

Tiffin Community Recreation Center Monthly Report

OWNER REPORT | April 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

Major progress has been made in the month of April. We were able to get all the exterior metal siding, fascia, and gutters completed. On the inside, metal studs have brought the space to life. Interior framing is progressing on the North side while drywall is being installed in the Southwest corner. Our mechanical, plumbing, electrical, and fire protection contractors have been busy as well. In wall rough-ins are around 90% complete with all plumbing completed. Overhead ductwork is being ran throughout the first floor, while fire protection lines have been installed on 2nd floor and on the North side. Interior metal siding on 2nd floor has begun installation as well. Our concrete team finished all interior pours this month with the gym floor and the concrete bench.

Major Milestones / Accomplishments

- Exterior metal panels, fascia, and gutters complete
- All interior concrete is poured

Upcoming Milestones

- Start of drywall taping and sanding activities
- Start of interior painting (end of May)

Key Issues and Concerns

- Staying on top of any last-minute rough-in additions, i.e. motorized shades





Design/Action Items

Accomplishments

- Release 2 options to rework the SW mechanical enclosure and grade
 - Awaiting response from the owner on which option

Upcoming Submittals/Design Deliverables

- ASI-XX: Addition of motorized shades along the windows at the gym

Submittals

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

Requests for Information

- 36 Total RFI's
- 7 RFI's this month
- 0 Pending answers
 - 0 over due

Areas of Concern / Focus

- ASI's to be released:
 - Addition of motorized shades along the windows at the gym



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.



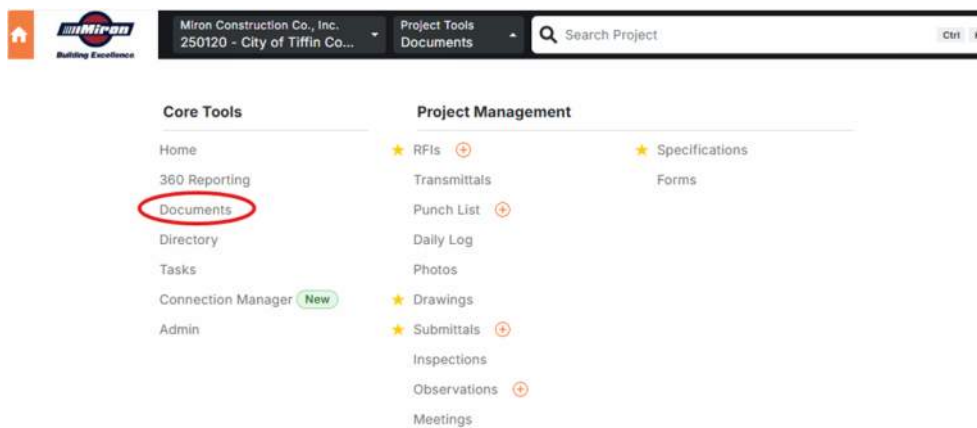
Quality

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

- 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 April Activities:

- Foundation backfill (95%)
- PEMB Roofing (100%)
- PEMB exterior metal panels (100%)
- Slab on grade (100%)
- Interior metal studs (85%)
- Mechanical, Electrical, Plumbing (MEP) rough in's
 - Inwall (90%)
 - Overhead (50%)
- Hanging drywall (15%)

Scheduled May Activities:

- Hang and finish drywall
- Continuing with Mechanical, Electrical, Plumbing (MEP) rough in's (in wall and overhead)
- Painting

Manpower Report

List of major subcontractors & number of employees onsite:

Total number of employees: 35

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • AAA Mechanical – 4 • Cedar Valley Steel – 2 • Ilten's – 3 • Merit Construction – 1 • Miron Concrete/General Trades – 6 • Miron Construction Manager – 2 | <ul style="list-style-type: none"> • Pearson Wall Systems – 4 • Price Electric – 3 • SG Construction – 8 • Tri-City Fire Protection – 2 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Delays

