

Tiffin Community Recreation Center Monthly Report

OWNER REPORT | December 2025

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



Distribution List

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Executive Summary

Overview

Happy New Year and welcome to the project completion year! The pre-engineered building installers have been busy! The skeleton of the building is completed. They are getting the building ready for siding by installing jambs where the horizontal siding will go and installing strapping on the underside of the roof. Metal panels on the North have started and will continue wrapping around the building. The masons are wrapping up the locker rooms and working well with the plumber and electrician to make sure in wall rough-in's are completed. The steel beams, that the track hangs from are installed as well. Looking ahead in January, the roof and siding will continue. We will also start steel erection for the 2nd floor.

Major Milestones / Accomplishments

- Pre-engineered building erected
- Exterior metal siding has started

Upcoming Milestones

- Building enclosure

Key Issues and Concerns

- Color selection of AF-2
- Electrical and Gas service to building
- Weather and building enclosure to pour slabs on grades





Design/Action Items

Accomplishments

- ASI to reflect width of basketball court was received

Upcoming Submittals/Design Deliverables

- Submission of fire protection shop drawings

Submittals

- Exterior louver shop drawing and color

Requests for Information

- 17 Total RFI's
- 1 RFI's this month
- 0 Pending answers
 - 0 over due

Areas of Concern / Focus

- ASI's to be released:
 - SW mechanical screen door move
 - Civil updates that were not previously issued
 - Exterior metal panel call out drawing cleanup
- Athletic flooring color selection
 - Selected color for AF-2 (Navy) was in a different price range. Reviewing color selections for AF-1 and AF-2.



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.



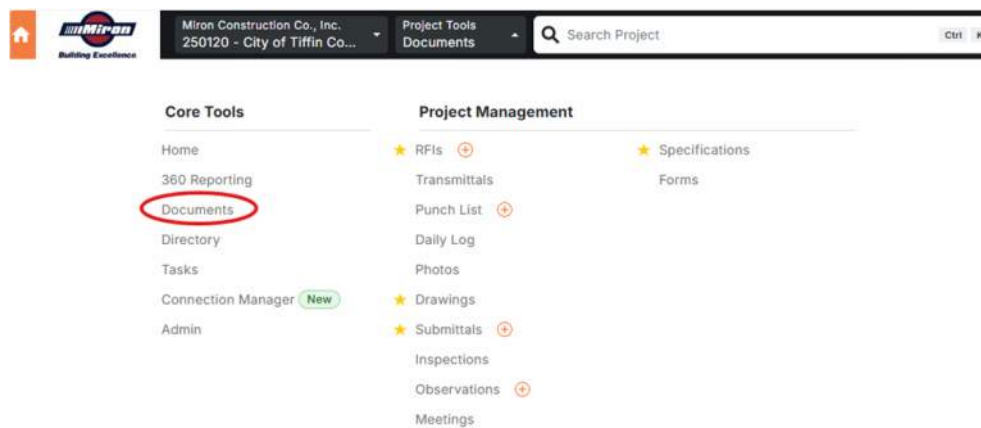
Quality

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

- N/A

Upcoming Preinstallation Meetings

- Interior steel erection



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 December Activities:

- Foundation backfill (95%)
- Erection of pre-engineered metal building (25%)
- PEMB Roofing (0%)
- PEMB exterior metal panels (10%)
- Stoop topping slabs (100%)
- Locker Room CMU (85%)

Scheduled January Activities:

- 2nd floor interior steel
- Locker Room CMU
- PEMB roofing
- PEMB exterior metal panels

Manpower Report

List of major subcontractors & number of employees onsite:

Total number of employees: 32

- AAA Mechanical – 1
- Cedar Valley Steel – 4
- Merit Construction – 1
- Miron Concrete - 6
- Miron Construction Manager - 2
- Price Electric – 2
- Seehase Masonry - 7
- SG Construction – 8
- Schrader Excavating & Grading Co – 1

Delays

- Weather – See Daily Log Weather Report
 - 3 days in December
 - 12/04/25 – Dangerous cold temperatures
 - 12/18/25 – Rain in morning and high winds in afternoon (25-30mph sustained, gust up to 45mph)
 - 12/29/25 – High winds (25mph sustained, gust 40+mph)

Weather Delays (Construction)		
Scheduled	Occurred	Left
12	5	7

- Materials & Labor
 - Type C metal panel – delivery on 1/20/26

Key Issues / Concerns & Recommended Action Steps

- Coordination of openings in CMU
- Installation progress of exterior metal panels and roof



*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:

- Fall protection
- Staying clear during steel erection
- Winter readiness and slip/trips/falls
- Reminder – No smoking on project site

