

Tiffin Community Recreation Center Monthly Report

OWNER REPORT | October 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 Fall! In October we were able to get 95% of the foundation footings and walls poured. With foundation walls, the building footprint is starting to take shape. Seehase Masonry was also able to start on the elevator shaft, which will be completed in the first week of November. We did experience our first weather delay with some rain we had. We wrap up foundation work in early November. In November the building will take shape as the erection for the building will begin. Underground work will also begin in November.

Major Milestones / Accomplishments

- Started elevator shaft
- Accounted for city and fire marshal's comments from drawing review

Upcoming Milestones

- Start erecting the Pre-Engineered Metal Building (PEMB)
- Complete foundation walls and continue pouring stoops and stoop topping slabs
- Start plumbing and electrical underground
- Building enclosure – End of January 2026

Key Issues and Concerns

- Applying for utility applications to begin coordinating with utility companies
 - Electrical (Linn County REC), coordination has begun and building transformer is at their lot
 - Gas (MidAmercian Energy), design is complete and payment was sent out
- Weather and building enclosure to pour slabs on grades



*Be authentic, lead with
humility, and recognize the
needs of others. Care for one
another and extend a helping
hand wherever it's needed.
Honor our history.*



Design/Action Items

Accomplishments

- Released updated drawings to reflect city and fire marshal's comments
- Finalized finish colors and selections with finish schedule

Upcoming Submittals/Design Deliverables

- Submission of fire alarm shop drawings
- Submission of fire protection shop drawings

Submittals

- None overdue
- Slab on grade

Requests for Information

- 12 Total RFI's
- 5 RFI's this month
- 0 Pending answers
 - 0 over due

Areas of Concern / Focus

- Incorporating drawing comments into construction



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.



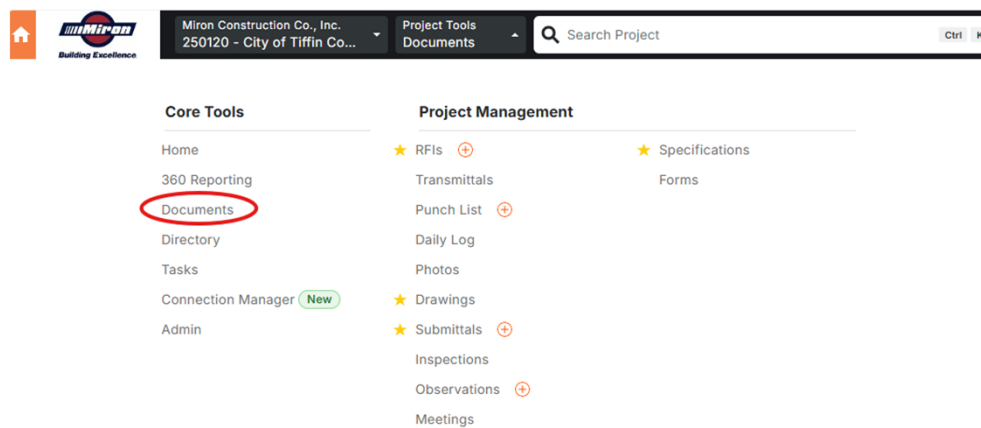
Quality

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

- There was a leak on the 6” watermain that was exposed during testing. Found the section that was leaking and replaced. Retested and passed.

Upcoming Preinstallation Meetings

- CMU in wall coordination
- Continuing Building Information Modeling with contractors



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 October Activities:

- Footings (100%)
- Foundation walls (95%)
- Foundation backfill (80%)
- Exterior storm piping (75%)
- Elevator shaft (100% complete as of 11/5)

Scheduled November Activities:

- Erection of pre-engineered metal building
- Underground electrical
- Underground plumbing
- Stoop walls and topping slabs
- Additional water main work (ASI-04)

Manpower Report

List of major subcontractors & number of employees onsite:

