

AGENDA ITEM #10
March 10, 2009

WORKSESSION

MEMORANDUM

March 6, 2009

TO: County Council

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Worksession** – FY09-14 Capital Improvements Program Amendments
Housing Opportunities Commission (HOC)

PHED Committee Recommendation

The PHED Committee held a worksession on February 23, 2009. **The Committee recommends (3-0):**

Approval of \$8.420 million to install fire alarm and sprinkler systems in four HOC buildings that house elderly residents: Holly Hall, Elizabeth House, Arcola Towers, and Bauer Park. This is the same total funding recommended by the County Executive in his January amendments. The Committee recommends \$1.566 million in expenditures for FY10 based on information from HOC that they will be able to complete the Holly Hall system in FY10 (the Executive recommends \$ 1million). The Committee recommends \$2.764 million in FY11 for Elizabeth House (the Executive recommends \$3.330 million) and \$3.990 million in FY12 for Arcola Towers and Bauer Park (same as Executive's recommendation). FY10 appropriation is \$4.330 million.

A marked-up PDF reflecting the Committee's recommendation is attached at © 1-2.

The Committee agreed (3-0) with the Executive that no additional funds could be programmed in the CIP for the Supplemental Funds for Public Housing Improvements project. This will leave in place the approved \$1.250 million for FY10. The Committee is hopeful that additional Federal dollars will be available to make improvements to HOC properties.

Background

The Housing Opportunities Commission requested two amendments to the FY09-14 Capital Improvements Program: (1) increased funding for supplemental funds for public housing improvements; and (2) \$11.3 million over FY10 and FY11 for design and installation of automatic sprinkler systems and detection and notification systems for flame, heat, smoke, and carbon monoxide in HOC elderly housing projects.

HOC's request is attached at © 3-6.

1. Sprinkler Systems for HOC Elderly Housing Properties

HOC is requesting \$11.4 million install sprinkler systems and upgrade fire suppression systems in four elderly housing properties: Holly Hall, Elizabeth House, Arcola Towers, and Bauer Park. This issue was first brought to the Council as a part of the FY07-12 CIP. Last year, the Committee and Council agreed that, while these buildings are grandfathered and not in violation of any codes, in the interest of public safety a plan should be developed to install sprinklers in these building over the next few years. The Council included \$100,000 in funding in the approved CIP to allow HOC to undertake engineering feasibility studies and develop cost estimates for each of the properties. The study was funded with current revenue. The actual sprinkler systems may be funded with G.O. Bonds as they are in HOC owned buildings.

The Executive is recommending \$8.42 million for this project. This is about \$3 million less than requested by HOC. **The Committee was told that the HOC request does include some needed work that is not specific to the installation of fire alarms and sprinkler systems and that HOC is in agreement with the Executive that the total amount needed for the fire alarms and sprinklers is \$8.420 million. HOC said that they will be able to complete Holly Hall in FY10 and needs \$1.566 million to do so. In FY11, HOC would need \$2.764 million in FY11 for Elizabeth House and \$3.990 million in FY12 for Arcola Towers and Bauer Park. FY10 appropriation is \$4.330 million. The Committee recommends approval of the \$8.42 million and the schedule requested by HOC.**

2. Supplemental Funds for Public Housing Improvements

This project provides funding for HOC to make ongoing capital improvements to public housing. County funds are used to supplemental or cover the shortfall in Federal funding and in situations where revenues do not provide sufficient funding to cover capital improvements in addition to the ongoing operating costs of the building. HOC has on occasion received funds through the Housing Initiative Fund (HIF) and the Community Development Block Grant (CDBG). At the public hearing, HOC Chair Mike Kator shared how important this county funding is and how it allows improvements to be made to kitchens, bathrooms, and building systems. Mr. Kator's testimony is attached at © 7-13.

Last year the Council approved funding of \$1.25 million in each of the six years of the CIP. HOC has requested an increase to \$3.342 million in FY10; \$3.755 million in FY11; \$3.602 million in FY12; \$6.130 million in FY13 and \$4.644 million in FY14. HOC notes that there is a backlog of needed improvements and a shortfall in Federal funds (© 6).

The County Executive has not recommended an amendment (annual funding of \$1.25 million would be retained and is requested in the appropriation for the FY10 capital budget.) He states, "I have not supported HOC's request to replace anticipated shortfalls in Housing and Urban Development (HUD) funding for the Supplemental Funds for Public Housing project, as I believe we need to explore other mechanisms to assure continued Federal support for this program."

The Committee discussed the types of renovations, such as kitchens and bathrooms, that are completed with the County funds. The Committee agreed with the Executive's recommendation to continue the current approved level of funding. The Committee discussed with HOC that there may be new Federal money for these types of renovations. The Committee asked for additional information on the specific renovations that are needed.

Sprinkler Systems for HOC Elderly Properties -- No. 097600

PHED
COMM

Category
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2009
No
None
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	571	0	0	571	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	7849	0	0	7849	0	1418	2607	3764	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	8420	0	0	8420	100	1506	2764	3990	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	8320	0	0	8320	0	1506	2764	3990	0	0	0
Current Revenue: General	100	0	0	100	100	0	0	0	0	0	0
Total	8420	0	0	8420	100	1506	2764	3990	0	0	0

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.

In september 2008, an analysis of building life safety systems for all four of the elderly properties was completed. As a result of riding a contract with another county agency, we were able to realize significant cost savings that allowed for a study of all four properties within the allotted funding. The analysis examined fire protection systems and architectural life safety issues for each property, including individual project budgets.

