

MUSCATINE COUNTY BOARD OF SUPERVISORS

Danny Chick, District One

Kurt Kirchner, District Two

Scott Sauer, District Three

Nathan Mather, District Four

Jeff Sorensen, District Five

AGENDA

Monday, August 10, 2026

9:00 a.m.

**You can watch the meeting live from your computer, laptop, or smartphone at
<https://www.youtube.com/user/MuscatineCounty/>**

1. Call to order.
2. Review agenda.
3. Items with County Development Director Eric Furnas:
 - a. Discussion and possible action to approve Change Order #3 in the amount of \$6,576.00.
 - b. Discussion and possible action to approve Change order #4 in the amount of a \$1,114.00 credit for the Muscatine County Engineer and Zoning Building project.
 - c. Other.
4. Discussion and possible action to approve the minutes of the August 3, 2026 regular meeting.
5. Correspondence.
6. Committee Reports.
7. Receive information from County employees.
8. Receive comments from the public.
9. Adjournment.

August 10, 2026

Agenda Packet

Item #3a

- Change Order #3 for Muscatine County Engineer and Zoning Building Project



CONTRACT - Change Order Request- #03 – ITC #3 Code Changes REVISED

TO: Muscatine County
414 E Third St, Ste 101
Muscatine, IA 52761

Horizon Architecture
Mike Nolan
3116 Alpine Court
Iowa City, IA 52245

PROJECT: Muscatine County Engineering &
Zoning Building
3610 Park Avenue West
Muscatine, IA 52761

1. **Code Updates for Building Permit:** Per ITC #3 dated 6/15/26, Daxon has prepared the following items listed below that are affected in this revision, anything not listed below is excluded.
 1. Carpentry:
 - i. Credit for eliminating fire treated plywood (labor & materials).
 - ii. Credit for eliminating install on door opening D38 (labor).
 - iii. Add for 110' of 3 5/8" additional wall framing (labor & materials).
 2. Drywall:
 - i. Add (2) partition walls on 2nd floor to be fire taped (labor & materials).
 3. Acoustical Ceilings:
 - i. Credit for removal of acoustic ceilings locker/mudroom 06 (labor & materials).
 4. Flooring:
 - i. No price change.
 5. Painting:
 - i. Credit for removal of IT closet wall (labor & materials).
 - ii. Credit for removal of painting door opening D38 (labor & materials).
 6. Doors:
 - i. Credit for removing door opening D38 and removing fire rated doors to standard doors/non-rated doors at openings D02B & D16 (materials).
 7. HVAC:
 - i. Credit for removing exhaust fan EF-10 from IT closet & louver schedule L-4 (labor & materials).
 8. Plumbing:
 - i. Credit for removal of miscellaneous fire caulking & original scheduled SH-1 (labor & materials). Backup original quote listed below.
 - ii. Add for furnishing & installing new shower to meet ADA standards (labor & materials).
 1. SHFW-4836 WHT/TLV-RS/ADD SHRW - ROD-SH/CRT -48/60 /FLEX DAM KIT 60).
 - iii. Add for furnishing & installing new floor sink FS and associated piping (labor & materials).
 9. Electrical:
 - i. No price change.



10. Metals:

- i. No price change, no additional liner panel included. Per Mike Nolan's direction, we figured drywall on one side fire taped on the added walls at the mezzanine.

Total CONTRACT (ADD) Change Request #03.....\$6,576.00

Thank you,

Bryan Daxon
Chief Operating Officer
Daxon Construction Company

Owner's Acceptance to Proceed:

Accepted by: _____

Signature: _____

Acceptance Date: _____



MUSCATINE CO. E&Z BUILDING
Change Order Request #003

PROJECT: #25019 - Muscatine Co. E&Z Bldg
COR#: 003
COR TITLE: Code Updates for Building Permits

