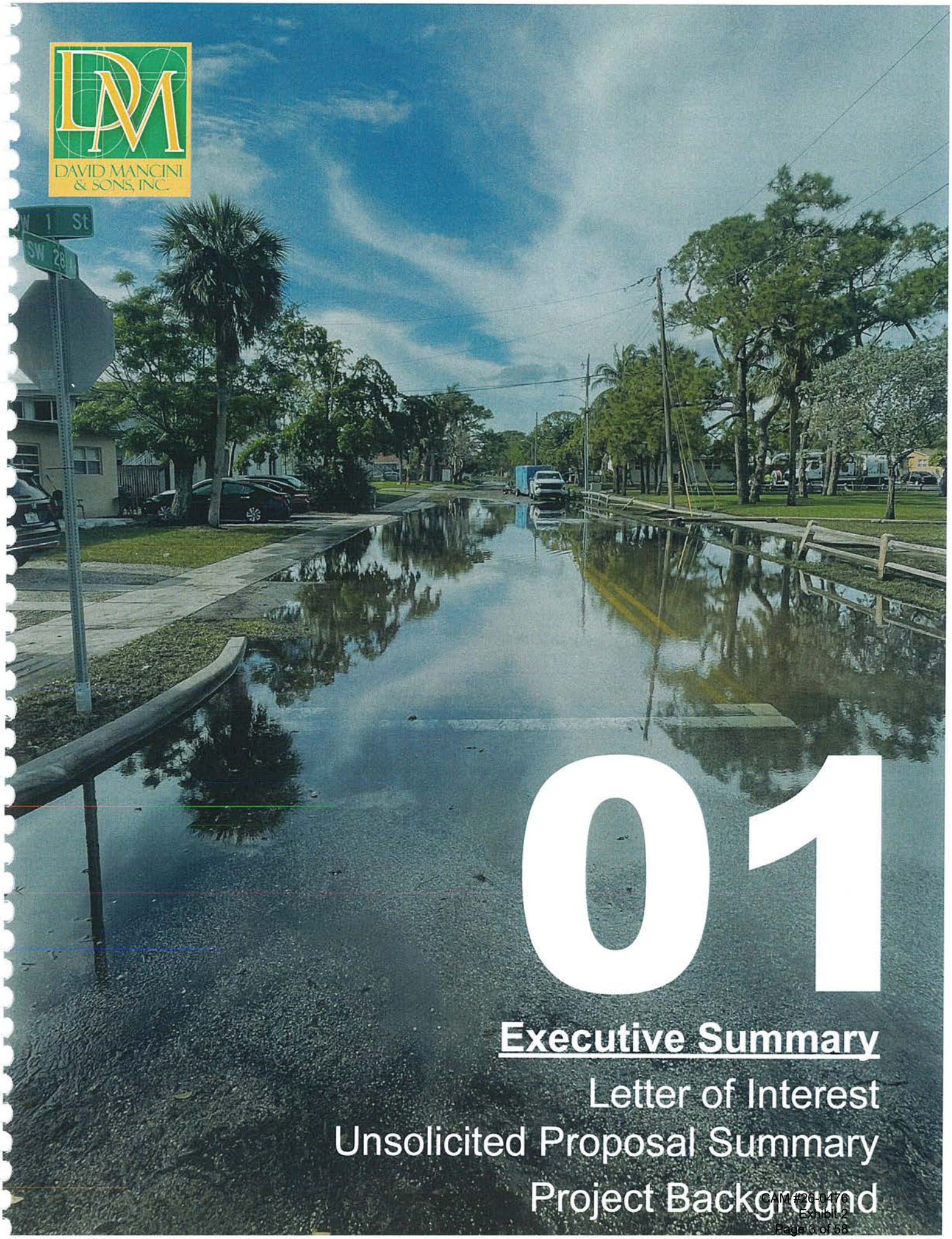


01

Executive Summary

Letter of Interest

Unsolicited Proposal Summary

Project Background

December 22, 2025

City of Ft. Lauderdale | Riverland 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 – Riverland Stormwater Improvements

Dear Mayor Trantalis and Honorable Members of the City Commission:

David Mancini & Sons, Inc. (DMSI) is pleased to submit this Unsolicited Proposal to expedite the design and construction of critical stormwater improvements for the Riverland neighborhood, in accordance with Florida Statutes §255.065.

During recent extreme rainfall events—including the historic April 2023 storm, which delivered 24.91 inches of rain in a single day, the June 2023 event with 9.54 inches, and a record-setting 109 inches of total rainfall in 2023—the Riverland neighborhood experienced severe and repeated flooding. These events caused substantial 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 storm events, placing public safety, economic stability, and quality of life at continued risk.

DMSI has assembled a highly experienced team and developed a comprehensive, resilient solution to address this long-standing flooding problem. Our approach is sustainable, efficient, time-critical, and cost-effective, and leverages our extensive experience delivering complex infrastructure projects for the City of Fort Lauderdale. Through an alternative delivery approach, DMSI can deliver this critical project within 24 months, significantly faster than the traditional design–bid–build process. Accelerated delivery will reduce the City's exposure to recurring flood damages, protect public health, and mitigate escalating costs associated with inflation and volatile market conditions. Early delivery of this project will safeguard Riverland neighborhood infrastructure valued at over $1 billion.

To ensure project continuity and minimize risk, DMSI has evaluated multiple easement options for the proposed stormwater conveyance system. The primary alignment (Option A) utilizes an easement across the Shipmonk property, for which the City is currently coordinating with the owner and has received a favorable indication of willingness to grant the easement. If this easement is not secured, DMSI has identified alternative routes, including Option B through Department of Juvenile Justice property at no additional cost to the City, and Option C through Broward County property and Reverend Samuel Delevoe Memorial Park to the North Fork of the New River, which would result in an estimated additional construction cost of $10 million. Upon execution of a comprehensive agreement, DMSI will support the City in facilitating and expediting easement acquisition efforts.

As part of this Unsolicited Proposal, DMSI commits to delivering the Riverland Stormwater Improvements Project within the City's established budget, with no change orders, ahead of schedule, and with minimal disruption to the surrounding community. This commitment provides the City with a hands-off, worry-free delivery model while maximizing transparency, value, and accountability.

The total proposed cost of the Riverland infrastructure improvements is $79,643,846.00. With more than 500 homes and businesses in the Riverland neighborhood valued at approximately $1 billion, the return on investment is substantial. For comparison, FEMA has paid over $177

December 22, 2025

City of Ft. Lauderdale | Riverland Stormwater Improvements

million 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). Investing in resilient stormwater infrastructure now will significantly reduce reliance on federal disaster assistance and avoid hundreds of millions of dollars in repetitive flood losses over the coming decades. Simply stated, every $1 invested in this project protects more than $14 in property value.

Under this unsolicited proposal delivery method, the City can expect advantages which includes:

- 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
- Cost certainty and fair market price. See price proposal page for justification based on historical market condition.
- Risk Reduction & Public Safety - An emergency bypass system is anticipated to be operational by the 2027 rain season, providing interim flood relief while permanent infrastructure is constructed.
- Approximately four (4) years of schedule acceleration - Fully Operational flood protection by Mid-2028, compared to approximately 2033 under the traditional delivery
- Eliminating exposure to design-phase errors and omissions
- Preventing change orders and claims
- Avoiding multi-year inflation escalation

We respectfully invite you to review our proposal and qualifications. DMSI appreciates the opportunity to partner with the City of Fort Lauderdale to deliver this vital infrastructure improvement and provide long-term flood protection for the Riverland community.

David Mancini Jr.
President
David Mancini & Sons, Inc

Executive Summary
Riverland Stormwater Improvements – East Side
Unsolicited Proposal | City of Fort Lauderdale

A Neighborhood at Risk

Riverland 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 Riverland 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 Riverland 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

David Mancini & Sons, Inc. (DMSI), pursuant to Florida Statute §255.065, proposes a fully integrated stormwater system that transforms Riverland 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

- 36,000+ LF of gravity stormwater piping
- 8,000+ LF of stormwater force main
- 700+ new drainage structures
- New stormwater swales to increase storage capacity
- A new stormwater pump station with positive outfall to the North Fork 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

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

$79,643,846.00

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 55-59).
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 55-59).

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 Riverland– East 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 Riverland Stormwater Improvements – East 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 Riverland 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 Phase 1 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.

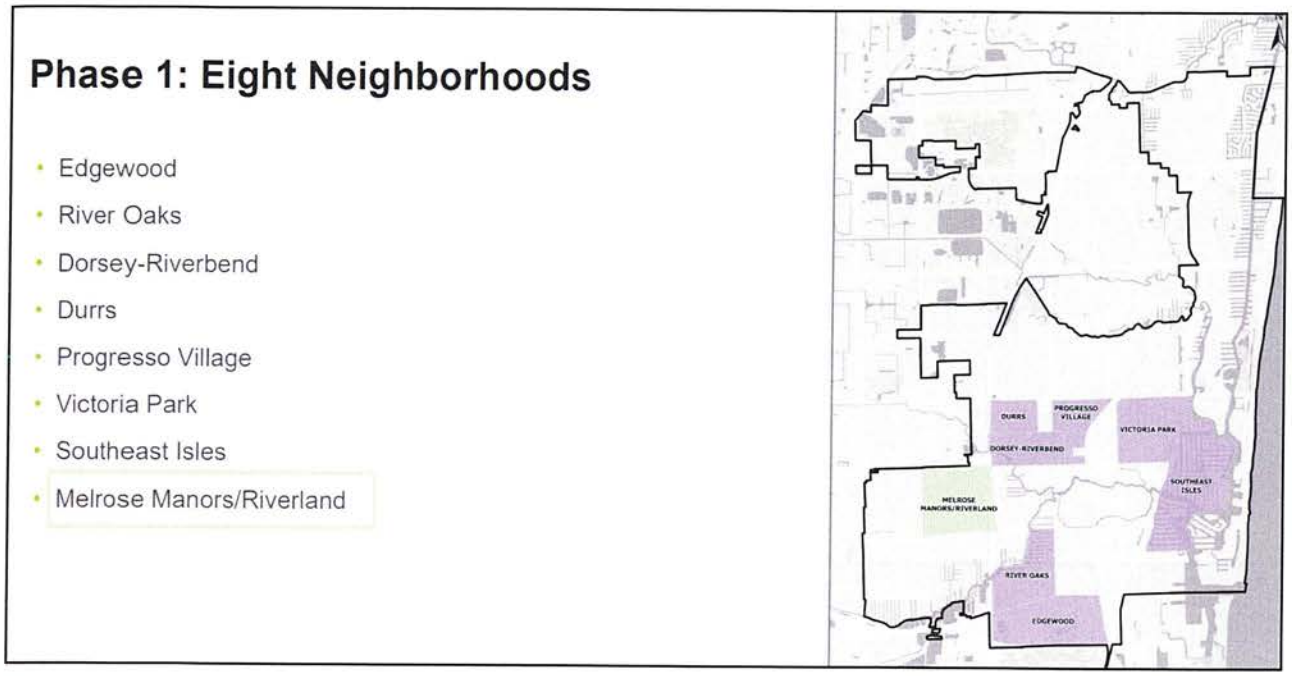


Figure 1: *Fortify Lauderdale – Phase 1*

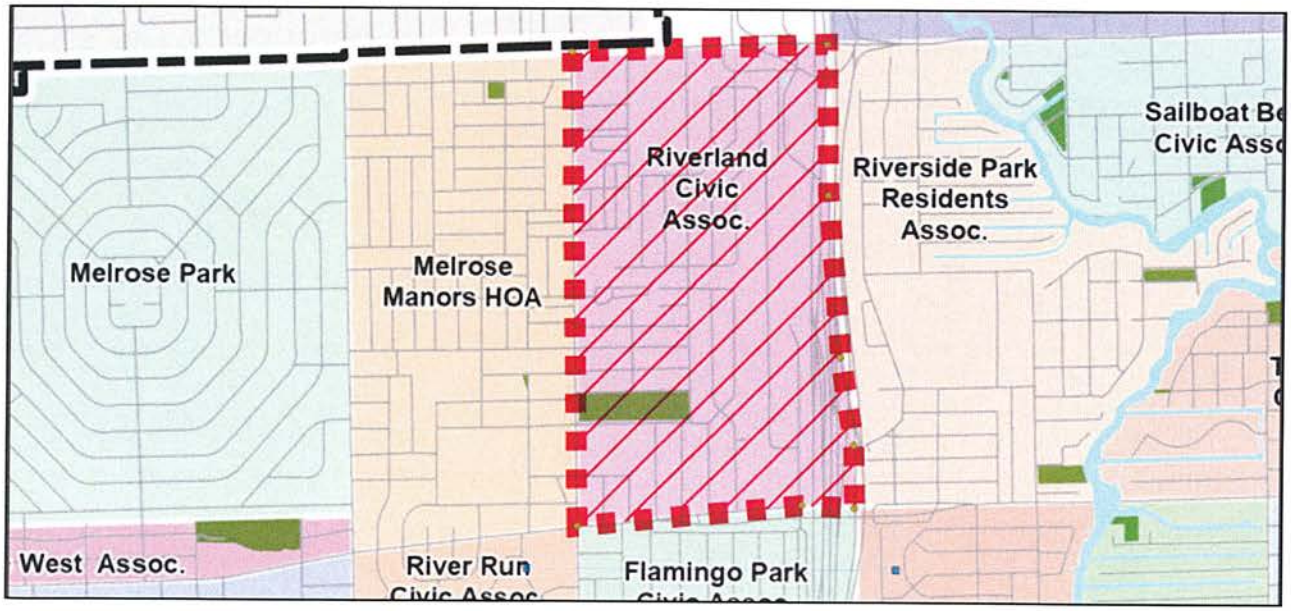
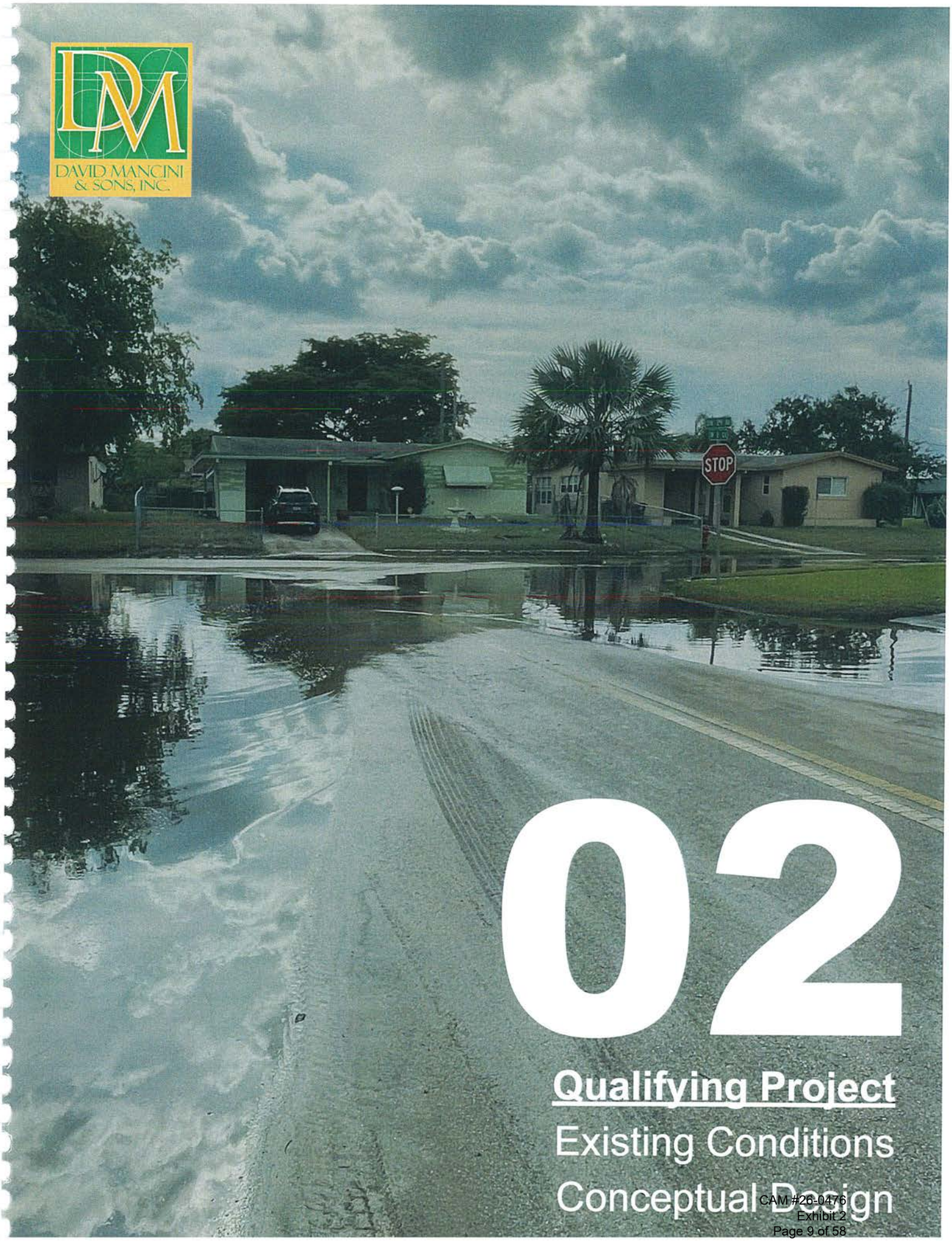


