

TUPPS at the Mill



MCDC Update

June 2021



Key Milestones

P&Z Special Use Permit Update (Outdoor Music)

Site review with P&Z in subsequent meeting

Walked the neighborhood to discuss the project with the neighbors

Planning to hold an event with Eastside residence on July 8th

Groundbreaking ceremony
August - block party

General contractor - SpawGlass mobilized in August

Two months of grading, forming, pouring concrete, site infrastructure

Seven months of construction

Open brewery March and full site April



GMP Gameplan

Original Plan

1. Architect-Conduit - 50% CDs May 7th
2. Contractor – SpawGlass - Conduct site pricing with subs
3. GMP Submitted end of May
4. Approve GMP mid June - Groundbreaking Mid July

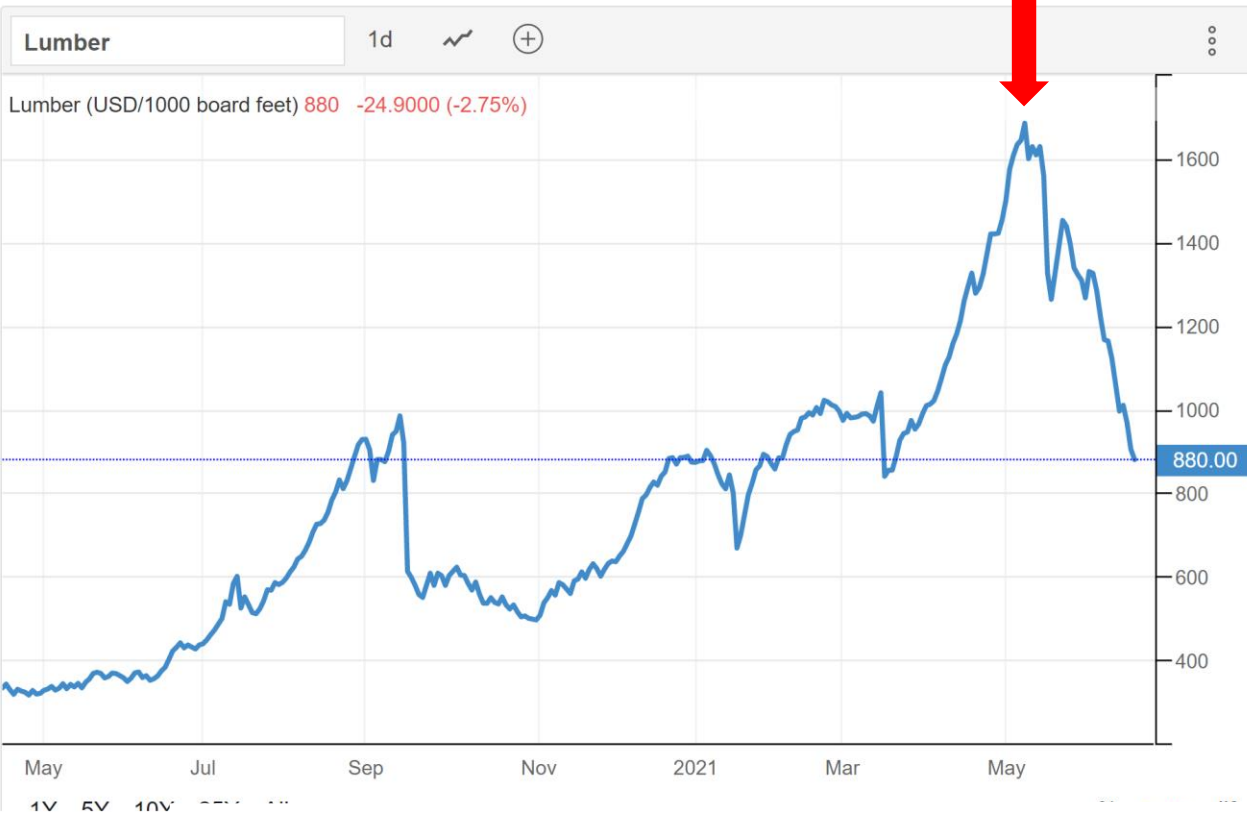
Results:

Market conditions resulted in pricing spikes. Contractors generally unwilling to bid on 50% CD plans.



Market Conditions

The arrows show where prices were when contractors were asked bid.



