

TUPPS Brewery Expansion Project – September 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

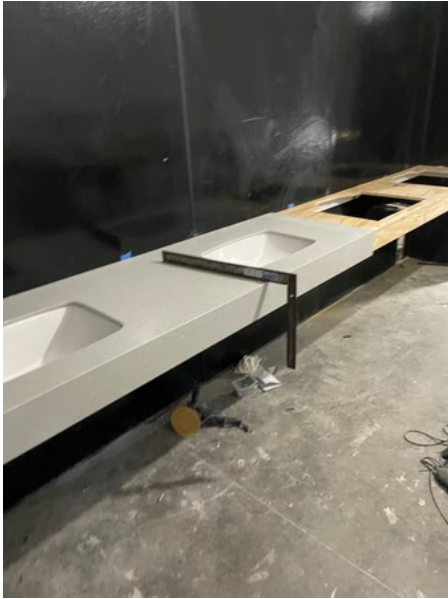
<u>Anticipated Dates As Of:</u>	<u>April 5, 2022</u>	<u>January 31, 2023</u>	<u>September 30, 2023</u>
Brewery Sub Com	Nov 2, 2022		
Brewery (TCO)		March 15, 2023	October 9, 2023
Barrel Aging Sub Com	Nov 1, 2022	June 21, 2023	October 10, 2023
Tap Room Sub Com	Nov 2, 2022	June 1, 2023	October 9, 2023
Final Completion:	Dec 7, 2022	July 23, 2023	November 7, 2023

Progress continues on the project, completion dates shown above have slipped slightly from last month due to a couple of items that must be completed that require TUPPS approval on additional cost & TUPPS vendor's needing to complete, changes that have slowed construction progress. 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. At this point it appears that a TCO for the Brewery is not going to be necessary as the entire site may be complete at the same time. Below is a high-level recap of work progress and photos.

September 1 – September 9

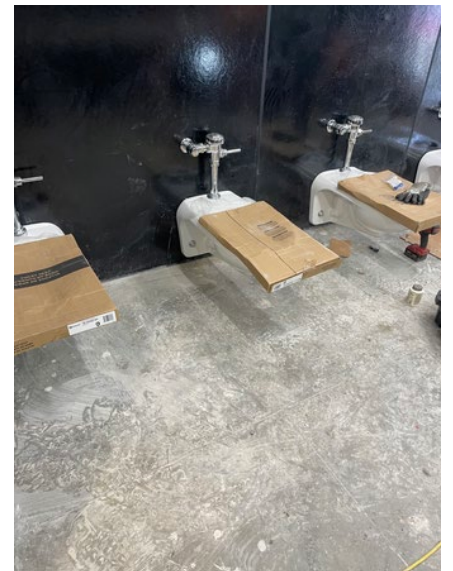
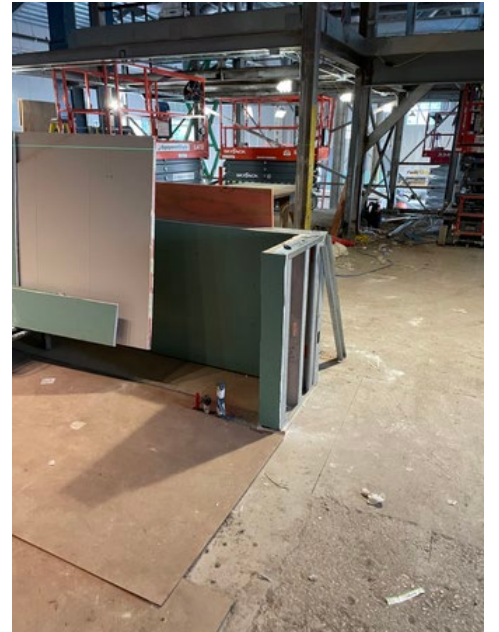
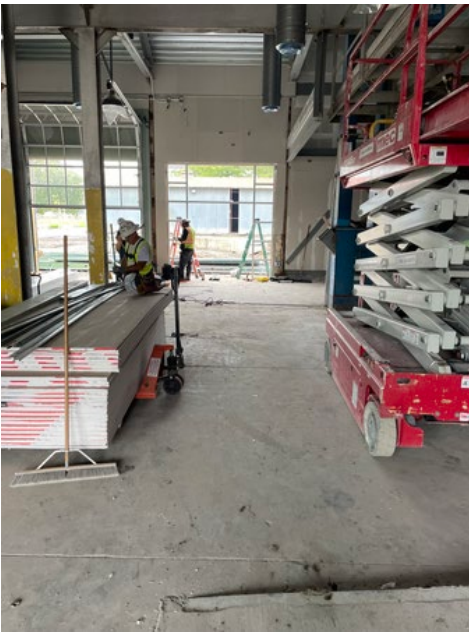
Site: grading site, install cancer tree footings, forming ramps, Tap Room: install stainless panels in kitchen, roof tin and plywood, hangers for kitchen ductwork, kitchen hoods, forming and pouring ramp, conduit and back boxes, pull wire, install light fixtures, kitchen & bar flooring, bathroom countertops, tape and bed





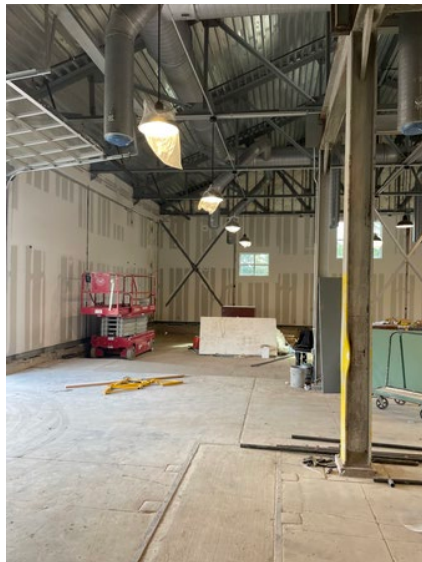
September 11 – September 16

Site: cleanup site, landscape; Tap Room: tape and bed, install storefront and glass, weld exhaust duct, continue metal roof & gutters, fire sprinkler; Set fixtures, ; Barrel Aging: install fire alarm system,



September 18 – September 22

Site: Layout blocks, continue grading at north side of site, install decomposed granite; Barrel Aging: continue fire alarm; Tap Room: continue roof, paint interior walls, piping to water heaters, mezzanine framing, install exterior lights, ductwork, sheetrock and FRP at bar, door hardware,



September 25 – September 30

Site: Cleaning up site, installing Rock, DG, Sod, forming canning line exit stairs; Tap Room: continue roofing, install high light on exterior, setting fixtures, gas line, water heaters, caulking, tap and bed