Figure 2: *Location of Riverland Neighborhood*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STOP
02
Qualifying Project
Existing Conditions
Conceptual Design

The Riverland 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 west, and I-95 to the east. 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	611
Multi-family	944
Business (shops, stores, restaurants, lodging)	23
Places of Worship	5
Schools	2
Hospitals	1
Mixed use, offices, multi-story	4
Industrial, light manufacturing, warehouses	46
Municipal / Government	5
Gas / Service Stations	3
Common Areas / Recreational	2
Total Units	**1,646**

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 4.0' NAVD to 6.5' NAVD.
- The groundwater table ranges from 2.5' to 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.

EXISTING CONDITIONS (cont.)

Flooding Impacts

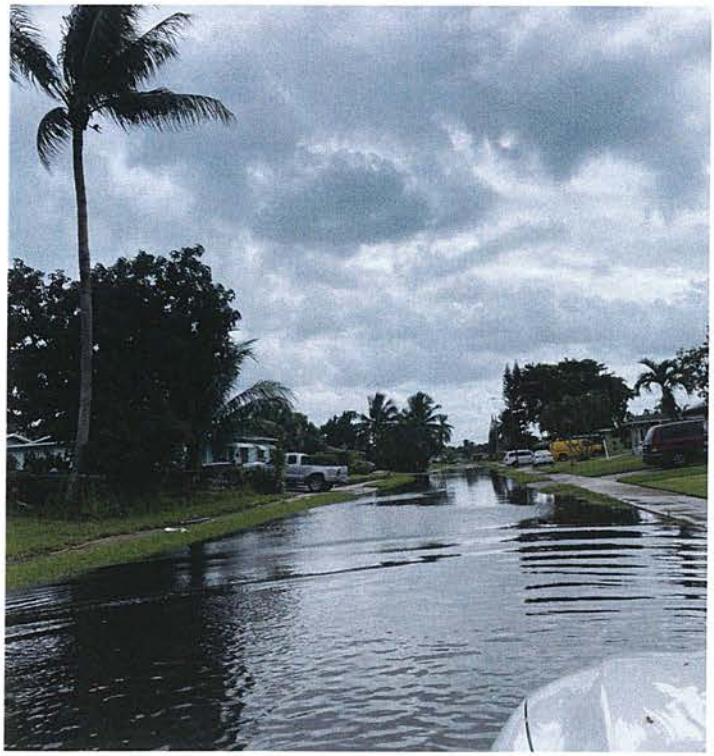
- Seasonal and extreme rainfall causes severe, widespread flooding.
- Damages include:
  - Private property: homes, driveways, and vehicles.
  - Public infrastructure: City streets, sidewalks, and storm-infiltrated sanitary sewer system.
- Floodwaters often persist for several days, as natural percolation 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 Rainfall Events

DMSI performing Emergency Pumping in Riverland after heavy rainfall



EXISTING CONDITIONS (cont.)

Neighborhood During Rainfall Events (continued)

EXISTING CONDITIONS (cont.)

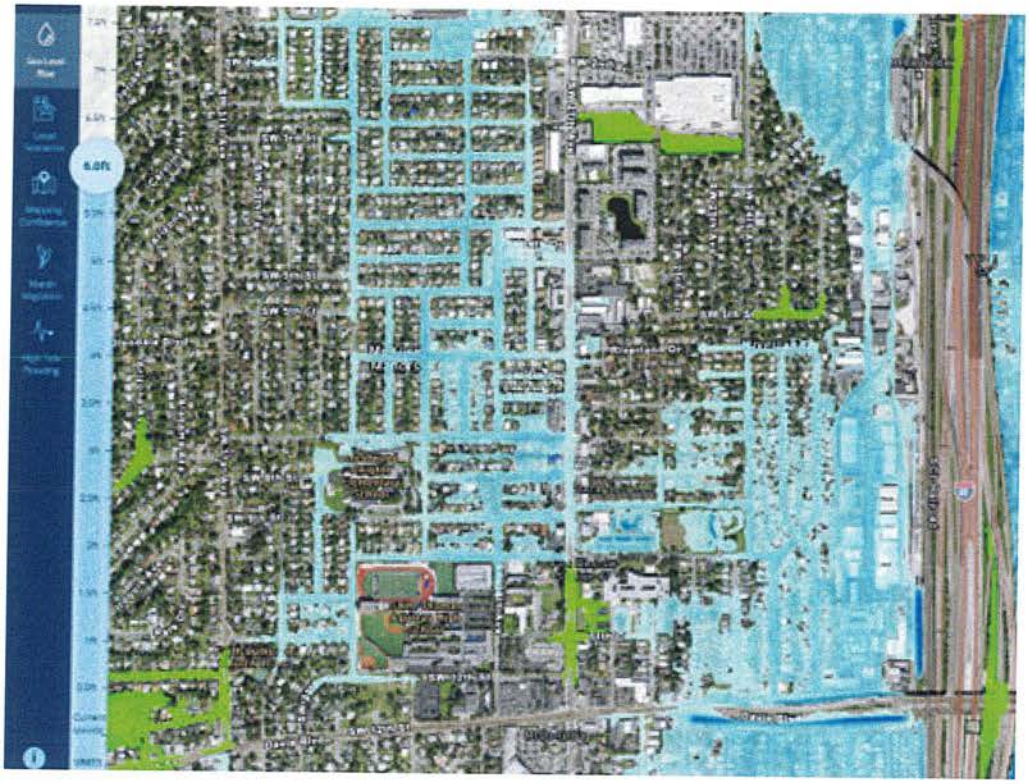
Flood Maps

Current Mean Higher High Water (0-feet)

Current Mean Higher High Water (5-feet)

EXISTING CONDITIONS (cont.)

Flood Maps (cont.)

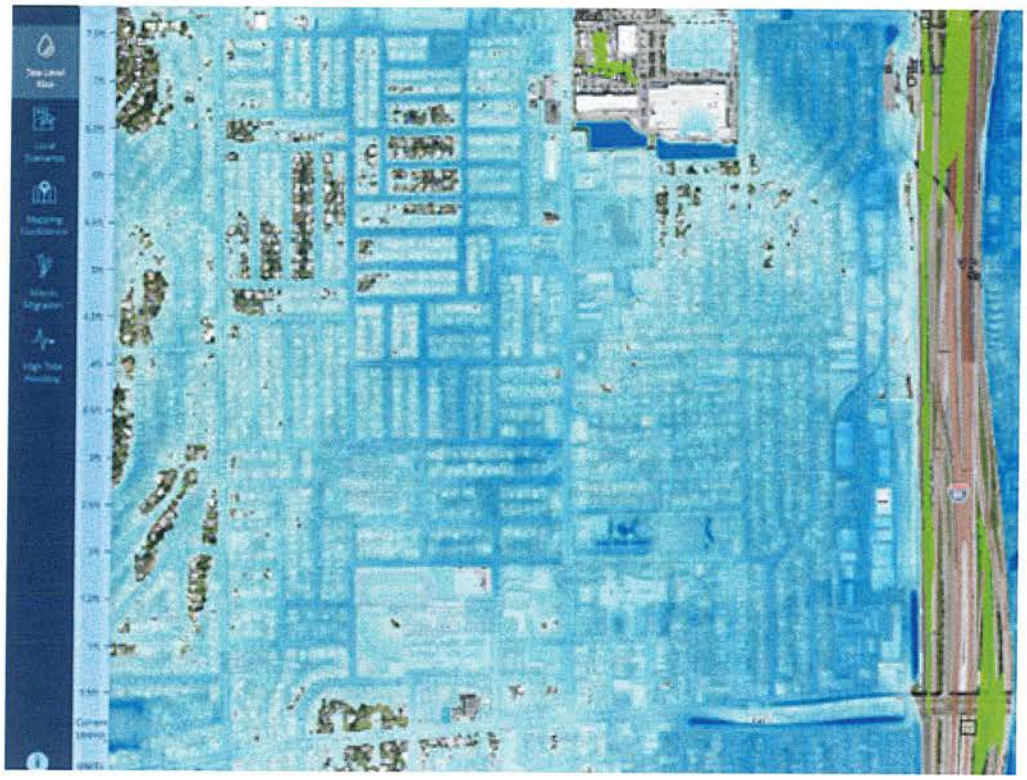


Current Mean Higher High Water (6-feet)

Current Mean Higher High Water (7-feet)

EXISTING CONDITIONS (cont.)

Flood Maps (cont.)



Current Mean Higher High Water (8-feet)

