

Queen Wilhelmina State Park Lodge Renovation Project
Arkansas Building Authority (ABA) # 9001211

Owner: Arkansas Department of Parks and Tourism (ADPT)

Architect: The Borne Firm (Borne)

Contractor: Wade Abernathy Inc. (WAI)

Surety: Travelers Casualty and Surety Company of America (Travelers)

Time Line (Travelers)

- 8/19/2013 Travelers acknowledges receipt of a copy of ADPT's Aug. 15th letter to WAI in which WAI is informed its Contract with ADPT will be terminated on 8/24/2013. Travelers requests a meeting with ADPT as well as copies of Project documents / information needed for their investigation the matter.
- 8/20/2013 ADPT and Travelers conduct a phone conference. Travelers requests Project documents in order to begin investigation of the proposed takeover.
- 8/21/2013 ADPT issues letter to WAI and cc's Travelers changing the effective termination date of WAI's contract with ADPT to 8/30/2013.
- 8/26/2013 ADPT delivers Project documents and information requested by Travelers to Travelers via Crawford and Company.
- 8/28/2013 Travelers meets with WAI at the Project site then later meets with ADPT and Arkansas Building Authority (ABA) in Little Rock. ADPT indicates it would be willing to allow WAI to complete the Project as long as WAI is under the direction of Travelers or a designated Project Manager.
- 8/30/2013 The Contract between ADPT and WAI is terminated.
- 9/4/2013 A representative of Vertex (consultant to Travelers) meets with ADPT and Borne in Little Rock to gather Project information requested by Travelers for their investigation.
- 9/5/2013 A representative of ADPT visits the Project site with Vertex.
- 9/5/2013 Borne transmits Project information to Vertex.
- 9/6/2013 ADPT transmits Project information to Vertex.
- 9/10/2013 ADPT transmits comments from Vertex to Borne regarding mold remediation.
- 9/27/2013 ADPT meets with Borne to discuss a recent phone conversation between ADPT and Travelers in which Travelers proposes completing the Project with WAI. ADPT indicates it is willing to consider this only if Travelers provides independent Project Management over WAI.

- 10/1/2013 Representatives of ADPT, Borne, Morris & Associates, Travelers and Vertex participate in a teleconference to discuss mold remediation. Morris & Associates transmits comments from review of ATOKA's Mold Abatement Specifications to Borne.
- 10/3/2013 Borne transmits draft comments regarding ATOKA's Mold Abatement Specifications to ADPT.
- 10/7/2013 Borne transmits revised draft comments regarding ATOKA's Mold Abatement Specifications to ADPT.
- 10/15/2013 ADPT develops comments from review of revised Mold Abatement Specifications document prepared by ATOKA dated 10/15/2013
- 10/28/2013 Travelers reports negotiations with WAI for WAI to serve as Travelers' completion contractor were unsuccessful. Travelers transmits Revised Mold Abatement Specification prepared by ATOKA and dated 10/15/13.
- 10/31/2013 ABA, Attorney General's Office and ADPT meet to review status of the Project.
- 11/1/2013 ADPT sends a letter to Travelers reaffirming that it is ADPT's position that WAI was in default and Travelers is responsible for completing the project per the Contract with WAI. ADPT again notes that Travelers may elect to finish the Project utilizing WAI if Travelers (or their independent Project Manager) oversees completion of the Project.
- 11/1/2013 ADPT files a complaint with the Arkansas Insurance Department over Travelers lack of progress toward taking over and completing the Project.
- 11/1/2013 ADPT transmits the Revised Mold Abatement Specification developed by ATOKA to Borne.
- 11/8/2013 Travelers' responds to ADPT's 11/1/13 request and summarizes their investigation and provides an assessment of WAI's work. Travelers proposes a meeting with ADPT the week of November 11th to negotiate an agreement to complete the Project utilizing a contractor other than WAI.
- 11/12/2013 Borne compiles comments from ADPT and Morris & Associates review of ATOKA's revised Mold Remediation Specification to ADPT. Borne and ADPT review and discuss Travelers' 11/8/13 letter.
- 11/13/2013 ADPT responds to Travelers 11/8/13 letter documenting the basis for terminating WAI.

