THE CITY OF ALBION & COMMUNITY VISIONING COMMITTEE

Park Improvement Project

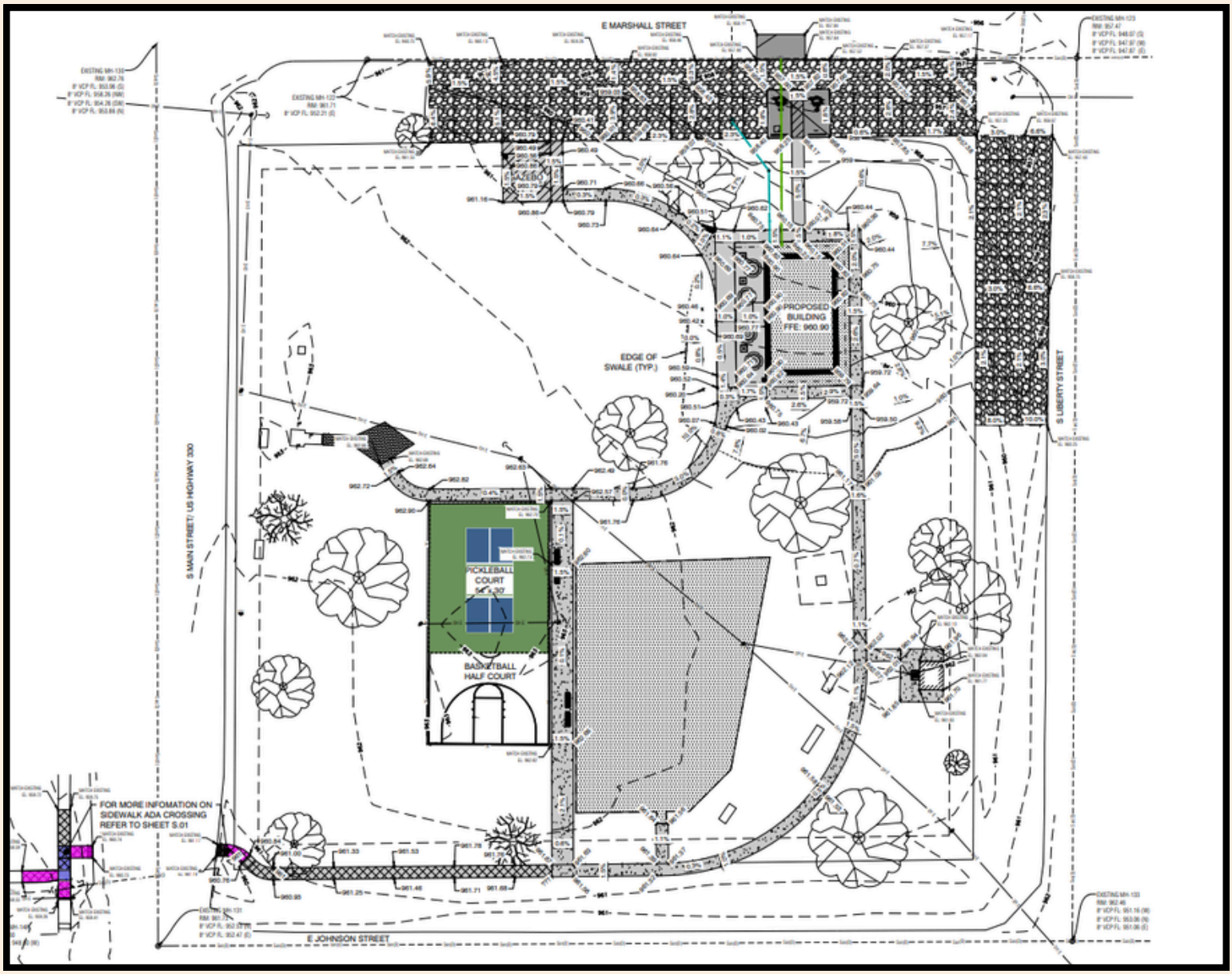
MARSHALL COUNTY BOARD OF SUPERVISORS MEETING