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	CMaR Contingency Amount:	\$567,585.00	Owner Contingency Amount:		\$0.00		
Change Orders to Date:	-\$1,042,001.88	Change Orders to Date:	-\$115,166.86	Change Orders to Date:		\$225,451.17		
Current Contract Value:	\$11,393,140.12	CMaR Contingency Value:	\$452,418.14	Owner Contingency Value:		\$225,451.17		
Current Scope Revisions								
Description		Number	Date Submitted	Status	Allowance Item?	CMaR Contingency Item?	Owner Contingency Item?	Estimated Cost Impact
100% IFC Set - Civil BP1 (Add Fire Protection Line)		001	6/16/2025	Approved	Yes	Yes		\$7,300.12
ASI-01 Civil Utility Information		002	7/3/2025	Approved				\$0.00
Bid Package #2 Bid Documents and Drawing Updates		003	9/8/2025	Approved				\$0.00
Finalize Contract Budgets from Bid Package #2		004	8/21/2025	Approved				\$0.00
BP #2 Contract Reconciliation		005	9/25/2025	Approved				-\$1,042,001.88
ASI-02 Transformer Pad, Changes Related to PEMB, Changes Related to Elevator		006	10/3/2025	Approved		Yes		-\$53,254.03
Credit to change electrical wiring to MC cable in metal studs per RFI #6		007	10/3/2025	Approved		Yes		\$7,358.01
ASI-03 Add Door to Mechancial Room		008	11/4/2025	Approved			Yes	-\$12,063.59
Reroute existing water and swere line to move ou for aggregate piers		009	10/9/2025	Approved	Yes			-\$14,543.95
ASI-04 Add additional water piping per city comments		010	11/5/2025	Approved			Yes	-\$86,485.30
ASI-05 Electrical Modifications		011	10/31/2025	Approved		Yes		\$0.00
ASI-06 Fire Alarm change to Voice		012	10/31/2025	Approved			Yes	-\$30,591.94
ASI-07 Fire Marshal Modifications (additional signage,elevator knox box)		013	11/21/2025	Approved		Yes		-\$2,495.58
Paper faced abuse board in lieu of glass-mat board		014	11/5/2025	Approved			Yes	\$4,100.00
ASI-08 Panel C Cut Joints		015	11/25/2025	Approved		Yes		\$0.00
ASI-09 Structural Foundation Revisions		016	11/18/2025	Approved		Yes		-\$883.48
RFI #14 Add additional data outlets for TV on elevator wall		017	12/2/2025	Approved		Yes		-\$1,581.78
ASI-10 CMU Lintel Revision		018	12/8/2026	Approved		Yes		\$0.00
ASI-11 Court Dimensions Revisions		019	1/5/2026	Collecting Pricing		Yes		
Seehase Masonry - Broken Key, Drill and Epoxy, Hauling Water		020	1/5/2026	In Review		Yes		-\$695.00

Progress Photos



Last PEMB beam for the court area



Continuation of roof purlins



Start of North section PEMB



Start of West section PEMB



Mason's preparing for East locker room wall



East locker room CMU wall starting

Progress Photos



East locker room CMU wall complete



North side roof purlins



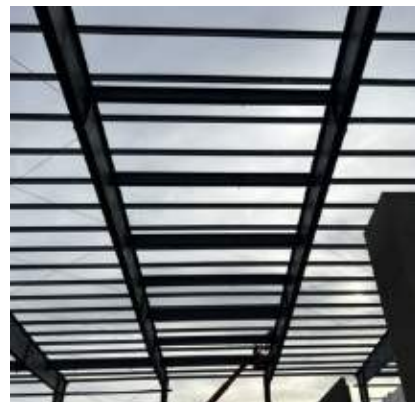
Southwest mechanical pad poured



Transformer pad complete



North building girts and jambs being installed



Steel for track installed

Progress Photos



Backing installed for North building sign



First exterior metal panels being installed



East and West locker room CMU walls complete. Plumbing inside chase wall and layout of interior CMU walls



