

Tiffin Community Recreation Center Monthly Report

OWNER REPORT | July 2026

Miron Project Number 250120





ABOUT MIRON

OUR VISION & VALUES

We recently embarked on a journey to define core values that are a more accurate reflection of Miron's culture and what we bring to every project we are honored to undertake.

Through listening sessions with employees from every facet of our organization, we gathered stories, shared experiences, and discovered commonalities, ultimately identifying values authentic to who we are today, and who we want to be for the next 100+ years.

At Miron, we **Stay Grounded, Think Big, Rally Together, Dig Deep, and Build Legacies.**

Our team lives out these core values every day. We put an emphasis on building lasting relationships and fulfilling the commitments we make to our clients, our partners, and each other.

As your partner throughout the construction process, we rely on transparent communication and focus on the details, standing behind our work and providing unparalleled service.

Our *commitment* reaches beyond construction;
our *passion* brings *dreams* to life.



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KEY PROJECT DRIVERS

- Create inviting recreation center
- Communication with the City and Public
- Cost



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Executive Summary

Overview

In July, lots of changes occurred. The drywall contractor hung, taped, mudded and sanded all remaining drywall, getting the rest of the rooms ready for painting. The gym equipment arrived and all batting cages, basketball hoops, and curtains were installed. Painters completed main gym area with the exception to the railings on the mezzanine. Electrical contractor started pulling wire and installed overhead gym lights, finishing up lighting in early September. Glazing contractor installed the storefront curtain wall and will be back in August to complete the last curtain wall and interior storefronts. Exterior signs were delivered and installed and will finish in August. Plumbing fixtures and bathroom accessories are in the process of being installed in the locker rooms and shower rooms.

Major Milestones / Accomplishments

- Gym equipment installation 7/21
- Sign delivery and install 7/10

Upcoming Milestones

- Drywall complete (Week of 8/10)
- Athletic flooring installation starting late August

Key Issues and Concerns

- Painting contractor





Design/Action Items

Accomplishments

- N/A

Upcoming Submittals/Design Deliverables

- N/A

Submittals

- N/A
- Will begin to start working on O&M items that can be submitted

Requests for Information

- 45 Total RFI's
- 3 RFI's this month
- 0 Pending answers
 - 0 over due

Areas of Concern / Focus

- Painting – confirming stair and handrail colors
 - Confirmed to move from white to navy blue paint color



Get involved, respond with urgency, and work as a team to get the job done. Leverage the strengths of each individual and overcome obstacles as one.



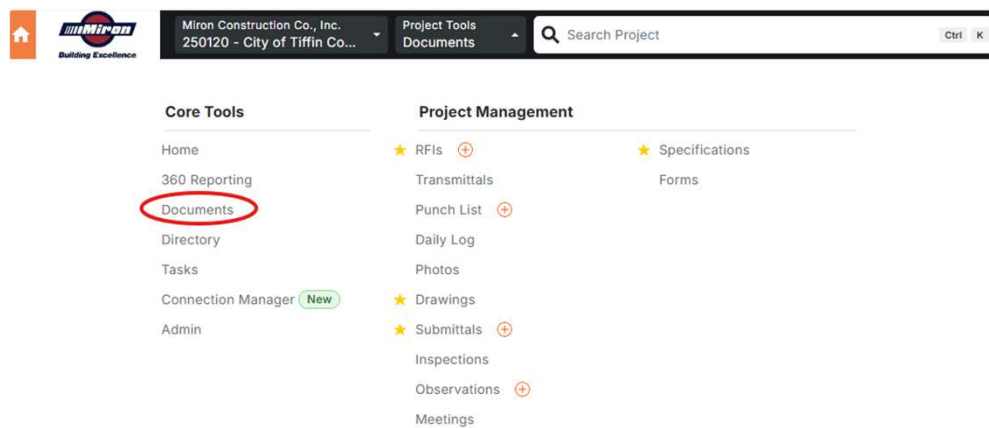
Quality

Inspections

- See attached “Daily Log Inspections”

Test Results

- Can be found in Procore. See below for accessibility.
 - Log into your Procore account and select 250120 – City of Tiffin Community Recreation Center
 - Under Project Tools click “Documents” under Core Tools



- In the file tree select the Testing Reports Folder

Quality Issues & Resolution

- Painting – complete touchups in areas where coverage is lacking

Upcoming Preinstallation Meetings

- N/A



Bring the passion, keep moving forward, and stay focused on the results. Champion the competitive spirit, make the most of every opportunity, and stay hungry.