NOVEMBER 18TH, 2026 @ 9AM

Exhibit A: Current Park Overview



Exhibit B: Improved Park Overview



CITY OF ALBION & COMMUNITY VISIONING COMMITTEE

Exhibit C: Community Center Rendering & Vicinity Map



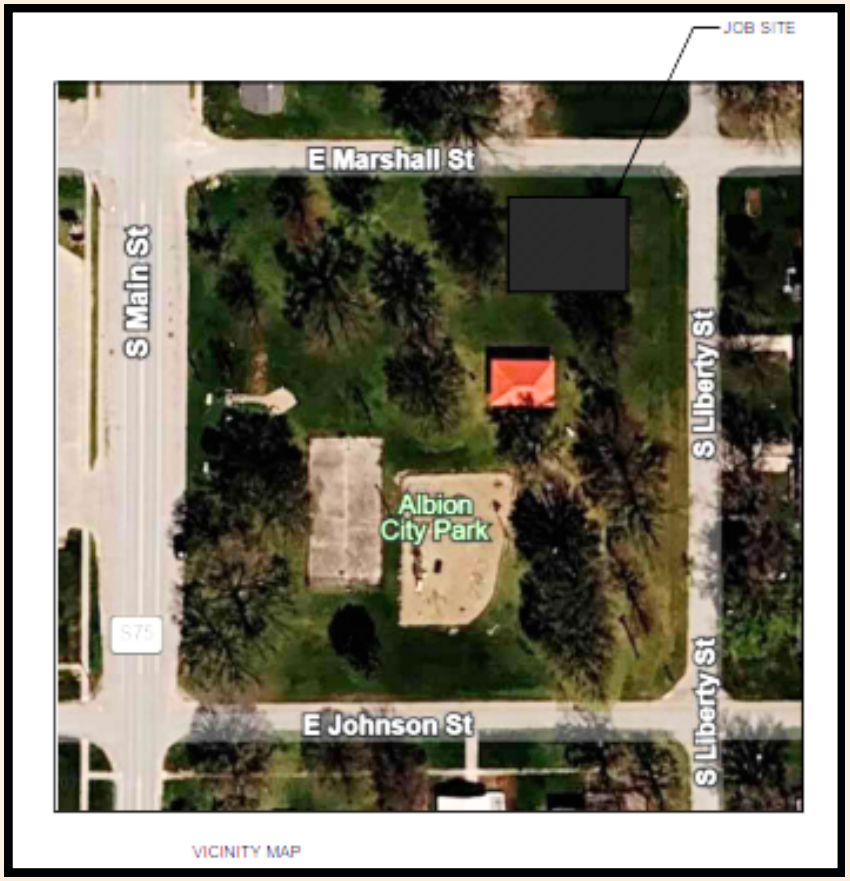


Exhibit D: Private Donation Letter

City of Albion
PO Box 219
Albion, Iowa 50005

Dear Albion Residents,

The City of Albion and the Community Visioning Committee are reaching out to ask for your support of the Albion Park Improvement Project. This idea has been shaped over many years of volunteer work, town surveys, city council meetings, and focus groups at the library.

The community center at the old Albion school was closed in 2018, and our community has not had a space large enough to gather for birthday parties, family reunions, celebrations of life, or town events. The library has become the town hub, but it is severely limited in capacity. Most gatherings are held out of Albion due to this restriction.

Working with Clapsaddle-Garber Associates, the City of Albion and the Community Visioning Committee have designed a new shelter house that will hold about 100 guests and is 50' by 30'. The design plan also includes new ADA-accessible pathways through the park and safer crosswalks on Main Street. Additionally, the improvements create designated parking spots (including ADA-compliant spots) for park visitors, and they will no longer need to park on the road. These new pathways will connect Albion to Raymon Veteran Memorial Park and the rest of Marshall County through the Iowa River's Edge Trail.

The City has committed $150,000 from its capital improvement funds to this project in addition to its major investment in new sewer and water systems, and community members have already donated more than $80,000. We are asking you to help us build on that momentum and create a space that brings Albion together again.

A donation card is included with this letter, and gifts can be mailed to the City of Albion at PO Box 219, Albion, IA 50005. All donations are welcome, and donors who reach the levels below will be recognized on a donor wall at the new shelter house.

Bronze: $500
Silver: $1,500
Gold: $2,500

Thank you for your time and for everything you already do to support our community.

City of Albion and the Community Visioning Committee

Exhibit E: Business Donation Letter

City of Albion
PO Box 219
Albion, Iowa 50005

Dear {Business Name},

The City of Albion and the Community Visioning Committee are reaching out to ask if {Business Name} would consider partnering with us on the Albion Park Improvement Project at [park name and address]. This idea has been shaped over many years of volunteer work, town surveys, city council meetings, and focus groups at the library. The Community Visioning Committee works in cooperation with the Iowa Department of Transportation, Trees Forever, and Iowa State University through Iowa's Living Roadways Community Visioning program.

The community center at the old Albion school was closed in 2018, and our town of 500 people has not had a space large enough to gather for birthday parties, family reunions, celebrations of life, or community events. The library has become the town hub, but it can hold only 60 people, and most gatherings are held outside Albion. It becomes difficult for a small town to keep residents, attract young families, and find the volunteers that community projects depend on without a shared space to gather.

