



21-1066

TITLE: Consider/Discuss/Act on a Request by TUPPS Brewery, LLC to Execute a Construction Contract for Construction Manager at Risk (CMAR) Services with SpawGlass Contractors, Inc. of Fort Worth, Texas for a Guaranteed Maximum Price (GMP) in the Amount of Eleven Million, Three Hundred Twenty-Seven Thousand One Hundred Seventy-One and No/100 Dollars (\$11,327,171.00) for Construction Related to Project #20-09, Rehabilitation and Revitalization of the Property Located at 402 E. Louisiana Street, McKinney Texas to Create a World-Class Cultural and Entertainment Destination in McKinney, Texas

COUNCIL GOAL: Enhance Quality of Life in McKinney
Direction for Strategic and Economic Growth

MEETING DATE: December 7, 2021

DEPARTMENT: McKinney Community Development Corporation

CONTACT: Cindy Schneible, President

ITEM SUMMARY:

- The purpose of the item is to review and vote on a request to approve a construction contract for construction manager at risk services for SpawGlass Contractors and approve the Guaranteed Maximum Price for construction of the project 20-09 in the amount of \$11,327,171
- The proposed project includes the following components:
 - Rehabilitation of the building located at 402 E. Louisiana into a new and larger taproom and restaurant
 - Construction of a new building to house the production facility as well as a wing built to house the barrel aging room and event space
 - Construction of a beer garden and beautification of the surrounding area tying the front of the property into the City's redevelopment of Greenville Street.
 - Complete rehabilitation and beautification of the south half of the property and construction of outdoor entertainment areas for children and adults,

open to the public, including a stage for live music and events, small structures to house local artists, coffee roasters and other businesses, outdoor seating and restrooms

- The public access spaces will be maintained by TUPPS.
- TUPPS will be a tenant of the property paying rent rates over forty years that will facilitate ownership of the improvements, with an option to purchase the land at market rate at the conclusion of the lease period.
- It is anticipated the project will require 12 months to construct. The expected occupancy date for completion of the initial phase of the project will be September 2022. Completion of all work by December 31, 2022.
- Construction cost, based on 95% complete construction documents and bids secured, is \$11,327,171.
- Total project cost is budgeted at \$16,682,671.

BACKGROUND INFORMATION:

- TUPPS Brewery is a family owned and operated, community driven craft brewery located in McKinney, Texas.
- Since opening its doors in 2015, TUPPS Brewery has grown from a hobby in a garage to the 10th largest independently owned craft brewery in the state and the second fastest growing production brewery in Texas.
- TUPPS Brewery currently distributes to 189 counties in Texas with plans to expand into remaining counties across the state in 2022 as capacity allows.
- The new, expanded facility will provide increased capacity necessary to fulfill current demand, forecasted future demand, and expansion into Houston and South Texas, along with capacity to introduce new products.
- TUPPS Brewery has been a destination business in the City of McKinney for nearly five years, drawing thousands of customers from not only McKinney but also from across the DFW metroplex.

FINANCIAL SUMMARY:

- Guaranteed Maximum Price for construction costs related to the project, based on 95% construction documents is \$11,327,171.
- The request is eligible for consideration under Sections 505.151 and 505.152 of the Texas Local Government Code.

SUPPORTING MATERIALS:

[TUPPS A133 Exh A - GMP Amendment - McKinney Grain Feed \(SpawGlass\) v2](#)

[TUPPS Exhibit I - Schedule of Values \(2\) \(003\)](#)

[Assumptions and Clarifications part I - TUPPS Brewery R1 11-15-21](#)

[2021.12.02 - TUPPS -SPAWGLASS Contract, fully combined doc](#)