DATE: June 23, 2026
DESCRIPTION OF WORK: Code Updates for Building Permits

Description	Qty	Units	GC Material & Labor		Subcontractor			Cost Code	Subcontractor/Supplier
			Unit Price	Total	Unit Price	Total	Total		
General Conditions									
Project Manager	6	mh	\$150.00	\$900.00		\$0.00	\$900.00	1330-L	Daxon
Superintendent	2	mh	\$110.00	\$220.00		\$0.00	\$220.00	1320-L	Daxon
HVAC									
Deletion of EF-10 & LV-4 in the IT room	1	ls		\$0.00	(\$661.00)	(\$661.00)	(\$661.00)	15700-S	Crawford
Painting									
Removal of IT closet wall & door D38.	1	ls		\$0.00	(\$256.00)	(\$256.00)	(\$256.00)	9910-S	JC Toland
PEMB									
No Change (no additional liner panel, removed per Mike do drywall instead.	1	ls		\$0.00	\$0.00	\$0.00	\$0.00	13120-S	SG Construction
ACT									
Remove ACT in Locker/Mudroom 06	1	ls		\$0.00	(\$402.79)	(\$402.79)	(\$402.79)	9510-S	Acoustics by Washburn
Drywall									
Add (2) partitions to 2nd floor, hang 1 side with 5/8 drywall & fire tape.	1	ls		\$0.00	\$2,942.00	\$2,942.00	\$2,942.00	9260-S	Andrew Drywall
Metal Studs									
Eliminate fire treated plywood, eliminate labor for door D38, add 110' of 3-5/8" wall.	1	ls		\$0.00	\$775.00	\$775.00	\$775.00	9100-S	Ascent
Plumbing									
Change SH-1 to meet ADA req's, add floor sink	1	ls		\$0.00	\$3,422.00	\$3,422.00	\$3,422.00	15400-S	Evergreen
Doors									
Remove door D38 and fire ratings for doors D02B and D16	1	ls		\$0.00	(\$1,495.00)	(\$1,495.00)	(\$1,495.00)	8100-S	Glass Doors & More
Electric									
No electrical changes	0	ls		\$0.00		\$0.00	\$0.00	16010-S	Hawkeye
Flooring									
No flooring changes	0	ls		\$0.00		\$0.00	\$0.00	9600-S	Renoux
TOTAL DIRECT COSTS:			\$1,120.00		\$4,324.21		\$5,444.21		
Project Related Technology	0.75	%		\$9.00		\$53.54	\$62.54		
General Liability Insurance	1.15	%		\$13.00		\$82.10	\$95.10		
Builde ' s Risk Insurance	0.00	%		\$0.00		\$0.00	\$0.00		
P&P Bond	1.44	%		\$17.00		\$102.80	\$119.80		
Contingency	0.00	%		\$0.00		\$0.00	\$0.00		
Overhead & Profit	10.00	%		\$116.00		\$737.74	\$853.74		
TOTAL INDIRECT COSTS:			\$155.00		\$976.19		\$1,131.19		
GRAND TOTAL:							\$6,575.40		

REQUEST FOR CHANGE

6/19/2026, 12:06 PM

Change Request No. COR #1	Project: Muscatine County Zoning and Engineering	4.30.26	26-1175 Scott Wendland	
Deletion of EF-10 and LV-4 in the IT room.				
 1306 Mill Street Rock Island, Illinois 61201 Phone 309-788-4673	Material			
	Deletion of EF-10 and LV-4			- \$221.00
	\			
			Material Sub-total	- \$221.00
			0.00% Sales Tax	\$0.00
			10% Mark-up	
			Material Sub-total + Mark-up	- \$221.00
	Labor			
	shop & Field		Hrs.	Rate/hr.
	HVAC Journeyman		4	\$110.00
	HVAC Foreman			\$115.00
			Labor Sub-total	- \$440.00
			10% Mark-up	
			Labor Sub-total + Mark-up	- \$440.00
Subcontractor				
		Subcontractor Subtotal	\$0.00	
		10%	\$0.00	
		Subcontractor Sub-total + Mark-up	\$0.00	
Rental Equipment				
			\$0.00	
5% Equipment Mark-up			\$0.00	
Equipment Sub-total			\$0.00	
Permit Fee			\$0.00	
Change Order Total			- \$661.00	
Allowance Credit				



JC TOLAND
PAINTING

P: 515-288-2402

W: www.JCToland.com

July 7th, 2026

PROPOSED CHANGE ORDER #03

Project: Muscatine Engineering and Zoning Building

Address: 3610 Park Ave West

City, State Zip: Muscatine IA, 52761

Change Order Number: #03

J.C. Toland Painting is pleased to submit this proposal for the following work on the above-mentioned project.

Scope of Work

Change Order #03 - Removal of IT Closet

- Removal of IT Closet Wall
- Removal of IT Closet HM Door & Frame

Labor: \$ 205.00 (3 Hrs @ 65/hr)

Materials: \$ 51.00

Deduct: -\$ 256.00

Notes/Clarifications:

- All cleaning is limited to our work area and will be kept in a broom-clean condition.
- General Contractor is to comply with and be responsible to see that the job-site meets all OSHA and ANSI regulations necessary for JC Toland Painting LLC to safely complete the contracted Scope of Work.
- JC Toland Painting are open shop companies, therefore this proposal does not include union wages and their fringes benefits.
- General Contractor will provide water, heat, ventilation, traffic controls, signage, electricity, security and all sanitary facilities for the project.
- All work will be performed in a workmanlike manner. Any alteration or deviation from the above Scope of Work involving extra cost of materials and/or labor will only be executed upon written orders from the General Contractor and will become an extra charge over and above the sum listed above. All agreements must be made in writing. This proposal may be withdrawn by JC Toland Painting if not accepted within 45 days. This proposal shall become part of subcontract or work agreement as a matter of reference for defining Seller's Scope of Work, notes, clarifications and exclusions.