Figure 4: *Project Site*

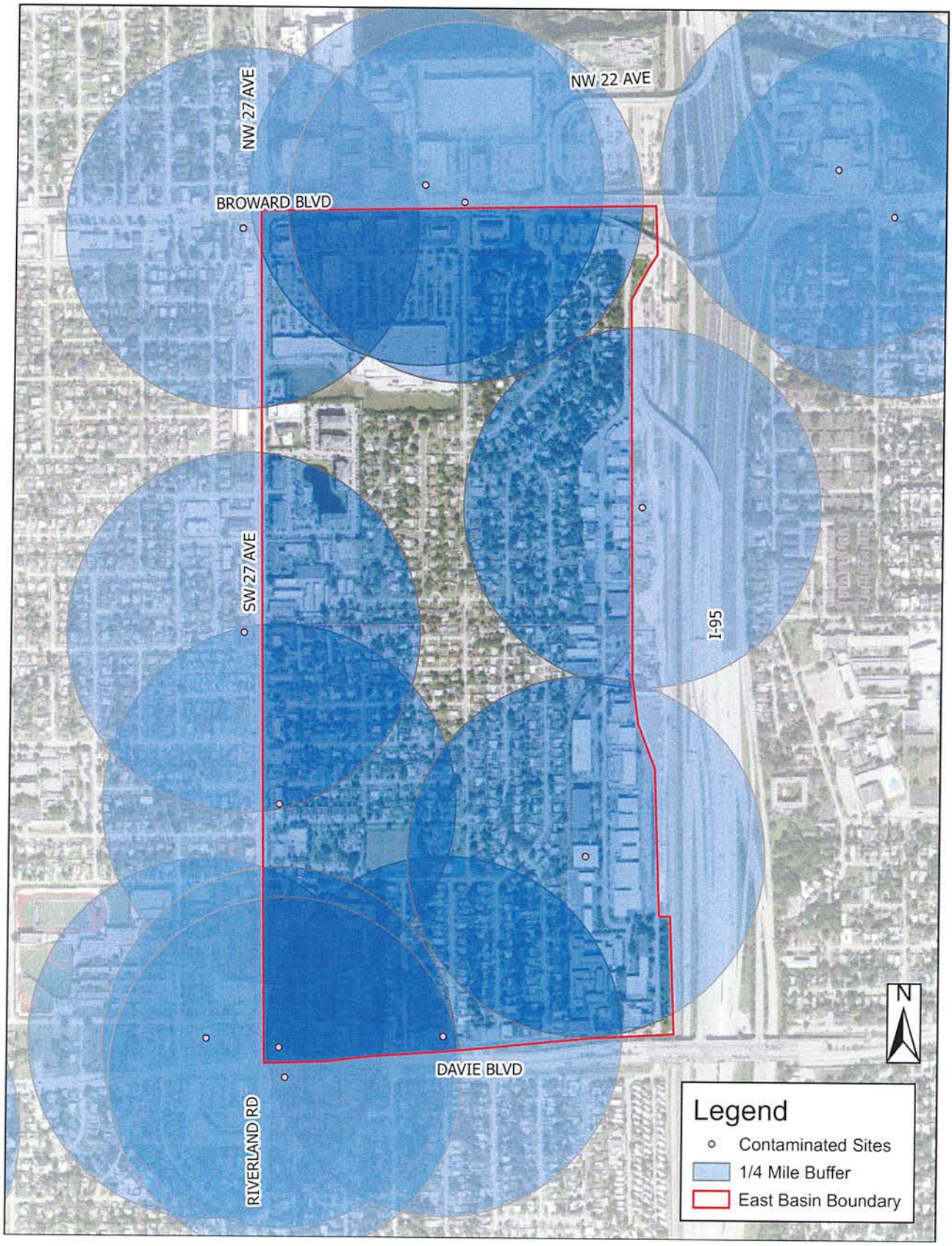


Figure 5: *Contaminated Sites*

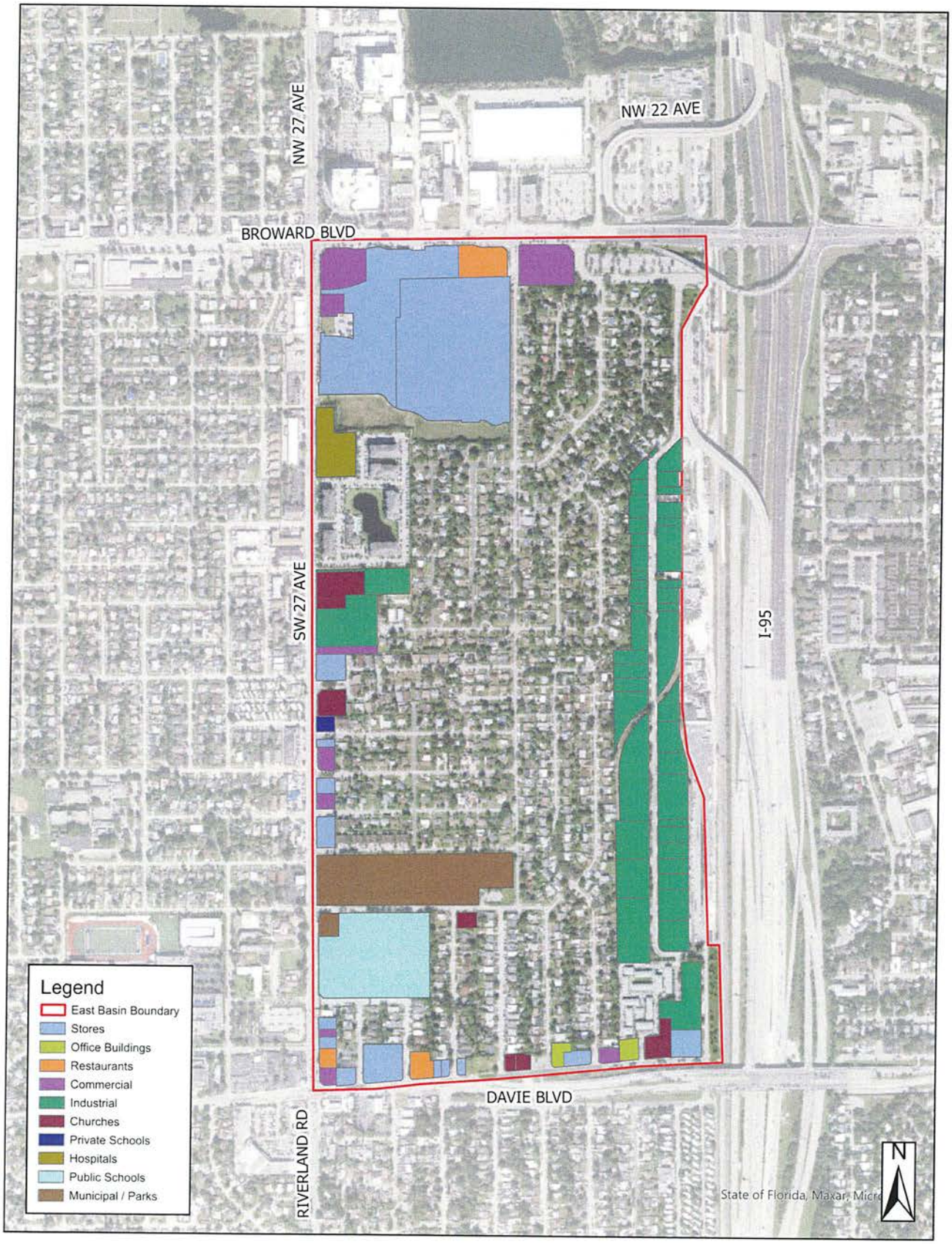


Figure 6: *Stakeholders/Properties*

Our team visited the neighborhood during rainfall events and has a detailed understanding of the existing conditions, existing infrastructure, 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 across Broward Boulevard. Our solution will greatly alleviate the flooding that is currently experienced by the community.

The proposed improvements will incorporate approximately 36,600 linear feet of gravity stormwater, 8,000 linear of forcemain, over 434 drainage structures and a stormwater pump station. We anticipate 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

Easement for Forcemain

The City of Fort Lauderdale will be responsible for securing the required easement for the force main that will convey stormwater to the New River outfall. It is our understanding that the City is currently in communication with the existing property owner, commonly referred to as the Shipmonk Property, and that the owner has expressed a willingness to grant the necessary easement. Option A, shown in the graphic on the following page, illustrates the location of this proposed easement.

Upon execution of a comprehensive agreement with the City, DMSI will fully support and assist the City by coordinating with the property owner to help facilitate and expedite the easement acquisition process.

In the event the easement is ultimately not obtained, DMSI has proactively evaluated alternative stormwater conveyance routes to maintain project continuity and minimize schedule impacts. These alternatives are illustrated in the graphic below and include the following:

Option B – Department of Juvenile Justice (DOJJ) Property

This alternative route would traverse property owned by the Department of Juvenile Justice (DOJJ). DMSI has already initiated discussions with DOJJ, and they have been receptive to granting the required easement. DMSI will continue coordinating with DOJJ to facilitate easement acquisition should this option be required. This option would be implemented at no additional cost to the City.

Option C – Broward County Property and Reverend Samuel Delevoe Memorial Park

This alternative would extend further north along NW 27th Avenue, crossing Broward County property located at 550 NW 27th Avenue, then through Reverend Samuel Delevoe Memorial Park, and ultimately discharging to the North Fork of the New River. Due to the increased length and complexity of this alignment, this option would result in an estimated additional construction cost of $10,000,000.

DMSI is committed to working collaboratively with the City to preserve project momentum, mitigate risk, and ensure the successful delivery of the proposed stormwater improvements regardless of easement outcomes.

CONCEPTUAL DESIGN (cont.)

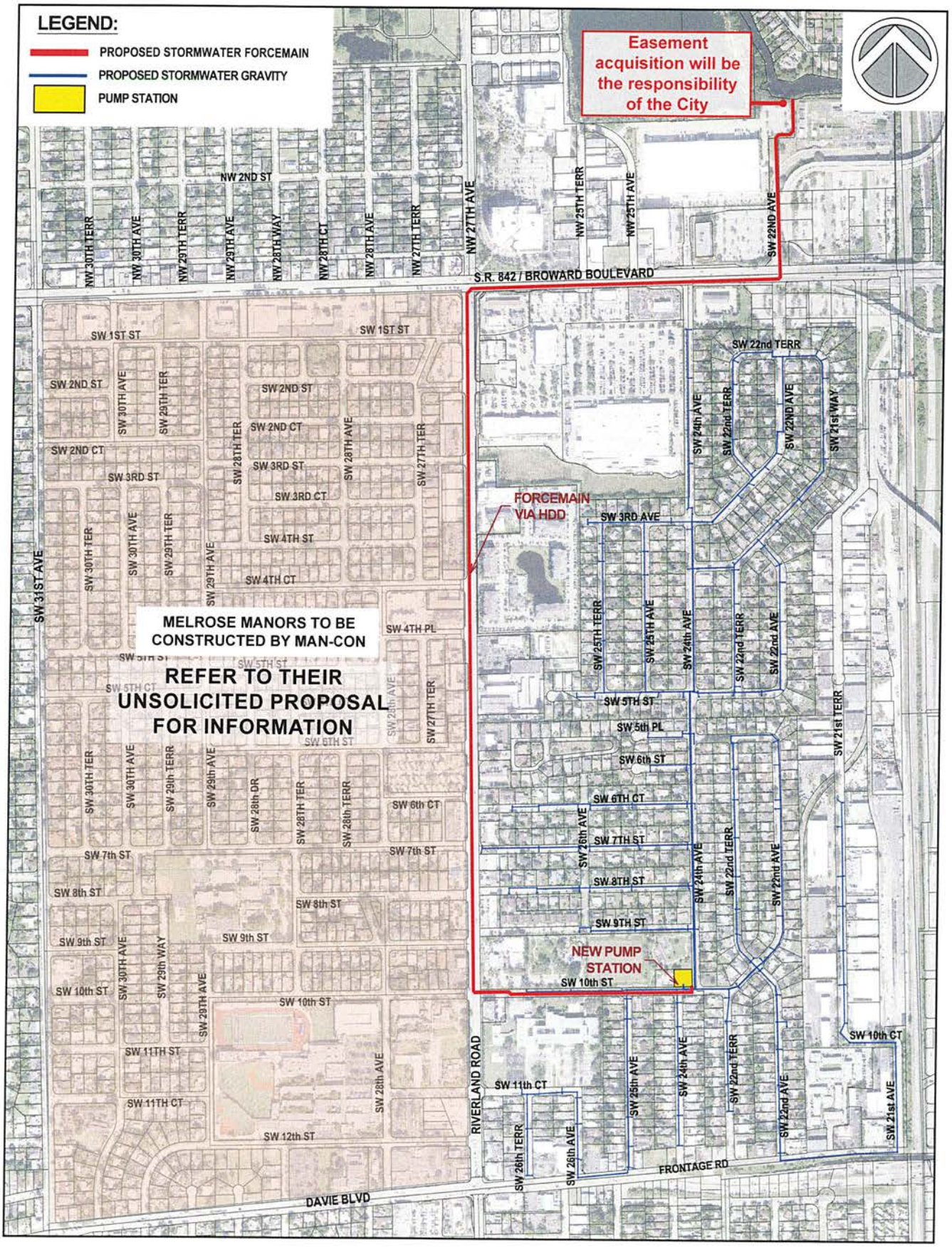
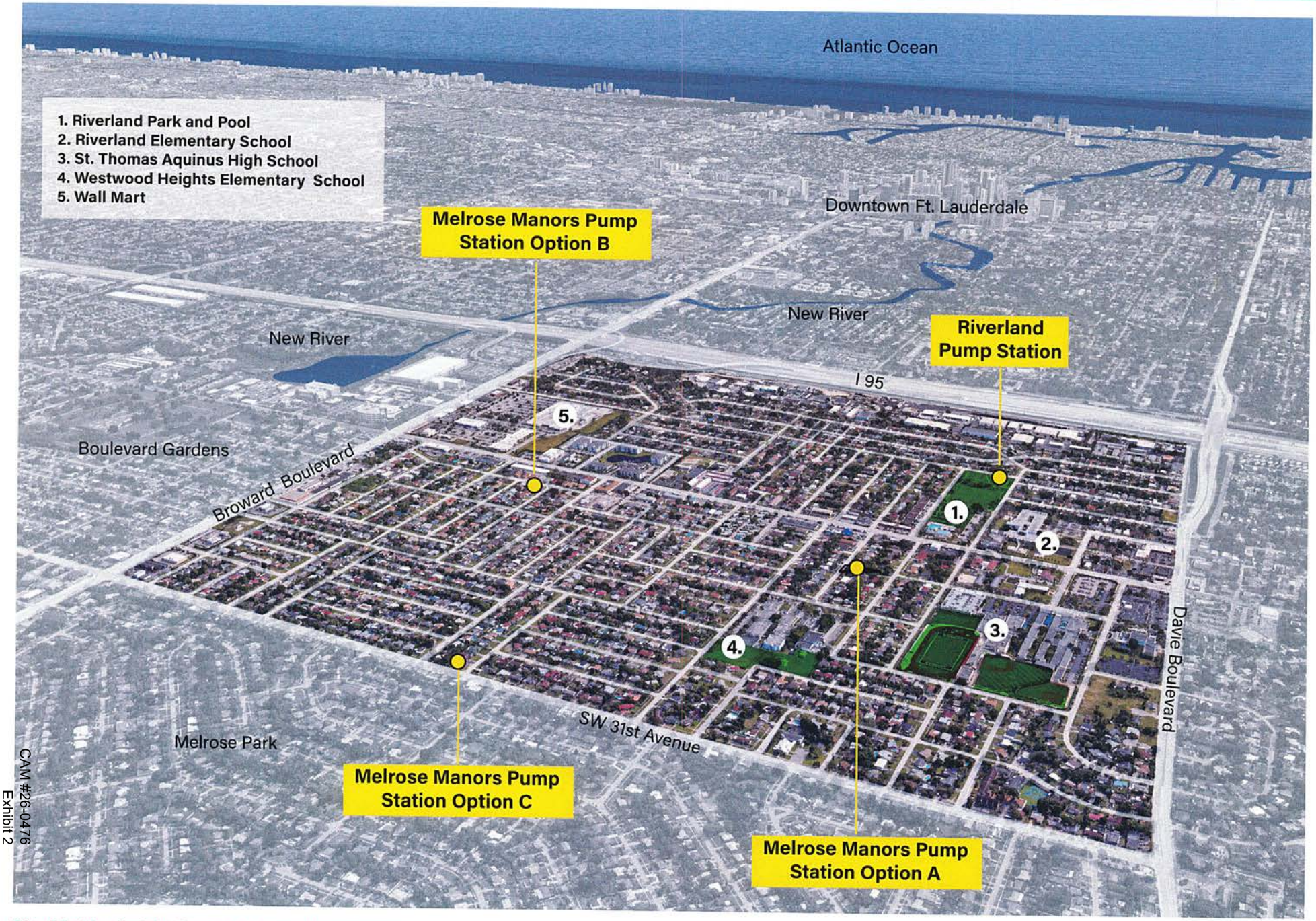
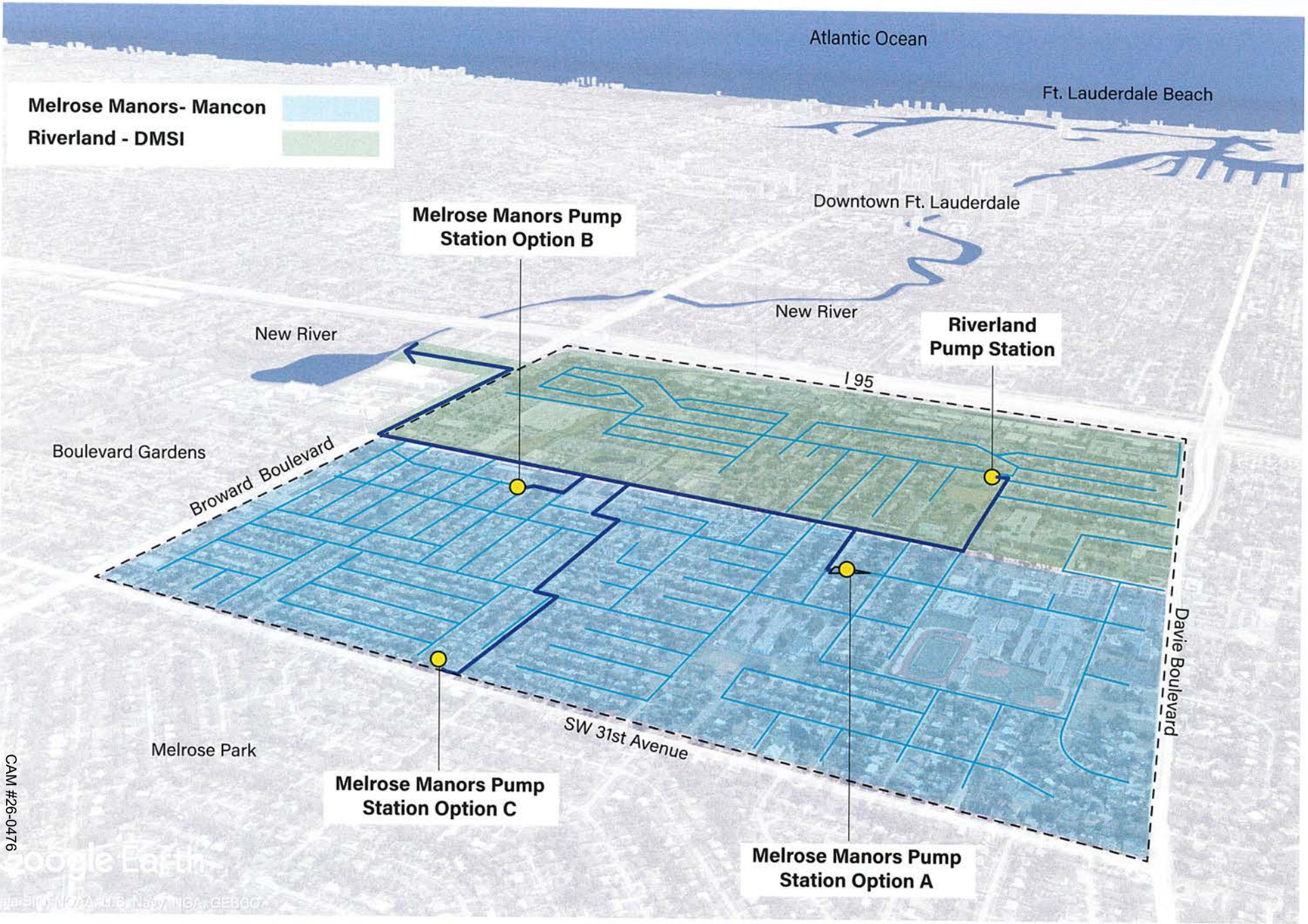


