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**SUGGESTED METHODOLOGY FOR BUILDING THE NAPLES CAUSEWAY  
BRIDGE**

**In the late 1980's New York City had been trying to rebuild the Wolman Skating Rink in Central Park for over a decade. After expending millions of taxpayer dollars, and wasting close to ten years, the site was still an ugly construction pit in the middle of the Park, with no end in site. In stepped Donald Trump - his three major New York developments over looked the Park. He offered to take over the project. It was successfully done in less than 9 months, and UNDER budget. Trump is not a genius (I was his architect for 20 years – I know), but he is a knowledgeable developer whose projects come in on budget and on time. (I was never FIRED)**

**By applying the same methodology used by most successful developers, rather than the States methods that routinely result in over budget and overdue projects, it will be possible to avoid the usual bureaucratic ineptitude that has already caused an eleven million dollar project to mysteriously grow to an eighteen million dollar non-starter.**

**I am mindful of the strictures that bind the process of building public projects and I do not believe that this method violates any of them, although that must be verified by legal council.**

**The two major objectives of this are to control the cost of the bridge and to insure that the project is built to the program that has been approved.**

**In short, a span that will cost eleven million dollars and have fourteen feet of clearance under it.**

**FIRST**

**Select an engineering firm with proven experience in this type of structure.**

**SECOND**

**Advertise for potential bidders to construct the project and pre qualify them.**

**THIRD**

**As the construction drawings are produced, issue packages consisting of the drawings in progress as well as the evolving specifications, to the interested bidders on a regular basis, and have them submit estimated nonbinding prices at these intervals.**

**The price to become more firm as the documents progress. The prices of each interested bidder are to be kept confidential. If the prices are trending upward at the various stage reviews, ask the contractors to value engineer them and make suggestions while the drawings are in progress.**

**When the construction documents are 100% complete the final bids are to be solicited. If this process is followed it is impossible for the price to “suddenly” move up beyond the budget. It also allows a separate engineer (retained by the town or any other group) to periodically review the documents to insure that the town is getting what it was promised, i.e. nobody substituted a deeper supporting beam because it was cheaper, but as a result, reduced the clearance.**

**I would suggest periodic reviews t intervals of 25%, 50%, 75%, and 95%.**

**If there is no input from the potential bidders until the documents are 100%, than you will get the usual “00PS”, which would necessitate a redraw, which would take significant time, in which time the price would rise once again and we would have a repeat of the Wolman rink or the infamous “Big Dig”.**

**For once let’s not repeat past mistakes, and let us institute the same method that commercial developers accomplish projects on budget and on time.**