Total number of employees: 25

- Cedar Valley Steel - 2
- Freeman Construction - 2
- Miron Concrete - 8
- Miron Construction Manager - 2
- Seehase Masonry - 7
- SG Construction – 2
- Schrader Excavating & Grading Co – 2

Delays

- Weather – See Daily Log Weather Report
 - 1 rain day in October

Weather Delays (Construction)		
Scheduled	Occurred	Left
12	1	11

- Materials & Labor
 - None at this time

Key Issues / Concerns & Recommended Action Steps

- Inspections for rebar and concrete during foundation work
- Coordination of openings in CMU



*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:

- Hydro-Mobile Material Gate Fall Protection
- Ground Disturbance reports
- 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:	-\$110,206.10	Change Orders to Date:	\$350,492.00
Current Contract Value:	\$11,393,140.12	CMaR Contingency Value:	\$457,378.90	Owner Contingency Value:	\$350,492.00

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	In Review			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	In Review			Yes	-\$86,485.30
ASI-05 Electrical Modifications	011	10/31/2025	In Review		Yes		\$0.00
ASI-06 Fire Alarm change to Voice	012	10/31/2025	In Review			Yes	-\$30,591.94
ASI-07 Fire Marshal Modifications (additional signage,elevator knox box)	013		Collecting Pricing		Yes		
Paper faced abuse board in lieu of glass-mat board	014	11/5/2025	In Review			Yes	\$4,100.00

Progress Photos



Grid Line A footing formed



Grid Line A footing poured



Grid Line 11 footing pour



Grid Line F footing formed



Elevator walls and locker room footings poured



Grid Line A and front stoop footing formed

Progress Photos



Grid Line 1 and Grid Line 11 foundation walls poured, insulated, and starting to backfill



