

## COUNCIL COMMUNICATION

	Number:	<b>26-056</b>	Meeting:	<b>February 23, 2026</b>
	Agenda Item:	<b>44</b>	Roll Call:	<b>26-0267</b>
	Submitted by:	<b>James M. Hoff, Assistant City Manager, and Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Hearing on Glendale Abbey Exterior Improvements: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Bi-State Masonry, Inc., Chris Belser, President, \$705,825.

### SYNOPSIS:

This is a public hearing to allow for public input on the Glendale Abbey Exterior Improvements and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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: \$705,825 Construction Contract – Base Bid Only (\$1,000,000 City Engineer's Estimate)

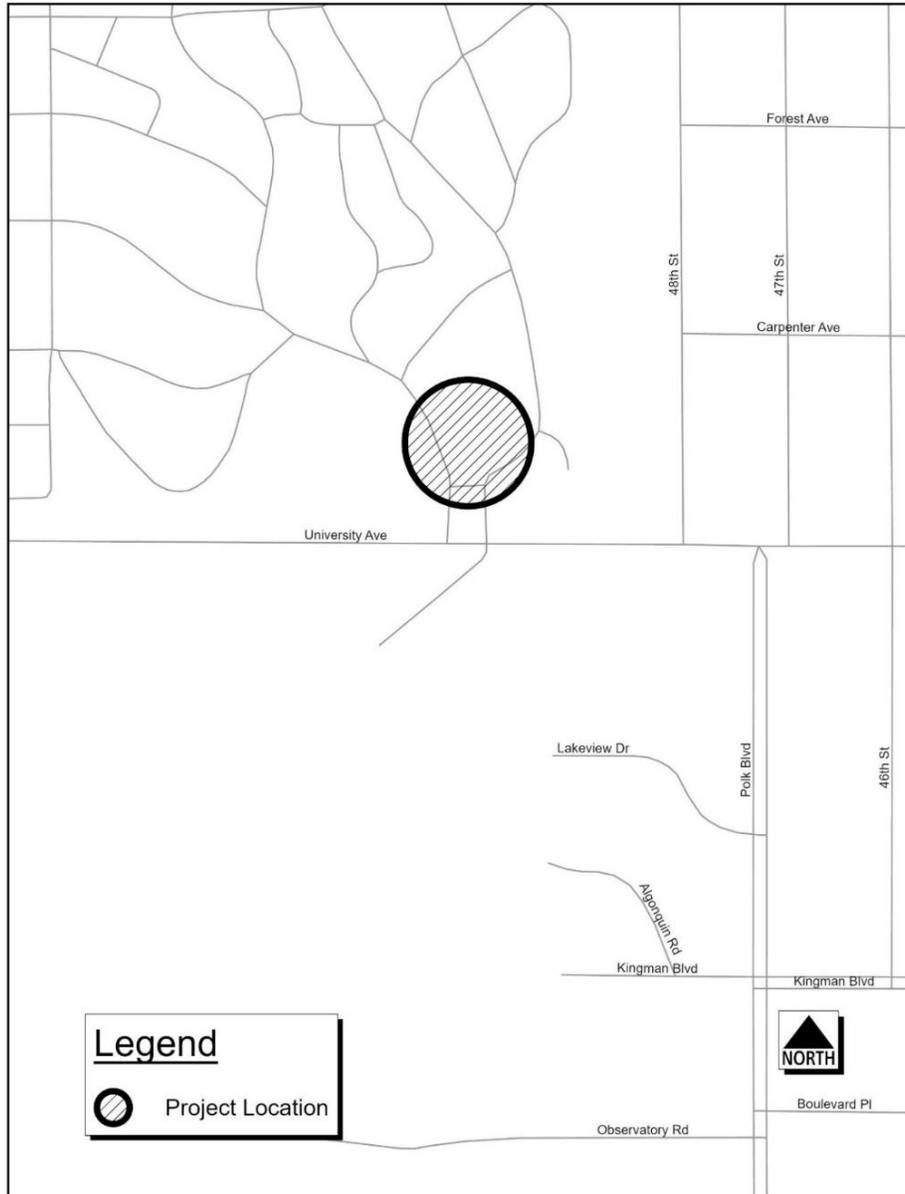
Funding Source: 2025-26 CIP, Page 43, Glendale Abbey, BL137, G.O. Bonds

### ADDITIONAL INFORMATION:

- On January 12, 2026, under Roll Call No. 26-0015, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Glendale Abbey Exterior Improvements. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and 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. All work on this

project shall be completed in accordance with the contract documents including Plan File No. 671-123/134, located at Glendale Cemetery, 4903 University Avenue.

- Sealed bids for said improvement were submitted by the following bidders:
  - Bi-State Masonry, Inc., Rock Island, IL - Low Bid
  - Hildreth Construction Services, L.L.C., Cumming, IA
  - Neumann Brothers, Inc., Des Moines, IA
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on January 27, 2026.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Bi-State Masonry, Inc. (3511 8th Street, Rock Island, IL, 61201; Chris Belser, President) in the amount of \$705,825 for the base bid, and said base bid should be accepted. The City Engineer's recommendation is for acceptance of the base bid only and the Finance Director has determined that funds are available for said improvement as stated above.
- 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):**

Date: January 12, 2026

Roll Call Number: [26-0015](#)

Action: Ordering construction of the following:

- (C) [Glendale](#) Abbey Exterior Improvements: Receiving of bids, (1-27-26) and Setting date of hearing, (2-23-26), Engineer's estimate, \$1,000,000. ([Council Communication No. 26-007](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Historic Preservation Commission

Date: January 21, 2026

Resolution Number: CAHP-2026-000001

Action: Review of proposed alterations and approval of Certificate of Appropriateness, subject to the following conditions, by a vote of 9-0:

1. The dome roof shall be a copper roof or a TPO roof in a tan or buff color that complements the stone façade. The remainder of the roof may be a different color, as determined by the design team, provided it is not visible from the public right-of-way or surrounding area.
2. Review and approval of any changes in scope of work required after demolition begins.
3. Compliance with building code and obtainment of all necessary permits from the Permit and Development Center.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Partial payments to the contractor and final acceptance of work.

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