



Date February 23, 2026

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON
GLENDALE ABBEY EXTERIOR IMPROVEMENTS;
RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE
BIDDER AS BI-STATE MASONRY, INC., CHRIS BELSER, PRESIDENT, \$705,825**

WHEREAS, on January 12, 2026, under Roll Call No. 26-0015, plans, specifications, form of contract documents, and Engineer's estimate of construction cost were filed with the City Clerk, 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 downs on north side of building. All work shall be completed in accordance with the contract documents including Plan File No. 671-123/134, located at Glendale Cemetery, 4903 University Avenue, Des Moines, Iowa; and

WHEREAS, notice of the hearing on the plans, specifications, form of contract documents, and Engineer's estimate of construction cost was published as required by law; and

WHEREAS, in accordance with said notice, those interested in said proposed plans, specifications, form of contract documents, and Engineer's estimate of construction cost, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That upon due consideration of the facts, and any and all statements of interested persons, any objections to the plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said public improvement are overruled and the hearing is closed, and that said plans, specifications, form of contract documents, and Engineer's estimate of construction cost are hereby approved.

BE IT FURTHER RESOLVED: That sealed bids for said public 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

which were received and 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. Said bids and the attached tabulation of bids for said public improvement be and are hereby received and filed.



Roll Call Number

Agenda Item Number

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Date February 23, 2026

BE IT FURTHER RESOLVED: That the Des Moines City Engineer, as the Engineer, has determined that the lowest responsive, responsible bid for the construction of said public improvement was submitted by Bi-State Masonry, Inc., Chris Belser, President, 3511 8th Street, Rock Island, IL, 61201 in the amount of \$705,825, and said bid be and the same is hereby accepted.

BE IT FURTHER RESOLVED: That the bid security of the unsuccessful bidders be and is hereby authorized and directed to be returned in accordance with the Instructions to Bidders.

BE IT FURTHER RESOLVED: That the Engineer is hereby directed to secure execution by the lowest responsive, responsive Bidder and its surety of the contract documents in the form heretofore approved by this Council; that the Engineer is directed to thereafter present said contract documents to this Council for approval and authorization to the Mayor to sign; and that no contract shall be deemed to exist between the City of Des Moines and said Bidder until said contract has been executed by the Bidder, and shall have been approved by this Council and executed by the Mayor and attested to by the City Clerk.

BE IT FURTHER RESOLVED: That the City Council hereby authorizes the necessary closure of all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons for the Project.

(Council Communication No. 26-056 attached)

Moved by _____ to adopt. Second by _____

FORM APPROVED:

FUNDS AVAILABLE:

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

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

SLN pd

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
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

TABULATED BY: N Smith APPROVED BY *Phillip J. Wagen*
CHECKED BY: *[Signature]*

CONTRACTOR'S BID TABULATION
PROJECT: GLENDALE ABBEY EXTERIOR IMPROVEMENTS

-----ESTIMATE-----

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
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-ALTERNATES SELECTED BY THE CITY PERCENT OF ENGINEER'S ESTIMATE	\$1,000,000.00

<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>
BID SECURITY 10% Bid Bond			
BID PRICE	BID PRICE	BID PRICE	BID PRICE
\$705,825.00	\$791,691.00	\$990,000.00	\$990,000.00
\$705,825.00	\$791,691.00	\$990,000.00	\$990,000.00
\$224,669.00	\$119,770.00	\$255,000.00	\$255,000.00
\$930,494.00	\$911,461.00	\$1,245,000.00	\$1,245,000.00
-6.95%	-8.85%	+24.50%	+24.50%
Low			

City Engineer is recommending award of Base Bid Only

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