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

Key Issues / Concerns & Recommended Action Steps

- Drywall contractor manpower – increased workers the last week of April

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 – Miron’s 2nd Quarter company wide stand down
- PPE – Hearing Protection
- Updating extension cord colors and keeping cords off the ground

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:	-\$801.62	Change Orders to Date:	-\$173,991.91	Change Orders to Date:	\$225,451.17
Current Contract Value:	\$12,434,340.38	CMaR Contingency Value:	\$393,593.09	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		-\$56,426.39
Owner Contingency PCI's June 2025 thru November 2026	001-016	11/30/2025	Approved			Yes	-\$125,040.83
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 Edging	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
Change LVT flooring collection. Thicker wear layer and longer warranty	029	4/6/2026	Approved		Yes		-\$1,847.00
ASI-16 Updated WAPs and Camera quantities and locations	030	4/9/2026	In Review		Yes		-\$16,336.75
Additional labor and material costs beyond signage blocking allowance	031	4/22/2026	Approved		Yes		-\$12,897.14
ASI-15 SW Sidewalk Change	032	4/22/2026	In Review		Yes		2 Options
Extend NE mechanical pad to accommodate gate access	034	4/28/2026	Approved		Yes		-\$2,607.69
Box around portal frames to close off beam pockets	035	4/28/2026	Approved		Yes		-\$1,858.67

Progress Photos



Shower room walls being laid out



Shower room stud installation



Concession stand window framed out



Sink installation in shower rooms



Additional blocking and rough-in in shower rooms



2nd Floor walls being laid out

Progress Photos



2nd Floor stud installation



2nd Floor in wall rough-ins and blocking



Locker room above ceiling MEP installation



Locker room stud wall installation



Locker room drywall installation



Mechanical room drywall installation

Progress Photos



Mechanical room drywall installation



Top track installation on North side



Gym floor poured and being finished



Ductwork & Fire Protection installation on North side



Track for divider curtain installed



Ductwork being installed in lobby ceiling

Progress Photos



Concrete bench poured



Screen wall columns being installed



West side metal panels wrapping up



Copper gutters and downspouts installed



Attachments

- 1. Schedule

Activity ID	Resp	Predecessor	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026					
									May	Jun	Jul	Aug	Sep	Oct
Tiffin Community Recreation Center														
PRECONSTRUCTION									0	0				
PRECONSTRUCTION - BP1									0	0				
PRECONSTRUCTION - BP2									0	0				
SUBMITTALS									0	0				
A/E REVIEW / APPROVAL									0	0				
FAB / DELIVER									115	40	30-Jan-26 A	07-Jul-26		
3000	MIRON DOOR	2970	2920, 3080	Wood Doors & Hardware Fab and Deliver	70	14	30-Jan-26 A	29-May-26						
1270	OTIS	1220	1830	Elevator - Fab and Deliver	43	25	06-Apr-26 A	15-Jun-26						
3220	H2I	3210	2910	Gym Equipment Procurement	45	30	17-Apr-26 A	22-Jun-26						
3100	GENTRADES	A1080, A1030	2080	Casework Fab and Delivery	50	40	27-Apr-26 A	07-Jul-26						
SITework									57	57	08-Jul-26	25-Sep-26		
2120	SCHRADER	1830	1940	Rough Grade	5	5	08-Jul-26	14-Jul-26						
1940	ALL AMERICAN	2120, 1840	1950, 1960	Site Concrete - Curbs and Sidewalks	8	8	15-Jul-26	24-Jul-26						
1960	SCHRADER	2430, 1340,	1870	Final Grade	5	5	27-Jul-26	31-Jul-26						
1870	CULVERS	1440, 1960	1760	Landscape	10	10	03-Aug-26	14-Aug-26						
1950	LLPELL	1940	1760	Asphalt Overlay and Parking Lot Striping	5	5	21-Sep-26	25-Sep-26						
CONSTRUCTION									135	105	30-Mar-26 A	07-Oct-26		
1520	PEARSON	3230, 2980,	1530, 3150,	1st Floor Interior Steel Stud Framing	13	1	30-Mar-26 A	11-May-26						
1540	ILTENS	3230, 1300,	1620	1st Floor Overhead Rough In - Mechanical	15	3	08-Apr-26 A	13-May-26						
1970	MIRON	1390	1720	Gym Floor Moisture Mitigation	40	17	08-Apr-26 A	03-Jun-26						
3150	PRICEELEC	1520, 1520	3260, 3280,	1st Floor In Wall Rough In - Electrical	18	2	09-Apr-26 A	12-May-26						
2930	TRI CITY FP	1980	1680, 2940	2nd Floor Fire Protection	5	1	13-Apr-26 A	11-May-26						
1600	PEARSON	3280, 1520	3370	1st Floor Drywall South - Top Out	30	1	17-Apr-26 A	13-May-26						
2940	TRI CITY FP	3230, 2840,	3340	1st Floor Fire Protection	15	10	27-Apr-26 A	26-May-26						
1990	MERIT	3140, 2110,	2890	PEMB - Interior Liner Panels	15	8	29-Apr-26 A	20-May-26						
1840	GLAZING	2530, 2510,	1940	Glazing	15	15	11-May-26	01-Jun-26						
3180	ILTENS	1390	1680	Gym Area Overhead Rough In - Mechanical	10	10	11-May-26	22-May-26						
1660	PEARSON	3160, 1560,	1670, 3360,	2nd Floor Drywall - Hang	3	3	12-May-26	14-May-26						
3170	PRICEELEC	1390, 3160	1680	Gym Area Overhead Rough In - Electrical	15	15	12-May-26	02-Jun-26						
3310	PEARSON	1520	3380, 3380	1st Floor Furred Out Walls - Studs	8	8	12-May-26	21-May-26						
3260	PRICEELEC	3150	3270	1st Floor Overhead Rough In - Electrical	15	15	13-May-26	03-Jun-26						

- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone



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Activity ID	Resp	Predecessors	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2026					
									May	Jun	Jul	Aug	Sep	Oct
1670	PEARSON	1660	3320	2nd Floor Drywall - Tape and Sand	5	5	15-May-26	21-May-26						
3360	PEARSON	1660, 2340	3390, 3390	1st Floor North Drywall Hang	5	5	15-May-26	21-May-26						
3370	PEARSON	1660, 1600	3380, 3380	1st Floor South Drywall Hang	8	8	15-May-26	27-May-26						
3380	PEARSON	3370, 3370	1620, 1620	1st Floor South Drywall - Tape and Finish	8	8	19-May-26	29-May-26						
3390	PEARSON	3360, 3360	3330	1st Floor North Drywall - Tape and Finish	10	10	19-May-26	02-Jun-26						
1620	YOUNGS	1540, 1470	3020, 2870	1st Floor Paint - Shower and Locker Room	15	15	22-May-26	12-Jun-26						
3320	YOUNGS	1670	3010	Paint - 2nd Floor Restroom Core	3	3	22-May-26	27-May-26						
3010	APPLEBY	3320	1700	2nd Floor Wall Tile	8	8	28-May-26	08-Jun-26						
3020	APPLEBY	1620	1640	1st Floor Wall Tile	15	15	28-May-26	17-Jun-26						
1680	YOUNGS	3180, 3170	2910, 2890	2nd Floor All Overhead/Gym/Under Track Paint	20	20	03-Jun-26	30-Jun-26						
3270	PRICEELEC	3260	2010, 2870	1st Floor Wire Pull	5	5	04-Jun-26	10-Jun-26						
2010	PRICEELEC	3270, 1650	1830	Permenant Power	1	1	11-Jun-26	11-Jun-26						
1700	AAAMECH	3010	1770	2nd Floor Plumbing Fixtures	5	5	12-Jun-26	18-Jun-26						
3080	MIRON DOOR	3000, 1620	2090	Door and Hardware Installation	8	8	15-Jun-26	24-Jun-26						
3340	YOUNGS	1620, 2940	3330, 1630	1st Floor Ceiling Paint	10	10	15-Jun-26	26-Jun-26						
1830	OTIS	2010, 1270	2120, 1740	Elevator Installation	15	15	16-Jun-26	07-Jul-26						
3330	YOUNGS	3340, 3390	1630	1st Floor Paint - North	10	10	29-Jun-26	13-Jul-26						
2890	PRICEELEC	1990, 1680	1760	2nd Floor - Electrical Trim and Lights	10	10	01-Jul-26	15-Jul-26						
2900	ILTENS	1680	1820	2nd Floor - Fabric Duct and Diffusers	8	8	01-Jul-26	13-Jul-26						
2910	H2I	3220, 1680	1720	Gym Equipment - Installation	20	20	01-Jul-26	29-Jul-26						
3350	YOUNGS	1680	1720	Paint - Stairs and Handrail	10	10	01-Jul-26	15-Jul-26						
1630	HARGERS	3340, 3330	1650, 2870	1st Floor Ceiling Tile - Grid	15	15	14-Jul-26	03-Aug-26						
