



Heating Action Plan – Individual Action Plan

Williamsburg Houses

Brooklyn

DEVELOPMENT INFO	
# of Buildings	20
# of Apartments	1,630
Total Population	3,025
% of Population Over 62	30%
Self Identified Mobility Impaired Population	212
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	12
Distribution System	Two-Pipe
ASSET CONDITION	
Boiler Age	19-20 years
Boiler PNA Condition Rating	4
MAJOR CHALLENGES	
Williamsburg is a third-party location managed by George S. Hall (GSH). The boilers require regular welding repairs. Additionally, the burners are outdated and are in various states of disrepair. There are four plants at this site. One of the plants is currently having new burners installed (Plant 12).	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> BMS & Apartment Temperature Controls [From February 2019 to Anticipated Completion of March 2020, 75% Completed] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> Boiler Piping Repairs [Completed] Burner Installation [From June 2019 to Anticipated Completion of December 2019, 63% Completed] 	
OUTAGES	
2017/2018 Heating Outages	18
2017/2018 Average Restoration Time (Hours)	6.6
2018/2019 Heating Outages	21
2018/2019 Average Restoration Time (Hours)	11.5
HEATING STAFF BREAKDOWN	
Cluster	-
Management	Heating Administrator Cluster Superintendent
Frontline Personnel	Third Party Management/Property Management
Permanent Affordability Commitment Together (PACT)	
Williamsburg is currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
On-site
Grand Street Settlement, 195 Graham Avenue
Jewish Association Services For the Aged, 202-206 Graham Avenue
Off-site
Not Applicable

The Office of Emergency Management (OEM) and the Emergency Services Department (ESD) coordinate with the MTA to provide warming buses and transportation to the warming centers.



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MOBILE BOILER CONNECTION DETAILS (Page 1 of 2)

Location of installation (DOT alternate side parking rules)	125 Stagg Walk (Monday - Thursday, 8:30am to 10:00am)	128 Maujer Street (Tuesday - Friday, 8:30am to 10:00am)
Boiler type	Rock Mills	Rock Mills
Boiler burner	Webster	Webster
Number of boilers	3	3
Internal heating system	Steam	Steam
Horsepower per boiler	200 hp	100 hp
Internal system horsepower	600 hp	300 hp
Number of in-ground oil tanks	1	2
In-ground oil tank capacity	15,000	7,400
Number of oil transfer pumps on-site	2	2
Number of oil transfer pumps operational	0	0
Oil operation follow-ups	Electricians needed	Electricians needed
Scaffolding size and staging	Connection Platform: 15'H x 5'W	Connection Platform: 15'H x 5'W; Bridging: 20'H x 3'W x 15'L
Electrical feed location	Boiler room main panel (spare breaker)	Boiler room main panel (needs dedicated disconnect panel)
Building amperage/voltage	100 amp/ 208 volt	100 amp/ 208 volt
Electrical materials needed	3 Phase 300' length - 4/0 AWG cable	3 Phase 300' length - 4/0 AWG cable
Steam inlet access point	Main header next to the king valve of Boiler 2	Blank end of main header
Steam connection inlet diameter	4"	8"
Requires welding for steam connection	No	No
Plumbing materials needed for steam connection	(1) 90-degree elbow, (1) 5'L x 4" ID Steel Braided Hose, (1) 20'L x 4" ID Steel Braided Hose	(1) 12" x 10" Reducer, (1) 90-degree elbow, (1) 20'L x 10" ID Steel Braided Hose, (1) 10'L x 10" ID Steel Braided Hose
Make-up feed water access point	Condensate header line	Condensate header line
Plumbing materials needed for make-up feedwater connection	Reduced pressure zone (RPZ), 50'L x 1-1/2" Rubber Hose	Reduced pressure zone (RPZ), 50'L x 2" Rubber Hose



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MOBILE BOILER CONNECTION DETAILS (Page 2 of 2)

Location of installation (DOT alternate side parking rules)	188 Ten Eyck Walk (Monday - Thursday, 8:30am to 10:00am)	211 Stagg Walk (Tuesday - Friday, 8:30am to 10:00am)
Boiler type	Rock Mills	Rock Mills
Boiler burner	Webster	Webster
Number of boilers	3	3
Internal heating system	Steam	Steam
Horsepower per boiler	250 hp	250 hp
Internal system horsepower	750 hp	750 hp
Number of in-ground oil tanks	1	1
In-ground oil tank capacity	20,000	20,000
Number of oil transfer pumps on-site	2	2
Number of oil transfer pumps operational	0	2
Oil operation follow-ups	Electricians needed	Normal operation
Scaffolding size and staging	Connection Platform: 15'H x 5'W; Bridging: 20'H x 3'W x 15'L	Connection Platform: 15'H x 5'W; Bridging: 20'H x 3'W x 15'L
Electrical feed location	Boiler room main panel (needs dedicated disconnect panel)	Boiler room main panel (needs dedicated disconnect panel)
Building amperage/voltage	100 amp/ 208 volt	100 amp/ 208 volt
Electrical materials needed	3 Phase 50' length - 4/0 AWG cable	3 Phase 50' length - 4/0 AWG cable
Steam inlet access point	Blank end of main header	Blank end of main header
Steam connection inlet diameter	8"	8"
Requires welding for steam connection	No	No
Plumbing materials needed for steam connection	(1) 8" x 10" Reducer, (1) 90-degree elbow, (1) 20'L x 10" ID Steel Braided Hose, (1) 10'L x 10" ID Steel Braided Hose	(1) 8" x 10" Reducer, (1) 90-degree elbow, (1) 20'L x 10" ID Steel Braided Hose, (1) 10'L x 10" ID Steel Braided Hose
Make-up feed water access point	Condensate header line	Condensate header line
Plumbing materials needed for make-up feedwater connection	Reduced pressure zone (RPZ), 50'L x 2" Rubber Hose	Reduced pressure zone (RPZ), 50'L x 2" Rubber Hose



LEGEND

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|---|---------------------|---|------------------------------------|
|  | NYCHA Buildings |  | Mobile Boiler Location |
|  | Development Outline |  | Alternative Heated Community Space |
|  | Boiler Room |  | Underground Steam Lines |