Figure 7: *Proposed Drainage Improvements*

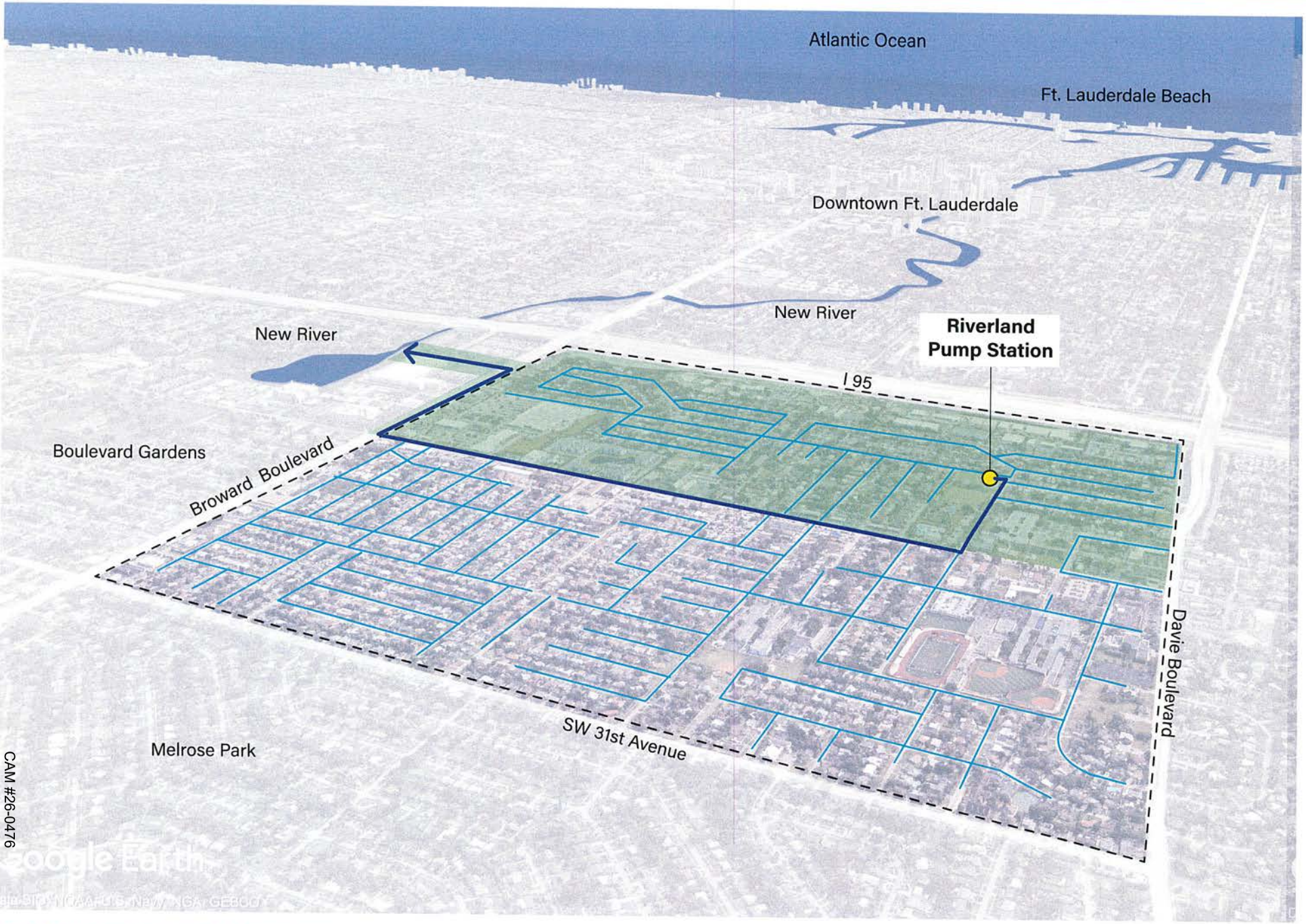
CONCEPTUAL DESIGN (cont.)



CONCEPTUAL DESIGN (cont.)

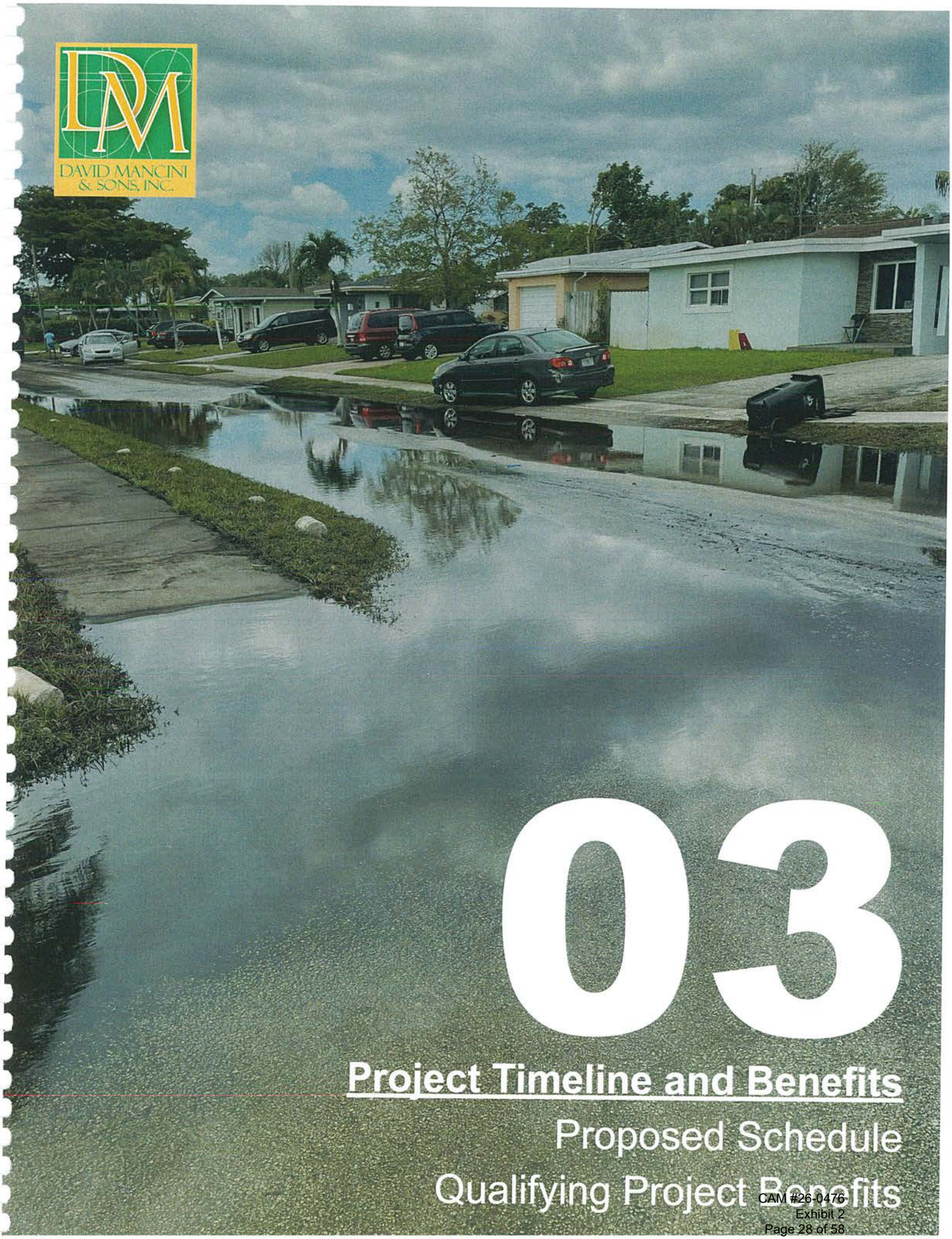


CONCEPTUAL DESIGN (cont.)



CONCEPTUAL DESIGN (cont.)

Figure 8: *: Proposed Stormwater Pump Station (Riverland Park)*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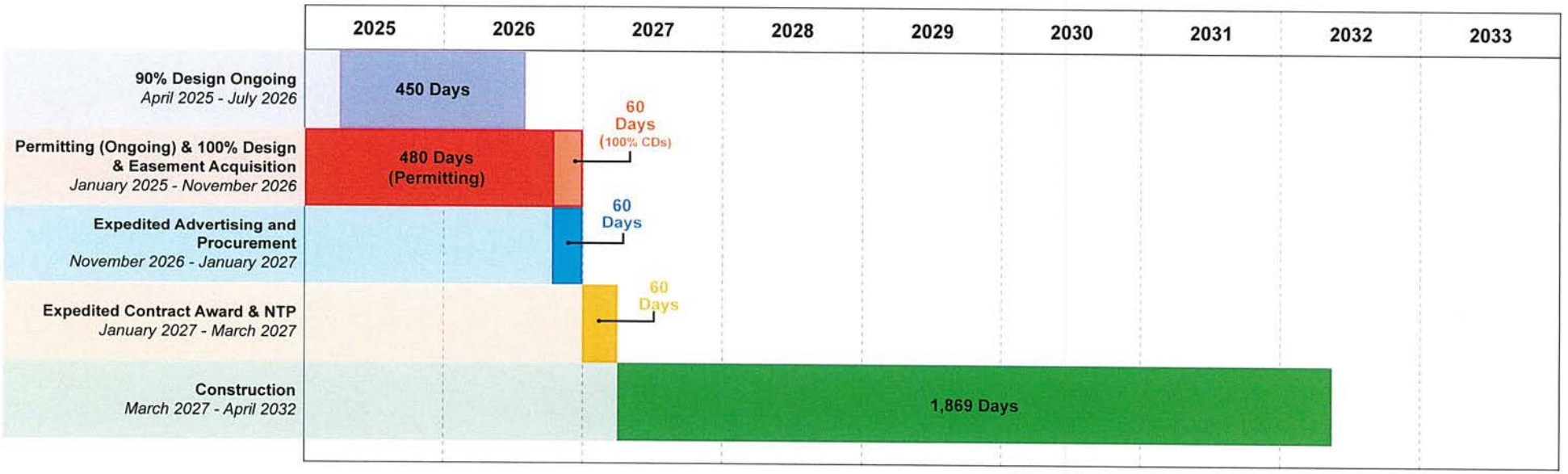
03
Project Timeline and Benefits
Proposed Schedule
Qualifying Project Benefits

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

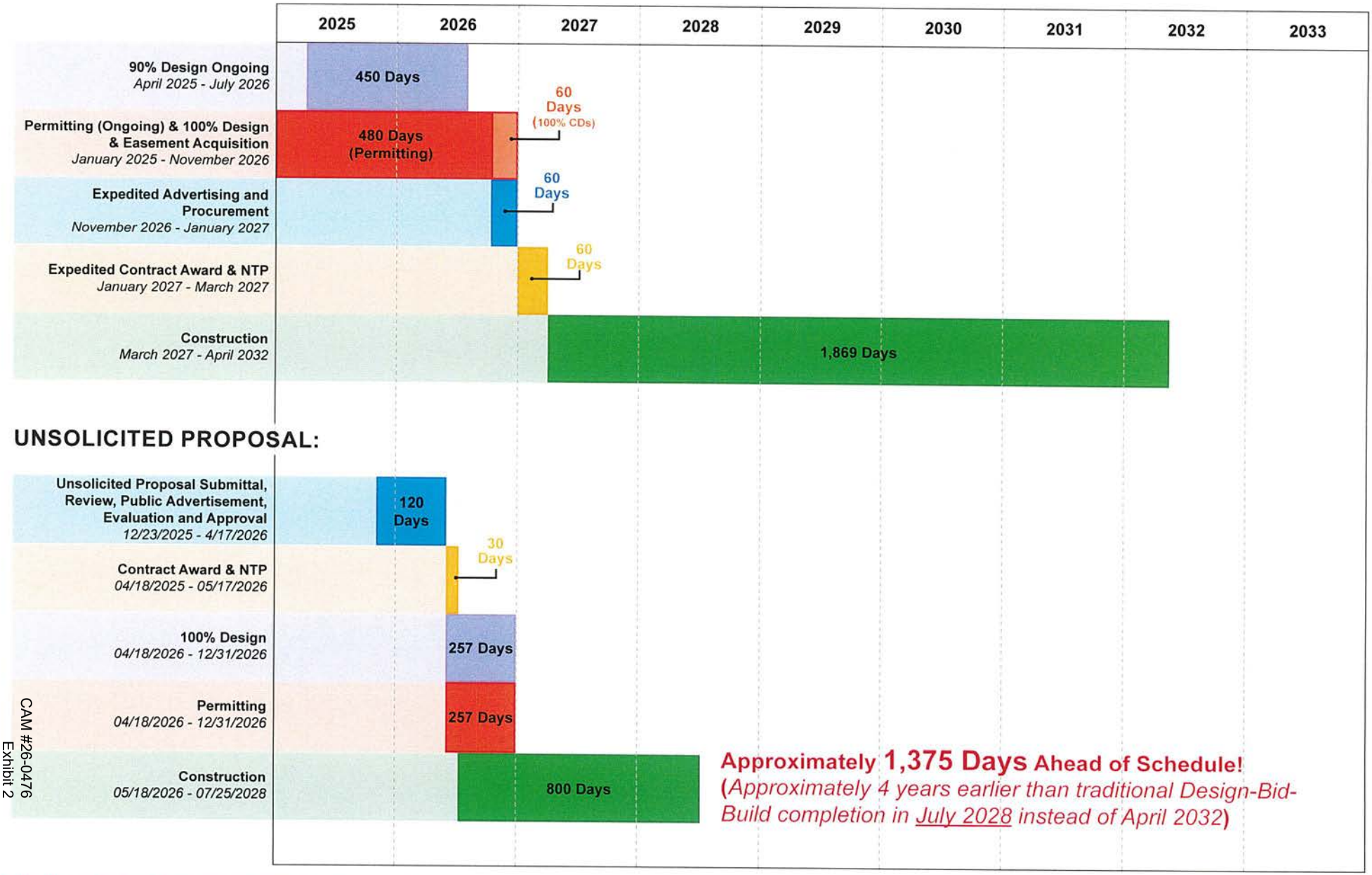
Estimated Melrose Schedule Using Historical Production Rates

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

PROPOSED SCHEDULE (cont.)