The report recommends the installation of a fully automated, ada compliant, addressable fire alarm system and a fully automated fire sprinkler system in each building with a goal of bringing each building into compliance with the current modern fire code. The recommendation not only addresses protecting the structure from fire damage, but more importantly protecting the occupants in their residential areas. This would offer each building the same level of protection that would be in a new apartment building in montgomery county.

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).

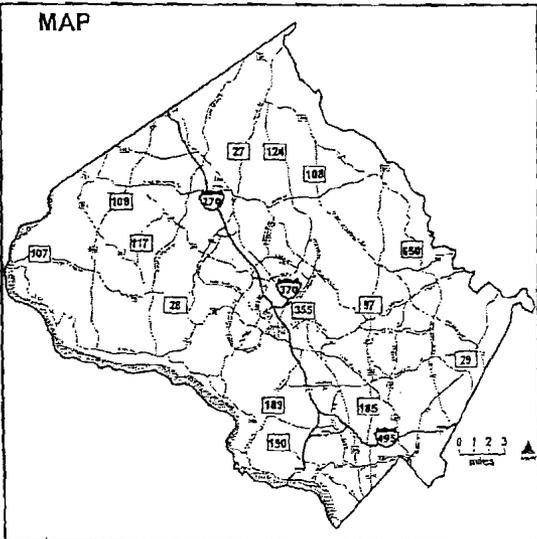
Technological advances in fire detection and protection systems have rendered these systems obsolete. Individual replacement parts are becoming increasingly difficult, if not impossible, to obtain. Finding qualified technicians to work on these older systems is also very difficult. While these systems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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY09	100
Last FY's Cost Estimate		100
Appropriation Request	FY10	6,687
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		100
Expenditures / Encumbrances		0
Unencumbered Balance		100
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

COORDINATION
Housing Opportunities Commission
Montgomery County Fire and Rescue Services

\$ 4.330 million



1

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.



**HOUSING
OPPORTUNITIES
COMMISSION**
OF MONTGOMERY COUNTY, MD

3400 Detrick Avenue
Kensington, Maryland 20895-2484
(240) 773-9000

October 13, 2008

The Honorable Michael Knapp
President, Montgomery County Council
100 Maryland Avenue
Sixth Floor
Rockville, Maryland 20850

Dear Mr. Knapp,

I am pleased to send you the Housing Opportunities Commission's (HOC) FY 10-15 Capital Improvements Program (CIP). HOC understands that only amendments to the program will be considered by the County Executive and County Council this year.

Our CIP submission focuses on enabling HOC to continue its mission of providing safe, sanitary, affordable housing throughout the County.

HOC is submitting amendments to two of our existing projects:

1. Continued Support of \$6,250,000 and Increase in Supplemental Funds for Public Housing of \$19,965,655

- In an effort to stay true to its mandate to provide decent, safe and sanitary housing to low and moderate income residents in Montgomery County and to ensure that its properties and communities are maintained at a level consistent with community norms, HOC continues to use a combination of Federal Capital Fund Program (CFP) and County funds to make capital improvements to its public housing stock.
- HOC receives annual funding from HUD (known as the Capital Fund Program or CFP) for capital expenditures for modernization and rehabilitation of public housing. Additionally, HOC has received \$250,000 annually for the past eight years from the County, with an additional \$1,000,000 awarded in fiscal years 2007 and 2009 through 2014, as a part of the CIP. These funds are intended to supplement the cost of maintaining our public housing portfolio and have been obligated and spent each year.
- The total amount of HUD funding has been volatile in recent years as a consequence of fewer funds being authorized by the US Congress. HOC



projects that it will receive \$2.3 million next year and HOC expects the downward trend not only to continue but to accelerate. Based on HOC's six-year plan for required capital expenditures, HOC staff projects a shortfall each year ranging from \$3.3 million in FY'10 to \$4.7 million by FY'15 for a cumulative total of \$26.2 million. The continuation of \$1.25 million from the County will reduce this shortfall to \$19.97 million **(Attachment)**.

- The properties include units for the elderly and for families, in clustered sites and scattered sites. Typical improvements include life-safety improvements, replacement of roofs, windows and doors, modernization of kitchens and bathrooms, replacement of major mechanical, electrical, and plumbing systems and equipment, appliance replacement, site improvements such as fencing, site lighting, landscaping, and sidewalk and parking lot replacement. HOC will also continue to use its available funds to convert selected dwelling units to mobility handicapped units.
- This project is directly related to accomplishing the following County Executive priorities:
 - A Responsive and Accountable County Government
 - Affordable Housing in an Inclusive Community
 - Healthy and Sustainable Neighborhoods
 - Safe Streets and Secure Neighborhoods
 - Vital Living for All of our Residents

2) Sprinkler System for HOC Public and Low Income Elderly Housing - \$11,313,050

- This project was included in HOC's FY'07-12 request; however, it was not funded at that time. During the FY'09-14 CIP, HOC again requested funding for this project due to fires that have occurred over the past few years in older non-HOC buildings. County law currently mandates that all new buildings include sprinkler systems. Even though older buildings are "grandfathered", as a responsible owner, HOC continues its commitment to install new sprinkler and fire alarm systems in the elderly buildings.
- In support of this goal, the County Council authorized \$100,000 of FY'09 current revenue in last year's CIP to complete studies and detailed proposals for Elizabeth House and Holly Hall which were identified as HOC's two top priorities.
- In September 2008, an analysis of building life safety systems for all four of the elderly properties was completed. As a result of riding a contract with another County agency, we were able to realize significant cost savings that allowed for a study of all four properties within the allotted funding. The analysis examined fire protection systems and architectural

life safety issues for each property, including individual project budgets.

