

TUPPS Brewery Expansion Project – June 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

Anticipated Dates AS:	April 5, 2022	January 31, 2023	May 30, 2023
Brewery Sub Com	Nov 2, 2022		
Brewery (TCO)		March 15, 2023	July 7, 2023
Barrel Aging Sub Com	Nov 1, 2022	June 21, 2023	July 24, 2023
Tap Room Sub Com	Nov 2, 2022	June 1, 2023	July 24, 2023
Final Completion:	Dec 7, 2022	July 23, 2023	August 21, 2023

Progress continues on the project, although with delays. Examples of items that have 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. Unfortunately some issues that have been of most delay are due to lack of final decisions, final components or additions to the project (items requested by TUPPS that were designed and priced, but rejected once pricing was received); misunderstanding/confusion over what is in scope and out of scope for the contractor, SpawGlass, due to multiple changes in efforts to rework elements of the project to reduce project costs. 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. MCDC and the City have been kept informed regarding status and expected completion date of the Brewery Building and overall project. It is the opinion of Spinelli Construction Services that the dates reflected above will not be met (or will be further delayed). Below is a high-level recap of work progress and photos.

June 1-June 2

Tap Room: Electrical & Gas rough-in, ductwork, installing trusses; Brewery: Begin reinstall of radian heaters



June 5 – June 9

Spectrum on site for Data and Internet; Tap Room: trusses continue, Rough-in of electrical and plumbing, framing for walls and doors; Brewery: install of security and alarm devices; Site: Cleanup



June 12 – June 16

Brewery: Cleanup, testing domestic water; Tap Room: continue with structural steel, continue pulling electrical wiring, water, sewer & gas testing, cleaning slab; Barrel Aging: electrical panels and conduit for light fixtures, fire suppression install ; Site: Footers for sail shades



June 19 – June 23

Site: Install of fence at rear of Brewery, grading and setting big blocks; Barrel Aging: rough-in lights and plugs, Tap Room: continue steel, form ramp and raise kitchen curbs, install kitchen roof, ductwork; Brewery: fire alarm and security



June 26 – June 30

Move Material off MCDC Corner; Brewery: install dock bumpers, radiant heater install, continue fence at rear of building; Tap Room Set RTUs on roof, exterior studs and zip board, fire sprinkler



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