



Date February 23, 2026

**APPROVAL OF CONTRACT AND BOND ON
GLENDALE ABBEY EXTERIOR IMPROVEMENTS
\$705,825**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the contract and bond, in the amount of \$705,825, executed by Bi-State Masonry, Inc., Chris Belser, President, 3511 8th Street, Rock Island, IL, 61201 dated February 23, 2026, 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

the same to be performed in accordance with the plans and specifications which have been heretofore approved by this Council, be and the same are hereby approved, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department.

BE IT FURTHER RESOLVED: That the Mayor be and is hereby authorized and directed to execute said contract on behalf of the City of Des Moines, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department, and the City Clerk be and is hereby authorized and directed to attest to same. 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 after said contract has been executed by the Mayor, the City Clerk be and is hereby authorized and directed to return the Contractor's bid security in accordance with the Instructions to Bidders.

BE IT FURTHER RESOLVED: That the City Engineer is hereby authorized to approve requests to sublet work from the Contractor, subject to receipt of the contract and bond approved as to form by the Legal Department, and certificate of insurance acceptable to the Engineering Department.

BE IT FURTHER RESOLVED: That the Director of Finance is hereby authorized to encumber this contract amount against the funds as identified below, and to acquire Builder's Risk Insurance, if appropriate, for the above referenced public improvement.



Roll Call Number

Agenda Item Number

44 A

Date February 23, 2026

(Council Communication No. 26-0516 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



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				

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.

MOTION CARRIED APPROVED

Mayor

City Clerk