

Tiffin Community Recreation Center Monthly Report

OWNER REPORT | March 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

March was the month for interior improvement! During this past month we were able to accomplish the entirety of interior steel erection and have 95% of our concrete floors poured. We will be wrapping up the slab on grade (last interior pour) in the first week of April. We progressed on the exterior metal siding from the South to the North with wrapping up the West side this coming month. With the floors poured on the main floor and 2nd floor we are now able to start our interior rough in. This will be the major activity in April and bringing the building to life.

Major Milestones / Accomplishments

- All interior steel is complete
- Slab on metal deck is completed
- Exterior duct work is installed

Upcoming Milestones

- 1st In wall inspection (April 17th)
- Completion of exterior metal siding

Key Issues and Concerns

- Finalizing owner supplied equipment and getting owner contractors/vendors on board





Design/Action Items

Accomplishments

- N/A

Upcoming Submittals/Design Deliverables

- ASI-14: SW Mechanical Screen Update – Confirming sidewalk to new gate location

Submittals

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

Requests for Information

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

Areas of Concern / Focus

- ASI's to be released:
 - SW mechanical screen door move
- Updating WAP and camera locations based on owner suppliers



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.



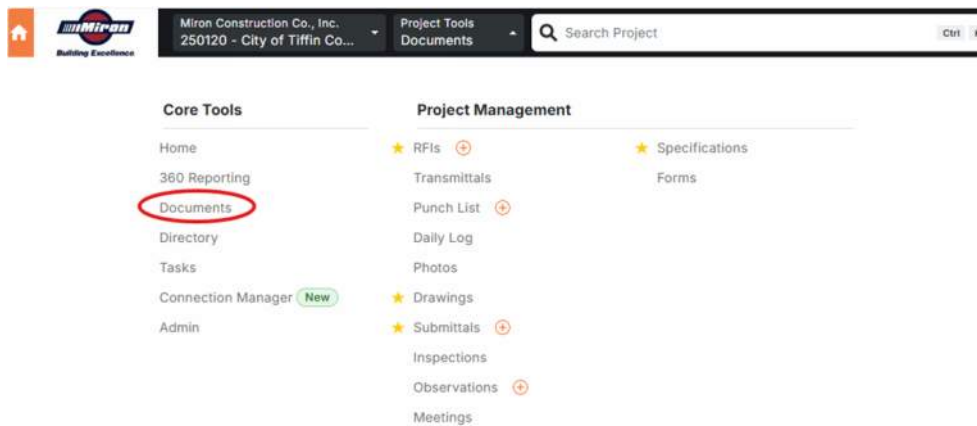
Quality

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

- CMU wall in women’s locker room – Was resolved and work corrected

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 March Activities:

- Foundation backfill (95%)
- PEMB Roofing (95%) (Soffit and Gutters left)
- PEMB exterior metal panels (85%)
- Locker Room CMU (100%)
- Slab on grade (90%)
- Slab on metal deck (100%)
- Running Track Steel (100%)

Scheduled April Activities:

- Interior metal studs
- Mechanical, Electrical, Plumbing (MEP) rough in's (in wall and overhead)
- Hanging drywall

Manpower Report

List of major subcontractors & number of employees onsite:

Total number of employees: 23

- AAA Mechanical – 1
- Cedar Valley Steel – 5
- Merit Construction – 1
- Miron Concrete - 4
- Miron Construction Manager - 2
- Price Electric – 2
- SG Construction – 8

Delays

- Weather – See Daily Log Weather Report
 - 1 days in March
 - 3/16 – Blizzard conditions

Weather Delays (Construction)		
Scheduled	Occurred	Left
12	10	2

- Materials & Labor
 - N/A

Key Issues / Concerns & Recommended Action Steps

- Installation progress of exterior metal panels

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
- Struck-By Hazard: Stand Clear During Forklift Loading/Unloading

Safety Incidents (Past Month)