Construction Summary

Schedule Update

Scheduled July Activities:

- Hang and finish drywall (95%)
- Exterior signage install (65%)
- Exterior aluminum frames and glass (98%)
- Elevator installation (98%)
- Painting (40%)

Scheduled August Activities:

- Finish painting
- 2nd floor athletic flooring install
- Exterior grading beginning
- Exterior signage install

Manpower Report

List of major subcontractors & number of employees onsite (monthly average):

Total number of employees: 49

- AAA Mechanical – 3
- Appleby and Horn – 2
- Culver's Landscape – 3
- Hargers Acoustics – 2
- H2I Group – 8
- Ilten's – 2
- Merit Construction – 4
- Miron Concrete/General Trades – 3
- Miron Construction Manager – 2
- Otis Elevator Systems – 2
- Pearson Wall Systems – 3
- Price Electric – 7
- Seehase Masonry – 2
- Tri-City Fire Protection – 1
- Youngs Painting & Decorating - 3
- Zephyr Aluminum - 2

Delays

- Weather – See Daily Log Weather Report
 - N/A
 - Weather delays are no longer on critical path and will be removed.
- Materials & Labor
 - N/A

Key Issues / Concerns & Recommended Action Steps

- Painting
 - Adding additional crews



*Deliver unmatched quality,
create meaningful
connections, and craft
unforgettable experiences in
everything we do. Capture
what truly matters and find
ways to inspire.*



Risk Management

Key Safety Statements & Focus Issues

The below safety topics are areas of focus for this month:

- Safety glasses
 - Discussed in length with everyone on site and making sure they are being worn
- Housekeeping

Safety Incidents (Past Month)

- Near misses – 0
- Recordable injuries – 0
- Lost-time injuries – 0



Contract Summary

Contract Summary		Construction Manager Contingency Summary		Owner Contingency Summary				
Original Contract Amount:	\$12,435,142.00							
Change Orders to Date:	-\$1,042,001.88	CMaR Contingency Amount:	\$567,585.00	Owner Contingency Amount:	\$0.00			
Current Contract Value:	\$11,393,140.12	Change Orders to Date:	-\$220,755.62	Change Orders to Date:	\$205,560.27			
		CMaR Contingency Value:	\$346,829.38	Owner Contingency Value:	\$205,560.27			
Current Scope Revisions								
Description		Number	Date Submitted	Status	Allowance Item?	CMaR Contingency Item?	Owner Contingency Item?	Estimated Cost Impact
Project Contingency PCI's June 2025 thru April 2026		001-035	11/30/2025	Approved		Yes		-\$136,877.87
Owner Contingency PCI's June 2025 thru April 2026		001-035	11/30/2025	Approved			Yes	-\$125,040.83
Removal of (4) folding shower seats as shower seats were provided by Contract 22.00 Plumbing		036	5/5/2026	Approved		Yes		\$815.00
RFI#39: Reroute EF-1 due to dedicated electrical clearance		037	5/28/2026	Approved		Yes		-\$9,751.75
ASI-17 Add supplemental steel for NW Basketball Hoop		038	5/29/2026	Approved		Yes		-\$3,322.50
ASI-18 Add Motorized Solar Shades to Windows in Lower Gym Area		039	5/29/2026	Approved			Yes	-\$17,565.01
RFI#34 Electric Hand Dryers		040	6/8/2026	Approved		Yes		-\$3,634.98
Rework 2nd Floor Fire Main		041	6/8/2026	Approved		Yes		-\$8,737.77
Reconcile Unused Allowances on Concrete Job		042	6/15/2026	Approved		Yes		\$28,447.58
Add Padding to Steel Columns		043	6/16/2026	Approved		Yes		-\$1,174.00
Corner Guards on Portal Frame		044	6/25/2026	Approved		Yes		-\$1,872.02
Destratification Fan Control Wiring		045	7/7/2026	Approved		Yes		-\$11,874.05
Motorized Shade Update		046	7/7/2026	Approved			Yes	\$1,824.00
Add Elevator Vent in Shaft per Code A17.1-3.24.3.1		047	7/21/2026	Approved		Yes		-\$1,590.00
Box out portal frame #2		048	7/8/2026	Approved		Yes		-\$1,858.67
Rework Reception Area Soffit to 9'-0" AFF instead of 7'-2"		049	7/21/2026	Approved			Yes	-\$1,518.89
Add Electrical Power to Operate Backboard Height Adjustment for Hoops A1, A2, D1 & D2		050	7/21/2026	Approved		Yes		-\$5,014.59
Change out specified badminton/pickleball set (Model 502100) to pickleball set only (Model 502300).		51	8/5/2026	Approved			Yes	-\$2,631.00

