

Sprinkler Systems for HOC Elderly Properties -- No. 097600

Category
Subcategory
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

October 21, 2010
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	571	145	51	375	154	221	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	7,849	0	1,478	6,371	2,607	3,764	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	8,420	145	1,529	6,746	2,761	3,985	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	100	100	0	0	0	0	0	0	0	0	0
G.O. Bonds	8,320	45	1,529	6,746	2,761	3,985	0	0	0	0	0
Total	8,420	145	1,529	6,746	2,761	3,985	0	0	0	0	0

DESCRIPTION

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

ESTIMATED SCHEDULE

Holly Hall Sprinkler improvements are expected to start in the winter of FY10 and will last for six months. Elizabeth House sprinkler improvements design phase will be completed in the beginning of FY11, followed by two months of bidding. The construction period will last six months with a completion by the end of FY11. Implementation of sprinkler improvements at Arcola Towers and Bauer Park are still in development for FY12.

JUSTIFICATION

In September 2008, an analysis of building life safety systems for all four 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 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 U.S. 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 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	FY10	8,420
Last FY's Cost Estimate		8,420
Appropriation Request	FY12	3,990
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,430
Expenditures / Encumbrances		100
Unencumbered Balance		4,330
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

Housing Opportunities Commission
Montgomery County Fire and Rescue Services

MAP

