

Monona Terrace Rooftop Concession Kiosk Construction Timeline

- March 21, 2007 Contract Signed by the Mayor
- April 10, 2007 Pre-construction meeting with Bauer & Raether Builders. **Emphasized to contractor that the precast panel portion of the project as being the most important element of this project to meeting deadline for completion.**
- April 18, 2007 Construction Begins – 120 day Public Works contract with anticipated **completion date of June 29, 2007.**
- June 28, 2007 Construction Meeting. First notification of delay due to precast panel manufacturing. **Contractor will not meet construction timeline.**
- July 2, 2007 Notified by Bauer & Raether of construction delay. Shop drawings for panels have not yet been received. **Potter Lawson offers to review the shop drawings prior to being approved by Contractor.** Contractor elects not to accept offer.
- July 12, 2007 Construction Meeting. Jerry Raether noted that the shop drawings will be coming soon and still would require three weeks of manufacturing after approval of the prints. July 20 is no longer a reasonable grand opening expectation, and the likelihood of opening the kiosk this summer is in doubt.
- July 25, 2007 Shop drawings received on 7/25. Bauer & Raether signs off on shop drawings and returns to contractor.
- September 10, 2007 Construction Meeting. Bauer & Raether stated that the panels would be delivered on 9/20 or 21.
- September 25, 2007 **Panels received** and half of the shipment is deemed to be unusable, as they do not conform to the radius of the cafe foundation.
- February 20, 2008 Gregg McManners and Jeff Griffith contacted Jerry Raether for an update. He has not been able to reach the pre-cast contractor and has no new information at this time.

Do not buy
Paneling
at H. Co.
Shops
?; if unsure
of panels

No.

never factored
wrong.

February 21, 2008
Jerry Raether informed us that the panels are set to be delivered the last week of March or the first week of April. However, Jerry has not yet received the shop drawings from the contractor so he has not approved them, which is a requirement prior to manufacturing.

March 6, 2008
Meeting with Paul Amment, Potter Lawson, Jerry Raether, Bauer and Raether, Jeff Griffith, Jim Hess and Gregg McManners to discuss project. **Mr. Raether assured us that the project would be completed by April 25.** A letter was sent to Mr. Raether confirming that meeting, his timeline for completion and expectations.

April 8, 2008
Letter sent to Mr. Donald Anderson, Ohio Casualty Insurance Company, the bonding company for Bauer & Raether for this project. We advised Ohio Casualty that we did not feel that Bauer & Raether had the wherewithal to complete the project.

April 25, 2008
The new timeline for completion comes and goes without any resolution and the balance of the precast panels are not yet on site.

June 4, 2008
Representatives from Monona Terrace met with Anne Zellhoefer, Assistant City Attorney to discuss the process of removing Bauer & Raether from the project. Advised him that we were contemplating removing them from the project.

June 5, 2008
Received call from Jerry Raether asking for one more chance to resolve the issue with sub-contractor.

June 10, 2008
Conference call with representatives from Monona Terrace, City of Madison Attorney's office, Bauer & Raether and GFRC. Monona Terrace will act as liaison between GFRC and Bauer & Raether in order to get project completed.

June 30, 2008
GFRC change orders signed, new shop drawings approved. Construction begins on new set of panels

August 7, 2008
New panels arrive on site. The shipment is two panels short. Contractor admits error. Will send out other panels within 10 days. ↑

GFRC

August 21, 2008

Final panels arrive on site. Panel sizes not perfect but workable.

October 8, 2008

Via phone call, advised Jerry Raether that we will not be making any further payments on the project. The project remains unfinished with a balance of about \$65,000 unpaid plus several change orders still outstanding. Bauer & Raether Builders are "in penalty" for over \$125,000 according to the city contract. This does not take into account any loss of business.

November 19, 2008

Board of Public Works Meeting
Bauer & Raether appealing decision to cease payment on the project. **The project is still pending completion** but not due to the General Contractor.

MTCC - Rooftop Concession Kiosk

One John Nolan Drive, Madison, WI 53707

Project No. 5988

5	16-Apr-07	20-Apr-07	Permit
6	23-Apr-07	27-Apr-07	Concrete
9	30-Apr-07	04-May-07	Structural Steel
5	07-May-07	11-May-07	Metal Studs
5	14-May-07	18-May-07	Metal Deck & Roofing
14	04-Jun-07	21-Jun-07	Wall Panels
9	21-May-07	31-May-07	Rough Electric
9	21-May-07	31-May-07	Rough HVAC
9	21-May-07	31-May-07	Rough Plumbing
7	31-May-07	08-Jun-07	Drywall
7	11-Jun-07	18-Jun-07	Food Service Equipment
7	11-Jun-07	18-Jun-07	Ceramic Tile
7	11-Jun-07	18-Jun-07	Resinous Flooring
7	18-Jun-07	26-Jun-07	Finish Electric
7	18-Jun-07	26-Jun-07	Finish Plumbing
6	18-Jun-07	27-Jun-07	Finish HVAC
7	18-Jun-07	28-Jun-07	Finish Carpentry
7	20-Jun-07	28-Jun-07	Painting
7	20-Jun-07	28-Jun-07	Clean Up

Demo
 Concrete
 Structural Steel
 Metal Studs
 Metal Deck & Roofing
 Wall Panels
 Rough Electric
 Rough HVAC
 Rough Plumbing
 Drywall
 Food Service Equipment
 Ceramic Tile
 Resinous Flooring
 Finish Electric
 Finish Plumbing
 Finish HVAC
 Finish Carpentry
 Painting
 Clean Up

RECEIVED
APR 16 2007

Potter Lawson

