



CITY OF
FORT LAUDERDALE

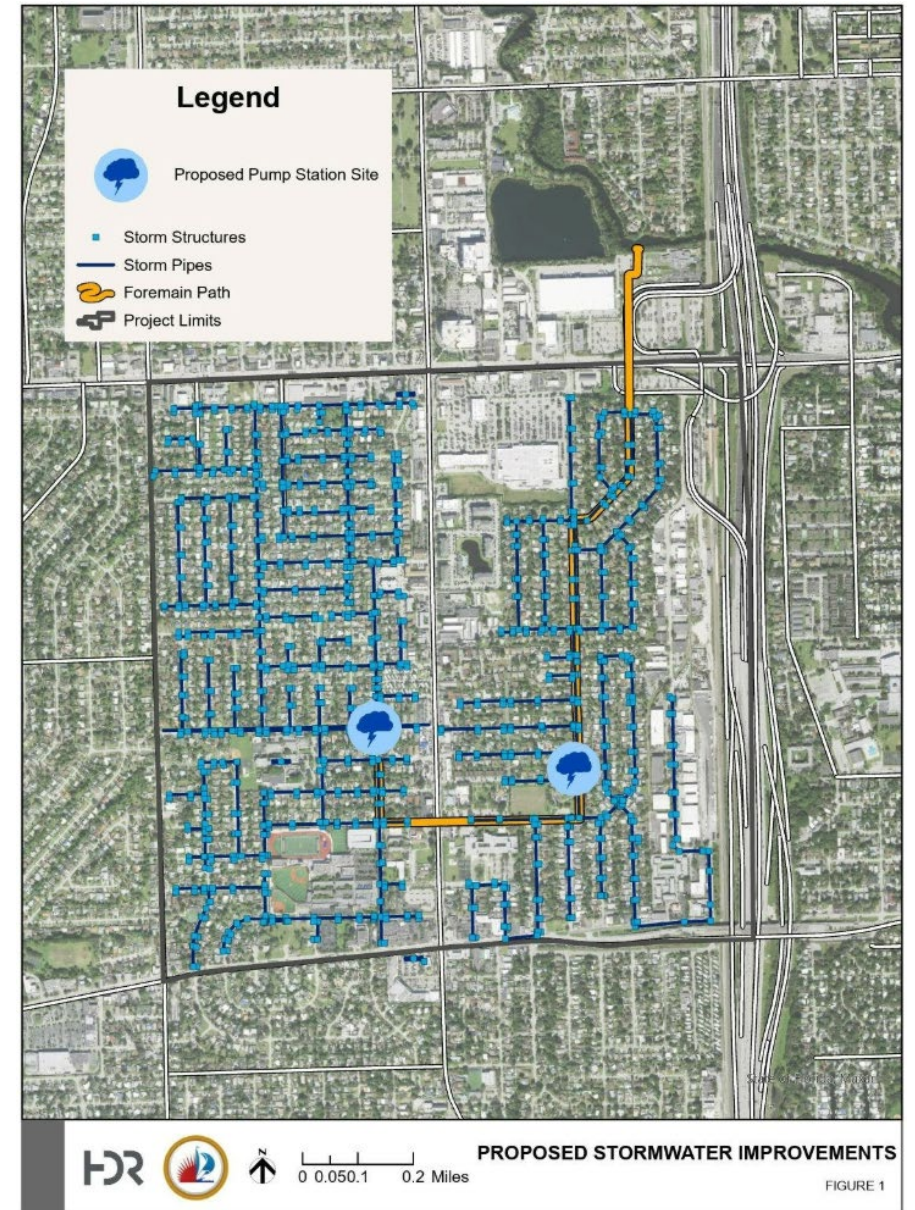
Melrose Manors Stormwater Improvements

Unsolicited Proposal Overview

May 5, 2026

Scope of Work

- The Melrose Manors and Riverland Stormwater Improvements Project is part of the Phase I of the Fortify Lauderdale program.
- The Project includes the design and construction of stormwater infrastructure in both neighborhoods.
 - Twenty (21) miles of drainage pipe
 - 1,200 drainage structures
 - Two (2) water quality structures and stormwater pump stations
 - Water and sanitary sewer line relocation
 - Swale improvements



Current Project Status

- The Melrose Manors / Riverland Stormwater Project is currently in the design phase.
- The City is negotiating the necessary drainage easement at the Shipmonk Property (Bridge Point).
 - The City anticipates finalizing the negotiations of the easement by summer 2026.
- The design phase timeline has been extended by one (1) year to coordinate with recently constructed franchise utility infrastructure.
 - Approximately four (4) miles of stormwater gravity pipe needs to be re-designed, and new utility locates performed because of the new infrastructure.

Regulatory Permits Required

Permit	Agency	Scope
Building Permit	City of Fort Lauderdale	Stormwater Pump Stations Construction
Environmental Resource License	Broward County	Stormwater Infrastructure Construction
Water Management License	Broward County	Stormwater Infrastructure Construction and Operation
Development Review Committee	City of Fort Lauderdale	Review of the Pump Stations
404 Individual Permit	U.S. Army Corps of Engineers	New River Outfall
Cultural Resources Survey	City of Fort Lauderdale	Required for 404 Individual Permit
Pavement Marking and Signage Permit	Broward County	Roadway Construction
Utility Permit	Florida Department of Transportation	Roadway Construction
Notice of Intent	Florida Department of Environmental Protection (FDEP)	Watermain and Sanitary Sewer Relocation

Unsolicited Proposals

- On December 23, 2025, the City received two (2) unsolicited proposals from Man-Con, Inc. and David Mancini & Sons, Inc. for the design, construction, and delivery of stormwater improvements within the Melrose Manors and Riverland neighborhoods.
- The unsolicited proposals would split the City project into two (2) separate projects.
 - Melrose Manors - Man-Con, Inc.
 - Riverland - David Mancini & Sons, Inc.

Man-Con, Inc.

- Over thirty (30) years of experience in underground utility and infrastructure construction in South Florida.
- Specializes in stormwater, sanitary sewer, water main, force main, and drainage system construction.
- Experience delivering large-scale municipal infrastructure projects, including neighborhood improvements and pipeline systems.

Unsolicited Proposal Design

- The unsolicited proposal proposes to install approximately:
 - 62,000 linear feet of gravity stormwater pipe
 - 1,000 linear feet of forcemain
 - Over 740 drainage structures
 - One (1) stormwater pump station

Schedule

Phase	City	Contractor
Complete Design	Summer 2027	Two (2) Years from Notice to Proceed
Construction Period	Two (2) to Four (4) years*	
Project Completion	December 2029 / 2031*	Substantial Completion by July 2028

*The four (4)-year estimate assumes one (1) contractor constructing both neighborhoods. May be completed in two (2) years if project is bid as two (2) separate projects.

Cost

City Estimate	Contractor Proposal
\$63,970,157	\$91,840,159 (Guaranteed Maximum Price / Lump-Sum Fixed Price)

- Current City Design Cost Estimate
 - Opinion of Probable Cost for Melrose Manors / Riverland Project is \$148,020,904
 - High Estimate (+15%) is \$173,055,904
 - Low Estimate (-10%) is \$133,834,404
 - Estimated cost breakdown for Melrose Manors is \$63,970,157 inclusive of allowances
 - High Estimate (+15%) is \$74,770,157
 - Low Estimate (-10%) is \$57,850,157

City Considerations

- Significant liquidated damages can be used to encourage timely completion.
- Contractor guarantees maximum price with no change orders.
- All permitting from regulatory agencies must be obtained to prior to any construction.

Next Steps

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