TRADITIONAL DESIGN-BID-BUILD PROCUREMENT METHOD: TIMELINE



UNSOLICITED PROPOSAL:

Approximately 1,375 Days Ahead of Schedule!
(Approximately 4 years earlier than traditional Design-Bid-Build completion in July 2028 instead of April 2032)

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

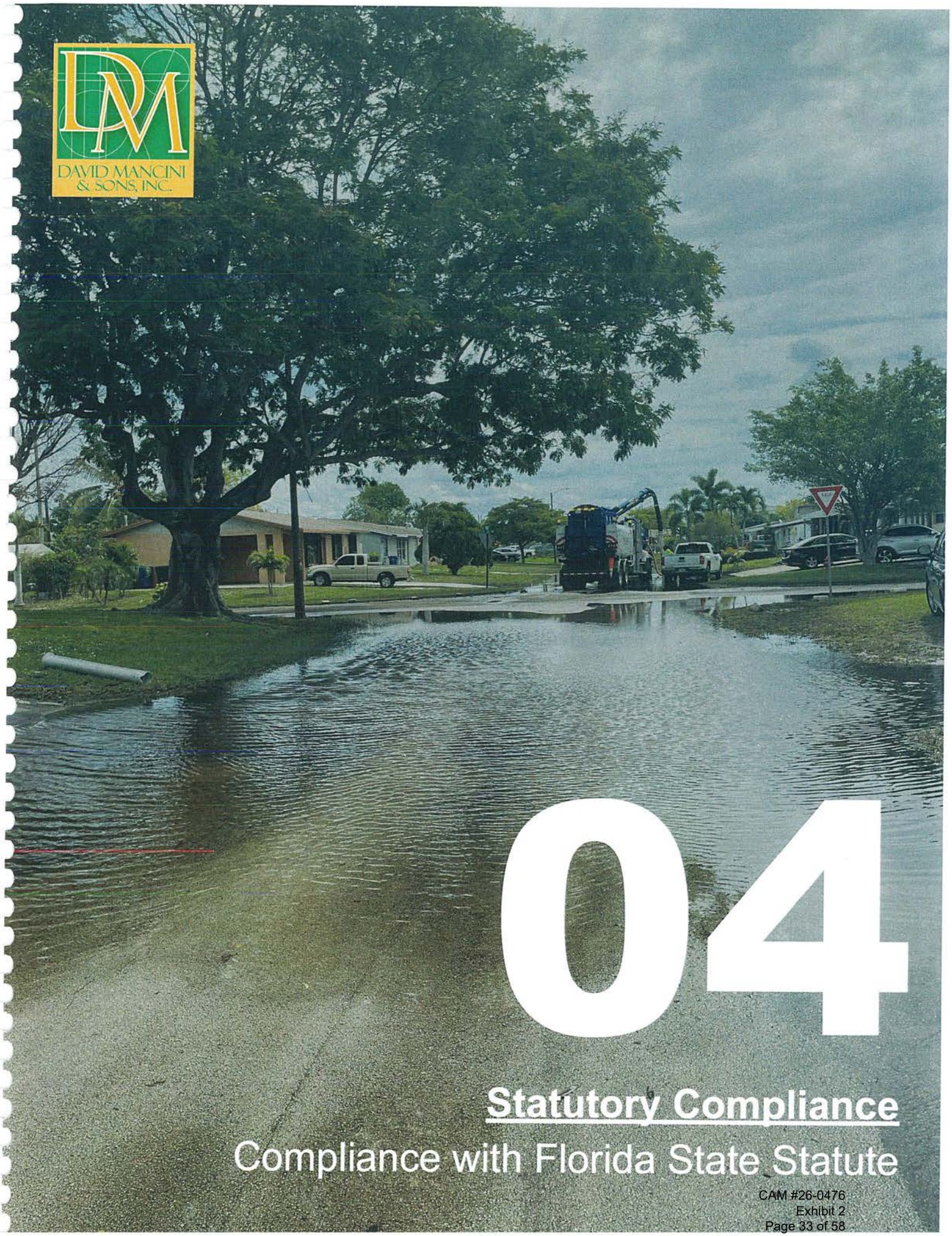
Field work can start within months instead of years, with third quarter of 2026 targeted for the first phase.

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.



04

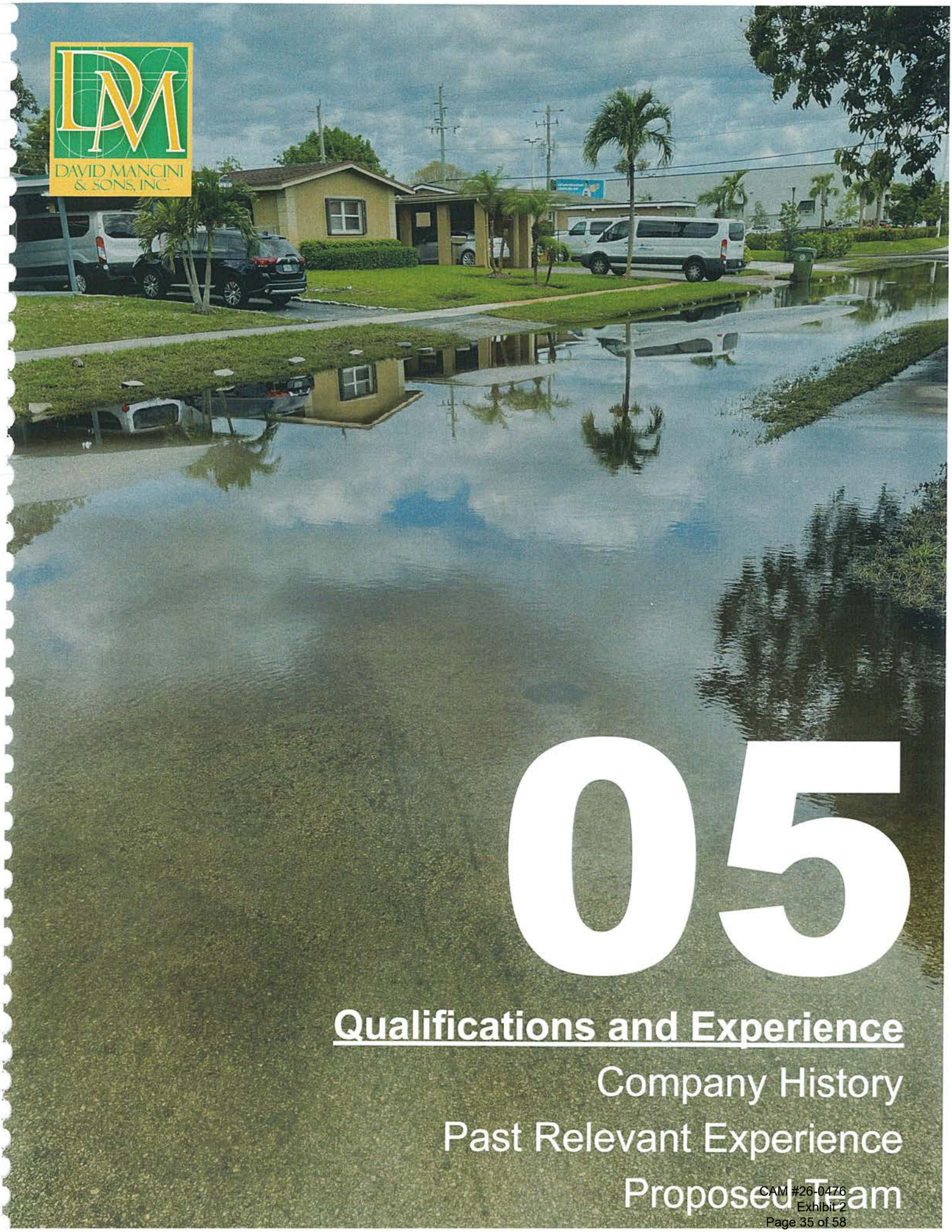
Statutory Compliance

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	**David Mancini & Sons (DMSI)**
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.	**Riverland Neighborhood Stormwater Improvements**



05

Qualifications and Experience

Company History

Past Relevant Experience

Proposed Team

DMSI Qualifications and Experience

The DMSI Team, a partnership with municipalities and engineering firms, brings unmatched resources, industry expertise, and innovative solutions. With a strong local presence in South Florida and a proven track record in pump station and pipeline projects, our team ensures comprehensive services and seamless execution from planning through delivery.

DMSI has successfully designed and built some of the most complex pipeline projects in South Florida—more than any other team in the region. With a bonding capacity exceeding $200 million and a portfolio of over $223 million in design-build contracts, DMSI consistently delivers projects on time and within budget.

A Legacy of Excellence

For more than six decades and across four generations, the Mancini family has led the underground utility and heavy civil construction industry.

1st Generation (1950s): Charlie D'Agostini and his brothers founded Northwest Construction in Detroit, specializing in underground utility and tunneling construction, within the Detroit, Michigan area.

2nd Generation (1958–1965): Charlie D'Agostini daughter Gilda, married Richard Manicni. With mentoring from Charlie D'Agostini Richard Mancini founded Ric-Man Construction, expanding underground utility and excavation services across Michigan.

3rd Generation (1981–1983): Ric-Man expanded into Florida, where David Mancini joined the family business as a laborer and, with his father Richard, co-founded Ric-Man International, Inc., focused **on underground utility and excavation in South Florida.**

4th Generation (2010–present): David Mancini, together with sons David Jr. and Richard, established David Mancini & Sons, Inc. (DMSI). More than 70% of the experienced workforce from Ric-Man International joined the new company, forming the foundation of today's highly skilled 80-plus person team.

Today's DMSI

Since its incorporation in 2010, DMSI has carried forward the family tradition of excellence in:

- Underground utilities
- Trenchless technology
- Treatment Plant Upgrades
- Roadway construction
- Streetscape improvements

Our leadership, led by President David Mancini, is strengthened by key personnel with proven expertise in project management, engineering design, and construction execution. We are dedicated to collaboration with clients, designers, and various stakeholders to deliver efficient, cost-effective, and high-quality solutions.

At DMSI, our success is your success—we are fully committed to helping our clients achieve their goals.

Indian Creek Mitigation Improvements Project

Indian Creek, Florida

The project included the demolition of existing shoreline structures and the construction of a new cast-in-place concrete seawall along the eastern edge of Indian Creek Drive. The seawall was designed to enhance coastal protection and support long-term flood resilience. In conjunction with the seawall installation, the project involved the installation of approximately 1,600 linear feet of new storm drainage infrastructure, consisting primarily of 36-inch reinforced concrete pipe (RCP), Installation of 2,400 linear feet of 72-inch drainage pipe from 25th street to 32nd street. Install four eco vaults, junction box, grate box, wet well and outfall structures for a storm water pump station to improve stormwater conveyance and outfall capacity. Drainage structures were strategically located to integrate with the new seawall and ensure effective discharge into the adjacent waterway. The scope also included backfill, sidewalk and curb reconstruction, protective guardrail placement, and final site restoration in accordance with FDOT and City standards.

As part of the Indian Creek Drive / Collins Avenue Flood Mitigation Improvements (Interim Phases I & II) for the City of Miami Beach, the project included the demolition of existing shoreline structures and the construction of a new cast-in-place concrete seawall along the eastern edge of Indian Creek Drive. The seawall was designed to enhance coastal protection and support long-term flood resilience.

CLIENT
City of Miami Beach

PROJECT END DATE
2018

COST
$11,662,075

REFERENCE CONTACT INFORMATION
Bruce A. Mowry PhD, P.E.
Phone: (386) 262-4943
Email: bmowry@att.net

Edgewood Neighborhood Stormwater Improvement

Edgewood, Florida

This project involved the installation of approximately **5.6 miles of reinforced concrete stormwater pipes ranging in size from 15 inches to 66 inches** in diameter. Scope included extensive roadway restoration, relocation of existing utilities including water mains and force mains, cleaning and rehabilitation of drainage structures, as well as the construction of new sidewalks and installation of landscaping.

CLIENT
City of Ft. Lauderdale

PROJECT END DATE
2024

COST
$14,500,000

REFERENCE CONTACT INFORMATION
Sayd Hussain
Phone: (954) 701-7414
Email: SHussain@fortlauderdale.gov

Alton Road Drainage Collection System Improvements
Miami Beach, Florida

Water Main Installation on Alton Road from 5th Street to Michigan

The project includes furnishing and installing ductile iron pipe and fittings; furnishing and installing tapping sleeves and tapping valves; furnishing and installing solid sleeves; making connections to existing mains at low flow periods within the time determined by the City of Miami Beach; air release assemblies; furnishing and installing castings, M.J. Gate Valves, fire hydrant assemblies, 2-inches of water service and fire lines, and meters; cleaning, testing and disinfecting the mains; placing out of service existing water mains of various diameters; temporary and permanent paving repairs; furnishing additional suitable backfill materials and removal and disposal of unsuitable material including removal of all organic material (muck) below the pipe trench.

Drainage Collection System Improvements on Alton Road from 5th Street to Michigan

The installation of approximately 15,200 linear feet of drainage piping from 12-inch to 60-inch diameter; installation of approximately140 inlets and 113 manholes and installation of outfall pipes to structures S-498 and S-499 on Dade Boulevard Canal. The project also consists of making connections to existing pipes and structures; furnishing and installing castings; cleaning, videoing, testing the new storm water system; placing out of service existing drainage pipes of various diameters; furnishing additional suitable backfill materials up to proposed subgrade elevation; removal and disposal of unsuitable material including removal of all organic material (muck) as needed, dewatering for drainage piping and structure installation and installation of shoring and temporary sheet pile walls.

Drainage Disposal System Improvements on Alton Road at 5th Street, 10th Street, 14th Street

The installation of (3) pump stations (20,000 GPM Axial Flow Pumps in each station) including installation of the associated concrete structures, pumps and accessories, connective piping and valves, and control panels. The installation of approximately 24 inlets and 25 manholes; installation of 1,800 linear feet of gravity stormwater collection piping ranging in size from 24-inch to 60-inch in diameter; installation of approximately 2,300 linear feet of 24" and 36" stormwater force main piping including permanent pavement trench restoration.