Thank you for the opportunity to provide this proposal for your review. If you have questions or need more information please call or email.



Ceiling-Commercial-Residential

695 Palisades Access Rd
Ely, IA 52227

Phone: 319-533-5278
Fax: 319-845-4058

Change Work Order #1

Prepared for: Daxson
Attn: Jack
Date: 6/19/26

Location: Muscatine Co Eng Building
Section#: Acoustical Ceiling
CO #: 3 Code Changes

Tile: As per specs

Grid: As per specs

Work Scope: As per CO #: 3 Code Changes

Special Instructions: Materials: \$246.60/ Labor \$119.57/ Markup \$36.62

Demo: No

Change Work Order Price: -\$402.79 is to be deducted from contract

Accepted by:

Submitted by:

Title:

Acoustics by Washburn, LLC

Date:

By:

John Washburn, Estimator

SUBCONTRACTOR ESTIMATE FOR CHANGE ORDER

Change Description: E&Z Co #3 Code

Cost Event/ITC:

Project:

Subcontractor:

Andrew Drywall Services

Date:

General Contractor:

Subcontractor Trade:

SUBCONTRACTOR DIRECT COSTS

Scope of Work		Direct Labor			Direct Material				Direct Equipment			
Item #	Description	Labor	Labor Rate	Total Labor	Quantity	Units	Material Rate	Total Material	Quantity	Units	Equip Rate	Total Equipment
1.01		14.50	\$81.00	\$1,171.00		94	\$16.00	\$1,500.00				\$0.00
1.02				\$0.00				\$0.00				\$0.00
1.03				\$0.00				\$0.00				\$0.00
1.04	Add 2 partition walls 2nd floor			\$0.00				\$0.00				\$0.00
1.05	Hang one side with 5/8 drywall with a fire tape only			\$0.00				\$0.00				\$0.00
1.06				\$0.00				\$0.00				\$0.00
1.07				\$0.00				\$0.00				\$0.00
1.08				\$0.00				\$0.00				\$0.00
1.09				\$0.00				\$0.00				\$0.00
1.10				\$0.00				\$0.00				\$0.00
1.11				\$0.00				\$0.00				\$0.00
1.12				\$0.00				\$0.00				\$0.00
1.13				\$0.00				\$0.00				\$0.00
1.14				\$0.00				\$0.00				\$0.00
1.15				\$0.00				\$0.00				\$0.00
1.16				\$0.00				\$0.00				\$0.00
1.17				\$0.00				\$0.00				\$0.00
1.18				\$0.00				\$0.00				\$0.00
1.19				\$0.00				\$0.00				\$0.00
1.20				\$0.00				\$0.00				\$0.00
1.21				\$0.00				\$0.00				\$0.00
1.22				\$0.00				\$0.00				\$0.00
1.23				\$0.00				\$0.00				\$0.00
1.24				\$0.00				\$0.00				\$0.00
1.25				\$0.00				\$0.00				\$0.00
1.26				\$0.00				\$0.00				\$0.00
1.27				\$0.00				\$0.00				\$0.00
1.28				\$0.00				\$0.00				\$0.00
1.29				\$0.00				\$0.00				\$0.00
1.30				\$0.00				\$0.00				\$0.00
1.50	Subtotal from Estimate Continuation Sheets			\$0.00				\$0.00				\$0.00
1.79	Subtotal Direct Costs			Subtotal Labor:			Subtotal Material:	\$1,500.00			Subtotal Equipment:	\$0.00
1.89	Taxes/Insurance			% of Labor			Sales Tax	\$0.00			Sales Tax	\$0.00
1.99	Total Direct Costs			Total Labor:			Total Material:	\$1,500.00			Total Equipment:	\$0.00

SUB-SUBCONTRACTOR COSTS

Item #	Sub-Subcontractor Name	Total Cost
2.01	Jason Andrew	
2.02		
2.03		
2.04		
2.05		
2.06		
2.07		
2.99	Total Sub-Subcontractor Costs	

TOTAL COST SUMMARY

Item #	Description	Total Cost
3.01	Total Labor Cost	\$1,171.00
3.02	Total Material Cost	\$1,500.00
3.03	Total Equipment Cost	\$0.00
3.04	Subtotal	3.01+3.02+3.03
3.05	Overhead and Profit* (%)	10.00%
3.06	Total Subcontractor Cost	3.04+3.05
3.07	Sub-Subcontractor Cost **	Item 2.99
3.99	Total Subcontract Costs	3.06+3.07

SUBMITTED BY:

