

# Sprinkler Systems for HOC Elderly Properties (P097600)

Category: Housing Opportunities Commission  
 Sub Category: Housing  
 Administering Agency: Housing Opportunities Commission (AAGE12)  
 Planning Area: Countywide

Date Last Modified: 12/23/13  
 Required Adequate Public Facility: No  
 Relocation Impact: None  
 Status: Ongoing

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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	3,640	4,830	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8,820</b>	<b>3,990</b>	<b>4,830</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Current Revenue: General	100	100	0	0	0	0	0	0	0	0	0
G.O. Bonds	8,296	3,466	4,830	0	0	0	0	0	0	0	0
PAYGO	424	424	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8,820</b>	<b>3,990</b>	<b>4,830</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,820
Expenditure / Encumbrances		3,990
Unencumbered Balance		4,830

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 13      8,820
Last FY's Cost Estimate	8,820

## 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, Bauer Park Apartments, and Town Center Apartments

## Capacity

651 Units

## Estimated Schedule

Holly Hall Sprinkler improvements commenced April 2010 and were 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" water main. The sprinkler system was installed in March 2013 and the remaining work, the installation of an 8" inch main, is expected to be completed in September 2013. Elizabeth House sprinkler improvements were delayed as a result of finding asbestos in the building. The asbestos was removed, and the sprinkler and fire alarm work was completed in December 2012. Implementation at Arcola Towers was delayed due to design issues. The bid package is being reviewed and the installation work is estimated to begin in December 2013. The work at Bauer Park Apartments was delayed as a result of site development issues relating to WSSC water main improvements. The project is expected to be completed in FY14. The Town Center Apartments project was completed in December 2012.

## Cost Change

None

## 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.

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## **Coordination**

Housing Opportunities Commission, Montgomery County Fire and Rescue Services