

# TUPPS Brewery Expansion Project – July 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:	April 5, 2022	January 31, 2023	July 31, 2023
Brewery Sub Com	Nov 2, 2022		
Brewery (TCO)		March 15, 2023	August 18, 2023
Barrel Aging Sub Com	Nov 1, 2022	June 21, 2023	Sept 12, 2023
Tap Room Sub Com	Nov 2, 2022	June 1, 2023	Sept 12, 2023
Final Completion:	Dec 7, 2022	July 23, 2023	October 27, 2023

Progress continues on the project, completion dates shown above have held throughout the month of July. As has been discussed and communicated reasons for delayed completion include material delays early in construction, unknown conditions on existing structures, many items necessitating design redraws and contractor / subcontractor pricing regarding change in scope, deleting scope or adding scope and lack of final decisions, misunderstanding/confusion over what is in scope and out of scope for the contractor. Efforts continue to secure a Temporary certificate of Occupancy for the Brewery Building, while work on the remainder of the project is completed to allow brewery equipment testing/operations to begin earlier than the date of final completion. Below is a high-level recap of work progress and photos.

## July 1 – July 8

Site: grading and moving big blocks, demo of curb at sidewalk, weed eating and cleanup; Brewery: Relocating radiant heaters; Tap Room: insulation of copper pipe, install doors, zip board, steel for high roof, pipe for A/C, fire sprinkler







**July 10 – July 15**

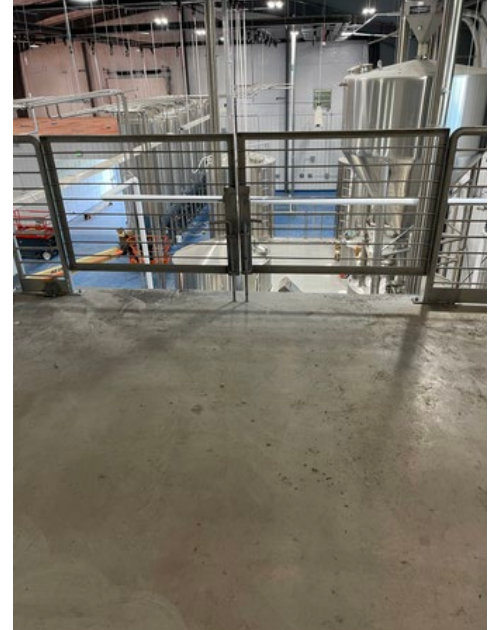
Brewery: ductwork, testing backflow devices, testing fire alarm devices, elevator shaft, punch list work; Tap Room: pulling wire, roof deck, insulating pipe, misc steel ; Site: dumpster gates





## July 17 – July 22

Brewery: tie in radiant heaters, continue fire alarm device install, vents for radiant heaters, punch list work ; Tap Room: insulating mechanical ducts, run gas pipe, frame exterior walls



## July 24 – July 31

Brewery: punch list work continues, testing of fire alarm, caulking and infill, painting stairs ; Tap Room: continue ductwork, steel, excavation for underground electric,