- The report recommends the installation of a fully automated, ADA compliant, addressable fire alarm system and a fully automated fire sprinkler system in each building with a goal of bringing each building into compliance with the current fire code. The recommendation not only addresses protecting the structure from fire damage, but more importantly protecting the occupants in their residential areas. This would offer each building the same level of protection that would be in a new apartment building in Montgomery County.
- The consolidated budget estimates for life safety improvements for all four properties is \$11.3 million. The following chart breaks out the cost by project in priority order:

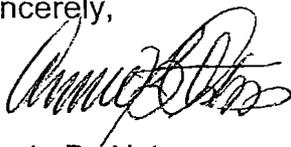
Property Name	Specifications	Budget
Holly Hall Apartments	3 story low-rise, 96 units	\$1,880,551
Elizabeth House	16-story high-rise, 106 units	\$4,806,517
Arcola Towers	12-story high-rise, 141 units	\$2,934,986
Bauer Park Apartments	3-story low-rise, 142 units	\$1,690,996
Total		\$11,313,505

- This project is directly related to accomplishing the following County Executive priorities:
 - A Responsive and Accountable County Government
 - Healthy and Sustainable Neighborhoods
 - Vital Living for All of our Residents

Our Budget Officer, Terri Fowler, would be pleased to provide you with additional information. She can be reached at (240) 773-9107.

HOC appreciates the partnership with the County to achieve the mission we share – to provide affordable housing and supportive services to the most vulnerable members of our community. We are grateful for your support of our work to meet this need.

Sincerely,



Annie B. Alston
Acting Executive Director

cc: Isiah Leggett, County Executive
Linda McMillan, Senior Legislative Analyst

Attachment

Capital Needs Summary For Public Housing							
	FFY 2009	FFY 2010	FFY 2011	FFY 2012	FFY 2013	FFY 2014	Cumulative
Projections	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY'10 - 15
Physical Needs	5,382,455	5,695,155	5,441,405	7,869,405	6,281,613	6,281,163	36,951,196
Debt Service	311,771	311,964	312,532	312,575	314,093	314,256	1,877,191
Total Obligations	5,694,226	6,007,119	5,753,937	8,181,980	6,595,706	6,595,419	38,828,387
HUD CFP Funding	2,352,122	2,252,122	2,152,122	2,052,122	1,952,122	1,852,122	12,612,732
Surplus (Shortfall)	(3,342,104)	(3,754,997)	(3,601,815)	(6,129,858)	(4,643,584)	(4,743,297)	(26,215,655)
CIP Funding	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000		6,250,000
Surplus (Shortfall)	(2,092,104)	(2,504,997)	(2,351,815)	(4,879,858)	(3,393,584)	(4,743,297)	(19,965,655)

*FFY= Federal Fiscal Year

Capital Budget Public Hearing – February 10, 2009
Housing Opportunities Commission Testimony
by Michael Kator, Chair

Good evening, President Andrews and members of the County Council. My name is Mike Kator, and I am the Chair of the Housing Opportunities Commission.

HOC is Montgomery County's primary owner, operator and developer of affordable housing, and the County has been our supporter and partner in this work on behalf of low and moderate income families. Achieving our mission depends on your involvement, such as your ongoing contributions to our capital budget for maintaining our 1,555 units of public housing. The burden for preserving Public Housing falls to housing authorities. HOC estimates that our Public Housing capital needs are approximately \$50 million for five years.

None of us wants that significant supply of low income housing to deteriorate. That is why we are so appreciative of your support in this area. We strongly urge you to preserve the funding for public housing rehabilitation that you have included in the CIP for several years and that the County Executive has included in his Recommended CIP.

By way of thanking you this evening, I want to show you what we've done with some of the funds you've given us in the past few years. The CIP has provided support for us to maintain Public Housing apartments, townhouses and single family homes so that they are compatible with the surrounding homes. Copies of the testimony that you hold right now include photographs of some of that work.

Examples include renovating the Seneca Ridge townhouse community, repaving the parking lot at Arcola Towers, renovating kitchens and bathrooms at Elizabeth House and installing washer/dryer units in each of the townhouses in Emory

Grove, a family Public Housing community. The Public Housing funding in the CIP also contributed to the replacement of the aged chiller at Waverly House, one of the buildings for elderly residents. You may recall that the chiller failed just as the hot weather arrived last June, despite our prudent maintenance and testing. You can see from these pictures how your support has enabled HOC to provide good homes for our families.