Attachments

1. Schedule
2. Weather Delay Log

Activity ID	Resp	Predecessors	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2025												2026											
									Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov				
Tiffin Community Recreation Center					276	208	30-Sep-25 A	02-Nov-26																								
PRECONSTRUCTION					0	0																										
PRECONSTRUCTION - BP1					0	0																										
PRECONSTRUCTION - BP2					0	0																										
SUBMITTALS					90	20	17-Nov-25 A	06-Feb-26																								
A1020	GENTRADES	1120	A1030	Casework Submittal	90	20	17-Nov-25 A	06-Feb-26																								
A/E REVIEW / APPROVAL					10	10	09-Feb-26	20-Feb-26																								
A1030	GENTRADES	A1020	3100	Casework Submittal - Review	10	10	09-Feb-26	20-Feb-26																								
FAB / DELIVER					148	80	30-Sep-25 A	01-May-26																								
2980	MIRON DOOR	2970	2340, 1520, 2920	Hollow Metal Frames Fab and Deliver	45	45	30-Sep-25 A	13-Mar-26																								
2990	MIRON DOOR	2970		Hollow Metal Doors Fab and Deliver	60	60	30-Sep-25 A	03-Apr-26																								
2300	TSF	2220	2380	Steel - Sequence 4 GL2 thru GL5 Fab and Deliver	73	6	03-Oct-25 A	19-Jan-26																								
2310	TSF	2230	2390	Steel - Sequence 5 GL5 thru GL11/Track Fab and Deliver	83	13	03-Oct-25 A	28-Jan-26																								
1690	MEP	1910	2850	RTU - Fab and Delivery	60	5	13-Oct-25 A	16-Jan-26																								
2320	TSF	2240	2400	Steel - Sequence 6 Main Stair Fab and Deliver	106	28	20-Oct-25 A	18-Feb-26																								
2330	TSF	2250	2410	Steel - Sequence 7 Running Track Stair Fab and Deliver	111	53	20-Oct-25 A	25-Mar-26																								
2340	TSF	2260	2420	Steel - Sequence 8 Running Track Railing Fab and Deliver	107	33	28-Oct-25 A	25-Feb-26																								
2350	TSF	2270	2430	Steel - Sequence 9 Mechanical Screen Fab and Deliver	117	43	28-Oct-25 A	11-Mar-26																								
1270	OTIS	1220	1830	Elevator - Fab and Deliver	70	70	12-Jan-26*	17-Apr-26																								
2530	ZEPHYR	3070, 2500	1840	Curtain Wall/Aluminum Entrance/Glazing Fab and Deliver (Hold RO Openings)	45	45	12-Jan-26	13-Mar-26																								
3000	MIRON DOOR	2970	3080, 2920	Wood Doors & Hardware Fab and Deliver	70	70	12-Jan-26*	17-Apr-26																								
2510	ZEPHYR	3070, 2500,	1840	Curtain Wall/Aluminum Entrance/Glazing Fab and Deliver (Field Verification Openings)	15	15	13-Jan-26	02-Feb-26																								
3100	GENTRADES	A1030	2080	Casework Fab and Delivery	50	50	23-Feb-26	01-May-26																								
SITEWORK					87	87	11-May-26	11-Sep-26																								
2120	SCHRADER	1830	1940	Rough Grade	5	5	11-May-26	15-May-26																								
1940	ALL AMERICAN	1840, 2120	1960, 1950	Site Concrete - Curbs and Sidewalks	8	8	18-May-26	28-May-26																								
1960	SCHRADER	1940, 1340,	1870	Final Grade	5	5	29-May-26	04-Jun-26																								
1870	CULVERS	1960, 1440	1760	Landscape	10	10	05-Jun-26	18-Jun-26																								
1950	LLPELL	1940, 1720	1760	Asphalt Overlay and Parking Lot Striping	5	5	07-Sep-26	11-Sep-26																								
CONSTRUCTION					196	185	24-Dec-25 A	30-Sep-26																								
3190	MERIT	A1090, 3090	3120	Exterior Metal Panels Building B	4	3	24-Dec-25 A	14-Jan-26																								
1440	MERIT	1370	2110, 1870,	Exterior Metal Panels Building A	20	18	08-Jan-26 A	04-Feb-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.



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		1650	CEILING	1640	1820	1st Floor Ceiling Tile - Drop	2	2	07-Jul-26	08-Jul-26																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

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Building Excellence

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335 French Ct SW
Cedar Rapids, Iowa 52404
United States

Printed on Fri Jan 9, 2026 at 08:20 am CST

Job #: 250120 City of Tiffin Community Recreation Center
105 South Park Road
Tiffin Iowa. 52340

Daily Log Weather Delays For City of Tiffin Community Recreation Center

Date	Ground Conditions	Wind Conditions	Sky Conditions	Calamity	Temperature	Average	Precipitation	Comments	Attachments
12/29/25		High Wind			Very Cold			Gusts up to 40+ with sustained winds of 25.	
12/18/25		High Wind			Mild		Rain	Rain out AM, winded out afternoon- gusts to 45, 25-30 sustained.	
12/04/25					Very Cold			Negative temps - dangerous cold.	