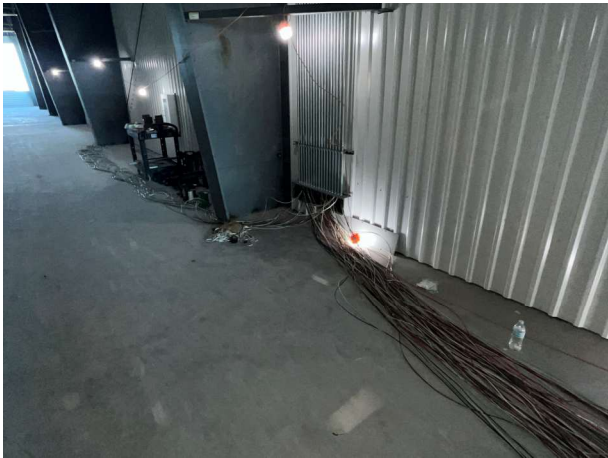
Progress Photos



Gym equipment install



Exterior sign install



Wire being pulled



Casework delivery



Reception desk drywall hung



Mechanical screen metal panel install

Progress Photos



Masonry install around elevator



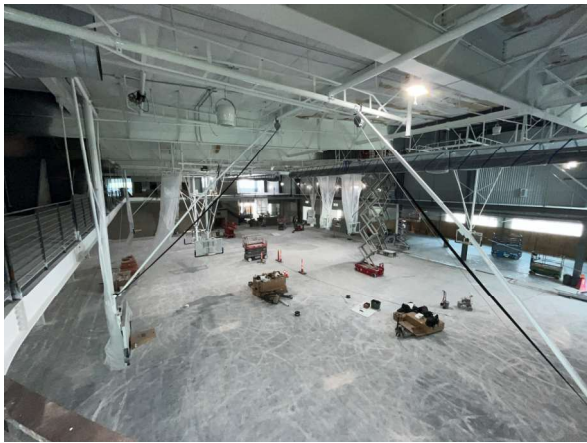
Ceiling tile grid install



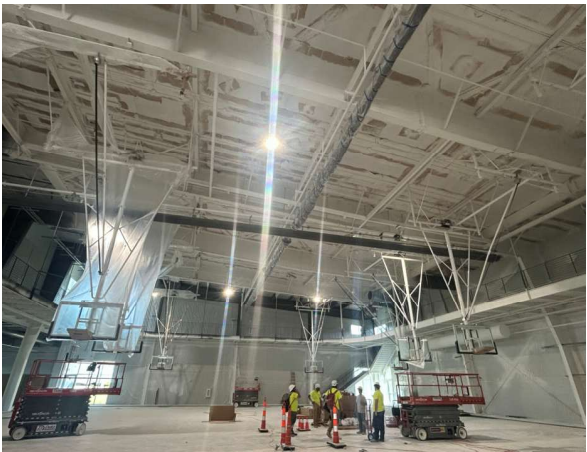
Shower room tile install



Retaining wall install



Painting – overhead gym

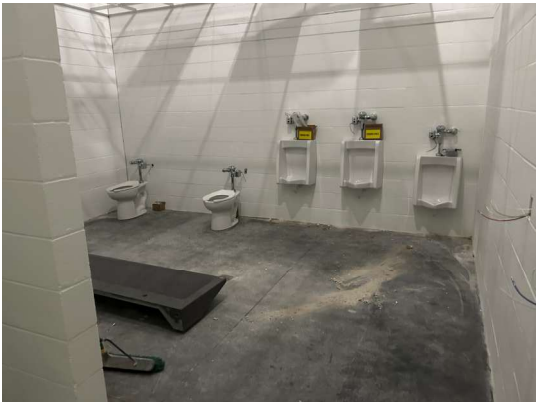


Gym equipment install

Progress Photos



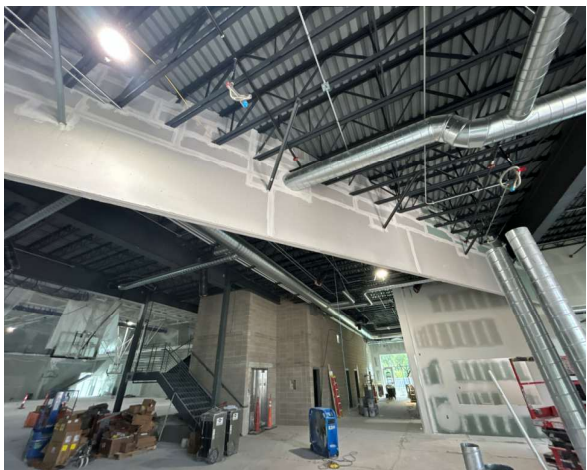
Batting cage install



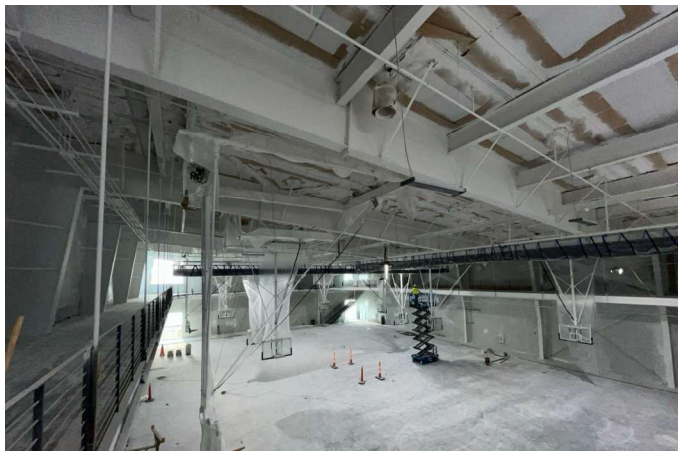
Locker room fixtures



Reception desk with new opening height



Lobby bulkhead install



Painting - gym



Storefront curtain wall install



Attachments

1. Schedule

Activity ID	Resp	Predecessors	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026				
										Aug	Sep	Oct	Nov
Tiffin Community Recreation Center					96	61	19-Jun-26 A	03-Nov-26					
PRECONSTRUCTION					0	0							
PRECONSTRUCTION - BP1					0	0							
PRECONSTRUCTION - BP2					0	0							
SUBMITTALS					0	0							
A/E REVIEW / APPROVAL					0	0							
FAB / DELIVER					50	40	27-Jul-26 A	05-Oct-26					
3480	TSF		3450	Metal Louver - Fab and Delivery	50	40	27-Jul-26 A	05-Oct-26					