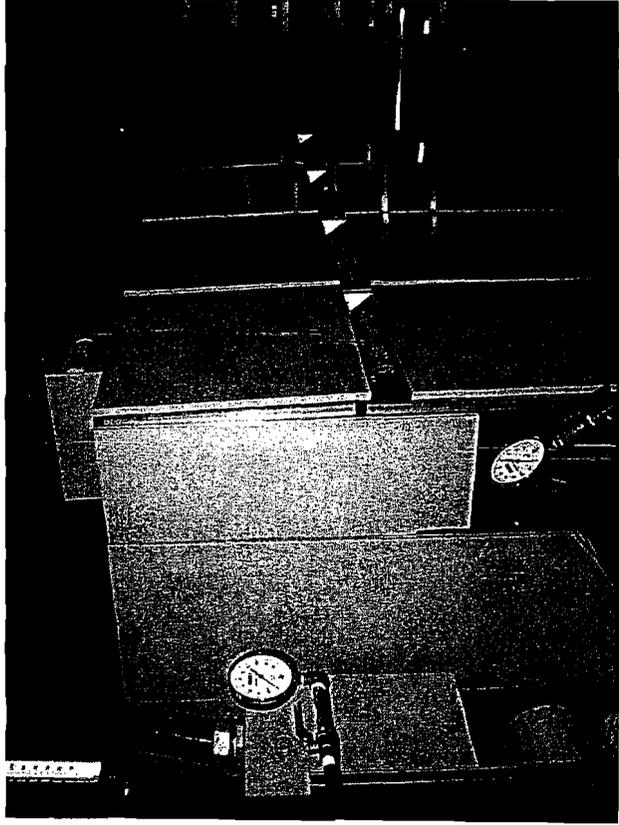
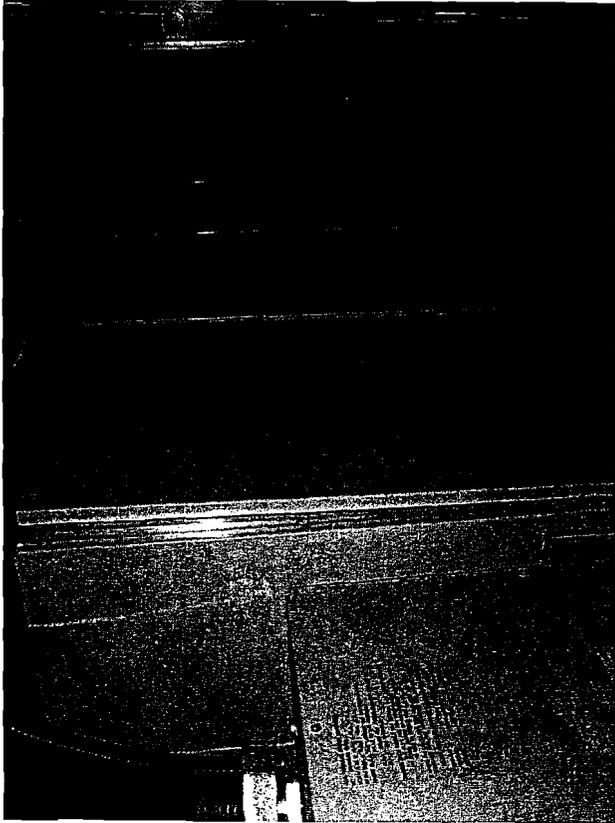
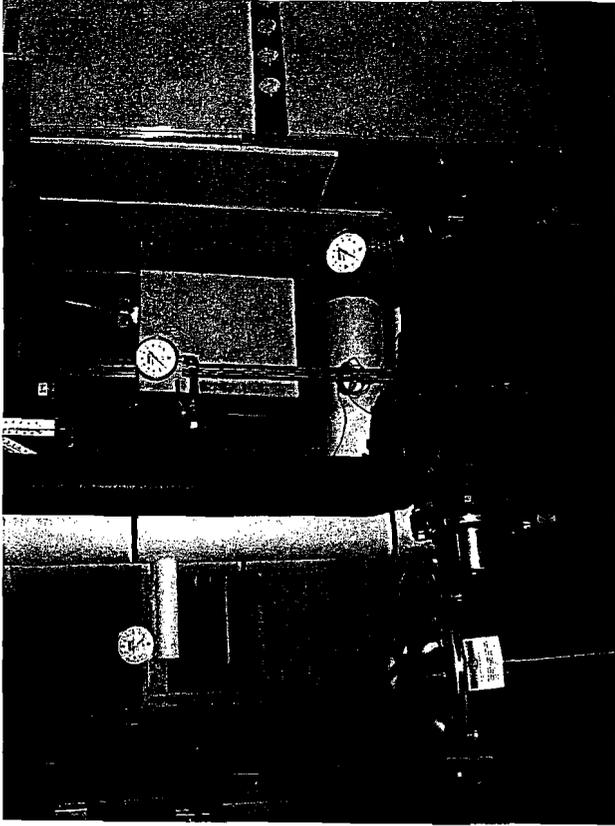
We come to you this year also to request CIP funding for a critical safety measure for our Public Housing high rises. These buildings, which are between 30 and 50 years old, provide homes for nearly 600 elderly residents. Their fire suppression systems are outmoded. Today, no one can build a multi-family building without the installation of a sprinkler system. We think our elderly residents need the same protections.

HOC is gratified that the County Executive has understood how critical this need is, and he has included funding for installing sprinklers in his Recommended CIP. The implementation schedule calls for all four buildings to be completed in the next three fiscal years.