Name: Jason Andrew

Signature: Jason Andrew

Title: owner

Date: 7/15/2026

ESTIMATE

ASCENT CONSTRUCTION LLC

PO Box 26

Lyndon, IL 61261-0026

accounting@build-with-ascent.com

+1 (309) 373-9686



Bill to

Daxon Construction, LLC

1520 E Leclaire Rd

Eldridge, IA 52748

Ship to

Daxon Construction, LLC

1520 E Leclaire Rd

Eldridge, IA 52748

Estimate details

P.O. Number: Change order for Muscatine

Estimate no.: 1063

Estimate date: 06/22/2026

#	Product or service	Description	Rate	Amount
1.	ITC #3 Credit - related labor to install door D38		-\$500.00	
1.		CO #3 Credit - elimination of fire treated plywood and labor for installing plywood.		
2.	Labor	Carpentry Labor	-\$1,600.00	-\$1,600.00
3.	Material		-\$1,400.00	-\$1,400.00
4.		CO #3 Add - 110 ft of 3 5/8 wall		
5.	Labor	Carpentry Labor	\$1,075.00	\$1,075.00
6.	Material	Carpentry Material	\$3,200.00	\$3,200.00
7.		CO #4 - Add length to studs because the windows shortened up. Furnish and install r zip board		
8.	Labor	Carpentry Labor	\$300.00	\$300.00
9.	Material	R board zip sheeting	\$514.83	\$514.83
Total				\$2,089.83

Note to customer

We appreciate the opportunity to bid on this project. Please do not hesitate to reach out with any questions.

Accepted date

Accepted by

7/20/2026

Sam Blasberg
Evergreen Plumbing LLC
Samblasb@gmail.com
319.210.9832



CO #3

Scope:

Furnish 48x36 ADA shower in lieu of 36x36.

36x36 Credit: (\$398)

Labor: (\$210)

Total Credit of: (\$608)

New Model: \$1,289

(alternate Oasis Model, see attached submittal)

Labor: \$880

Total Add of: \$2,169

Scope:

Furnish and install one (1) floor sink per plan.

Material: \$1,110

Labor: \$440

Total Add of: \$1,550

Shower: (\$608)

New Shower: \$2,169

Floor Sink: \$1,550

OH&P: \$311

Total Net Add of: \$3,422

From: Rich Dawson <rich@glassdoorsandmore.com>
Sent: Thursday, June 25, 2026 3:12 PM
To: Jake Steele
Subject: RE: Muscatine E&Z CO #3 Code Changes Request for Pricing

Jake,

The price to remove door D38 and the fire ratings from doors D02B and D16 is \$1,495.00

Thank you,

Rich Dawson
Glass Doors and More
Office: 563-323-1990
Cell: 563-607-1188

From: Jake Steele <jsteele@daxoninc.com>
Sent: Tuesday, June 16, 2026 12:43 PM
To: Rich Dawson <rich@glassdoorsandmore.com>
Cc: Bryan Daxon <bdaxon@daxoninc.com>; Greg Fowler <gfowler@daxoninc.com>; Greg Rickels <grickels@daxoninc.com>; Michele Martin <mmartin@daxoninc.com>; Jodie Schwarz <JSchwarz@daxoninc.com>
Subject: Muscatine E&Z CO #3 Code Changes Request for Pricing

Rich-

Please provide pricing for the Code Change per the narrative and design modifications in the link below. Disregard all previous communication regarding changes associated with this work. Pricing should be submitted no later than Tuesday, June 16, 2026. We are requesting detailed back-up be provided with your updated pricing including labor, material, equipment, and mark-up. All questions can be directed the Daxon team CC:'d on this email. Thank you.

 [Musc E&Z CO #3 Code Changes](#)

Jake Steele
Field Manager



O: (563) 223-9570 | M: (309) 373-7072
jsteele@daxoninc.com

From: Kelly Motley <kellym@hawkeye-electric.com>
Sent: Tuesday, June 23, 2026 4:09 PM
To: Jake Steele
Subject: Muscatine engineering building

Jake,

I don't see anything for us on the CO#3 drawings that were sent out please let me know if you have any questions.

Thank you

Kelly Motley

4616 Kimmel Drive | Davenport, IA 52802

O: (563)551-hawk | M: (563) 340-6009

<http://hawkeye-electric.com/>  



Jake Steele

From: Nancy Birkicht <nancy@renouxflooring.com>
Sent: Thursday, June 18, 2026 7:44 AM
To: Jake Steele
Cc: Greg Fowler
Subject: Re: Muscatine E&Z CO #3 Code Changes Request for Pricing

As long as COR-001 remains in effect for the add-on amount of \$387.00 for the addition of the non-recessed walk off carpet, then, yes, this **COR amount will be \$0.00.**

Also, please provide approval to proceed with shipping the non-recessed walk off carpet for entry at doorway D02B.