Elevator shaft just over 2nd floor door opening



Attachments

1. Schedule
2. Weather Delay Log

Activity ID	Resp	Predecessors	Successors	Activity Name	Orig Dur	Rem Dur	Start	Finish	2025												2026											
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec				
Tiffin Community Recreation Center					310	247	12-Aug-25 A	28-Oct-26																								
PRECONSTRUCTION					0	0																										
PRECONSTRUCTION - BP1					0	0																										
PRECONSTRUCTION - BP2					0	0																										
SUBMITTALS					10	0	30-Oct-25 A	04-Nov-25 A																								
A1000	ZEPHYR	2500	3070	Curtain Wall/Aluminume Entrance/Glazing Submittal Rev 1.	10	0	30-Oct-25 A	04-Nov-25 A																								
A/E REVIEW / APPROVAL					0	0																										
FAB / DELIVER					174	87	12-Aug-25 A	13-Mar-26																								
1270	OTIS	1220	1830	Elevator - Fab and Deliver	70	17	12-Aug-25 A	03-Dec-25																								
2980	MIRON DOOR	2970	1520, 1550	Hollow Metal Frames Fab and Deliver	45	45	30-Sep-25 A	14-Jan-26																								
2990	MIRON DOOR	2970	2920	Hollow Metal Doors Fab and Deliver	60	36	30-Sep-25 A	31-Dec-25																								
3000	MIRON DOOR	2970	2920	Wood Doors & Hardware Fab and Deliver	70	46	30-Sep-25 A	15-Jan-26																								
2290	TSF	2210	2370, 2380	Steel - Sequence 3 High Steel Fab and Deliver	50	20	03-Oct-25 A	08-Dec-25																								
2300	TSF	2220	2380	Steel - Sequence 4 GL2 thru GL5 Fab and Deliver	73	43	03-Oct-25 A	12-Jan-26																								
2310	TSF	2230	2390	Steel - Sequence 5 GL5 thru GL11/Track Fab and Deliver	83	53	03-Oct-25 A	26-Jan-26																								
1650	MEP	1510	2010	Electrical Gear - Fab and Delivery	70	50	13-Oct-25 A	21-Jan-26																								
1690	MEP	1910	2850	RTU - Fab and Delivery	60	50	13-Oct-25 A	21-Jan-26																								
2320	TSF	2240	2400	Steel - Sequence 6 Main Stair Fab and Deliver	106	72	20-Oct-25 A	20-Feb-26																								
2330	TSF	2250	2410	Steel - Sequence 7 Running Track Stair Fab and Deliver	111	77	20-Oct-25 A	27-Feb-26																								
2340	TSF	2260	2420	Steel - Sequence 8 Running Track Railing Fab and Deliver	107	77	28-Oct-25 A	27-Feb-26																								
2350	TSF	2270	2430	Steel - Sequence 9 Mechanical Screen Fab and Deliver	117	87	28-Oct-25 A	13-Mar-26																								
1250	FREEMAN	1200	1340	Site Utilities - Fab and Deliver	10	0	03-Nov-25 A	07-Nov-25 A																								
2530	ZEPHYR	3070, 2500	1840	Curtain Wall/Aluminum Entrance/Glazing Fab and Deliver (Hold RO Openings)	45	45	10-Nov-25	14-Jan-26																								
2510	ZEPHYR	3070, 2500,	1840	Curtain Wall/Aluminum Entrance/Glazing Fab and Deliver (Field Verification Openings)	15	15	02-Feb-26	20-Feb-26																								
SITEWORK					217	208	28-Oct-25 A	03-Sep-26																								
1340	FREEMAN	1250, 1420	1960	Site Utilities - Storm Outlets	5	3	28-Oct-25 A	19-Nov-25																								
1420	FREEMAN	1350	1340	Site Utilites - Parking Lot to Riser	5	5	10-Nov-25	14-Nov-25																								
2120	SCHRADER	1830	1940	Rough Grade	5	5	30-Apr-26	06-May-26																								
1940	ALL AMERICAN	1840, 2120	1960, 1950	Site Concrete - Curbs and Sidewalks	8	8	07-May-26	18-May-26																								
1960	SCHRADER	1940, 1340,	1870	Final Grade	5	5	19-May-26	26-May-26																								
1870	CULVERS	1960, 1440	1760	Landscape	10	10	27-May-26	09-Jun-26																								
1950	LLPELL	1940, 1720	1760	Asphalt Overlay and Parking Lot Striping	5	5	27-Aug-26	03-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	2025												2026											