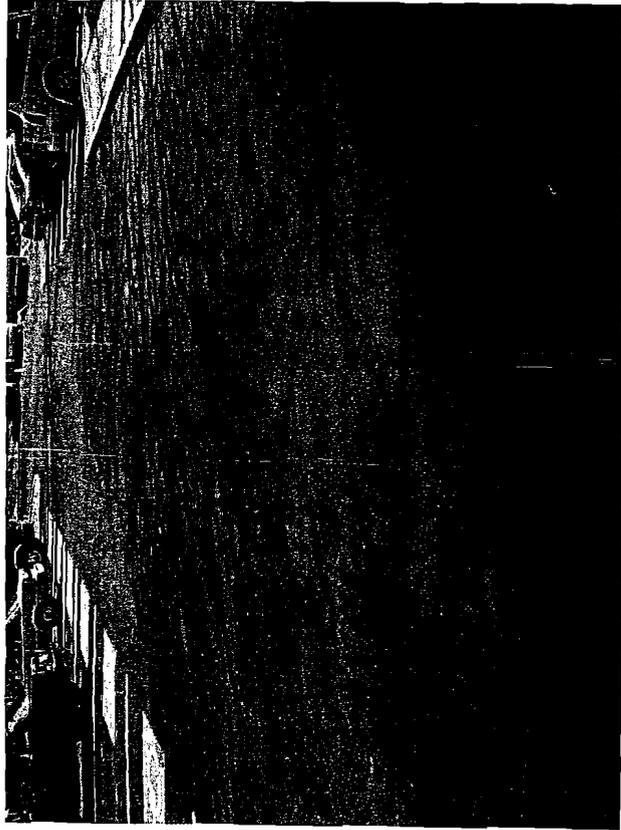
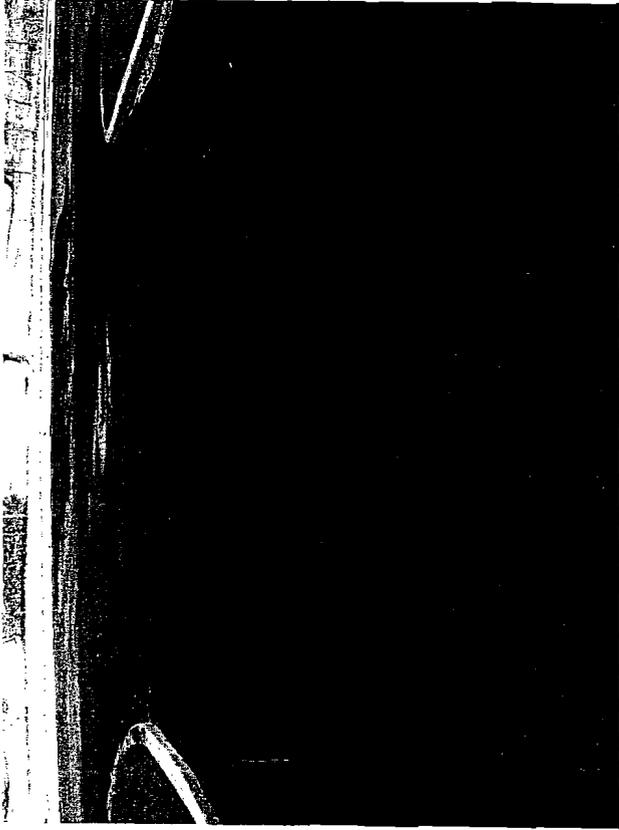
You have given HOC generous and consistent support, and one reason for that support, I believe, is that you understand our mission and you care about our families. We are relying once again on you when we ask that you approve both of our CIP requests, the installation of sprinkler systems in our buildings for the elderly and the ongoing rehabilitation of our Public Housing units.

Thank you for your time and attention this evening, and for your ongoing support of HOC's mission and the families we serve.

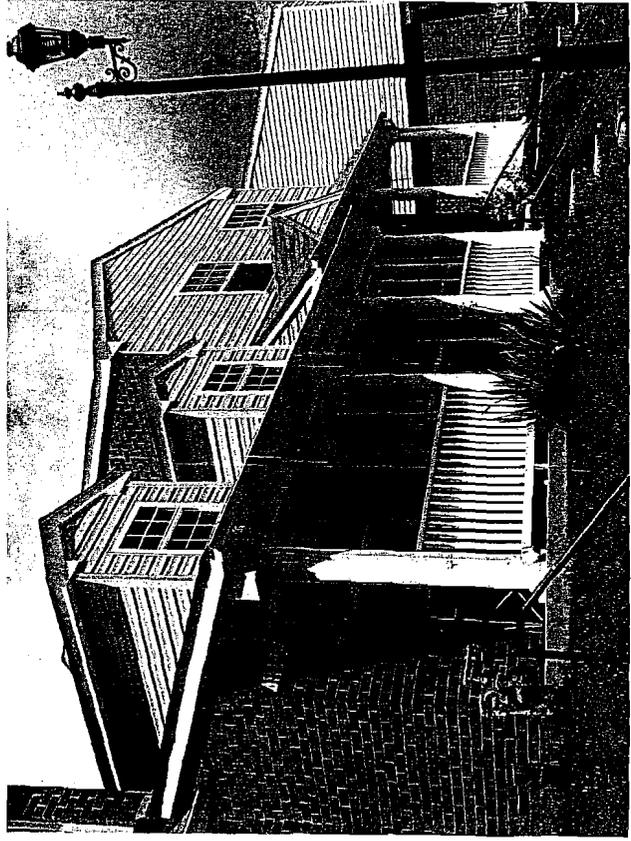
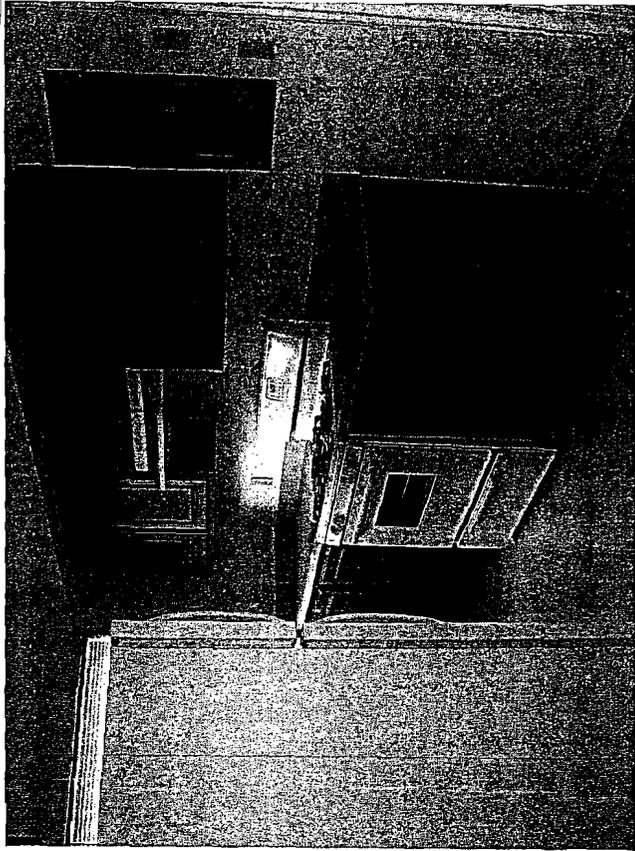