- 11/14/2013 Travelers and its counsel meet with ADPT and a representative the Attorney General's Office to discuss the tenets of a Takeover Agreement to complete the Project.
- 11/14/2013 Borne transmits revised compiled comments from ADPT and Morris & Associates review of the revised Mold Abatement Specification by ATOKA.
- 11/15/2013 ADPT receives draft Takeover Agreement from Travelers and forwards the document to Arkansas Building Authority and the Attorney General's Office for review and comments.
- 11/19/2013 ADPT transmits the proposed Takeover Agreement to the Arkansas Insurance Department (AID) and requests AID review and comments
- 11/21/2013 Arkansas Insurance Department (AID) responds to ADPT's 11/1/13 complaint, noting contract default can be subject to opinion and disagreement. AID further notes they are not equipped, nor does it have the authority, to determine factual issues regarding WAI / Travelers.
- 11/25/2013 ADPT transmits its comments from Review of Draft Takeover Agreement to the Attorney General's Office.
- 11/27/2013 ADPT compiles comments from review of the Draft Takeover Agreement and transmits to Travelers.
- 12/4/2013 ADPT and the Attorney General's Office (AG) participate in a conference call with Travelers and its legal counsel to review the Revised Draft Takeover Agreement.
- 12/5/2013 Travelers submits proposed changes to the Draft Takeover Agreement to ADPT. ADPT and the AG's Office review and begin developing comments from their respective reviews of the Draft Takeover Agreement.
- 12/10/2013 ADPT transmits combined comments from review of the Draft Takeover Agreement to Travelers.
- 12/17/2013 Travelers responds to ADPT's proposed revisions to the Draft Takeover Agreement. Representatives of ADPT, Borne, Travelers, Vertex, Nabholz, ATOKA and Morris & Associates meet at Queen Wilhelmina State Park to discuss mold remediation and to view the Project site.
- 12/18/2013 Attorney General's Office provides proposed changes to the Draft Takeover Agreement to ADPT.
- 12/20/2013 ADPT, the AG's Office, Travelers, and its legal counsel, participate in a conference call to discuss proposed changes to Draft Takeover Agreement.

- 1/3/2014 Travelers transmits comments and a revised Draft Takeover Agreement to ADPT in response to the AG's Office 12/20/13 comments. ADPT forwards to AG's Office. Travelers transmits a General Timeline for Mold Remediation, developed by Vertex, to ADPT.
- 1/6/2014 Travelers transmits a revised Mold Remediation Plan by ATOKA to ADPT. ADPT forwards to Borne and Morris & Associates for review and comments.
- 1/7/2014 Morris and Associates transmits comments from review of Vertex's General Timeline for Mold Remediation to Borne and ADPT.
- 1/14/2014 Travelers transmits a revised Final Draft Takeover Agreement to ADPT and the AG's Office.
- 1/15/2014 Travelers transmits a revised Draft Mold Remediation Plan by ATOKA to ADPT. ADPT transmits comments from review of the revised Mold Remediation Plan, and comments from review of Vertex's General Timeline for Mold Remediation, to Travelers.
- 1/16/2014 Travelers transmits a Final Draft Mold Remediation Plan by ATOKA to ADPT.
- 1/17/2014 Travelers, ADPT, and AG's Office concur on Final Takeover Agreement terms and conditions. Travelers awaiting project completion date from Nabholz.
- 1/20/2014 ADPT informs Travelers that, when seeking potential mold remediation contractors, it expects Travelers to conduct a thorough review of qualifications / references prior to engaging services.
- 1/21/2014 ADPT and Travelers sign the Takeover Agreement in which Nabholz Construction will act as the completion contractor for the Project.