Thank you,

Nancy Birkicht
Estimator / Project Manager



Renoux Flooring

Mobile: 817-658-4161
Email: nancy@renouxflooring.com
Web: www.renouxflooring.com
Address: 3578 Perch Dr SE, Iowa City IA 52240

From: Jake Steele <jsteele@daxoninc.com>
Sent: Thursday, June 18, 2026 7:39 AM
To: Nancy Birkicht <nancy@renouxflooring.com>
Cc: Greg Fowler <gfowler@daxoninc.com>
Subject: RE: Muscatine E&Z CO #3 Code Changes Request for Pricing

Nancy-

So this COR is a \$0.00 change for Renoux, correct?

Jake Steele
Field Manager

DAXON
CONSTRUCTION COMPANY

August 10, 2026

Agenda Packet

Item #3b

- Change Order #4 Credit for Muscatine County Engineer and Zoning Building Project



7/23/2026

CONTRACT - Change Order Request- #04 – ITC #4 PEMB Coordination REVISED

TO: Muscatine County
414 E Third St, Ste 101
Muscatine, IA 52761

Horizon Architecture
Mike Nolan
3116 Alpine Court
Iowa City, IA 52245

PROJECT: Muscatine County Engineering &
Zoning Building
3610 Park Avenue West
Muscatine, IA 52761

1. **PEMB Coordination:** Per ITC #4 dated 6/08/2026, Daxon has prepared the following items listed below that are affected in this revision, anything not listed below is excluded.
 1. Concrete Foundations:
 - i. No price change.
 2. PEMB & Metal Supplier:
 - i. No price change.
 3. Carpentry:
 - i. Add for lengthening the metal studs due to the storefronts shortening (labor & materials).
 - ii. Add additional R-board zip sheeting (labor & materials).
 4. Drywall:
 - i. Add additional drywall (finished ready for painting) where the storefront windows were shorted (labor & materials).
 5. Siding:
 - i. Add additional Nichiha and related trims where the storefront windows were shortened (labor & materials).
 6. Storefronts & Glazing:
 - i. Credit for shortening the storefronts & glazing as shown on the south elevation (labor & materials).

Total CONTRACT (DEDUCT) Change Request #04.....\$(1,114.00)

Thank you,

Bryan Daxon
Chief Operating Officer
Daxon Construction Company

Owner's Acceptance to Proceed:

Accepted by: _____ Signature: _____

Acceptance Date: _____



MUSCATINE CO. E&Z BUILDING
Change Order Request #004
July 8, 2026

PROJECT: #25019 - Muscatine Co. E&Z Bldg
COR#: 004
COR TITLE: PEMB Coordination

DATE: July 8, 2026
DESCRIPTION OF WORK: PEMB Coordination

Description	Qty	Units	GC Material & Labor		Unit Price	Subcontractor		Cost Code	Subcontractor/Supplier
			Unit Price	Total		Total	Total		
General Conditions									
Project Manager	4	mh	\$150.00	\$600.00		\$0.00	\$600.00	1330-L	Daxon
Superintendent	1	mh	\$110.00	\$110.00		\$0.00	\$110.00	1320-L	Daxon
Drywall									
Additional drywall above windows	1			\$0.00	\$300.00	\$300.00	\$300.00	9260-S	Andrew Drywall
Glazing									
South elevation change for the storefronts & glazing	-1	ls		\$0.00	\$5,451.00	(\$5,451.00)	(\$5,451.00)	8450-S	Barngrover
Siding									
Add 105 sqft Nichiha due to window elevation changes	1	ls		\$0.00	\$2,000.00	\$2,000.00	\$2,000.00	7450-S	All Phase
Metal Studs									
Add 80 sqft of R board, lengthen studs	1	ls		\$0.00	\$814.83	\$814.83	\$814.83	9100-S	Ascent
Metal Supplier									
No price change.	1	ls		\$0.00		\$0.00	\$0.00	5120-M	TNSD
PEMB									
No price change.	1	ls		\$0.00		\$0.00	\$0.00	5120-M	SG Construction
Concrete - Foudations									
No price change.	1	ls		\$0.00		\$0.00	\$0.00	5120-M	Concrete Central
TOTAL DIRECT COSTS:				\$710.00		(\$2,336.17)	(\$1,626.17)		
Project Related Technology	0.75	%		\$6.00		\$23.36	\$29.36		
General Liability Insurance	1.15	%		\$9.00		\$35.82	\$44.82		
Builder's Risk Insurance	0.00	%		\$0.00		\$0.00	\$0.00		
P&P Bond	1.44	%		\$11.00		\$44.85	\$55.85		
Contingency	0.00	%		\$0.00		\$0.00	\$0.00		
Overhead & Profit	10.00	%		\$71.00		\$311.48	\$382.48		
TOTAL INDIRECT COSTS:				\$97.00		\$415.52	\$512.52		
GRAND TOTAL:							(\$1,113.65)		