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Revised Plan - *Wait for 95% CD Plans for more accurate pricing*

Architect - Conduit

- 95% CDs due by June 29th
- Design alternates identified
- Permit process has started
(May need help to push them through)
- City Council to approve site
mid July

Contractor - SpawGlass

- 95% CDs will be used to rebid project
- Rebid process will take 30 days
- GMP updated pricing July 21st submission EOM

Agreement was extended to July 31st for final GMP submission

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Alternate List/Value Engineering:

- Lowering Brewery building from 40' to 32'
- 3" water line to 2"
- Routing of utilities based on cost
- Delete temp generator connection
- Delete brewery tile and substitute epoxy floor
- Explore options for reducing cost associated with trench drains
- Look at reducing large walk-in from 2,000 SF to 1,500 SF or 1,000 SF
- Eliminate the pop outs from the PEMB and frame separately
- Eliminate the conditioned loading dock
- Wood deck in lieu of concrete at the beer garden area



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| Activity ID | Activity Name | Orig Dur | Start | Finish |
|----------------------|--|----------|-------------|------------|
| TUPPS Brewery | | 371 | 21-Dec-20 A | 24-May-22 |
| Milestones | | 371 | 21-Dec-20 A | 24-May-22 |
| M1000 | Notice of Award - SpawGlass | 0 | 21-Dec-20 A | |
| M1120 | Building Permit Submission | 0 | 29-Jun-21 | |
| M1140 | GMP Approved | 0 | | 19-Jul-21 |
| M1130 | Building Permit Approved | 0 | | 02-Aug-21 |
| M1150 | Notice to Proceed for Construction | 0 | 10-Aug-21 | |
| M1280 | City Utility Connections to Site Complete - Tentative | 0 | | 06-Jan-22 |
| M1250 | Dungan Street Improvements & Parking Tentative Substantial (| 0 | | 24-Feb-22 |
| M1170 | Brewery Substantial Completion | 0 | | 01-Apr-22* |
| M1200 | Barrel Aging Room & Second Stage Substantial Completion | 0 | | 12-Apr-22 |
| M1190 | Tap Room Substantial Completion | 0 | | 20-Apr-22 |
| M1210 | Site, Silos & Main Stage Substantial Completion | 0 | | 20-Apr-22 |
| M1230 | Kitchen & Party Room Substantial Completion | 0 | | 21-Apr-22 |
| M1240 | Project Substantial Completion/ Certificate of Occupancy | 0 | | 21-Apr-22 |
| M1220 | Final Completion | 0 | | 24-May-22 |



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GMP is required to be submitted by July 31st. The schedule shows GMP submission prior to this date though the timeline is tight.

*95% Construction Documents Due

| Design & Preconstruction | | 182 | 21-Dec-20 A | 07-Sep-21 |
|--------------------------|---|-----|-------------|-------------|
| D1000 | 100% Schematic Design | 20 | 21-Dec-20 A | 22-Feb-21 A |
| D1020 | 100% Design Development | 30 | 22-Feb-21 A | 09-Apr-21 A |
| D1030 | 50% Construction Documents | 20 | 12-Apr-21 A | 07-May-21 A |
| D1040 | Permit Set Construction Documents | 20 | 10-May-21 A | 28-Jun-21 |
| D1060 | GMP Submission | 15 | 29-Jun-21 | 19-Jul-21 |
| D1090 | Pre-Engineered Metal Building Solicitation | 15 | 29-Jun-21 | 19-Jul-21 |
| D1100 | Pre-Engineered Metal Building Award | 10 | 20-Jul-21 | 02-Aug-21 |
| D1050 | Addenda Issued to Incorporate Permit Comments | 5 | 03-Aug-21 | 09-Aug-21 |
| D1070 | Bid Solicitation | 15 | 20-Jul-21 | 09-Aug-21 |
| D1080 | Subcontractor Award | 20 | 10-Aug-21 | 07-Sep-21 |