					230	221	28-Oct-25 A	22-Sep-26	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
CONSTRUCTION					230	221	28-Oct-25 A	22-Sep-26																								
2070	SEEHASE	1930, 2740	2100	Elevator Shaft - CMU	5	0	28-Oct-25 A	05-Nov-25 A																								
2630	MIRON CONC	A1010, 2540,	2750	Form/Pour/Strip Foundation Walls - Sequence 4 (Teal)	4	0	28-Oct-25 A	04-Nov-25 A																								
2690	MIRON CONC	2600	2770	Form/Pour/Strip Foundation Walls - Sequence 3 (Purple)	4	0	03-Nov-25 A	05-Nov-25 A																								
2100	SEEHASE	2070	1380	First Course CMU Bearing Walls	3	0	04-Nov-25 A	06-Nov-25 A																								
2680	MIRON CONC	2590	2770	Form/Pour/Strip Foundation Walls - Sequence 9 (Yellow)	4	3	05-Nov-25 A	12-Nov-25																								
2750	SCHRADER	2640, 2630	1370, 2710,	Backfill Foundation Sequence 4 & 5	2	0	05-Nov-25 A	06-Nov-25 A																								
2760	SCHRADER	2660, 2670	1370	Backfill Foundation Sequence 7 & 8	2	0	05-Nov-25 A	06-Nov-25 A																								
1380	AAAMECH	2100, 2740	2800	Plumbing Underground	10	9	07-Nov-25 A	20-Nov-25																								
2710	MIRON CONC	2590, 2750	2790, 2720	Form/Pour/Strip Foundation Walls - Sequence 10 (East Stoop and Mechancial Pad)	3	3	10-Nov-25	12-Nov-25																								
1460	SCHRADER	2770	1370	Rock Base Course	4	4	12-Nov-25	17-Nov-25																								
2720	MIRON CONC	2710, 2750	2790	Form/Pour/Strip Foundation Walls - Sequence 11 (South Stoop and Mechancial Pads)	5	5	13-Nov-25	19-Nov-25																								
2770	SCHRADER	2680, 2690	1460, 1370	Backfill Foundation Sequence 3 & 9 (Purple & Yellow)	2	2	14-Nov-25	17-Nov-25																								
2800	SCHRADER	1380	2820	Rock Base Course - Locker Room	1	1	14-Nov-25	14-Nov-25																								
2820	MIRON CONC	2800	2000, 1470	Prep/Pour Slabe on Grade - Locker Room (Blue)	2	2	17-Nov-25	18-Nov-25																								
1370	MERIT	1240, 2750,	1450, 2000,	Erect PEMB	20	20	18-Nov-25	16-Dec-25																								
2790	SCHRADER	2710, 2720	1590	Backfill and Subgrade Sequence 10 & 11	3	3	20-Nov-25	24-Nov-25																								
1590	MIRON CONC	2790	2850	Form and Pour Exterior Equipment Pads	5	5	25-Nov-25	02-Dec-25																								
2000	SEEHASE	1370, 2820	2380, 1470	Interior CMU Bearing Walls	5	5	03-Dec-25	09-Dec-25																								
1470	SEEHASE	2820, 2000	1620	Interior Non-Bearing CMU Block	10	10	09-Dec-25	22-Dec-25																								
2370	TSF	2290, 1370	2390	Steel - Sequence 3 High Steel Install	11	11	09-Dec-25	23-Dec-25																								
1450	MERIT	1370	1390, 2780	Roofing	15	15	10-Dec-25	31-Dec-25																								
1440	MERIT	1370	2110, 1870,	Exterior Metal Panels	30	30	17-Dec-25	29-Jan-26																								
2380	TSF	2300, 2000,	2440	Steel - Sequence 4 Columns/Beams	8	8	13-Jan-26	22-Jan-26																								
2850	ILTENS	1590, 1690	2430	RTU Setting	2	2	22-Jan-26	23-Jan-26																								
2440	TSF	2380	2450	Steel - Sequence 4 Joist/Detailing	10	10	23-Jan-26	05-Feb-26																								
2460	TSF	2390	2470	Steel - Sequence 5 Beams/Channels	9	9	26-Jan-26	05-Feb-26																								
2470	TSF	2460	2480	Steel - Sequence 5 Detailing	4	4	29-Jan-26	03-Feb-26																								
2110	AAAMECH	1440	1990	MEP Inwall Rough In - Exterior PEMB Walls	10	10	30-Jan-26	12-Feb-26																								
2450	TSF	2440	2390, 1430	Steel - Sequence 4 Metal Decking	4	4	30-Jan-26	04-Feb-26																								
2520	ZEPHYR	1440	2510	Curtain Wall/Aluminum Entrance/Glazing - Field Verification	1	1	30-Jan-26	30-Jan-26																								
2780	GENTRADES	1450, 1440	1430, 1390	Temp Heat	10	10	30-Jan-26	12-Feb-26																								