ESTIMATE

ASCENT CONSTRUCTION LLC
PO Box 26
Lyndon, IL 61261-0026

accounting@build-with-ascent.com
+1 (309) 373-9686



Bill to
Daxon Construction, LLC
1520 E Leclaire Rd
Eldridge, IA 52748

Ship to
Daxon Construction, LLC
1520 E Leclaire Rd
Eldridge, IA 52748

Estimate details
Estimate no.: 1063
Estimate date: 06/22/2026

P.O. Number: Change order for Muscatine

#	Product or service	Description	Rate	Amount
1.		CO #3 Credit - elimination of fire treated plywood and labor for installing plywood.		
2.	Labor	Carpentry Labor	-\$1,600.00	-\$1,600.00
3.	Material		-\$1,400.00	-\$1,400.00
4.		CO #3 Add - 110 ft of 3 5/8 wall		
5.	Labor	Carpentry Labor	\$1,075.00	\$1,075.00
6.	Material	Carpentry Material	\$3,200.00	\$3,200.00
7.		CO #4 - Add length to studs because the windows shortened up. Furnish and install r zip board		
8.	Labor	Carpentry Labor	\$300.00	\$300.00
9.	Material	R board zip sheeting	\$514.83	\$514.83

Total \$2,089.83

Note to customer

We appreciate the opportunity to bid on this project. Please do not hesitate to reach out with any questions.

Accepted date

Accepted by

Michele Martin

From: Jake Steele
Sent: Tuesday, June 16, 2026 3:30 PM
To: Bryan Daxon; Michele Martin; Jodie Schwarz
Subject: FW: MCE&Z South Elevation Change

See deduct highlighted below. Thanks.

Jake Steele
Field Manager



O: (563) 223-9570 | M: (309) 373-7072
jsteele@daxoninc.com
www.daxonconstruction.com
1520 E. LeClaire Rd. Eldridge, IA 52748

From: Omer Vahle <Omer.Vahle@barngroverglass.com>
Sent: Tuesday, June 16, 2026 2:01 PM
To: Jake Steele <jsteele@daxoninc.com>
Subject: FW: MCE&Z South Elevation Change

This is what was sent to him.
Omer

From: Omer Vahle <Omer.Vahle@barngroverglass.com>
Sent: Thursday, May 28, 2026 10:53 AM
To: 'Nick Ruden' <nruden@daxoninc.com>
Subject: RE: MCE&Z South Elevation Change

The changes to the storefront and glazing would be a deduct of \$5451.00.

Omer

From: Nick Ruden <nruden@daxoninc.com>
Sent: Wednesday, May 27, 2026 12:40 PM
To: Omar Vahle <omer.vahle@barngroverglass.com>; Calvin Bebon <cal@build-with-ascent.com>; Chad Herzmann <chad@build-with-ascent.com>; Jason Andrew <gravyj20@gmail.com>; Jeremy Rickels <jrickels01@msn.com>
Cc: Jake Steele <jsteele@daxoninc.com>; Greg Fowler <gflower@daxoninc.com>
Subject: MCE&Z South Elevation Change
Importance: High

ALL:

Attached are two PDFs, as follows:

Bryan Daxon

From: Bryan Daxon
Sent: Wednesday, July 8, 2026 3:13 PM
To: 'Jeff Harris'
Cc: Greg Rickels
Subject: RE: Muscatine E&Z - ITC #4 PEMB Coordination

Jeff,

Per our conversations, there are no extras or deducts coming from Concrete Central related to ITC #4.

Thanks,

Bryan Daxon
Chief Operating Officer



 O: (563) 223-9570 | M: (563) 676-6997
 bdaxon@daxoninc.com
 www.daxonconstruction.com
 1520 E. LeClaire Rd. Eldridge, IA 52748

From: Bryan Daxon
Sent: Tuesday, July 7, 2026 2:02 PM
To: 'Jeff Harris' <jeff@concretecentralia.com>
Cc: Greg Rickels <grickels@daxoninc.com>
Subject: RE: Muscatine E&Z - ITC #4 PEMB Coordination

I did forget to mention that these noted items should have been caught when laying out the foundation to coordinate with the PEMB plans.

Thanks,

Bryan Daxon
Chief Operating Officer



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 www.daxonconstruction.com
 1520 E. LeClaire Rd. Eldridge, IA 52748

1. South Elevation, Wall Section, and Aluminum Storefront Elevations – As-Bid
2. South Elevation, Wall Section, and Aluminum Storefront Elevations – Changes
 - a. Aluminum Storefront - Net Decrease of 80sf
 - b. Metal Framing, Drywall, and Nichiha Siding - Net Increase of 80sf

Please submit pricing for these changes by no later than Monday, June 1st at 5:00pm.

