



Heating Action Plan – Individual Action Plan

Ingersoll Houses

Brooklyn

DEVELOPMENT INFO	
# of Buildings	20
# of Apartments	1,840
Total Population	4,198
% of Population Over 62	17%
Self Identified Mobility Impaired Population	186
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	8
Distribution System	Two-Pipe
ASSET CONDITION	
Boiler Age	2 years
Boiler PNA Condition Rating	1
MAJOR CHALLENGES	
There are two new operational plants. There are no unusual conditions that would prevent timely restoration of services in the event of an outage.	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> Heating Controls [From April 2019 to Anticipated Completion of February 2020, 40% Completed] New Plant Installation [Completed] Underground Steam Distribution System Replacement [Completed] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> Gas Header Repairs [Completed] Underground Steam and Condensate Return Lines [Completed] Vacuum Tank Replacement [Completed] Zone Valve Station Replacement [Projected Start January 2020] 	
OUTAGES	
2017/2018 Heating Outages	58
2017/2018 Average Restoration Time (Hours)	23.4
2018/2019 Heating Outages	23
2018/2019 Average Restoration Time (Hours)	5.8
HEATING STAFF BREAKDOWN	
Cluster	BK 2
Management	Heating administrator Cluster Superintendent Cluster Assistant Superintendent
Frontline Personnel	HPT (5am-1pm) HPT (8am-4:30pm)
HPT = Heating Plant Technician	
Permanent Affordability Commitment Together (PACT)	
Ingersoll is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
On-site
University Settlement Society of New York, 177 Myrtle 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.



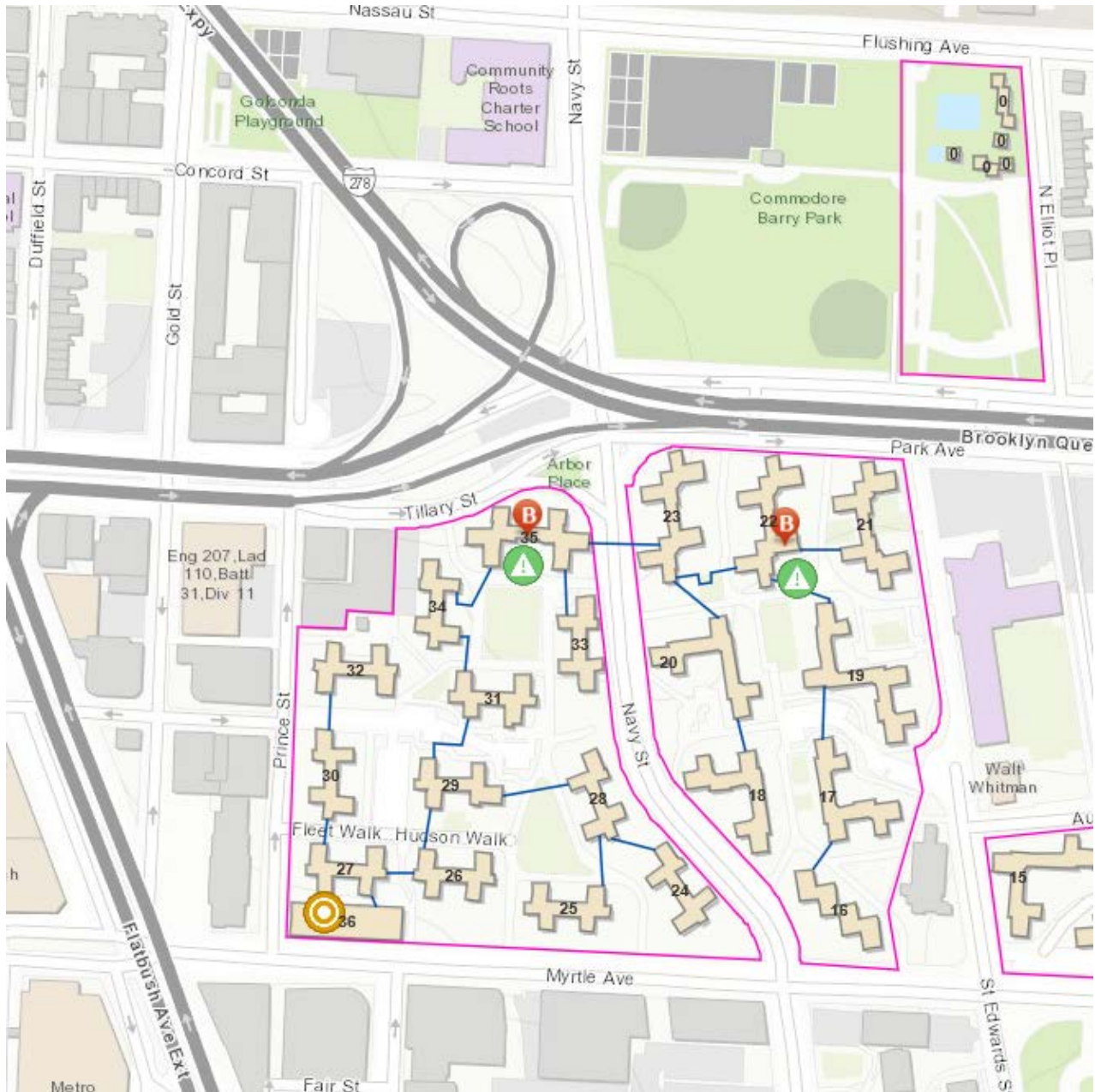
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MOBILE BOILER CONNECTION DETAILS

Location of installation (DOT alternate side parking rules)	85 Navy Walk (Park Avenue-Grass Area)	9 Monument Walk (Park Avenue-Grass Area)
Boiler type	EASCO	EASCO
Boiler burner	Gordon-Piatt	Gordon-Piatt
Number of boilers	4	4
Internal heating system	Steam	Steam
Horsepower per boiler	350 hp	350 hp
Internal system horsepower	1,400 hp	1,400 hp
Number of in-ground oil tanks	1	1
In-ground oil tank capacity	25,000	25,000
Number of oil transfer pumps on-site	2	2
Number of oil transfer pumps operational	2	0
Oil operation follow-ups	Normal operation	Electricians needed
Scaffolding size and staging	Connection Platform: 30'H x 5'W, Bridging: 30'H x 3'W x 10'L	Connection Platform: 40'H x 5'W, Bridging: 40'H x 3'W x 10'L
Electrical feed location	Boiler room panel (existing 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	Main header near stairs	West side of main header
Steam connection inlet diameter	12"	12"
Requires welding for steam connection	No	Yes
Plumbing materials needed for steam connection	(1) 14" x 10" Reducer, (1) 90-degree elbow, (1) 20'L x 8" ID Steel Braided Hose, (1) 10'L x 8" 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 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 |