



Date January 12, 2026

**ORDERING CONSTRUCTION OF  
GLENDALE ABBEY EXTERIOR IMPROVEMENTS  
AND FIXING A DATE FOR RECEIVING OF BIDS ON JANUARY 27, 2026  
AND PUBLIC HEARING ON FEBRUARY 23, 2026;  
ENGINEER'S ESTIMATE IS \$1,000,000**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached communication recommending construction of the following public improvement and the method of financing; and also including the recommendation of the Des Moines City Engineer, as the Engineer, submitting plans, specifications, form of contract documents, and Engineer's estimate of cost for the construction of the following public improvement:

Glendale Abbey Exterior Improvements, Activity ID 102025003

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 TPO roofing membrane over new insulation and coverboard throughout. The contractor shall thoroughly inspect the concrete structure and stone veneer after removal of foam roofing for damage with construction manager and architect. Contractor shall repair and restore any deteriorated areas as determined by construction manager and architect. Contractor shall also repoint and repair exterior masonry on the parapets and sidewalls of the Abbey. Contractor shall add new scuppers and flashing and new gutter and downspouts on north side of building. As an alternate, 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, Des Moines, Iowa

be and the same are hereby approved and accepted. The estimated construction cost for said public improvement 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.

BE IT FURTHER RESOLVED: That this Council hereby determines that it is necessary and advisable to construct said public improvement in the manner set forth in the plans, specifications, and form of contract documents submitted by the Engineer; and that payment for the cost of said public improvement shall be paid from the funding source identified below.

BE IT FURTHER RESOLVED: That proposals will be received by the City of Des Moines, at the office of the Des Moines City Clerk until 11:00 a.m. on January 27, 2026, for the construction of said public improvement, and the taking of bids in the manner required by law. Proposals received will be opened at a public meeting presided over by the 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, after which the bids together with a bid tabulation and recommendation of the Engineer will be presented to the City Council at its February 23, 2026 meeting for action thereon.



Date January 12, 2026

BE IT FURTHER RESOLVED: That a public hearing on said plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said public improvement be held in the City Council Chambers, 1<sup>st</sup> Floor, T.M. Franklin Cownie City Administration Building, 1200 Locust Street, Des Moines, Iowa, at 5:00 p.m. on February 23, 2026, at which time this Council will consider any objections offered thereto or to the making of said public improvement.

BE IT FURTHER RESOLVED: That an appropriate Notice to Bidders for said public improvement be posted, and Notice of Public Hearing for said public improvement be published in the Des Moines Register, all as provided and directed by Chapter 26 and/or 314, Code of Iowa.

(Council Communication No. 26-007 )

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

FORM APPROVED:

/s/ Glenna K. Frank  
Glenna K. Frank  
Deputy City Attorney

FUNDS AVAILABLE:

s/Nickolas J. Schaul  
Nickolas J. Schaul  
Director of Finance



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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
BARRON				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED				
			APPROVED	
		Mayor		

## CERTIFICATE

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk

# CONSTRUCTION ESTIMATE

7C

DEPARTMENT OF ENGINEERING  
CITY OF DES MOINES, IOWA

Activity ID: 10-2025-003

Date: 12/17/2025

## PROJECT: GLENDALE ABBEY EXTERIOR IMPROVEMENTS

ITEM	DESCRIPTION	AMOUNT
Base Bid	Glendale Abbey Exterior Improvements, Complete as specified and described in contract documents	\$925,000.00
	TOTAL BASE BID	\$925,000.00
Add-Alternate No. 1	Copper Dome	\$75,000.00
	TOTAL BASE BID PLUS ADD-ALTERNATE NO. 1	\$1,000,000.00

Prepared By: Steve Shapiro, AIA

Checked By: Ryan Richey, NCARB