- Near misses – 2
- 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:	\$0.00	Change Orders to Date:	-\$154,781.41	Change Orders to Date:	\$225,451.17
Current Contract Value:	\$12,435,142.00	CMAr Contingency Value:	\$412,803.59	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
Project Contingency PCI's June 2025 thru November 2025	001-016	11/30/2025	Approved		Yes		-\$49,275.08
Owner Contingency PCI's June 2025 thru November 2026	001-016	11/30/2025	Approved			Yes	-\$125,040.83
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	Approved		Yes		\$0.00
Seehase Masonry - Broken Key, Drill and Epoxy, Hauling Water	020	1/5/2026	Approved		Yes		-\$695.00
ASI-13 Civil Revisions	021	3/3/2026	Collecting Pricing		Yes		-\$4,874.53
ASI-12 Exterior Elevation Revised and Clarified	022	1/20/2026	Approved		Yes		\$0.00
Add backing panel to exterior signage	024	2/17/2026	Approved		Yes		-\$14,800.00
Change AF-2 from 20% fleck color to 30% fleck color	025	2/17/2026	Approved		Yes		-\$2,061.20
Repair broken conduit	026	2/23/2026	Approved		Yes		-\$801.62
RFI#23 2nd Floor Deck Engine	027	3/4/2026	Approved		Yes		-\$14,222.20
Remake Exterior Duct Work due to Steel Column Conflict	028	3/5/2026	Approved		Yes		-\$2,160.00

Progress Photos



Prepping slab on grade. Looking East towards turf room



First sections of track steel being installed



Exterior metal panel progress with the blue accent color



Track steel being installed along the North



Prepping slab on grade



Main stair treads and landings poured

Progress Photos



Concrete finisher by studio rooms



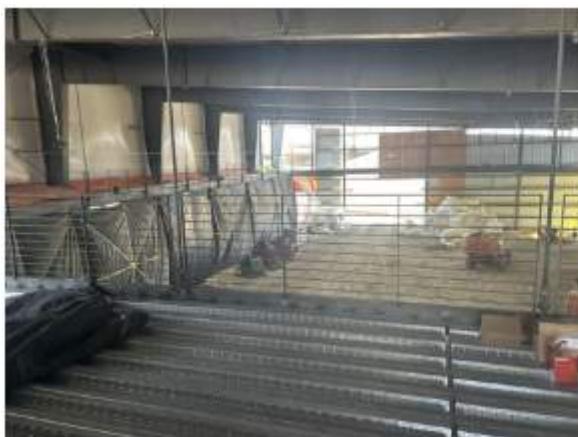
1st concrete pour on the turf room.
Laser screed was used to get the perfect flatness



First section of handrail being installed around track



Vapor barrier installed ready for wire mesh and concrete. Looking North down corridor by locker rooms