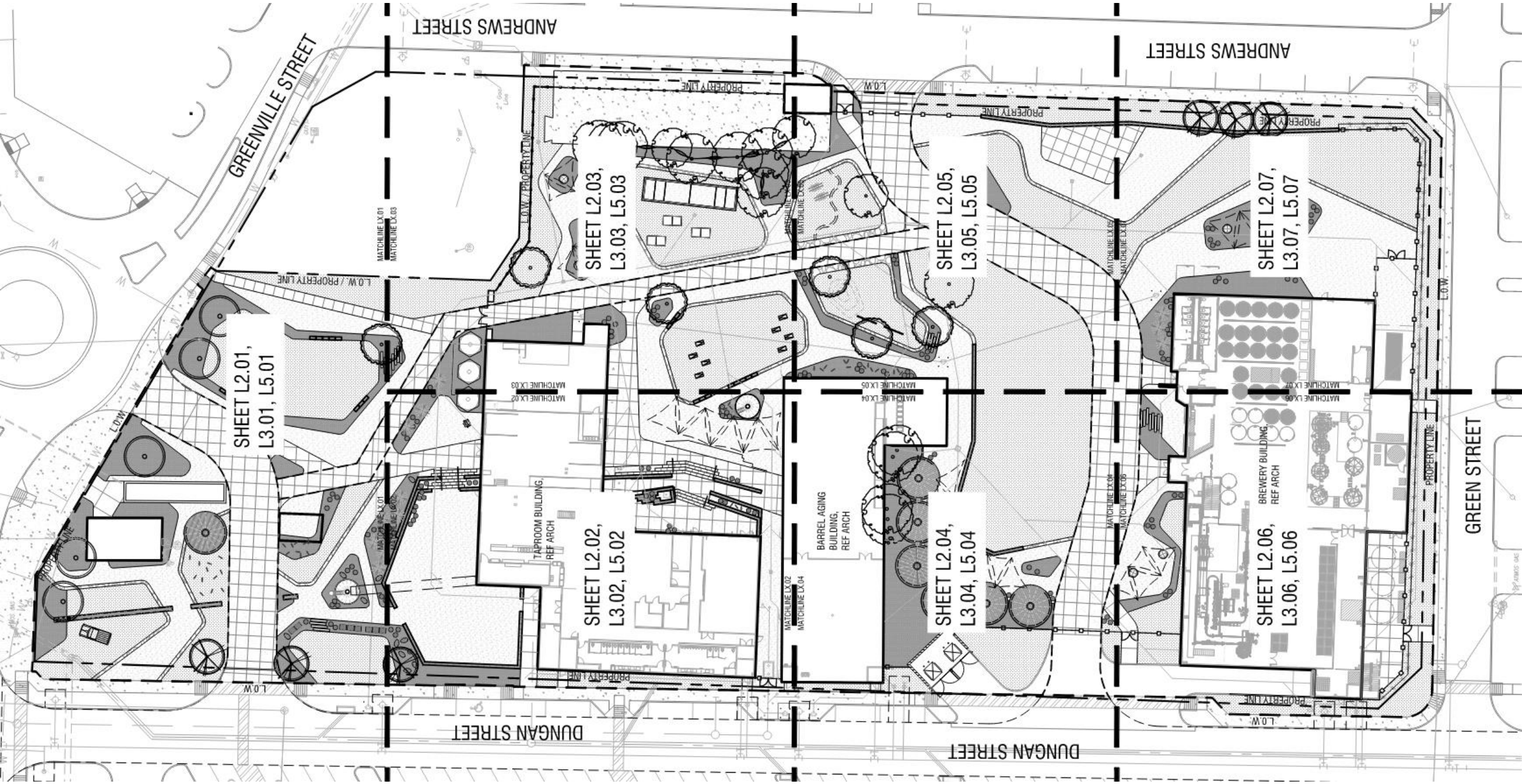
TUPPS Brewery











SHEET L2.01,
L3.01, L5.01

SHEET L2.02,
L3.02, L5.02

SHEET L2.03,
L3.03, L5.03

SHEET L2.04,
L3.04, L5.04

SHEET L2.05,
L3.05, L5.05

SHEET L2.06,
L3.06, L5.06

SHEET L2.07,
L3.07, L5.07

DUNGAN STREET

DUNGAN STREET

ANDREWS STREET

ANDREWS STREET

GREENVILLE STREET

GREEN STREET

TAPROOM BUILDING
REF ARCH

BARREL AGING
BUILDING
REF ARCH

BREWERY BUILDING
REF ARCH

MATCHLINE LX01
MATCHLINE CX03

L.O.M. / PROPERTY LINE

MATCHLINE LX02
MATCHLINE CX03

L.O.M. / PROPERTY LINE

MATCHLINE LX02
MATCHLINE CX04

MATCHLINE LX03
MATCHLINE CX05

MATCHLINE LX04
MATCHLINE CX06

MATCHLINE LX05
MATCHLINE CX07

L.O.M.

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