

# TUPPS Brewery Expansion Project – March 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 March 31, 2023

Brewery (TCO) March 15 April 26

Barrel Aging June 21 July 25

Tap Room June 1 July 25

Final Completion: July 23, 2023 August 22

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.

## Mar 1 – Mar 4

Cleaning site, Brewery: break forms and sawcut loading dock, Mezzanine overhead and electrical, frame first floor restrooms, tape and bed electrical room and boiler room walls, water heater and refrigeration piping, condensate pipe; Barrel Aging: chip concrete at stage, grade and form sidewalks



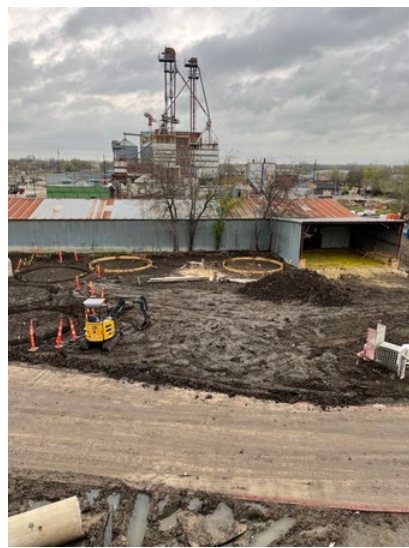
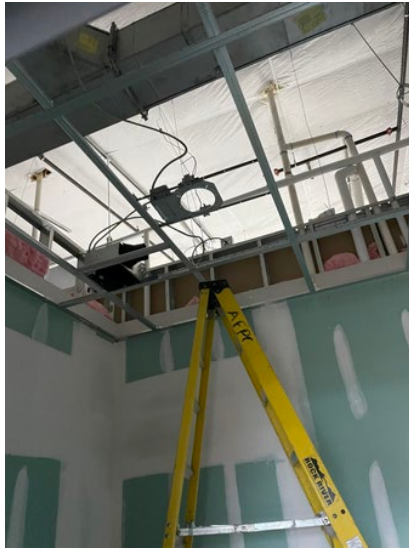
## Mar 6 – Mar 11

Brewery: install conduit and wiring and lights at mezzanine, continue refrigerant lines, plumbing rough-in at first floor restrooms, continue tape, bed and sand drywall, continue steam piping, clean Brewery floors; Barrel Aging: Form and rebar for stage, Site: storm tie in at Andrews St, grade and form dumpster pads, pour piers for dumpster pad bollards and gate posts,



**Mar 13 – Mar 18**

Brewery: continue pipe and wiring, continue plumbing rough-in at first floor restrooms, install evaporators in walk-in cooler, install fire sprinkler pipe; Site: Pour dumpster pads and start block, grade north side of Tap Room and stack block wall, grade BYOB silo pads,



**Mar 20 – Mar 25**

Brewery: install doors, install lighting at mezzanine and first floor restrooms, continue plumbing at first floor restrooms; Site: CMU block at dumpster enclosures, rebar at BYOB Silo pads



**Mar 27 – Mar 31**

Site: Pour BYOB Silo pads, started irrigation, relocate conex's for site work, general cleanup and fine grade around Brewery Building ; Brewery: Hang sheet rock at janitor closet and mezzanine office, install fire alarm wire; Barrel Aging: Pour stage; Brewery: Repair leaks and install additional Fire Sprinkler drops, HVAC piping and duct, install boiler flue through roof,

