

# Sprinkler Systems for HOC Elderly Properties -- No. 097600

Category Housing Opportunities Commission  
 Subcategory Housing  
 Administering Agency Housing Opportunities Commission  
 Planning Area Countywide

Date Last Modified May 15, 2008  
 Required Adequate Public Facility No  
 Relocation Impact None.  
 Status Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	100	0	0	100	100	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Current Revenue: General	100	0	0	100	100	0	0	0	0	0	0
<b>Total</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

Preliminary estimates of the total cost to install new systems are approximately \$6.5 million. However, HOC staff believes it is prudent to procure an engineering feasibility study to evaluate the scope of the work necessary to upgrade the fire and safety systems in these properties.

Completion of an engineering feasibility study to evaluate the scope of the work and to develop plans and specifications required to upgrade the fire and safety systems for Elizabeth House and Holly Hall Apartments. Future properties to be evaluated are Arcola Towers and Bauer Park Apartments.

### JUSTIFICATION

Based upon the engineering feasibility study, the proposed work will include, but will not be limited to, 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, including inter-locking these devices with each entire building system.

The Housing Opportunities Commission owns and manages four buildings for low income independent seniors. The buildings range in age from 29 years to 45 years old and contain a total of 539 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 Department of Housing and Urban Development (HUD).

Technological advances in fire detection and protection systems have rendered these systems obsolete. Individual replacement parts are becoming increasingly difficult, if not impossible, to obtain. Finding qualified technicians to work on these older systems is also very difficult. 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 entire 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.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY09	100
Last FY's Cost Estimate		0
Appropriation Request	FY09	100
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

### COORDINATION

Housing Opportunities Commission  
 Montgomery County Fire and Rescue Services

### MAP

