

TUPPS Brewery Expansion Project – January 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

Anticipated Dates: as of 11/29 as of 1/31

Barrel Aging January 26 June 21

Brewery (TCO) February 6 March 15

Tap Room March 2 June 1

Final Completion anticipated July 23, 2023

As we have been reporting schedule slip is due to a multitude of issues: some materials availability, conflicts between TUPPS purchased equipment information provided and what actually arrived on site (a couple of examples are breaker and power requirements of equipment, owner purchased boiler was not purchased with all required accessories) continued changes (adding scope & changing design), permanent power from ONCOR as well as gas from ATMOS and budget issues.

Below is a high-level recap of work progress and photos.

Jan 2 – Jan 7

Cleaning Site; Brewery: Steam Pipe, Pull Elec Wire, Pour Back of House Flatwork; Tap Room: Frame & Sheetrock Electrical Room, Plumbing Rough-in, Pour Flatwork at Loading Dock, Conduit from Transformer to Barrel Aging Building



Jan 9 – Jan 14

Brewery: Pulling Wire, Sheetrock Walls at Mezzanine, Piping and Valves for Water Heater, Seal Concrete Floors, Building Walk-In Cooler; Tap Room: Plumbing Rough-in, Hanging Duct



Jan 16 – Jan 21

Brewery: Sheetrock Mezzanine, Conduit and wire, Electrical Rough-in, Hanging Light Fixtures, Setting Condenser Units, Prep Dumpster Pad for Inspection; Tap Room: Install Plumbing Lines; Site: Grading and relocation of Dirt, Moving Shed



Jan 23 – Jan 28

Brewery: Install Piping under Mezzanine and around Tanks, Continue Condensate and Steam Piping to Boiler, Insulate Domestic Water Pipe, Frame Ceiling Grid at Mezzanine; Tap Room: Install of Duct, Plumbing Rough-In; Site: Moving Concrete Blocks for Wall



Jan 30 – Jan 31

Sleet, Freezing Rain and Ice closed job site down