Working with Clapsaddle-Garber Associates, the City of Albion and the Community Visioning Committee have designed a new shelter house that will hold about 100 guests and is 50' by 30'. The design plan also includes new ADA-accessible pathways through the park, safer crosswalks on Main Street, and designated parking (including ADA-compliant spots) for park visitors and food trucks. These new pathways will connect Albion to Raymon Veteran Memorial Park and the rest of Marshall County through the Iowa River's Edge Trail. The plans are attached.

The total project cost, including all optional improvements, is $419,000. The City of Albion has committed $150,000 from its capital improvement funds in addition to its major investment in improved sewer and water systems, and private donors have already given more than $80,000. We are pursuing grants and support from Marshall County to close the remaining gap of about $189,000, and we are asking local businesses to help us build on that momentum. We can create a space that brings Albion together again.

Donors will be recognized on a donor wall at the new shelter house at the following levels.

Corporate Diamond: $5,000 or more
Gold: $2,500 to $4,999
Silver: $1,500 to $2,499
Bronze: $500 to $1,499

Corporate Diamond donors will also receive sponsor signage on the shelter house, a bench, or similar, and we would be happy to discuss the options with you.

If we reach our goal, construction is planned for 2027, and donations can be mailed to the City of Albion at PO Box 219, Albion, IA 50005. Please contact Albion City Hall with any questions or to arrange a meeting.

Thank you for considering this request.

City of Albion and the Community Visioning Committee

Exhibit F: Project Cost Breakdown

11/5/2026

Albion City Park Renovation Project (Base Bid: Community Center and Parking)

CGA ENGINEERS • LAND SURVEYORS

Opinion of Cost

Item No.	Description	Units	Quantity	Unit Price	Price
2.01	Topsoil Strip, Salvage & Respread	CY	620	$ 10.00	$ 6,200.00
2.02	Excavation, Class 10	CY	298	$ 15.00	$ 4,470.00
4.01	Sanitary Sewer Service, Trenched, 4" PVC	LF	78	$ 40.00	$ 3,120.00
4.02	City Sewer Connection	LS	1	$ 1,500.00	$ 1,500.00
5.01	Water Service, 3/4", Copper	LF	57	$ 35.00	$ 1,995.00
5.02	City Water Connection	LS	1	$ 1,000.00	$ 1,000.00
5.03	Remove Existing Yard Hydrant	LS	1	$ 1,000.00	$ 1,000.00
7.01	Pavement, PCC, 6"	SY	58	$ 65.00	$ 3,770.00
7.02	Remove & Replace Full Depth Patch, 6"	SY	23	$ 75.00	$ 1,725.00
7.03	Sidewalk, PCC, 4"	SY	181	$ 55.00	$ 9,955.00
7.04	Aggregate, Class A Road Stone, 8" Depth	SY	1,171	$ 5.00	$ 5,855.00
7.05	Pavement Markings	LS	1	$ 1,000.00	$ 1,000.00
8.01	Temporary Traffic Control	LS	1	$ 1,500.00	$ 1,500.00
9.01	Remove Existing Concrete and Bench	LS	1	$ 500.00	$ 500.00
9.02	Remove Existing Concrete and Trash Can	LS	1	$ 500.00	$ 500.00
9.03	Remove Existing Concrete and Shelter	LS	1	$ 3,000.00	$ 3,000.00
9.04	Type #1 Hydraulic Seeding, Seeding, Fertilizing, and Mulching	LS	1	$ 2,500.00	$ 2,500.00
11.01	Community Center Building	LS	1	$ 205,000.00	$ 205,000.00
11.02	Mobilization (5%)	LS	1	$ 12,500.00	$ 12,500.00
				Miscellaneous Construction & Contingency (5%):	**$ 12,910.00**
				Surveying/Engineering/Architectural:	**$ 30,000.00**
				Base Bid SubTotal Cost of Construction	**$ 310,000.00**

11/5/2026

Albion City Park Renovation Project (Add Alternate #1: Food Truck Parking & Gazebo)

CGA ENGINEERS • LAND SURVEYORS

Opinion of Cost

Item No.	Description	Units	Quantity	Unit Price	Price
7.03A	Sidewalk, PCC, 4"	SY	69	$ 55.00	$ 3,795.00
9.04A	Type #1 Hydraulic Seeding, Seeding, Fertilizing, and Mulching	LS	1	$ 1,000.00	$ 1,000.00
11.03	16' Gazebo	LS	1	$ 8,000.00	$ 8,000.00
				Miscellaneous Construction & Contingency (5%):	**$ 1,205.00**
				Surveying/Engineering/Architectural:	**$ 6,500.00**
				Add Alternate 1 SubTotal Cost of Construction	**$ 20,500.00**