Feel free to contact me with any questions.

Thanks,

Nicholas P. Ruden

Senior Project Manager



O: (563) 223-9570 | M: (319) 538-8621

nruden@daxoninc.com

www.daxonconstruction.com

1520 E. LeClaire Rd. Eldridge, IA 52748

Bryan Daxon

From: Paul Zaugg <paul@sgconstructco.com>
Sent: Tuesday, July 7, 2026 4:28 PM
To: Bryan Daxon
Cc: Greg Rickels
Subject: RE: Muscatine E&Z - ITC #4 PEMB Coordination

Bryan,

There were no cost adjustments from Butler for making these adjustments or any additional erection cost for this ITC. This ITC is basically making sure the concrete and other items work with the Butler PEMB.

Thanks
Paul Zaugg
SG Construction

From: Bryan Daxon <bdaxon@daxoninc.com>
Sent: Tuesday, July 7, 2026 1:51 PM
To: Paul Zaugg <paul@sgconstructco.com>
Cc: Greg Rickels <grickels@daxoninc.com>
Subject: Muscatine E&Z - ITC #4 PEMB Coordination

Paul,

See attached ITC #4 for Muscatine E&Z. Jake is off right now, so I wasn't sure if you received this yet.

Let me know your thoughts and if there are any adds/deducts here asap.

Thanks,

Bryan Daxon
Chief Operating Officer



 O: (563) 223-9570 | M: (563) 676-6997
 bdaxon@daxoninc.com
 www.daxonconstruction.com
 1520 E. LeClaire Rd. Eldridge, IA 52748

All Phase, LLC

Jeremy Rickels
18310 Dales Ford Rd
Scotch Grove, IA 52310

Estimate

Date	Estimate #
7/14/2026	831

Name / Address

Daxon Construction Company
1520 E. Leclare Rd.
Eldridge, IA 52748



Project

muscatine eng zon...

Description

install Nichiha panels as shown, color Ash 1818 panels
install Nichiha panels as shown, color Blackwood 1818 panels
install Nichiha panels as shown, color Poplar 3030 panels, vertical areas
install Nichiha panels as shown for soffit in entry, color Blackwood, may recommend a lighter product for soffit.
trim out windows with matching J trims, other drip caps and such may be color match to siding in that area. some custom pcs will be discussed at time of install.
install Azek base board as shown, does not include painting this pc, just provide and install
includes all siding materials, fasteners, trims and other misc for install.
does not include weather barrier
does not include Fascia, this should be provided by roofer, make sure they leave space for siding thickness.
includes all equipment for install, travel and misc
longer wall spans will need some vertical expansion joints due to Nichiha specs for install, some locations can be adjusted
install added Nichiha 80 sq ft sq ft area labor (\$875)
added materials for change of windows, had to change some trims and other misc items (\$1125)



All work done given 1 year warranty from date of completion.

Subtotal \$82,555.00

Sales Tax (0.0%) \$0.00

Total \$82,555.00

Signature _____

Phone # (319)480-1650 Fax # (319)465-3364 jrickels01@msn.com

Bryan Daxon

From: Jason Unger <junger@tnsd.us>
Sent: Tuesday, June 30, 2026 4:31 PM
To: Bryan Daxon
Cc: Greg Fowler; Jake Steele; Steve Daxon
Subject: Re: Muscatine E&Z ITC #4 PEMB Coordination Request for Pricing

Bryan,

There were no changes warranting an add for ITC #4 that I could find.

Thank you,

Jason R. Unger
Owner at TNSD Structures, LLC

Mobile 515-783-8811
Email junger@tnsd.us



From: Bryan Daxon <bdaxon@daxoninc.com>
Sent: Tuesday, June 30, 2026 4:27 PM
To: Jason Unger <junger@tnsd.us>
Cc: Greg Fowler <gfowler@daxoninc.com>; Jake Steele <jsteele@daxoninc.com>; Steve Daxon <sdaxon@daxoninc.com>
Subject: Muscatine E&Z ITC #4 PEMB Coordination Request for Pricing

Good afternoon Jason,

Jake is out right now, but I wanted to follow up and see where you were at with pricing on ITC #4 for Muscatine Engineering & Zoning? It looks like the RFI with your related questions was closed on 6/26, so you should have everything you need to be able to get us a price for ITC #4.

Thanks,

Bryan Daxon
Chief Operating Officer



 O: (563) 223-9570 | M: (563) 676-6997

Bryan Daxon

From: Greg Rickels
Sent: Tuesday, July 14, 2026 12:23 PM
To: Bryan Daxon
Subject: FW: Drywall Bid for Muscatine Cor #3

Thanks,

Greg Rickels
Estimator



 O: (563) 223-9570 | M: (563) 886-4156
 grickels@daxoninc.com
 www.daxonconstruction.com
 1520 E. LeClaire Rd. Eldridge, IA 52748

From: Jason Andrew <gravyj20@gmail.com>
Sent: Tuesday, July 14, 2026 12:21 PM
To: Greg Rickels <grickels@daxoninc.com>
Subject: Re: Drywall Bid for Muscatine Cor #3

\$300 You can put down

On Tue, Jul 14, 2026, 12:13 PM Greg Rickels <grickels@daxoninc.com> wrote:

Thanks Jason!