Waverly House
Chiller



Arcola Towers
Asphalt Parking Lot

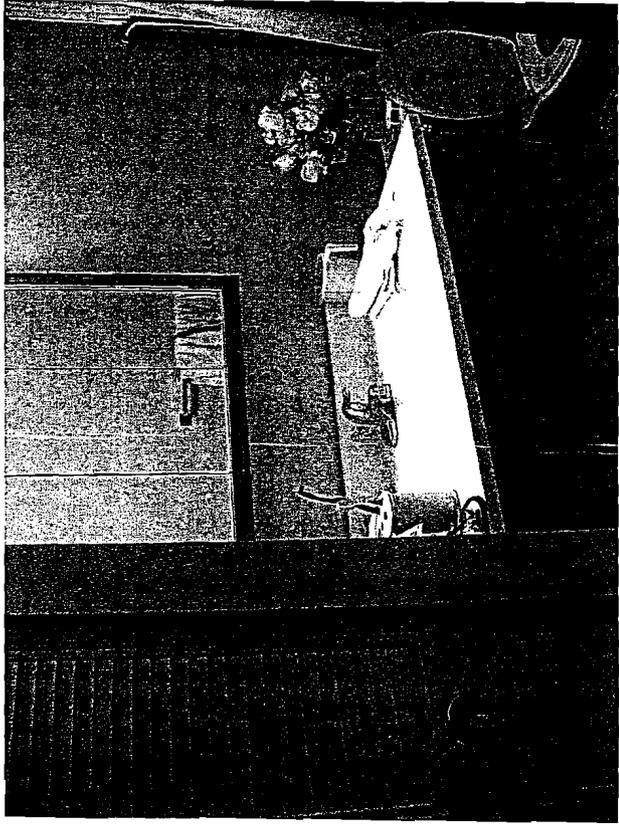
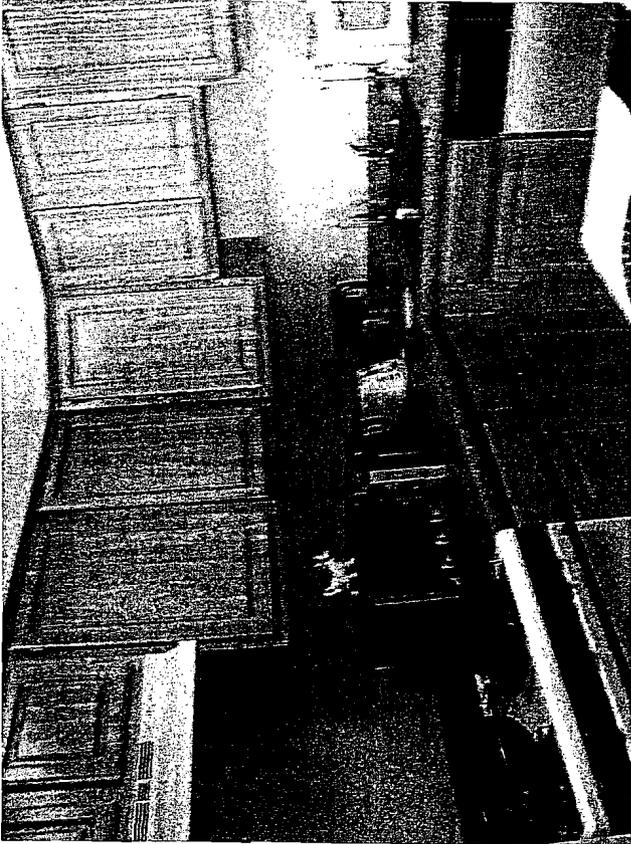
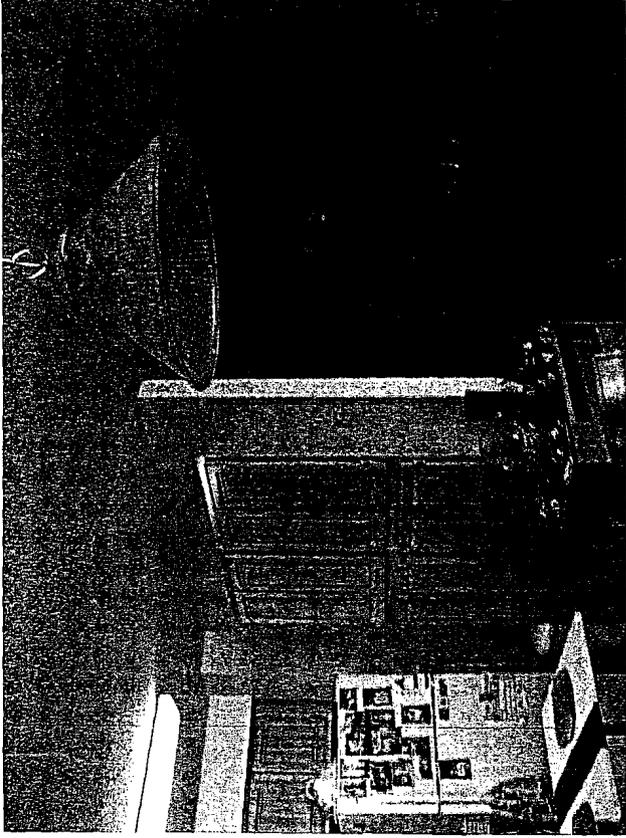


