

TUPPS Brewery Expansion Project – May 2023 Construction Update

SpawGlass [SG] mobilized on site February 28, 2022

There has continued to be significant slipping in the schedule.

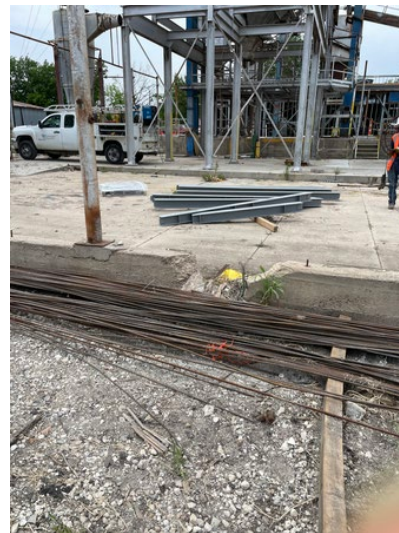
Anticipated Dates:	as of January 31	as of May 30, 2023
Brewery (TCO)	March 15	July 7
Barrel Aging	June 21	July 24
Tap Room	June 1	July 24
Final Completion:	July 23, 2023	August 21

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, 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.

May 1 – May 6

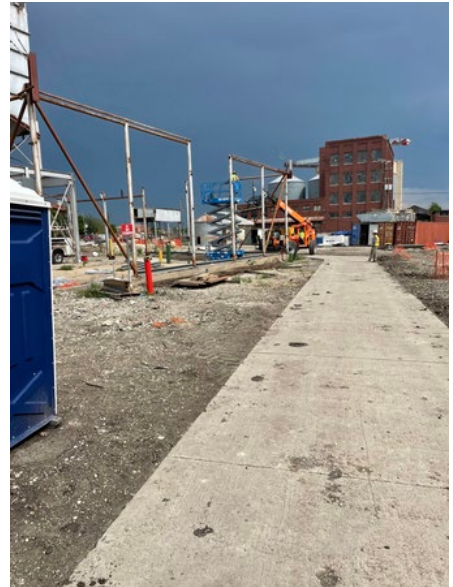
Site: Connecting irrigation controller wiring; Brewery: General cleanup and power wash floors, Fire Riser piping and wire, Façade lighting conduit, Fire Alarm wiring, Door Hardware & Thresholds, Set condensing unit for walk-in cooler, install HVAC grills, install plugs, lights; Tap Room: Install sheet rock





May 8 – May 13

Site: Grading various areas, Brewery: Touch-up painting, Install granite at serving window, Fire Alarm install continues, Gas and Boiler PRV piping, Gas Pipe testing; Tap Room: Demo horizontal supports between columns and weld beams, Install sill beams, plumbing;



May 15 – May 20

Site: Fine grading ; Brewery: Install louvers, continue fire alarm, exterior light fixtures, labeling outlets and switches; Tap Room: Chipping concrete at columns and installing rebar, Demo and Installing steel and beams,





May 22 – May 31

Site: clean up, ; Brewery: continue lighting and clean up, piping in refrigeration units for walk-in cooler; Tap Room: kitchen addition work; plumbing rough in, continue steel and exterior panels, ;