2nd floor prior to concrete pours



Slab on grade pour by entrance and shower rooms

Progress Photos



Concrete on track looking East



Last pour of 2nd floor, concrete on track



Overlooking gym, ready for slab on grade



East gym stair installed with handrail



Northwest ductwork installed



Southwest and Southeast duct installed



Attachments

1. Schedule
2. Weather Delay Log

Activity ID	Resp	Predecessor	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026											
									Apr	May	Jun	Jul	Aug	Sep	Oct	Nov				
Tiffin Community Recreation Center																				
PRECONSTRUCTION																				
PRECONSTRUCTION - BP1																				
PRECONSTRUCTION - BP2																				
SUBMITTALS																				
A/E REVIEW / APPROVAL																				
FAB / DELIVER																				
2350	TSF	2270	2430	Steel - Sequence 9 Mechanical Screen Fab and Deliver	117	3	28-Oct-25 A	08-Apr-26												
2510	ZEPHYR	3070, 2500,	1840	Curtain Wall/Aluminum Entrance/Glazing Fab and Deliver (Field Verification Openings)	15	5	23-Jan-26 A	10-Apr-26												
2530	ZEPHYR	3070, 2500	1840	Curtain Wall/Aluminum Entrance/Glazing Fab and Deliver (Hold RO Openings)	45	19	23-Jan-26 A	30-Apr-26												
3000	MIRON DOOR	2970	3080, 2920	Wood Doors & Hardware Fab and Deliver	70	39	30-Jan-26 A	29-May-26												
1270	OTIS	1220	1830	Elevator - Fab and Deliver	48	48	06-Apr-26	11-Jun-26												
3100	GENTRADES	A1030, A1080	2080	Casework Fab and Delivery	50	50	06-Apr-26	15-Jun-26												
3210	H2I	1390	3220	Gym Equipment Field Verification	2	2	16-Apr-26	17-Apr-26												
3220	H2I	3210	2910	Gym Equipment Procurement	45	45	20-Apr-26	22-Jun-26												
SITWORK																				
2120	SCHRADER	1830	1940	Rough Grade	5	5	06-Jul-26	10-Jul-26												
1940	ALL AMERICAN	1840, 2120	1960, 1950	Site Concrete - Curbs and Sidewalks	8	8	13-Jul-26	22-Jul-26												
1960	SCHRADER	1940, 1340,	1870	Final Grade	5	5	23-Jul-26	29-Jul-26												
1870	CULVERS	1960, 1440	1760	Landscape	10	10	30-Jul-26	12-Aug-26												
1950	LLPELL	1940	1760	Asphalt Overlay and Parking Lot Striping	5	5	11-Sep-26	17-Sep-26												
CONSTRUCTION																				
1440	MERIT	A1100, 1370,	2850, 2110,	Exterior Metal Panels Building A	20	5	08-Jan-26 A	10-Apr-26												
1520	PEARSON	1430, 2980,	1550, 1600,	1st Floor Interior Steel Stud Framing	13	8	30-Mar-26 A	15-Apr-26												
3200	MERIT	3130, 3110,	2850	Exterior Metal Panels Building C	2	1	03-Apr-26 A	06-Apr-26												
1390	MIRON CONC	1450, 2780,	1970, 1580,	Prep/Pour/Strip Slab on Grade - Gym Floor (Orange)	5	5	06-Apr-26	10-Apr-26												
1600	PEARSON	1520, 2340	3290, 3280,	1st Floor Drywall - Top Out and Bottom Hang	30	30	06-Apr-26	15-May-26												
3150	PRICEELEC	1520	3290, 3280,	1st Floor In Wall Rough In - Electrical	18	18	06-Apr-26	29-Apr-26												
1540	ILTENS	2850, 1300,	2010, 1530	1st Floor Overhead Rough In - Mechanical	15	15	07-Apr-26	27-Apr-26												
1530	AAAMECH	1520, 1540	3290, 3280	1st Floor In Wall Rough In - Plumbing	10	10	09-Apr-26	22-Apr-26												
2430	TSF	2850, 2350	1960	Steel - Sequence 9 Mechanical Screens Install	15	15	09-Apr-26	29-Apr-26												
1580	AAAMECH	1390	1680	Gym Area Overhead Rough In - Plumbing	5	5	13-Apr-26	17-Apr-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 working 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	Predecessor	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026					
									Apr	May	Jun	Jul	Aug	Sep
1970	MIRON	1390	1720	Gym Floor Moisture Mitigation	40	40	13-Apr-26	08-Jun-26	[Gantt bar: Apr 13 to Jun 8]					
