

Past Town Meeting Articles

- 2009: \$19K for Study
- 2013: \$100K Feasibility Study
- 2015: \$500K Design Development
- 2017: \$34,300 Feasibility Study of New vs. Renovate Old Building
- 2018: \$7,817,269 Town House Complete Renovation (Did Not Pass)
- 2019: \$800K Exterior of 1876 Portion of Building
- 2021: \$175K Electrical Upgrades
- 2021: \$123,500 Siding, Trim, and Generator
- 2021: \$90K Exterior of Annex-Main Street Doors/Windows
- 2021: \$90K Exterior Renovations
- 2021: \$307,760 Basement Waterproofing
- 2021: \$255K HVAC - First Floor
- 2022: \$124K Design & Bid Documents for Fire/ADA Compliance
- 2022: \$240K Restore Main Street Entrance

- ***No debt has been taken thus far; all Town Meeting approvals for the past 13 years have been funded with Free Cash and Community Preservation Funds***



Contact Us

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Marion Town House

**Annual
Town
Meeting
Warrant
Article 17**



Annual Town Meeting in 2022 approved funds for this study-design and bid documentation for the compliance of the ADA and fire suppression system of the Town House.

Approval of Article 17 will allow the required renovations to bring the Marion Town House into compliance with the Building and Fire Codes.

Not only does this work include the requirements listed in the 2022 article, it also includes the necessary relocation of town staff during construction.

This work can not be completed in an occupied building.

Town Meeting had approved funds for the reconstruction of the Main Street stairs and the HVAC system. Both projects went out to bid and the bids far surpassed the approved funds.

These funds will be used in conjunction with the ADA grant and CPC funds to offset the project costs by \$1M for the current proposal.

Compliance

Building Commissioner:

ADA (521 CMR MA)

The cost of work on the Town House, over a 36 month period, between 2020 and 2023 exceeded 30% of the full and fair cash value of the building. It is therefore in violation of 521 CMR section 3.3 (Existing Buildings) and the entire building is required to comply with 521 CMR.

Fire Chief:

Automatic Sprinkler Systems
M.G.L. c 148, s 26 G

Major alterations, over 5-year period, affecting over 33% of total sq ft, price of work has exceeded 33% of assessed value of the building, cost of sprinkler system is considered moderate as compared to total cost of the work triggering the need to bring the entire building into compliance.

We explored phasing multiple projects over 2-3 years. Due to the economy of scale of one project, we've determined phased construction does not make financial sense.

For example, if we were to phase in the three separate projects vs. one large project, the cost would increase significantly from \$4.2M to \$7.6M.

By adding all of the required renovations into one complete project, we have a more competitive bid package that is less costly to the taxpayer.

The Grant Administrator explored all grant options. Two were available. The FY25 Municipal ADA Improvement Grant for \$250K was denied. The FY25 Community One Stop Grant for \$250K was awarded in the amount of \$206K for ADA compliance.