



# Sprinkler Systems for HOC Elderly Properties (P097600)

Category	Housing Opportunities Commission	Date Last Modified	05/22/18
SubCategory	Housing (HOC)	Administering Agency	Housing Opportunities Commission
Planning Area	Countywide	Status	Ongoing

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	350	350	-	-	-	-	-	-	-	-	-
Construction	8,470	6,619	1,851	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	8,820	6,969	1,851	-	-	-	-	-	-	-	-

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
G.O. Bonds	4,899	3,048	1,851	-	-	-	-	-	-	-	-
PAYGO	3,821	3,821	-	-	-	-	-	-	-	-	-
Current Revenue: General	100	100	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	8,820	6,969	1,851	-	-	-	-	-	-	-	-

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 19 Request	-	Year First Appropriation	FY09
Appropriation FY 20 Request	-	Last FY's Cost Estimate	8,820
Cumulative Appropriation	8,820		
Expenditure / Encumbrances	6,969		
Unencumbered Balance	1,851		

## PROJECT DESCRIPTION

This project provides for installing sprinkler systems and replacing the fire alarm systems in HOC facilities that house elderly residents. The scope of this project, when fully implemented, is to include Holly Hall, Elizabeth House, Arcola Towers, Bauer Park Apartments, and Town Center Apartments.

## CAPACITY

651 Units

## ESTIMATED SCHEDULE

Work is scheduled to be completed by the end of FY18.

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## PROJECT JUSTIFICATION

In September 2008, an analysis of building life safety systems for all five of the properties housing elderly residents was completed. The analysis examined fire protection systems and architectural life safety issues for each property, including individual project budgets. The Housing Opportunities Commission owns and manages five buildings for low income independent seniors. The buildings range in age from 29 years to 45 years old and contain a total of 651 apartments. The existing fire protection and detection systems on these properties are original to each property. These systems are prone to failure and must be periodically tested and serviced to ensure proper operation. The cost to upgrade and replace these obsolete systems exceeds available funds from the U.S. Department of Housing and Urban Development (HUD). Technological advances in fire detection and protection systems have rendered these systems obsolete. It is difficult, if not impossible, to find replacement parts, as well as qualified technicians. While these systems do provide a very basic level of protection, the new, modern systems are more reliable and easier to operate and maintain. Most buildings do not have any sprinkler protection at all. Other buildings have only very limited areas (parking garages, foyers, etc.) protected by old, out-of-date sprinkler systems. None have sprinkler protection in the individual apartments. The installation of sprinklers in each apartment, along with state of the art detection and notification equipment such as flame, heat, smoke, carbon monoxide detectors, and specialized detection equipment for the handicapped, while inter-locking these devices with each building system, would afford residents the maximum degree of protection currently available. County law currently mandates that all new buildings include sprinkler systems. The County code "grandfathers" old buildings with regard to sprinkler systems. Recent fires in older buildings have again brought public attention to this issue.

## COORDINATION

Housing Opportunities Commission, Montgomery County Fire and Rescue Services