Actual Work

Remaining Work

Critical Remaining Work

Milestone



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Building Excellence

[illegible]

 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	2025												2026											
										Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
1600	PEARSON	1530, 1840	1610	1st Floor Drywall - Hang	10	10	13-Apr-26	24-Apr-26																									
	PRICEELEC	1680, 1990	1760	2nd Floor - Electrical Trim and Lights	10	10	13-Apr-26	24-Apr-26																									
	ILTENS	1680	1820	2nd Floor - Fabric Duct and Diffusers	8	8	13-Apr-26	22-Apr-26																									
	H2I	1680	1720	Gym Equipment - Installation	20	20	13-Apr-26	08-May-26																									
	AAAMECH	1680, 3010	2090	2nd Floor Plumbing Fixtures	5	5	15-Apr-26	21-Apr-26																									
	PEARSON	1600	1620	1st Floor Drywall - Tape and Sand	15	15	27-Apr-26	15-May-26																									
	YOUNGS	1610, 1470	1630, 1730,	1st Floor Paint	8	8	18-May-26	28-May-26																									
	APPLEBY	1620	1640	1st Floor Wall Tile	15	15	21-May-26	11-Jun-26																									
	HARGERS	1620, 2940	1640, 1740,	1st Floor Ceiling Tile - Grid	15	15	29-May-26	18-Jun-26																									
	PRICEELEC	1620, 1630	1760	1st Floor - Electrical Trim and Lights	10	10	05-Jun-26	18-Jun-26																									
	ILTENS	1630	1820	1st Floor - Diffusers	10	10	05-Jun-26	18-Jun-26																									
	AAAMECH	1630, 3020	1650, 2090	1st Floor Plumbing Fixtures	5	5	19-Jun-26	25-Jun-26																									
	CEILING	1640	1820	1st Floor Ceiling Tile - Drop	2	2	26-Jun-26	29-Jun-26																									
	ILTENS	1640, 1700	1720, 1820,	HVAC Startup	3	3	26-Jun-26	30-Jun-26																									
	PHILLIPSFLR	1620, 2090	1760	Flooring - Turf Area	10	10	01-Jul-26	15-Jul-26																									
	APPLEBY	1630, 1830,	2080, 2920	Soft Goods Flooring - 1st Floor	10	10	01-Jul-26	15-Jul-26																									
	PHILLIPSFLR	2090	1760	Athletic Flooring - 2nd Floor	15	15	01-Jul-26	22-Jul-26																									
	GENTRADES	1620, 1680,	1760	Architectural Casework Install	15	15	01-Jul-26	22-Jul-26																									
	PHILLIPSFLR	2090	1720	Athletic Flooring - 1st Floor	10	10	01-Jul-26	15-Jul-26																									
	H2I	1970, 1620,	1820, 1950	Wood Flooring - Gym Area	30	30	16-Jul-26	26-Aug-26																									
	MIRON DOOR	1740, 2990,	1820	Interior Door and Harware Installation	5	5	16-Jul-26	22-Jul-26																									
	MEP	1720, 1650,	1760, 1880	Test & Balance	9	9	27-Aug-26	09-Sep-26																									
	MEP	1820	1760	Commissioning	9	9	10-Sep-26	22-Sep-26																									
	WEATHER CONTINGENCY					242	242	10-Nov-25	21-Oct-26																								
	WEATHER CONTINGENCY SITE WORK BP1					4	4	10-Nov-25	13-Nov-25																								
1750	MIRON	2040		Weather Contingency Sitework (May '25-July'25 6 Days)	4	4	10-Nov-25	13-Nov-25																									
CRITICAL					0	0																											
NON-CRITICAL					0	0																											
WEATHER CONTINGENCY CONSTRUCTION BP2					11	11	07-Oct-26	21-Oct-26																									
1890	MIRON	1770	1780	Weather Contingency Construction (Sept '25-Jan '26 12 Days)	11	11	07-Oct-26	21-Oct-26																									
CRITICAL					0	0																											
NON-CRITICAL					0	0																											

- Actual Work
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										Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
	CONSTRUCTION BULLETINS					0	0																										
	PROJECT COMPLETION					34	34	11-Sep-26	28-Oct-26																								
	1760	MIRON	1820, 1870,	1770	Quality Control Review	10	10	11-Sep-26	24-Sep-26																								
	1770	MIRON	1760	1890, 1780	Punchlist	8	8	25-Sep-26	06-Oct-26																								
	1780	MIRON	1890, 1770	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																								

- 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.





Building Excellence
Miron Construction Co., Inc.
335 French Ct SW
Cedar Rapids, Iowa 52404
United States

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
10/28/25								Rain	