

COUNCIL COMMUNICATION



Number:	26-007	Meeting:	January 12, 2026
Agenda Item:	7c	Roll Call:	26-0015
Submitted by:	James M. Hoff, Assistant City Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: Glendale Abbey Exterior Improvements - Receiving bids, (1-27-26), and Setting date of hearing, (2-23-26). (Construction Estimate - \$1,000,000).

SYNOPSIS:

Recommend the City Council order construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project will remove the existing polyurethane roofing, cleaning of the concrete roof and installation of a new single membrane roof with insulation and coverboard. The project also includes restoration of deteriorated masonry and other exterior restoration of the Abbey.

FISCAL IMPACT:

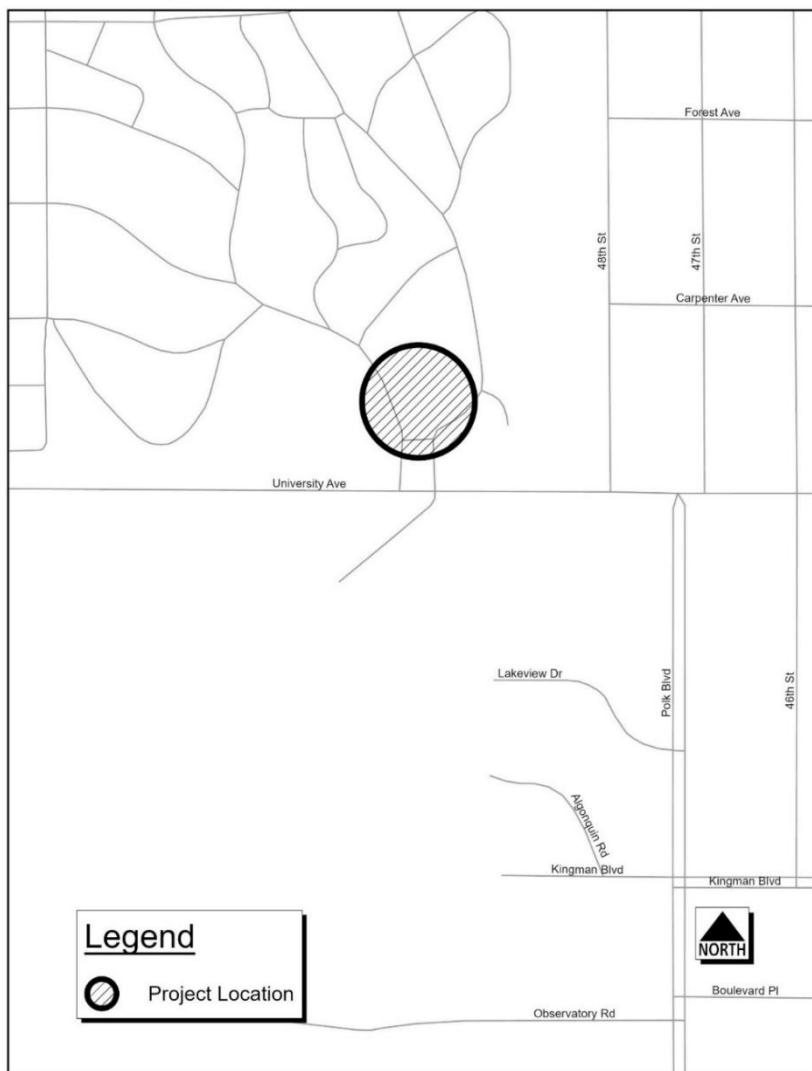
Amount: \$1,000,000 City Engineer's Estimate

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 43, Glendale Abbey, BL137, G.O. Bonds

ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Glendale Abbey Exterior Improvements, Activity ID 10-2025-003. The Glendale Abbey Exterior Improvements project shall restore the Abbey exterior as it has deteriorated over the past 100 years. This project will remove the polyurethane foam roofing and install a new white thermoplastic polyolefin (TPO) roofing membrane over new insulation and coverboard throughout. The contractor will be required to thoroughly inspect the concrete structure and stone veneer after removal of existing foam roofing to check for damage, with the City construction manager and architect of record being present. Contractor shall repair and restore any deteriorated areas as determined by the City construction manager and architect. Contractor shall be required to repoint and repair exterior masonry on the parapets and sidewalls of the Abbey. Contractor shall also be required to install new scuppers, flashing, gutters and downspouts on the north side of building. As an add-alternate to the bid, if accepted by the City, the contractor shall replace the dome roofing with solid copper, seamed roof, all in accordance with the contract documents including Plan File No. 671-123/134, located at Glendale Cemetery, 4903 University Avenue.

- The estimated construction cost is \$1,000,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- Glendale Abbey is a historic mausoleum owned by the City of Des Moines and located within Glendale Cemetery, a municipal cemetery established after the City acquired the property in 1896. The Abbey was constructed by the Iowa Mausoleum Company beginning in 1909 and was completed in 1912, reflecting early 20th-century trends in dignified, above-ground burial. Designed in a classical style with a temple-like façade and dome, the structure contains approximately 600 burial crypts and 110 cremation niches. Following the dissolution of the Iowa Mausoleum Company in 1932, ownership of Glendale Abbey transferred to the City. Today, the Abbey remains an important City asset, valued for its architectural character, historic significance, and role in preserving the community's cultural and civic history.
- This project will follow National Park Service's Historic Preservation Standards and Guidelines for the Treatment of Historic Properties.
- Cemetery operations during construction have been fully evaluated, and measures are in place to support normal cemetery services and business continuity throughout the construction period.
- This project is anticipated to begin in spring of 2026 and be completed in summer of 2026.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

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