CLIENT
City of Miami Beach

PROJECT END DATE
2015

COST
$16,300,000

REFERENCE CONTACT INFORMATION
Enrique Tamayo, P.E.
Phone: (305) 596-0912
Email: enriquet@tamayoengineering.com

Golden Pines Drainage Improvements

Miami, Florida

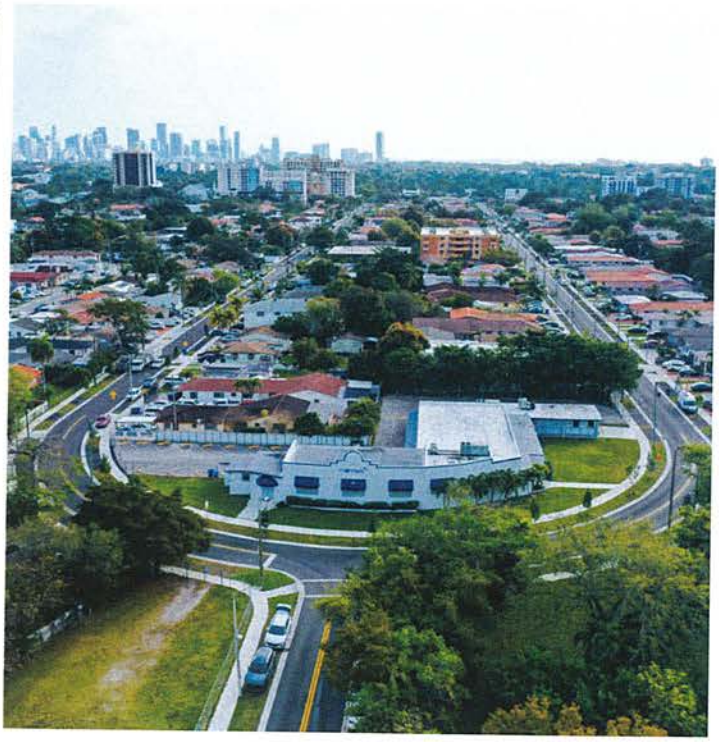
The project included the reconstruction of roads from right of way to right of way, installation of over 5,500 linear feet of water mains with 200+ service reconnections, and an equal amount of French drains with approximately 50 drainage structures reaching depths up to 10 feet. Work involved lowering road crowns by up to 24 inches, removing material via 600 dump trucks, reconstructing over 200 driveways, and removing and reinstalling approximately 10,000 linear feet each of sidewalks and valley gutters, along with ADA-compliant ramps. Landscaping included planting 60 trees and 20 palms. In Segment 2, work consists of installing 1,800 LF of new water main, abandoning the existing one, connecting multiple service lines, installing 2,000+ LF of French drain, manholes, drainage structures, and completing full roadway reconstruction including valley gutters, sidewalks, and final asphalt resurfacing.

CLIENT
City of Miami

PROJECT END DATE
2024

COST
$13,000,000

REFERENCE CONTACT INFORMATION
Pedro Alvarado
Phone: (786) 386-8923



Design-Build Citywide Drainage Installation & Roadway Reconstruction
Miami, Florida

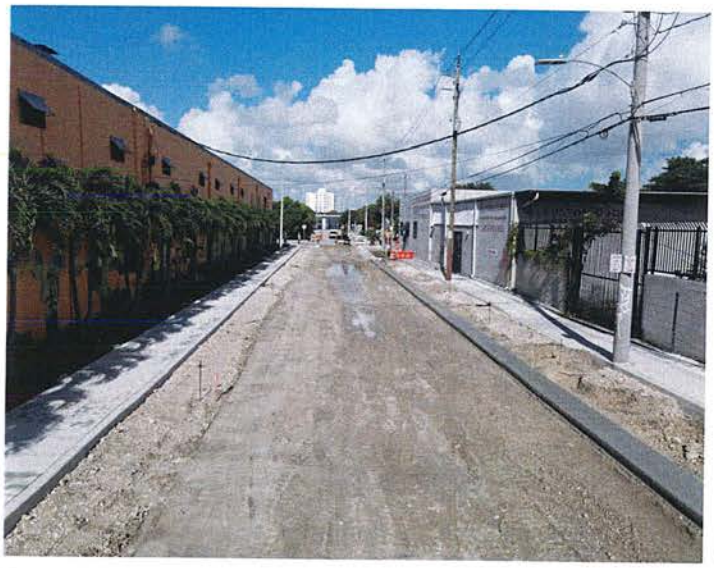
The project involves work at approximately 10 locations across the City of Miami, including the installation of 800 linear feet of drainage systems (French drains and solid pipe), and multiple drainage structures. Construction scope includes removal of existing concrete roads, complete roadway reconstruction, and the installation of new valley gutters, sidewalks, and asphalt pavement. The project also includes adjustments to existing utility tops and covers, as well as the redesign and installation of new pavement markings in accordance with Miami-Dade Department of Public Works standards. Coordination with multiple utility owners (Water & Sewer, FPL, Comcast, AT&T, and Gas) is integrated into the design and construction phases.

CLIENT
City of Miami

PROJECT END DATE
2025

COST
$5,300,000

REFERENCE CONTACT INFORMATION
Achmed Valdes
Phone: (305) 898-1035



NE 3rd Avenue Streetscape Improvements

City Delray Beach, FL

Design, permitting, and construction of a roadway reconstruction, upgrades to storm sewer system, a new 8 inch Watermain system, and a new gravity sanitary sewer system along NE 3rd Ave between NE 3rd St. and NE 4th St.

The 3rd Avenue project in Delray Beach involved drainage and utility improvements designed to enhance stormwater conveyance and reduce localized flooding. The scope of work included the installation of approximately 470 linear feet of 15-inch reinforced concrete pipe (RCP) and 130 linear feet of 16-inch HDPE pipe, along with new drainage structures, including catch basins and manholes, to improve flow and access for maintenance.

The project also included restoration of disturbed areas, such as asphalt pavement, concrete driveways, and landscaped sections. Construction activities were carefully coordinated to protect existing utilities, including 4" water lines and 8" vitrified clay sanitary sewer lines, while ensuring proper vertical and horizontal clearances. Erosion and sedimentation control measures, including silt fencing and turbidity barriers, were implemented to protect the adjacent environment. All improvements were performed in accordance with City of Delray Beach standards, and final record drawings were prepared and sealed by a licensed professional engineer.

CLIENT
City of Delray Beach

PROJECT END DATE
2022

COST
$1,853,127.66

REFERENCE CONTACT INFORMATION
Begoña Krane
Phone: (561) 569-1505
Email: Krane@mydelraybeach.com

SE 8th Court Drainage Improvements
City Delray Beach, FL

This project involved drainage infrastructure improvements along SE 8th Court in Delray Beach to address localized flooding and stormwater conveyance. The scope of work included the installation of approximately 230 linear feet of 15-inch reinforced concrete pipe (RCP) and 120 linear feet of 16-inch HDPE for stormwater management. Work also included the construction of new drainage structures, such as Type C inlets, manholes, and catch basins with associated rim and invert elevations.

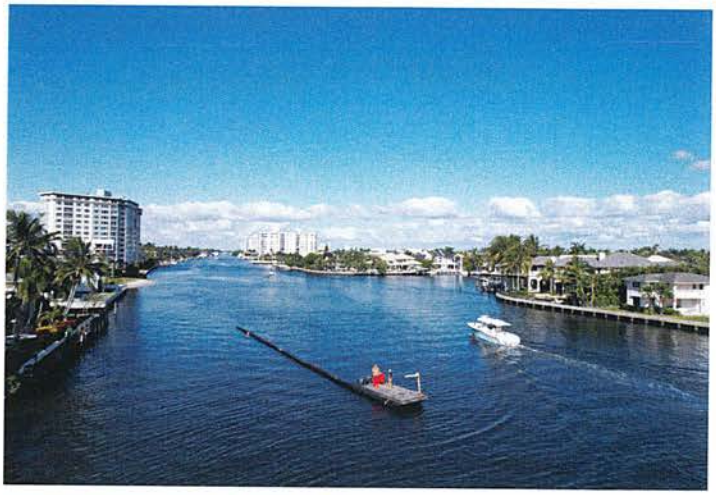
Additional improvements included coordination with existing 4-inch water lines and 8-inch vitrified clay sanitary sewer pipes, ensuring proper clearances and protection of utilities. The project also included asphalt milling and resurfacing, restoration of driveways, pavers, concrete, and landscaping within the impacted area, in accordance with City of Delray Beach and SFWMD standards. Erosion control measures, including silt fences and turbidity barriers, were implemented to protect adjacent waterways. All construction activities were documented and certified in as-built drawings sealed by a licensed professional engineer.

CLIENT
City of Delray Beach

PROJECT END DATE
2022

COST
$436,073.05

REFERENCE CONTACT INFORMATION
Begoña Krane
Phone: (561) 569-1505
Email: Krane@mydelraybeach.com



Installation of a 96-inch RCP along Washington Avenue from 20th Street to the Collins Canal
City Miami Beach, FL

The project consisted of the installation of approximately 1,250 linear feet of storm drainage piping, ranging from 18-inch to 96-inch diameter reinforced concrete pipe (RCP) along Washington Avenue and adjacent streets near the Miami Beach Convention Center. The scope included new storm structures, catch basins, and manholes, as well as storm drain wells to enhance percolation and capacity. All installations were performed within existing rights-of-way and coordinated with existing utilities and roadway features. The improvements were designed to increase the conveyance of surface runoff, mitigate localized flooding, and improve overall drainage performance in the City Center area.

CLIENT
City of Miami Beach

PROJECT END DATE
2014

COST
$2,750,000

REFERENCE CONTACT INFORMATION
Bruce A. Mowry PhD, P.E.
Phone: (386) 262-4943
Email: bmowry@att.net

PROPOSED TEAM (cont.)

Organizational Chart

General Contractor/Construction Lead

DAVID MANCINI & SONS, INC.

President
David Mancini Jr.

Executive Vice President/Treasurer
Richard Mancini

Vice President
Fabio Angarita

Senior Project Manager
Krishan Kandial

Project Manager
Leydis Colomina Power

Superintendent
Ryan Kaltz

Superintendent
Onique "Bud" Williams

SUBCONTRACTORS

Horizontal Directional Drilling	***Flat Work***	***Ashpalt***	***Landscape***
Centerline Contractors	Homestead Concrete & Drainage, Inc.	C&R Milling and Paving, Inc.	Reliable Property Services

David Mancini Jr.

President

Years of Experience:

15 years

Roadway and Infrastructure construction experience-"from the field to the office" since 2004 to Present

Certifications:

OSHA 30

FDOT Temporary Traffic Control (TTC)

Master of Business and Administration (MBA)

David Mancini Jr. has over construction experience in South Florida since 2004. As a field laborer, David Mancini Jr. began his career in construction at only 15 years old, working on various construction projects for City Municipalities. As vice-president of David Mancini and Sons, Inc., David administers all construction operations, office operations, residential public relations, and coordination regarding the firm's various construction projects. His specialization and experience is in seemingly impossible complex design builds . His management practice consists of a "first person on site and last person to leave" attitude. David's main priority in administering construction operations is limiting at all cost the impact construction operations may impose on the residents.

RECENT SIMILAR PROJECTS

Emergency Redundant Bypass Force Main – City of Fort Lauderdale, FL
Role: Project Manager. Installed 22,000 LF of 48" HDPE force main via 12 HDDs up to 70' deep. Managed environmental permitting across nine agencies; fast-tracked design-build in 14 months. ASCE Florida 2022 Project of the Year. Contract: $10,912,592; Completion: 2022; Owner: City of Fort Lauderdale (Omar Castellon, 954-857-4416)

Design-Build Pump Station B-4 Redundant Force Main – Fort Lauderdale, FL
Role: Project Manager. Designed, permitted, and constructed 5,400 LF of 30" HDPE force main via three HDDs, 90% trenchless. Completed fast-tracked design-build within six months supporting city sewer backbone. Contract: $1,440,000; Completion: 2022; Owner: City of Fort Lauderdale (Axel Rivera, 954-828-5124)

Design-Build Rio Vista Emergency 54" Force Main Replacement – Fort Lauderdale, FL
Role: Project Manager. Managed emergency 54" HDD using intersect technique under Tarpon River. Overcame unknown bridge piles and tight right-of-way. Completed ahead of schedule and placed in service successfully. Contract: $36,000,000; Completion: 2019; Owner: City of Fort Lauderdale (Omar Castellon, 954-857-4416)

48-Inch Transmission Water Main – Miami-Dade Water and Sewer
Role: Project Manager. Installed 12,700 LF of 48" PCCP, 5,600 LF of 12" DIP, and 1,000 LF of 24" PVC through urban corridors. Oversaw permitting, stakeholder coordination, and traffic control. Contract: $9,000,000; Completion: June 2020; Owner: Miami-Dade Water and Sewer (Alex Valdes, 786-691-8902)

Water and Force Main ICW Crossings at Las Olas Blvd – Fort Lauderdale, FL
Role: Project Manager. Installed 20" and 16" HDPE mains via HDD across the Intracoastal. Managed decommissioning, FIND compliance, and schedule acceleration for Boat Show deadline. Contract: $3,038,406; Completion: 2017; Owner: City of Fort Lauderdale (Rick Johnson, 954-258-3862)

Emergency Repairs to 72" and 54" PCCP Force Main – Miami, FL
Role: Project Manager. Directed emergency isolation, excavation, and repair of damaged 72" and 54" PCCP sewage mains. Coordinated linestop and restoration minimizing plant disruption. Contract: $4,424,443; Completion: 2019; Owner: Miami-Dade Water and Sewer (William Diaz, 786-552-8084)

Norris Cut Utility Relocations Tunnel – Miami, FL
Role: Project Manager. Installed 5,300 LF of 60" force main through 10-ft tunnel beneath Norris Cut. Oversaw deep shaft construction, 120" pipe jack, and HDD connection to Fisher Island. Contract: N/A; Completion: 2016; Owner: Miami-Dade Water and Sewer

Hollywood Water Main Replacement 11-5110 – Hollywood, FL
Role: Project Manager. Installed 65,000 LF of PVC and DIP mains, 900 service connections, and 400 relocations. Managed utilities, traffic control, and coordination with city and HOA. Contract: $6,138,258; Completion: 2013; Owner: City of Hollywood (Bob Wertz, 954-921-3930)

Krishan Kandial

Senior Project Manager

Years of Experience:

15 years

Project Manager 2021 to Present David Mancini & Sons, Inc.

Project Manager 2018 to 2021 City of Fort Lauderdale

Project Manager 2015 to 2018 City of Coconut Creek

Licensing:

State of Florida Professional License (PE # 84174)

Krishan Kandial has a Civil Engineering Degree and is a Professional Engineer licensed in the State of Florida since 2017. Krishan has worked for the Cities of Fort Lauderdale and Coconut Creek for over 6 years. Working for these municipalities he has overseen the design, permitting, and construction of larger projects. He also worked in the private sector designing and managing construction projects. He is adept at collaborating with cross-functional teams, stakeholders, and clients to drive project success.