2110	AAAMECH	1440	1990	Plumbing Inwall Rough In - Exterior PEMB Walls	10	10	13-Apr-26	24-Apr-26	[Gantt bar: Apr 13 to Apr 24]					
2930	TRI CITY FP	1980	2940, 1680	2nd Floor Fire Protection	5	5	13-Apr-26*	17-Apr-26	[Gantt bar: Apr 13 to Apr 17]					
3140	PRICEELEC	1440	1990	Electrical Inwall Rough In - Exterior PEMB Walls	10	10	13-Apr-26	24-Apr-26	[Gantt bar: Apr 13 to Apr 24]					
3240	MIRON CONC	1390	1730	Prep/Pour/Strip Slab on Grade - Blue	2	2	13-Apr-26	14-Apr-26	[Gantt bar: Apr 13 to Apr 14]					
1550	PEARSON	1520, 1430,	2340, 1560,	2nd Floor Interior Steel Stud Framing	2	2	16-Apr-26	17-Apr-26	[Gantt bar: Apr 16 to Apr 17]					
2340	GENTRADES	2980, 1550,	1600, 1660	Hollow Metal Frame Installation	3	3	16-Apr-26	20-Apr-26	[Gantt bar: Apr 16 to Apr 20]					
3280	MIRON	1600, 3150,		In Wall Inspection #1 - 1st Floor South	0	0		17-Apr-26	[Milestone: Apr 17]					
1560	AAAMECH	1550	3300, 1660	2nd Floor In Wall Rough In - Plumbing	5	5	20-Apr-26	24-Apr-26	[Gantt bar: Apr 20 to Apr 24]					
2940	TRI CITY FP	2930, 2840,	1630	1st Floor Fire Protection	15	15	20-Apr-26	08-May-26	[Gantt bar: Apr 20 to May 8]					
3180	ILTENS	1390	1680	Gym Area Overhead Rough In - Mechanical	10	10	20-Apr-26	01-May-26	[Gantt bar: Apr 20 to May 1]					
1990	MERIT	2830, 2110,	2890	PEMB - Interior Liner Panels	15	15	27-Apr-26	15-May-26	[Gantt bar: Apr 27 to May 15]					
2010	PRICEELEC	1540, 1650	1830	Permenant Power	1	1	28-Apr-26	28-Apr-26	[Milestone: Apr 28]					
3260	PRICEELEC	3150	3160, 3270	1st Floor Overhead Rough In - Electrical	4	4	30-Apr-26	05-May-26	[Gantt bar: Apr 30 to May 5]					
1840	GLAZING	1430, 2510,	1940	Glazing	15	15	01-May-26	21-May-26	[Gantt bar: May 1 to May 21]					
3160	PRICEELEC	3260, 1550	3170, 3300,	2nd Floor In Wall Rough In - Electrical	5	5	06-May-26	12-May-26	[Gantt bar: May 6 to May 12]					
3270	PRICEELEC	3260	2870	1st Floor Wire Pull	5	5	06-May-26	12-May-26	[Gantt bar: May 6 to May 12]					
1610	PEARSON	1600	1620	1st Floor Drywall - Tape and Sand	20	20	11-May-26	08-Jun-26	[Gantt bar: May 11 to Jun 8]					
3290	MIRON	1600, 3150,		In Wall Inspection #2 - 1st Floor North	0	0		11-May-26	[Milestone: May 11]					
3300	MIRON	1560, 3160	1660	In wall Inspection #3 - 2nd Floor	0	0		12-May-26	[Milestone: May 12]					
1660	PEARSON	3300, 2340,	1670	2nd Floor Drywall - Hang	3	3	13-May-26	15-May-26	[Gantt bar: May 13 to May 15]					
3170	PRICEELEC	3160, 1390	1680	Gym Area Overhead Rough In - Electrical	15	15	13-May-26	03-Jun-26	[Gantt bar: May 13 to Jun 3]					
1670	PEARSON	1660	1680	2nd Floor Drywall - Tape and Sand	5	5	18-May-26	22-May-26	[Gantt bar: May 18 to May 22]					
1680	YOUNGS	1580, 1670,	1700, 2080,	2nd Floor Paint	8	8	04-Jun-26	15-Jun-26	[Gantt bar: Jun 4 to Jun 15]					
3010	APPLEBY	1680	1700	2nd Floor Wall Tile	8	8	08-Jun-26	17-Jun-26	[Gantt bar: Jun 8 to Jun 17]					
1620	YOUNGS	1610, 1470	3080, 1630,	1st Floor Paint	8	8	09-Jun-26	18-Jun-26	[Gantt bar: Jun 9 to Jun 18]					
1830	OTIS	1270, 2010	1740, 2120	Elevator Installation	15	15	12-Jun-26	02-Jul-26	[Gantt bar: Jun 12 to Jul 2]					
3020	APPLEBY	1620	1640	1st Floor Wall Tile	15	15	12-Jun-26	02-Jul-26	[Gantt bar: Jun 12 to Jul 2]					
2890	PRICEELEC	1680, 1990	1760	2nd Floor - Electrical Trim and Lights	10	10	16-Jun-26	29-Jun-26	[Gantt bar: Jun 16 to Jun 29]					
2900	ILTENS	1680	1820	2nd Floor - Fabric Duct and Diffusers	8	8	16-Jun-26	25-Jun-26	[Gantt bar: Jun 16 to Jun 25]					
1700	AAAMECH	1680, 3010	1770	2nd Floor Plumbing Fixtures	5	5	18-Jun-26	24-Jun-26	[Gantt bar: Jun 18 to Jun 24]					
1630	HARGERS	1620, 2940	3250, 1640,	1st Floor Ceiling Tile - Grid	15	15	19-Jun-26	10-Jul-26	[Gantt bar: Jun 19 to Jul 10]					