Seneca Ridge

Renovation



Emory Grove
Washer/Dryers



Elizabeth House

Bathrooms / Kitchens

HOC Request

Supplemental Funds for Public Housing Improvements -- No. 017601

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

Date Last Modified: January 08, 2009
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: On-going

January 08, 2009
 No
 None
 On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	0	0	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	0	0	0	0	0	0	0	0	0	0	0
Other	30,803	3,282	55	22,723	1,250	3,342	3,755	3,602	6,130	4,644	4,743
Total	30,803	3,282	55	22,723	1,250	3,342	3,755	3,602	6,130	4,644	4,743

FUNDING SCHEDULE (\$000)

Current Revenue: General	30,803	3,282	55	22,723	1,250	3,342	3,755	3,602	6,130	4,644	4,743
Total	30,803	3,282	55	22,723	1,250	3,342	3,755	3,602	6,130	4,644	4,743

DESCRIPTION

Due to projected Federal funding cuts, there is insufficient funding available to address the basic ongoing capital improvements needed each year. Typical improvements include, but are not limited to, replacement of roofs, windows and doors; improvements to unit interiors such as kitchen and bathroom modernization; replacement of major mechanical, electrical, plumbing systems and equipment; appliance replacement; life-safety improvements; site improvements such as fencing, site lighting, landscaping, and sidewalk and parking lot replacement. HOC will also continue to use its Capital Fund Program (CFP) funds to convert selected dwelling units to mobility handicapped units.

County funds are used to supplement/cover the shortfall of Federal funds in the public housing units. These funds will be allocated across HOC's Public Housing elderly, multi-family and scattered sites properties over the next six (6) years.

CAPACITY

1,555 low and very low-income Public Housing residents.

COST CHANGE

Estimates based in new Comprehensive Grant Program 5-year Action Plan and addition of years FY15

JUSTIFICATION

Current and projected Federal Capital Fund Program (CFP) funds are not adequate for maintaining HOC public housing units at community norms throughout Montgomery County. Federal funding for public housing will be cut. At the same time the public housing stock in the County is aging and will need additional repairs. Montgomery County has a higher property standard than the Federal government. In addition, neighbors in the communities with the public housing units expect the properties to be well maintained. Almost half of the public housing units (700+ units) are MPDUs scattered throughout the County in many communities governed by Home Owner Associations (HOAs), and some have higher standards than the County code. As Federal funding levels for public housing are declining, additional funding is necessary if HOC units are to be maintained at levels consistent with community norms and standards.

In an effort to stay true to its mandate to provide decent, safe and sanitary housing to low and moderate income residents in Montgomery County and to ensure that its properties and communities are maintained at a level consistent with community norms, HOC will use a combination of CFP and County funds to make capital improvements to its public housing stock.

Comprehensive Grant Program 5-year Action Plan from HUD 52834; HOC Modernization Department CGP Long Range Plan; HOC Resident Surveys; HOC Engineering Studies.

FISCAL NOTE

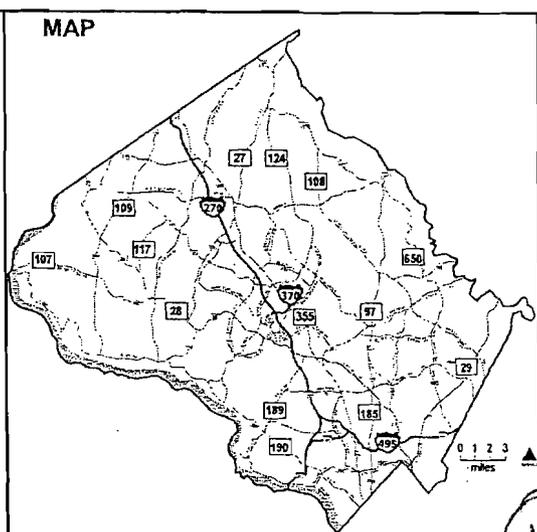
Federal funding for public housing capital improvements is based on a multi-year plan annually. All available non-County funds should be used before County funding is applied. Also, County funds should be allocated across all HOC properties County wide first to code compliance and second to renovations that extend the useful life of the facility.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY01	(\$000)
First Cost Estimate		
Current Scope	FY09	10,837
Last FY's Cost Estimate		10,837
Appropriation Request	FY10	3,342
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,587
Expenditures / Encumbrances		3,337
Unencumbered Balance		1,250
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

COORDINATION
 U.S. Department of Housing and Urban Development
 Maryland Department of Housing and Community Development
 Department of Housing and Community Affairs



EXECUTIVE RECOMMENDATION

Supplemental Funds for Public Housing Improvements - No. 017601

Category: Housing Opportunities Commission
 Agency: Housing Opportunities Commission
 Planning Area: Countywide
 Relocation Impact: None

Date Last Modified: January 8, 2009
 Required Adequate Public Facility: No

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru		Rem. 6 Year							Beyond 6 Years	
		FY08	FY08	FY08	Total	FY09	FY10	FY11	FY12	FY13		FY14
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0	0
Other	10,837	3,282	55	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0
Total	10,837	3,282	55	7,500	1,250	0						

FUNDING SCHEDULE (\$000)

G.O. Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Current Revenue: General	10,837	3,282	55	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0
State Aid	0	0	0	0	0	0	0	0	0	0	0	0

COMPARISON (\$000)

	Total	Thru FY08	Rem. FY08	6 Year Total	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years	Approp. Request
Current Approved	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0	0
Agency Request	30,803	3,282	55	22,723	1,250	3,342	3,755	3,602	6,130	4,644	4,743	3,342
Recommended	10,837	3,282	55	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0	1,250
CHANGE												
Agency Request vs Approved			19,966	184.2%	15,223	203.0%		3,342	0.0%			
Recommended vs Approved			0	0.0%	0	0.0%		1,250	0.0%			
Recommended vs Request			(19,966)	(64.8%)	(15,223)	(67.0%)		(2,092)	(62.6%)			

Recommendation

APPROVE WITH MODIFICATIONS

Comments

The increased request for current revenue is based on an assumption that there will be a reduction in Federal support for this project. The County Executive recommends that HOC pursue other options to retain or secure Federal funding.