11/5/2026

Albion City Park Renovation Project (Add Alternate #2: Circulation Sidewalks)

CGA ENGINEERS • LAND SURVEYORS

Opinion of Cost

Item No.	Description	Units	Quantity	Unit Price	Price
7.03B	Sidewalk, PCC, 4"	SY	552	$ 55.00	$ 30,360.00
9.04B	Type #1 Hydraulic Seeding, Seeding, Fertilizing, and Mulching	LS	1	$ 1,000.00	$ 1,000.00
				Miscellaneous Construction & Contingency (5%):	**$ 1,640.00**
				Surveying/Engineering/Architectural:	**$ 3,500.00**
				Add Alternate 2 SubTotal Cost of Construction	**$ 36,500.00**

Exhibit F: Project Cost Breakdown Cont.

11/5/2026

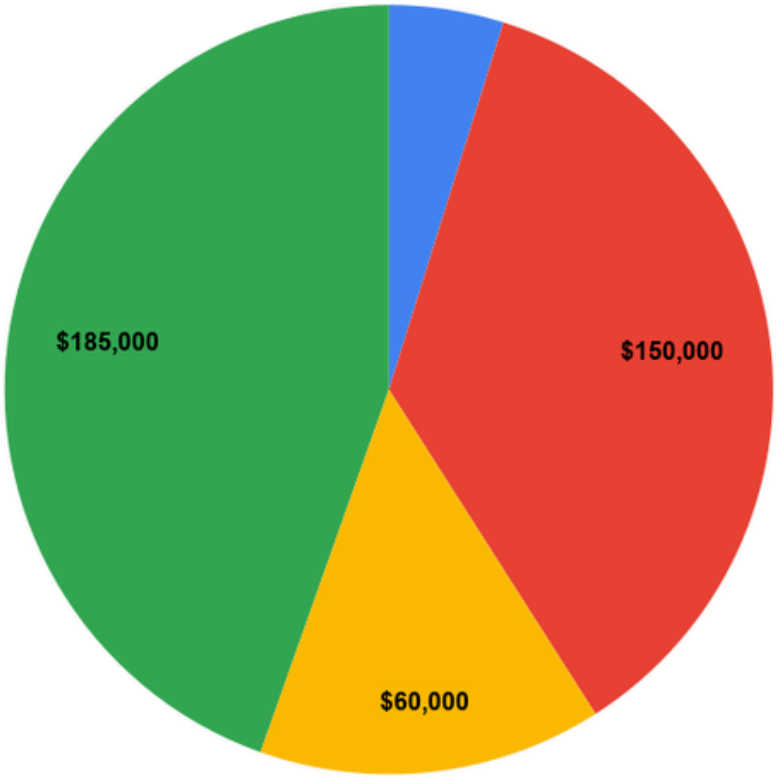
Albion City Park Renovation Project (Add Alternate #3: Sports Court Surfacing)

Opinion of Cost

Item No.	Description	Units	Quantity	Unit Price	Price
7.03C	Sidewalk, PCC, 4"	SY	112	$ 55.00	$ 6,160.00
7.06	Sidewalk, PCC, 6"	SY	33	$ 60.00	$ 1,980.00
7.07	Truncated Domes	SF	10	$ 50.00	$ 500.00
7.08	RRFB Solar Signs	LS	1	$ 8,000.00	$ 8,000.00
8.01C	Temporary Traffic Control	LS	1	$ 1,500.00	$ 1,500.00
9.04C	Type #1 Hydraulic Seeding, Seeding, Fertilizing, and Mulching	LS	1	$ 1,000.00	$ 1,000.00
11.04	Pickleball Net & Posts	LS	1	$ 3,500.00	$ 3,500.00
11.05	Pickleball Court Surfacing	LS	1	$ 13,500.00	$ 13,500.00
11.06	Basketball Court Lining	LS	1	$ 2,000.00	$ 2,000.00
				Miscellaneous Construction & Contingency (5%):	**$ 2,360.00**
				Surveying/Engineering/Architectural:	**$ 11,500.00**
				Add Alternate 3 SubTotal Cost of Construction	**$ 52,000.00**

Secured and Unsecured Park Project Funding

- Private Donation - $20,000
- City of Albion - $150,000
- Growing Albion - $60,000
- Unsecured Grant or Private Donation Funding - $185,000



REQUESTED CAT GRANT: $125,000
REQUESTED CFMC GRANT:$30,000
COUNTY CONTRIBUTION: $30,000