RECENT SIMILAR PROJECTS

Unsolicited Prospect Lake Clean Water Center Water Transmission Main – City of Fort Lauderdale, FL
Role: Project Manager. Managed design, permitting, and construction of 17,600 LF of 54" PCCP/HDPE water main from Prospect Lake to Fiveash Plant using HDD, jack & bore, and airport crossings, delivering 50 MGD capacity. Contract: $48,590,889. Completion: Ongoing (95%). Owner: City of Fort Lauderdale (Daniel Fisher 954-632-6487)

GTL Chlorine Flash Mix Remodel – City of Fort Lauderdale, FL
Role: Project Manager. Oversaw demolition and reconstruction of chlorine contact infrastructure at George T. Lohmeyer WWTP, including 42"–72" PCCP replacements, line-stops, live taps, and culvert abandonment to enhance treatment reliability. Contract: $11,929,448. Completion: 2025. Owner: City of Fort Lauderdale (Daniel Fisher 954-632-6487)

Design-Build of Flagler Village Pump Station A-24 – City of Fort Lauderdale, FL
Role: Project Manager. Constructed new sanitary lift station with three submersible pumps, SCADA controls, backup power, gravity sewer lines, and manholes per City standards. Contract: $3,615,000. Completion: May 2024. Owner: City of Fort Lauderdale (Lamar Case 954-871-3752)

Design-Build of A-16 Pump Station Upgrade – Water – City of Fort Lauderdale, FL
Role: Project Manager. Installed 2,600 LF of 36" HDPE water main with fittings, valves, and deep excavations (-40 ft), coordinating utility crossings and restoration along SE 3rd Avenue. Contract: $1,881,743. Completion: May 2024. Owner: City of Fort Lauderdale (Jose Colmenares 954-709-8481)

Design-Build of Sanitary Sewer Pump Station A-16 – City of Fort Lauderdale, FL
Role: Project Manager. Installed 2,800 LF of 10" HDPE DR-11 force main up to 44 ft deep with complex routing around bridge piles and utilities, including valves, sleeves, and a 36"×10" connection assembly. Contract: $2,725,570. Completion: May 2024. Owner: City of Fort Lauderdale (Jose Colmenares 954-709-8481)

Edgewood Neighborhood Stormwater Improvements – City of Fort Lauderdale, FL
Role: Project Manager. Managed installation of 5.6 miles of 15"–66" RCP storm drains, roadway restoration, utility relocations, drainage rehab, sidewalks, and landscaping in coordination with Public Works and Hazen & Sawyer. Contract: $14,500,000. Completion: 2024. Owner: City of Fort Lauderdale (Sayd Hussain 954-701-7414)
Contract: $2,725,570 Completion: May 2024 Owner: City of Fort Lauderdale (Jose Colmenares 954-709-8481)

Richard Mancini

Executive Vice President/Treasurer

Years of Experience:

15 years

Laborer – Foreman 2010 to 2015 David Mancini and Sons, Inc.

Project Manager / Superintendent 2015 to 2020 David Mancini and Sons, Inc.

Vice President – Operations 2020 to Present David Mancini and Sons, Inc.

From an early age, Richard "Richie" Mancini developed a deep passion for the underground construction industry. Growing up around heavy equipment, he spent his childhood exploring the storage yard, pretending to operate machinery. By the age of 10, he was accompanying his father, David Mancini Sr., to jobsites on weekends, gaining hands-on experience in equipment operations. At 15, he took on his first summer job in the industry, cleaning the shop and assisting with light mechanical work.Today, as Vice President at David Mancini & Sons, Inc., Richie is fully immersed in the execution and management of large-diameter pipeline projects, bringing nearly 10 years of direct project leadership experience. His deep-rooted knowledge, hands-on expertise, and lifelong dedication to the industry make him an integral leader in the company's continued success.

RECENT SIMILAR PROJECTS

South District Wastewater Treatment Plant Contact Tank ST-2C – Cutler Bay, FL
Role: Project Manager. Installed 2,500 LF of 72" PCCP and 800 LF of 108" PCCP, removed bulkheads, and made final 108" and 60"-72" manifold connections with valves and fittings. Included manholes, chlorine injection, and metering structures. Contract: $33,597,875. Completion: 2025. Owner: Miami-Dade Water and Sewer Department (Edgar Polo 305-338-5223)

Prospect Lake Clean Water Center Water Main – Fort Lauderdale, FL
Role: General Superintendent. Managed trenchless installation of 48" PCCP within 66" steel casing via jack and bore, with complex utility avoidance and hazardous line relocations. Included dewatering, pit construction, and specialized fittings for alignment shifts. Contract: $48,590,889. Completion: 2025. Owner: City of Fort Lauderdale (Daniel Fisher 954-632-6487)

Coral Shores Neighborhood Water Main Improvements – Fort Lauderdale, FL
Role: General Superintendent. Installed 7,000 LF of 6" and 8" HDPE water mains via open-cut and directional drilling, minimizing disruption in residential areas. Completed paving, driveway, and landscape restoration. Contract: $1,401,421. Completion: 2022. Owner: City of Fort Lauderdale (Scott Teschky 954-995-5552)

Port Condo Large Water Main Improvements – Fort Lauderdale, FL
Role: General Superintendent. Installed 12" PVC C-900 water main along Grande Drive in a dense commercial and residential corridor. Managed traffic, safety, and restoration including full resurfacing and right-of-way improvements. Contract: $912,000. Completion: 2022. Owner: City of Fort Lauderdale (Scott Teschky 954-995-5552)

Central New River Water Main Crossing (SE 1st Ave) – Fort Lauderdale, FL
Role: General Superintendent. Installed 1,000 LF of 20" HDPE water main across New River Canal at 31 ft depth using deep excavation and precision alignment. Coordinated complex connections and urban utility avoidance. Contract: $883,203. Completion: 2019. Owner: City of Fort Lauderdale (Scott Teschky 954-995-5552)

Design-Build Rio Vista Emergency 54" Force Main Replacement – Fort Lauderdale, FL
Role: General Superintendent. Managed 54" HDD intersect under Tarpon River with compound turns to avoid bridge piles within 8' ROW. Delivered emergency design-build project ahead of schedule. Contract: $36,000,000. Completion: 2019. Owner: City of Fort Lauderdale (Omar Castellon 954-857-4416)

"Area N" 48-Inch Water Main Installation Along SW 117 Ave – Kendall, FL
Role: General Superintendent. Installed 15,000 LF of 48" water main with canal and intersection crossings under unstable ground, connecting to 60" line via 60"×48" tee. Managed deep excavation, public outreach, and restoration. Contract: $8,966,866. Completion: 2021. Owner: Miami-Dade Water and Sewer Department (Alexis Valdez 786-691-8902)

Fabio Angarita

Vice President

Years of Experience:

25 years

Project Manager 2013 to Present David Mancini & Sons, Inc.

Project Manager 2007 to 2013 Southeastern Engineering Contractors, Inc.

Project Manager 2006 to 2007 Development and Communications Group of Florida, Inc.

Project Manager 2004 to 2006 Petro Hydro Inc.

Education:

Bachelor's Degree in Civil Engineering, Bogota, Colombia 1999

Fabio Angarita has completed over $150 million of municipal projects in highly urban environments throughout South Florida, including Storm Sewer Projects, Pump Stations, Water Main Projects (open cut and HDD), Force Mains Projects (open cut and HDD), Sub-Aqueous Crossings, Roadway and Neighborhood Improvement Projects.

RECENT SIMILAR PROJECTS

Emergency Redundant Bypass Force Main – City of Fort Lauderdale, FL
Role: Project Manager. Installed 22,000 LF of 48" HDPE force main via 12 HDDs up to 70' deep. Managed environmental permitting across nine agencies; fast-tracked design-build in 14 months. ASCE Florida 2022 Project of the Year. Contract: $10,912,592; Completion: 2022; Owner: City of Fort Lauderdale (Omar Castellon, 954-857-4416)

Design And Build Of Coral Ridge Force Main Replacement Project – City Of Fort Lauderdale
Role: Senior Project Manager. Replaced ~17,000 LF wastewater force mains via HDD and open-cut (48", 42", 30", 24", 20"). Managed 700-LF open-cut through golf course in 10 days, highway HDD crossing, reconnections, roadway/landscape restoration, and fast-track permitting. Contract: $38,597,000. Completion: Ongoing (70%). Owner: City of Fort Lauderdale (Cyrill Garcia 305-926-2345).

Design And Build Of Oleta River Water Main Replacement – City Of North Miami Beach
Role: Senior Project Manager. Converted risky aerial crossing to 690-LF 14" HDD under Oleta River, protecting mangroves/oyster beds. Delivered design-build with full permitting, stakeholder coordination, on budget and 42 days early. Contract: $1,500,000. Completion: 2025. Owner: City of North Miami Beach (Thomas Raihl, P.E., CCM, 561-563-3373).

Sanitary Sewer Pump Stations Project – North Bay Village
Role: Senior Project Manager. Built new wet well, valve vault, SCADA, and installed 18" gravity and 8" force mains with manholes, ARVs, and valves. Managed phasing, QA/QC, and compliance while maintaining service. Contract: $6,240,776. Completion: 2025. Owner: North Bay Village (Marlon Lobban 954-369-7332).

Design-Build Flagler Village Pump Station A-24 – City Of Fort Lauderdale
Role: Senior Project Manager. Constructed lift station with three submersible pumps, SCADA, surge protection, backup power; built gravity sewers, manholes, and bypasses to City standards (NAVD 88). Contract: $3,615,000. Completion: May 2024. Owner: City of Fort Lauderdale (Lamar Case 954-871-3752).

Design-Build A-16 Pump Station Upgrade – Water – City Of Fort Lauderdale
Role: Senior Project Manager. Installed 2,600 LF of 36" HDPE via open-cut, deep profiles (~-40 ft), multiple reducers/valves, and complex utility crossings; tapped existing 24" main and restored corridor. Contract: $1,881,743. Completion: May 2024. Owner: City of Fort Lauderdale (Jose Colmenares 954-709-8481).

Design-Build Sanitary Sewer Pump Station A-16 – City Of Fort Lauderdale
Role: Senior Project Manager. Installed 2,800 LF of 10" HDPE DR-11 up to 44 ft deep with compound bends, valves, sleeves, ARVs, and 36"×10" connection; navigated bridge piles, seawalls, dense utilities. Contract: $2,725,570. Completion: May 2024. Owner: City of Fort Lauderdale (Jose Colmenares 954-709-8481).

Venetian Causeway Water & Sewer Replacement – Phase 1 – City Of Miami Beach
Role: Senior Project Manager. HDD installation of 36" water and 12" force mains across Biscayne Bay islands, coordinating permits, NAVD 88 controls, and community impacts; increased capacity/resilience. Contract: $5,362,443. Completion: December 2023. Owner: City of Miami Beach (Matthew LePera 305-673-7000 ext. 26828).

Ryan Kaltz
Superintendent

Years of Experience:

24 years

Laborer 2000 to 2008 Ric-Man Michigan

Foreman 2008-2010 Ric-Man International

Foreman 2010-2020 David Mancini and Sons, Inc

Superintendent 2020-Present David Mancini and Sons, Inc

Certifications:

OSHA 30

CPR/First Aid

OSHA Confined Space

Ryan Kaltz has spent most of his life working for the Mancini Family. He is 3rd generation; his grandfather used to make push rings for the tunnels in Michigan. His father, Daryl, started working for Richard Mancini, founder of Ric-Man Michigan, in 1983. In 2000, Ryan got his first job working for Ric-Man Michigan. First, sweeping the floors and picking tools up after the other tradesmen. In 2008, Ryan moved to Miami Beach, FL and started working for David Mancini Sr. at Ric-Man, Intl. He started as a laborer installing water services, soon after becoming a foreman installing vacuum sewers in the Florida Keys, lift stations and laterals in Broadview Park, overseeing milling and paving operations along SR-441, and multiple water and drainage installation projects. During the 2010 reorganization of Ric-Man, INTL. Ryan left and came to work for David Mancini at DMSI as a Mainline / Project Closeout Foreman. He became Superintendent in 2018, handling the Seaboard Pump Station, Convention Center Pump Station, and Area N 48" WM. He has proven knowledge of the underground construction market.

RECENT SIMILAR PROJECTS

Lift Stations 1, 2, 3 & Generator Improvements – City Of Dania Beach
Role: General Superintendent. Full rehab of three lift stations: demo, new wet wells/ valve vaults, standby generators, electrical upgrades, and SCADA. Coordinated sequencing with City and Kimley-Horn, meeting code and environmental requirements while maintaining operations and resilience. Contract: $9,774,595. Completion: Ongoing. Owner: City of Dania Beach (Dania Alvaro Cortes, P.E. 954-924-6808).

Regional Wwtp Bypass & Primary Clarifier Effluent Piping Replacement – City Of Plantation
Role: General Superintendent. Replaced 36" PCCP; built 42" and 54" HDPE bypasses with junction boxes, valves, fittings across basins/clarifiers/channels. Managed phased tie-ins to keep plant online, structural supports, and utility protection with environmental compliance. Contract: $6,941,100. Completion: Ongoing. Owner: Hazen & Sawyer (Casey Anderson, P.E. 954-243-7179).

Design-Build Coral Ridge Force Main Replacement – City Of Fort Lauderdale
Role: General Superintendent. Installed ~17,000 LF of new force mains via HDD and open-cut (48", 42", 30", 24", 20"), including 700-LF golf course open-cut in 10 days, Federal Hwy HDD, reconnections, and full restoration under fast-track delivery. Contract: $38,597,000. Completion: Ongoing (70%). Owner: City of Fort Lauderdale (Cyrill Garcia 305-926-2345).

Culvert Replacement At Sw 132 Ave & C-100 Canal – Miami-Dade County
Role: General Superintendent. Replaced deteriorated crossing with 140-LF, 17-ft culvert, riprap headwalls, concrete tops, guardrails; coordinated SFWMD permits, traffic maintenance, and complete site restoration to improve drainage capacity and resilience. Contract: $2,442,584.35. Completion: 2025. Owner: Miami-Dade County DTPW (Felipe Monteagudo 305-588-7676).

Design-Build Oleta River Water Main Replacement – City Of North Miami Beach
Role: General Superintendent. Converted risky aerial crossing to 690-LF, 14" HDD under Oleta River, avoiding mangrove/oyster impacts; delivered permits, stakeholder coordination, on budget, 42 days early. Contract: $1,500,000. Completion: 2025. Owner: City of North Miami Beach (Thomas Raihl, P.E., CCM, 561-563-3373).

Sanitary Sewer Pump Stations Project – North Bay Village
Role: General Superintendent. Installed 18" PVC gravity and 8" C900 force mains, new wet well, valve vault, manholes, ARVs, valves, panels, and SCADA. Managed phasing/ QA to maintain service and meet standards. Contract: $6,240,776. Completion: 2025. Owner: North Bay Village (Marlon Lobban 954-369-7332).

Onique "Bud" Williams

Superintendent

Years of Experience:

15 years

Superintendent – January 2020 - Present

Mainline Foreman- August 2017 – January 2020 full time – Miami Ave., Area N, Virginia Key / Fisher Island, Emergency projects: 156th, 163rd, Ft Lauderdale raw water, Ft Lauderdale sewer, 42" valves Ft Lauderdale

Helped start and built DMSI when it first opened it's doors, did odds and ends for multiple mainline / restoration crews as laborer / loader operator. From Sunset Island to Biscayne Point became restoration foreman full time. Once Biscayne Point ended went to Alton Road became mainline / restoration forman laying 30" RCP drainage, including trench patching, built storm water pump station on 10th street. Started Hollywood Neighborhood water main improvement for 8 / 12" pvc pipe with rear to front service conversions. Ft Lauderdale GTL grit chamber improvements

RECENT SIMILAR PROJECTS

Unsolicited Prospect Lake Clean Water Center Water Transmission Main – City Of Fort Lauderdale
Role: Superintendent. Managed design, permitting, and construction of 17,600 LF of 54" PCCP/HDPE main from Prospect Lake CWC to Fiveash, through airport and multiple cities using open-cut, HDD, and jack-and-bore; 66" casing under SFRTA; up to 50 MGD capacity. Contract: $48,590,889. Completion: Ongoing (95%). Owner: City of Fort Lauderdale (Daniel Fisher 954-632-6487).

Gtl Chlorine Flash Mix Remodel – City Of Fort Lauderdale
Role: Superintendent. Demolished chlorine contact facilities; installed new yard piping, 42"–72" PCCP replacements, five line-stops, three 48" hot/live taps, soft digs, tapping sleeves, valves, reducers, and culvert abandonment to improve WWTP reliability. Contract: $11,929,448.12. Completion: 2025. Owner: City of Fort Lauderdale (Daniel Fisher 954-632-6487).