SITEWORK					70	45	08-Jul-26 A	12-Oct-26					
3470	MEDIA	1840	2120	Exterior Signage Install	5	2	08-Jul-26 A	11-Aug-26					
2120	SCHRADER	3440, 3460,	1940	Rough Grade	5	3	06-Aug-26 A	14-Aug-26					
1940	ALL AMERICAN	2120	1950, 1960	Site Concrete - Curbs and Sidewalks	8	8	17-Aug-26	26-Aug-26					
1960	SCHRADER	2430, 1340,	1870	Final Grade	5	5	27-Aug-26	02-Sep-26					
1950	LLPELL	1940	1760	Asphalt Grind and Striping	5	5	27-Aug-26	02-Sep-26					
1870	CULVERS	1440, 1960	1760	Landscape	10	10	03-Sep-26	17-Sep-26					
3450	TSF	3480	1760	Metal Louvers	5	5	06-Oct-26	12-Oct-26					
CONSTRUCTION					85	50	19-Jun-26 A	19-Oct-26					
1st Floor					85	50	19-Jun-26 A	19-Oct-26					
3390	PEARSON	3360, 3360	3010, 3330,	1st Floor North Drywall - Tape and Finish	10	3	19-Jun-26 A	12-Aug-26					
1630	HARGERS	3330, 3490,	2880, 3550,	1st Floor Ceiling Tile - Grid	15	13	14-Jul-26 A	23-Sep-26					
1640	AAAMECH	3020, 2080	1760	1st Floor Plumbing Fixtures	5	3	22-Jul-26 A	04-Sep-26					
3330	YOUNGS	3390	3490, 2920,	1st Floor Paint - North	10	4	30-Jul-26 A	18-Aug-26					
3510	YOUNGS	3340	3490, 2920,	1st Floor Paint - Hallway/Lobby/Concession/Community Room Walls	11	6	31-Jul-26 A	27-Aug-26					
3340	YOUNGS	2940	3490, 3500,	1st Floor Ceiling Paint	10	8	06-Aug-26 A	19-Aug-26					
