

# TUPPS Brewery Expansion Project – February 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 January 31 as of February 28

Brewery (TCO) March 15 April 7

Barrel Aging June 21 June 30

Tap Room June 1 June 30

Final Completion: July 23, 2023 August 1

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.

## Feb 1 – Feb 4

Feb 1 – 2 site was closed due to weather and hazardous driving conditions; Feb 3 a limited number of subs arrived on site – roads were still hazardous. Brewery: Install of lights in electrical room, piping in boiler room, duct work at the mezzanine; Concrete Block wall is in progress and clean up of site trash and debris



## Feb 6 – Feb 11

Brewery: gas pipe at boiler room, duct at mechanical room, wood blocking, electrical wall rough-in, low voltage wiring, frame ceilings, tape and bed mezzanine, install door frames; Tap Room: plumbing rough-in, framing ceiling grid; Site: block wall, haul off of excess dirt, FCD hydro testing, site cleanup



## Feb 13 – Feb 18

Brewery: non-potable water pipe install, door frames, lights in grain room, tape & bed mezzanine; Site: continue block wall, haul off dirt, Hydro test FDCs

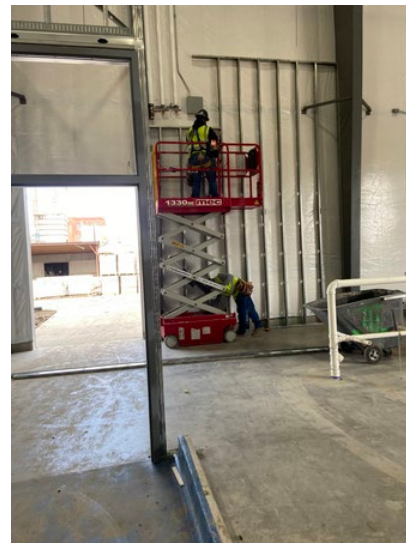






## Feb 20 – Feb 25

Brewery: install of non-potable water, gas pipe install, plumbing rough-in at boiler room, pulling wire, install door frames, framing walls for 1<sup>st</sup> level RR; Barrel Aging: sawcut stage; Tap Room: plumbing, Site: block wall continues, Form and Rebar loading dock and sidewalks, site cleanup





## Feb 27 – Feb 28

Brewery: complete non-potable water drops for tanks, pour interior stair treads and landing, pour loading dock and west sidewalk, complete drains for charcoal tanks, ceiling and wall rough-in, continue framing 1<sup>st</sup> level RR, Site: Block Wall continues