- █ Actual Work
- █ Remaining Work
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- ◆ Milestone



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									Apr	May	Jun	Jul	Aug	Sep	Oct
3080	MIRON DOOR	1620, 3000	2090	Door and Hardware Installation	8	8	19-Jun-26	30-Jun-26							
2910	H2I	1680, 3220	1720	Gym Equipment - Installation	20	20	23-Jun-26	21-Jul-26							
2870	PRICEELEC	3270, 1620,	1760, 1650	1st Floor - Electrical Trim and Lights	10	10	26-Jun-26	10-Jul-26							
2880	ILTENS	1630	1820, 2090	1st Floor - Diffusers	10	10	26-Jun-26	10-Jul-26							
1650	CEILING	1630, 2870	1820	1st Floor Ceiling Tile - Drop	2	2	13-Jul-26	14-Jul-26							
2090	ILTENS	3080, 2880	1720, 1820,	HVAC Startup	3	3	13-Jul-26	15-Jul-26							
3250	TRI CITY FP	1630	2860, 1740,	Fire Protection - Trim Out Heads	4	4	13-Jul-26	16-Jul-26							
1810	PHILLIPSFLR	2090	1760	Athletic Flooring - 2nd Floor	15	15	16-Jul-26	05-Aug-26							
1730	PHILLIPSFLR	3250, 1620,	1760	Flooring - Turf Area	10	10	17-Jul-26	30-Jul-26							
1740	APPLEBY	3250, 1630,	2080, 2920	Soft Goods Flooring - 1st Floor	10	10	17-Jul-26	30-Jul-26							
2080	GENTRADES	3100, 1620,	1640, 1760	Architectural Casework Install	15	15	17-Jul-26	06-Aug-26							
2860	PHILLIPSFLR	3250, 2090	1720	Athletic Flooring - 1st Floor	10	10	17-Jul-26	30-Jul-26							
1720	H2I	1970, 1620,	1820	Wood Flooring - Gym Area	30	30	31-Jul-26	11-Sep-26							
2920	MIRON DOOR	1740, 2990,	1820	Interior Door and Hardware Installation	5	5	31-Jul-26	06-Aug-26							
1640	AAAMECH	2080, 1630,	1770	1st Floor Plumbing Fixtures	5	5	07-Aug-26	13-Aug-26							
1820	MEP	1720, 1650,	1760, 1880	Test & Balance	9	9	14-Sep-26	24-Sep-26							
1880	MEP	1820	1760	Commissioning	9	9	25-Sep-26	07-Oct-26							
WEATHER CONTINGENCY					141	141	06-Apr-26	22-Oct-26							
WEATHER CONTINGENCY SITE WORK BP1					0	0	06-Apr-26	06-Apr-26							
1750	MIRON	2040		Weather Contingency Sitework (May '25-July'25 6 Days)	0	0	06-Apr-26	06-Apr-26							
CRITICAL					0	0									
NON-CRITICAL					0	0									
WEATHER CONTINGENCY CONSTRUCTION BP2					2	2	21-Oct-26	22-Oct-26							
1890	MIRON	1770	1780	Weather Contingency Construction (Sept '25-Jan '26 12 Days)	2	2	21-Oct-26	22-Oct-26							
CRITICAL					0	0									
NON-CRITICAL					0	0									
CONSTRUCTION BULLETINS					0	0									
PROJECT COMPLETION					25	25	25-Sep-26	29-Oct-26							
1760	MIRON	1820, 1870,	1770	Quality Control Review	10	10	25-Sep-26	08-Oct-26							
1770	MIRON	1640, 1700,	1890, 1780	Punchlist	8	8	09-Oct-26	20-Oct-26							
1780	MIRON	1890, 1770	1790	Substantial Completion	0	0		22-Oct-26*							
1790	MIRON	1780	1800	Punchlist Corrections	5	5	23-Oct-26	29-Oct-26							

- █ Actual Work
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Building Excellence

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United States

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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
03/16/26								Travel not advised- bad road conditions	
03/15/26		High Wind					Snow	High risk travel- shut down	