The FY10 appropriation recommendation is \$1,250,000.

Sprinkler Systems for HOC Elderly Properties -- No. 097600

HOC Request

Agency
Category
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2009
No
None
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. 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	11,313	0	0	11,313	0	6,687	4,626	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	11,413	0	0	11,413	100	6,687	4,626	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	11,313	0	0	11,313	0	6,687	4,626	0	0	0	0
Current Revenue: General	100	0	0	100	100	0	0	0	0	0	0
Total	11,413	0	0	11,413	100	6,687	4,626	0	0	0	0

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.

In september 2008, an analysis of building life safety systems for all four of the elderly properties was completed. As a result of riding a contract with another county agency, we were able to realize significant cost savings that allowed for a study of all four properties within the allotted funding. The analysis examined fire protection systems and architectural life safety issues for each property, including individual project budgets.

The report recommends the installation of a fully automated, ada compliant, addressable fire alarm system and a fully automated fire sprinkler system in each building with a goal of bringing each building into compliance with the current modern fire code. The recommendation not only addresses protecting the structure from fire damage, but more importantly protecting the occupants in their residential areas. This would offer each building the same level of protection that would be in a new apartment building in montgomery county.

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.

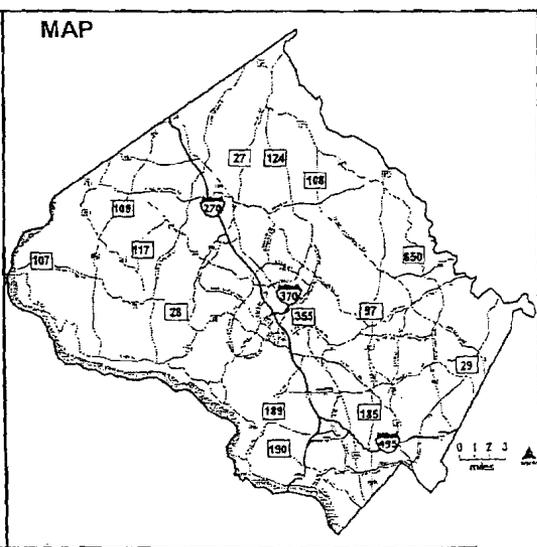
The Housing Opportunities Commission owns and manages four buildings for low income independent seniors. The buildings range in age from 29 years to 45 years old and contain a total of 539 apartments. The existing fire protection and detection systems on these properties are original to each property. 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.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY09	100
Last FY's Cost Estimate		100
Appropriation Request	FY10	6,687
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		100
Expenditures / Encumbrances		0
Unencumbered Balance		100
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

COORDINATION
Housing Opportunities Commission
Montgomery County Fire and Rescue Services



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.

EXECUTIVE RECOMMENDATION

Sprinkler Systems for HOC Elderly Properties - No. 097600

Category: Housing Opportunities Commission
 Agency: Housing Opportunities Commission
 Planning Area: Countywide
 Relocation Impact: None

Date Last Modified: January 12, 2009
 Required Adequate Public Facility: No

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru		Rem. 6 Year			Beyond				
		FY08	FY08	Total	FY09	FY10	FY11	FY12	FY13	FY14	6 Years
Planning, Design and Supervision	523	0	0	523	100	40	157	226	0	0	0
Construction	7,897	0	0	7,897	0	960	3,173	3,764	0	0	0
Total	8,420	0	0	8,420	100	1,000	3,330	3,990	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	8,320	0	0	8,320	0	1,000	3,330	3,990	0	0	0
Current Revenue: General	100	0	0	100	100	0	0	0	0	0	0

COMPARISON (\$000)

	Total	Thru		Rem. 6 Year			Beyond					Approp. Request
		FY08	FY08	Total	FY09	FY10	FY11	FY12	FY13	FY14	6 Years	
Current Approved	100	0	0	100	100	0	0	0	0	0	0	0
Agency Request	11,413	0	0	11,413	100	6,687	4,626	0	0	0	0	6,687
Recommended	8,420	0	0	8,420	100	1,000	3,330	3,990	0	0	0	4,330
CHANGE				TOTAL	%	6-YEAR	%			APPROP.		
Agency Request vs Approved				11,313	11,313.0%	11,313	11,313.0%			6,687	0.0%	
Recommended vs Approved				8,320	8,320.0%	8,320	8,320.0%			4,330	0.0%	
Recommended vs Request				(2,993)	(26.2%)	(2,993)	(26.2%)			(2,357)	(35.2%)	

Recommendation

APPROVE WITH MODIFICATIONS

Comments

The County Executive recommends funding for the most critical elements of the analysis of building life safety systems report including replacement of fire alarm systems and installation of sprinkler systems. Implementation will be phased: design and construction of Holly Hall and Elizabeth House in FY10 and FY11; and design and construction of Arcola Towers and Bauer Park Apartments in FY12.

The FY10 appropriation recommendation is \$4,330,000.