3350	YOUNGS	1680	1720	Paint - Stairs and Handrail	10	10	10-Aug-26	21-Aug-26					
2090	ILTENS	3380, 3390	1820	Full HVAC Startup	3	3	13-Aug-26	17-Aug-26					
3500	PRICEELEC	3340	3550, 1650,	1st Floor - Electrical Lights	10	10	20-Aug-26	02-Sep-26					
1720	H2I	1970, 3350,	1820, 2860	Wood Flooring - Gym Area	30	30	24-Aug-26*	05-Oct-26					
2860	PHILLIPSFLR	1720, 3400	1760	Athletic Flooring - 1st Floor (AF-1)	15	15	24-Aug-26*	14-Sep-26					
1730	PHILLIPSFLR	3240, 2910,	1760, 3420	Flooring - Turf Area	3	3	25-Aug-26	27-Aug-26					
2080	GENTRADES	3100, 3510	1760, 1640	Architectural Casework Install	15	15	28-Aug-26	18-Sep-26					
2870	PRICEELEC	3270, 3410,	3520, 1650	1st Floor - Electrical Trim	10	10	28-Aug-26	11-Sep-26					

- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone



Please review the activities for which you are responsible and the relationships to the activities of other trades. If you have questions or comments, please contact **Patrick Myers & Corey Boyles** immediately. If we receive no comments from you by **5 workings days**, we will assume a lack of response to be your agreement and commitment to the durations, relationships, and sequencing of this plan. As always, we will attempt to improve upon the dates shown. Periodic updates will be distributed as the project progresses.