Did you have anything for CO #4? The \$2.25/SF for 80 SF that he calls out?

Thanks,

Greg Rickels
Estimator



 O: (563) 223-9570 | M: (563) 886-4156

 grickels@daxoninc.com

 www.daxonconstruction.com

 [1520 E. LeClaire Rd. Eldridge, IA 52748](#)

From: Jason Andrew <gravyj20@gmail.com>

Sent: Tuesday, July 14, 2026 12:06 PM

To: Greg Rickels <grickels@daxoninc.com>

Subject: Drywall Bid for Muscatine Cor #3

Price is for the 2 added partition walls on 2nd floor 1 side with 5/8 drywall.

I will supply to stock, hang and scrap drywall, Apply a fire tape only.

Labor and materials

Total \$ 2,940

Thank you

Jason.

August 10, 2026

Agenda Packet

Item #4

- Board of Supervisors Meeting Minutes 08-03-26

Muscatine County Board of Supervisors
Monday, August 3, 2026

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Chick, Kirchner, Sauer and Sorensen present. Mather was absent. Chairperson Chick presiding.

On a motion by Sorensen, second by Sauer, the agenda was approved as presented. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board accepted claims dated August 3rd, 2026, in the amount of \$723,417.99. Ayes: All.

County Development Director Eric Furnas requested a public hearing be set for the Muscatine County community Services Building Repairs Project Phase 2. Mike Nolan from Horizon Architecture is working on finishing touches on the specifications and plans. Furnas stated this is mainly exterior, joint sealing and tuck pointing up around the building as there is still some water penetrating the building. Plans will be available in the Zoning office a week ahead and will be sent out to the paper. Sorensen asked if there would be anything with heating and cooling. Furnas stated they are budgeting for a couple heat pumps per year to be swapped out as they age out. Furnas stated there are approximately 12 pumps in the building.

On a motion by Sorensen, second by Sauer, the Board set a public hearing for Monday, August 24, 2026, at 9:00 a.m. on proposed plans, specifications, form of contract and cost estimate for the Muscatine County Community Services Building Repairs Project Phase 2. Ayes: All.

On a motion by Sauer, second by Sorensen, the Board approved the minutes of July 27, 2026, regular meeting. Ayes: All.

Correspondence:

No Correspondence was reported.

Committee Reports:

Chick and Sorensen attended a Housing Council meeting on July 29, 2026.

Information Services Director Bill Riley updated the Board with a proposed agreement related to a state cybersecurity grant and associated services through Iowa State University (ISU). Riley stated that the only prior notification he was able to locate was a June 16, 2026 communication referencing a separate Memorandum of Understanding advising that local consent forms would be distributed for optional cybersecurity services. Riley expressed concerns about inconsistent communication methods, noting that information had been distributed through both email and the ISAC Slack channel, making it difficult to track official notifications. Sorensen addressed concerns regarding the staff time that may be required to participate in cybersecurity assessments and the lack of clarity regarding who would perform the assessments. Riley addressed concerns regarding delayed reporting of assessment results experienced by other counties and the absence of information regarding potential costs, responsibilities and long-term funding stability. Sorensen requested additional information should be obtained before considering participation and indicated

they were not prepared to approve the agreement until ISU clearly identified the services to be provided, the administering entity and any associated obligations or costs to the county. No formal action was taken

Bob Arndt of 1918 US Highway 61 Letts, Iowa 52754, addressed the Board stating that approximately 30 years ago the Board granted him permission to put a mobile home on their property for his in-laws to live in. The agreement at that time was once the in-laws were done using the property, the mobile home would be removed from the property. Arndt is now asking the Board for permission to leave the mobile home on the property as he and his wife would like to transition to the mobile home, and their son and wife would move into the house. County Development Director Eric Furnas advised Arndt to visit the Zoning Office located at 3610 Park Ave W Muscatine. Furnas stated this would be a Board of Adjustment decision and further stated this may qualify under the Accessory Dwelling Unit (ADU) law.

The Board recessed at 9:15 A.M. and reconvened at 9:20 A.M

The Board entered a Non-public session pursuant to Chapter 20.17(3), Code of Iowa, to discuss strategy in union negotiations at 9:20 A.M. The Board returned to open session at 9:32 A.M.

The meeting was adjourned at 9:32 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Danny Chick, Chairperson
Board of Supervisors