2870	PRICEELEC	1630, 1620	1650, 1760	1st Floor - Electrical Trim and Lights	10	10	21-Jul-26	03-Aug-26						
2880	ILTENS	1630	2090, 1820	1st Floor - Diffusers	5	5	21-Jul-26	27-Jul-26						
2090	ILTENS	2880, 3080	1740, 1730	HVAC Startup	3	3	28-Jul-26	30-Jul-26						
1720	H2I	2910, 2090	1820, 2860	Wood Flooring - Gym Area	30	30	31-Jul-26	11-Sep-26						
1730	PHILLIPSFLR	3240, 2090	1760	Flooring - Turf Area	10	10	31-Jul-26	13-Aug-26						
1810	PHILLIPSFLR	2090	1760, 2860	Athletic Flooring - 2nd Floor	15	15	31-Jul-26	20-Aug-26						
1650	CEILING	2870, 1630	1820	1st Floor Ceiling Tile - Drop	2	2	04-Aug-26	05-Aug-26						
1740	APPLEBY	2090, 1830	2920, 2080	Soft Goods Flooring - 1st Floor	10	10	04-Aug-26	17-Aug-26						
2080	GENTRADES	1740, 1620	1760, 1640	Architectural Casework Install	15	15	04-Aug-26	24-Aug-26						
3250	TRI CITY FP	1630	1760	Fire Protection - Trim Out Heads	4	4	04-Aug-26	07-Aug-26						

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									May	Jun	Jul	Aug	Sep	Oct
2920	MIRON DOOR	3000, 2990,	1820	Interior Door and Hardware Installation	5	5	18-Aug-26	24-Aug-26						
1640	AAAMECH	3020, 2080	1770	1st Floor Plumbing Fixtures	5	5	25-Aug-26	31-Aug-26						
1820	MEP	2920, 2880,	1880	Test & Balance	9	9	14-Sep-26	24-Sep-26						
2860	PHILLIPSFLR	2090, 1810,	1760	Athletic Flooring - 1st Floor	10	10	14-Sep-26	25-Sep-26						
1880	MEP	1820	1770	Commissioning	9	9	25-Sep-26	07-Oct-26						
WEATHER CONTINGENCY					0	0	11-May-26	11-May-26						
WEATHER CONTINGENCY SITE WORK BP1					0	0	11-May-26	11-May-26						
1750	MIRON	2040		Weather Contingency Sitework (May '25-July'25 6 Days)	0	0	11-May-26	11-May-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					23	23	28-Sep-26	28-Oct-26						
1760	MIRON	2870, 2890,	1770	Quality Control Review	10	10	28-Sep-26	09-Oct-26						
1770	MIRON	1880, 1760,	1780, 1890	Punchlist	8	8	12-Oct-26	21-Oct-26						
1780	MIRON	1770, 1890	1790	Substantial Completion	0	0		21-Oct-26*						
1790	MIRON	1780	1800	Punchlist Corrections	5	5	22-Oct-26	28-Oct-26						
1800	MIRON	1790		Final Completion	0	0		28-Oct-26						

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