Activity ID	Resp	Predecessors	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026			
									Aug	Sep	Oct	Nov
2920	MIRON DOOR	3330, 3510,	1820	Interior Door and Hardware Installation	5	5	28-Aug-26	03-Sep-26				
3420	H2I	1730	1760	Wall/Column Padding Installation	3	3	28-Aug-26*	01-Sep-26				
3490	PRICEELEC	3510, 3330,	3530, 1630	Low Voltage/Communications	15	15	28-Aug-26	18-Sep-26				
3250	TRI CITY FP	1630	1760	Fire Protection - Trim Out Heads	4	4	04-Sep-26	10-Sep-26				
2880	ILTENS	1630, 1630	1820	1st Floor - Diffusers	5	5	21-Sep-26	25-Sep-26				
1740	APPLEBY	1630	1760	Soft Goods Flooring - 1st Floor	10	10	24-Sep-26	07-Oct-26				
3550	MIRON	2890, 3500,	1650	Overhead Ceiling Inspections Complete	1	1	24-Sep-26	24-Sep-26				
1650	CEILING	3550, 2870,	1820	1st Floor Ceiling Tile - Drop	2	2	25-Sep-26	28-Sep-26				
3520	PRICEELEC	2890, 2870	3540, 3530	Fire Alarm Testing Complete	1	1	02-Oct-26	02-Oct-26*				
1820	MEP	2920, 2880,	1880	Test & Balance	5	5	06-Oct-26	12-Oct-26				
3530	OTIS	3490, 3520	3540	Elevator Inspection	1	1	07-Oct-26	07-Oct-26*				
3540	MIRON	3520, 3530	1780	Fire Marshall Inspection	1	1	08-Oct-26	08-Oct-26*				
1880	MEP	1820	1760	Commissioning	5	5	13-Oct-26	19-Oct-26				
2nd Floor					54	30	07-Jul-26 A	21-Sep-26				
3320	YOUNGS	1680, 1670	2920, 3010	Paint - 2nd Floor Restroom Core	3	1	07-Jul-26 A	10-Aug-26				
2890	PRICEELEC	1990, 1680	3520, 3400,	2nd Floor - Electrical Trim and Lights	10	2	20-Jul-26 A	11-Aug-26				
3080	YOUNGS	1680	3410	Paint - 2nd Floor Mezzanine	10	3	29-Jul-26 A	12-Aug-26				
3010	APPLEBY	3390, 3320	1700	2nd Floor RR Skim Coat and Paint Change	8	2	05-Aug-26 A	14-Aug-26				
2900	ILTENS	1680	3400, 1820,	2nd Floor - Fabric Duct and Diffusers	8	8	10-Aug-26	19-Aug-26				
1700	AAAMECH	3010	1760	2nd Floor Plumbing Fixtures	5	5	20-Aug-26	26-Aug-26				
3400	PHILLIPSFLR	2890, 2900	1810, 2860	Athletic Flooring - 2nd Floor (AF-2 Weights)	5	5	24-Aug-26*	28-Aug-26				
1810	PHILLIPSFLR	3400, 2890,	1760	Athletic Flooring - 2nd Floor (AF-3 Track)	15	15	31-Aug-26	21-Sep-26				
WEATHER CONTINGENCY					0	0	10-Aug-26	10-Aug-26				
WEATHER CONTINGENCY SITE WORK BP1					0	0	10-Aug-26	10-Aug-26				
1750	MIRON	2040		Weather Contingency Sitework (May '25-July'25 6 Days)	0	0	10-Aug-26	10-Aug-26				
CRITICAL					0	0						
NON-CRITICAL					0	0						
WEATHER CONTINGENCY CONSTRUCTION BP2					0	0						
CRITICAL					0	0						
NON-CRITICAL					0	0						
CONSTRUCTION BULLETINS					0	0						
PROJECT COMPLETION					16	16	13-Oct-26	03-Nov-26				

- Actual Work
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Activity ID	Resp	Predecessors	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026				
										Aug	Sep	Oct	Nov
1760	MIRON	1740, 1950,	1770	Quality Control Review	5	5	13-Oct-26	19-Oct-26					
1770	MIRON	1760	1780, 1890	Punchlist	6	6	20-Oct-26	27-Oct-26					
1780	MIRON	3540, 1770,	1790	Substantial Completion	0	0		27-Oct-26*					
1790	MIRON	1780	1800	Punchlist Corrections	5	5	28-Oct-26	03-Nov-26					
1800	MIRON	1790		Final Completion	0	0		03-Nov-26					