Design-Build Flagler Village Pump Station A-24 – City Of Fort Lauderdale
Role: Superintendent. Built sanitary lift station with three submersible pumps, SCADA/ telemetry, surge protection, backup power; installed gravity sewers, manholes, and bypass connections per City standards and NAVD 88 certification. Contract: $3,615,000. Completion: May 2024. Owner: City of Fort Lauderdale (Lamar Case 954-871-3752).

Design-Build A-16 Pump Station Upgrade – Water – City Of Fort Lauderdale
Role: Superintendent. Installed 2,600 LF of 36" HDPE by open-cut with deep profiles (~-40 ft), reducers, sleeves, butterfly valves; tapped existing 24" main; restored corridor while coordinating dense utilities along SE 3rd Avenue. Contract: $1,881,743. Completion: May 2024. Owner: City of Fort Lauderdale (Jose Colmenares 954-709-8481).

Design-Build Sanitary Sewer Pump Station A-16 – City Of Fort Lauderdale
Role: Superintendent. Installed 2,800 LF of 10" HDPE DR-11 up to 44 ft deep with bends, plug and air-release valves, tapping sleeves; routed around bridge piles, seawalls, utilities; tied into 36" main via 36"×10" assembly. Contract: $2,725,570. Completion: May 2024. Owner: City of Fort Lauderdale (Jose Colmenares 954-709-8481).

Edgewood Neighborhood Stormwater Improvements – City Of Fort Lauderdale
Role: Superintendent. Installed ~5.6 miles of 15"–66" RCP storm sewers; performed roadway restoration; relocated utilities; rehabilitated drainage structures; added sidewalks and landscaping across multiple districts with coordination among Public Works, utilities, and Hazen & Sawyer. Contract: $14,500,000. Completion: 2024. Owner: City of Fort Lauderdale (Sayd Hussain 954-701-7414).

Emergency Redundant Bypass Force Main – City Of Fort Lauderdale
Role: Superintendent. Delivered 22,000 LF of mostly 48" HDPE via 12 HDDs up to 70 ft deep across sensitive corridors, including South Middle River and Intracoastal requiring multi-agency permits; fast-tracked 14-month design-build; ASCE Florida 2022 Project of the Year. Contract: $10,912,592. Completion: 2022. Owner: City of Fort Lauderdale (Omar Castellon 954-857-4416).

Leydis Colomina Power

Project Manager

Years of Experience:

13 years

Project Manager 2020 to Present David Mancini and Sons, Inc.

Assistant Project Manager 2015 to 2020 David Mancini and Sons, Inc.

Office Administrator 2012 to 2015 David Mancini and Sons, Inc.

Certifications:

OSHA 30

Qualified Stormwater Management Inspector

FDOT Temporary Traffic Control (TTC)

Roadway Worker Protection

Since 2012 she has developed knowledge in permitting, managing schedules, facilitating take offs, bids, monitoring contract compliance, ensuring stakeholder satisfaction, preparing documents and submittals. During the time she had worked for David Mancini and Sons, Inc. she had the opportunity to play roles of worksite traffic supervisor, PIO (Public Information Officer), notary, MOT plan designer, Stormwater management Inspector and many more.

RECENT SIMILAR PROJECTS

Emergency Redundant Bypass Force Main – City of Fort Lauderdale, FL
Role: Project Manager. Installed 22,000 LF of 48" HDPE force main via 12 HDDs up to 70' deep. Managed environmental permitting across nine agencies; fast-tracked design-build in 14 months. ASCE Florida 2022 Project of the Year. Contract: $10,912,592; Completion: 2022; Owner: City of Fort Lauderdale (Omar Castellon, 954-857-4416)

Prospect Lake Clean Water Center Water Main – City Of Fort Lauderdale
Role: Project Manager, Worksite Traffic Supervisor, Permit Manager, Public Information Officer. Delivered 17,600 LF of 54" PCCP/HDPE main from Prospect Lake CWC to Fiveash via nine phases using open-cut, HDD, and jack-and-bore; 66" casing under SFRTA; up to 50 MGD capacity. Contract: $48,590,889. Completion: Ongoing (95%). Owner: City of Fort Lauderdale (Daniel Fisher 954-632-6487).

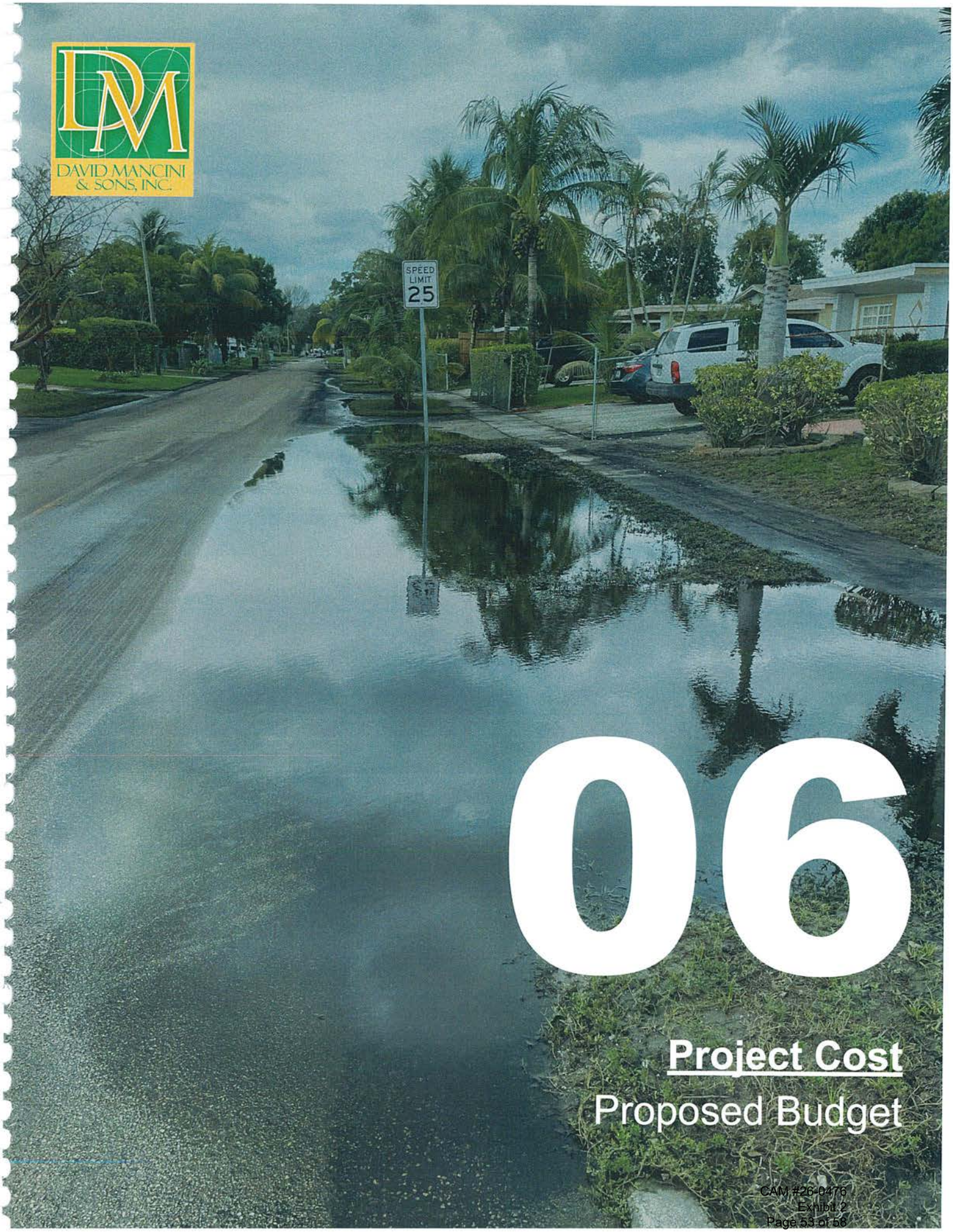
Nw 27th Ave Wastewater Collection System Expansion – Miami-Dade WASD
Role: Contract Compliance Manager. Monitored SBE (25.76%), CWP (10%), Employ Miami-Dade (20%), and Residents First (51%) goals; audited documentation; tracked progress in Excel; ensured subcontractor/supplier compliance with wage, labor, EEO, and training requirements within FDOT ROW corridor. Contract: $12,000,000. Completion: Ongoing (95%). Owner: Miami-Dade Water and Sewer Department (Gary Clarke 305-205-6980).

Se 10 Street (Lowson Blvd) Improvements – City Of Delray Beach
Role: Project Manager. Managed FEC crossing corridor upgrades: pavement milling/ resurfacing, reconstruction, shared-use paths/sidewalks for multimodal safety, and upgraded signing, signalization, and markings to improve operations. Contract: $196,704.78. Completion: 2023. Owner: City of Delray Beach (Richard Pereira 561-243-7000).

Country Club Village Infrastructure Upgrades – City Of Boca Raton
Role: Project Manager. Installed ~24,000 LF new water mains (6"–16" DIP/HDPE), HDD casing/carrier under I-95, three 18" outfall improvements, LS 59 manhole upgrades, nine taps, five line stops, ACP abandonment, and extensive restorations for 348 properties. Contract: $5,886,386.30. Completion: February 2022. Owner: City of Boca Raton (Lauren Burack 561-866-7193).

Museum Park Promenade – Phase Iv – City Of Miami
Role: Project Manager. Built drainage (≈500 LF 15" HDPE, 50 LF 12"), relocated hydrants, added 6" water/fire line, lighting/elec conduits, full irrigation, landscaping with 80 royal palms, and ≈19,000 SF pavers with bollards/benches for renamed Maurice A. Ferré Park. Contract: $1,611,225.70. Completion: June 2019. Owner: City of Miami (Carlos Vasquez 786-376-5480).

48" Transmission Water Main (Design-Build) – Miami-Dade WASD
Role: Assistant Project Manager, Worksite Traffic Supervisor, Permit Manager, Public Information Officer. Delivered 12,700 LF 48" PCCP, 5,600 LF 12" DIP, 1,000 LF 24" PVC; coordinated MOT/permits and outreach across Design District/Midtown/Wynwood/ Overtown; managed lane closures and approvals. Contract: $9,000,000. Completion: June 2020. Owner: Miami-Dade Water and Sewer (Alex Valdes 786-691-8902).



DAVID MANCINI & SONS, INC.

06

Project Cost

Proposed Budget

Riverland Stormwater Improvements – East Side
City of Fort Lauderdale, Florida
Submitted by: David Mancini & Sons, Inc. (DMSI)

Price Proposal Overview

The Riverland Stormwater Improvements – East Side Unsolicited Proposal submitted by David Mancini & Sons, Inc. (DMSI) represents a comprehensive, neighborhood-wide investment to permanently address chronic flooding, inadequate stormwater capacity, aging infrastructure, and roadway deterioration within the East Side basin of the Melrose Manors community.

Total Proposed Construction GMP (East Side):

$79,643,846

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 East 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 DMSI'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 & East Side Constraints

Pricing reflects known East 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.

PROPOSED BUDGET (cont.)

Pricing Justification

To ensure the proposed $79,643,846 GMP is fair, reasonable, and market-aligned, David Mancini & Sons, 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
Riverland – East (2026)	≈837,000	19.21	$79.6M	$95.15	$4,144,906

Finding:

Riverland – East protects approximately 50% more land area than the historical average of the City's prior neighborhood stormwater projects (Durrs, Dorsey Riverbend, and Progresso Village), while maintaining a cost per acre that is in line with the historical average—despite increased system complexity, including large-diameter 54-inch directional drilling, major outfall connections, and integrated water quality treatment structures.

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, &vProgresso	511,834	$109.6M	$214
Riverland – East (DMSI)	272,650	$79.64M	$292

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%.

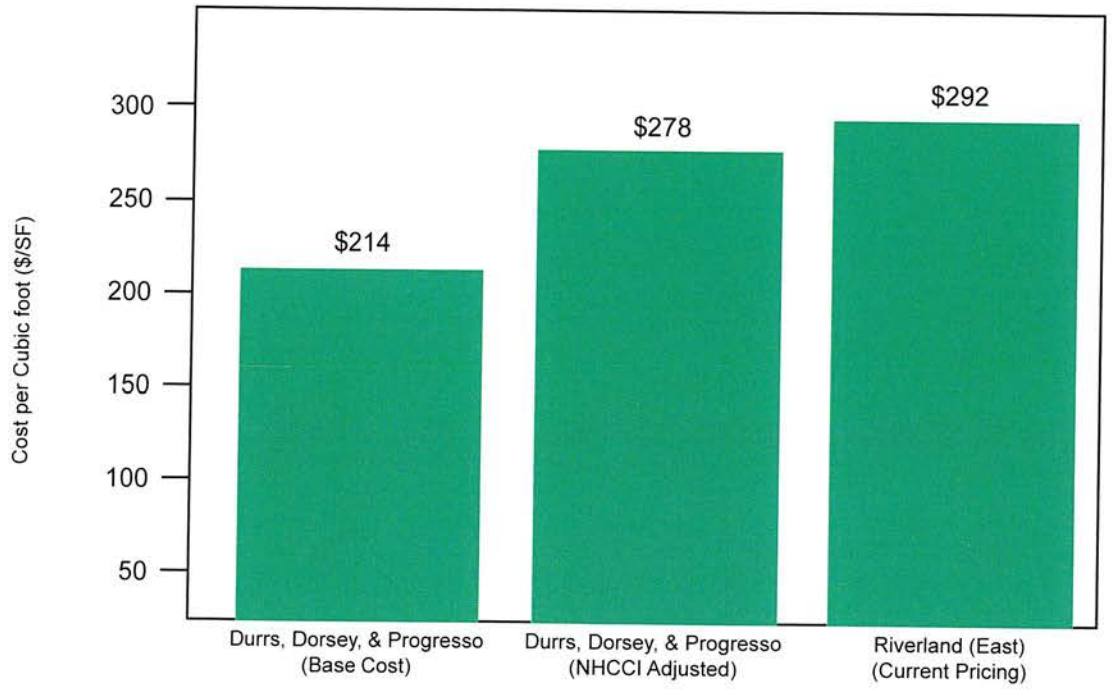
PROPOSED BUDGET (cont.)

Inflation-Adjusted Cost per Cubic Foot (2025 $)

Project Group	Adjusted Cost ($)	Cost per CF ($/CF)
Durrs + Dorsey + Progresso (Adjusted)	$142.4M	$278
Riverland – East (DMSI)	Current Pricing	$292

Cost per Cubic Foot of Installed Stormwater Conveyance

(Before and After Inflation Adjustment)



Finding:
When adjusted for inflation using the FHWA NHCCI, Riverland (East) aligns within approximately five percent (5%) of the City's prior neighborhood stormwater projects on a cost-per-cubic-foot basis, despite significantly greater project complexity.

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 Estimate 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	**David Mancini & Sons, 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	**David Mancini & Sons, 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	**David Mancini & Sons, 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 Riverland 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 Riverland Stormwater Improvements – East Side pricing is transparent, defensible, and fully supported by objective data.

The proposed GMP reflects the true scale and complexity of the East 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 Riverland East Side sooner, with greater cost certainty, reduced risk, and lasting public value.