

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

January 05, 2012
No
None
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	350	350	0	0	0	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	8,470	659	3,704	4,107	3,707	400	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	8,820	1,009	3,704	4,107	3,707	400	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	8,720	909	3,704	4,107	3,707	400	0	0	0	0	0
Total	8,820	1,009	3,704	4,107	3,707	400	0	0	0	0	0

DESCRIPTION

This project provides for 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. The project scope has been expanded to include one additional elderly property, specifically Town Center Apartments.

CAPACITY

651 Units

ESTIMATED SCHEDULE

Holly Hall Sprinkler improvements commenced April 2010 and are expected to be completed by fall 2011. The project experienced delays as a result of the WSSC requirement that the 6" water main serving the property be upgraded to an 8" main.

Elizabeth House sprinkler improvements were delayed as a result of finding asbestos in the building. An acceptable plan to deal with the asbestos has been developed. A sprinkler and fire alarm contract has been signed with work scheduled to commence in September 2011 and conclude in fall 2012.

Implementation at Arcola Towers was delayed due to design issues, while Bauer Park Apartments was delayed as a result of site development issues relating to WSSC water main improvements. Both buildings are in the final design-development stages and a request for proposals will be issued in late fall 2011 with construction concluding in Fall 2013.

Town Center Apartments is in the preliminary design phase with an anticipated completion date of late summer 2012.

COST CHANGE

Increase due to the addition of the Town Center Apartments.

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.

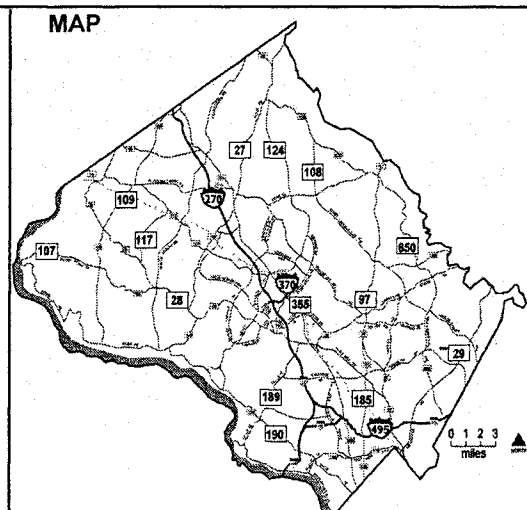
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY13	8,820
Current Scope		
Last FY's Cost Estimate		8,420
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	400
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,420
Expenditures / Encumbrances		100
Unencumbered Balance		8,320
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Housing Opportunities Commission
Montgomery County Fire and Rescue Services

MAP



Sprinkler Systems for HOC Elderly Properties -- No. 097600 (continued)

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.