



Heating Action Plan – Individual Action Plan

Riis Houses

DEVELOPMENT INFO	
# of Buildings	13
# of Apartments	1,191
Total Population	2,715
% of Population Over 62	23%
Self Identified Mobility Impaired Population	125
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	6
Distribution System	Two-Pipe
ASSET CONDITION	
Boiler Age	29 years
Boiler PNA Condition Rating	5
MAJOR CHALLENGES	
<p>One of the two oil pumps need follow-up. The plant is susceptible to constant flooding as this location is in a flood zone. Additionally, there is space on the grass area and FDR drive for a mobile boiler. This site has 2 oil tanks. Boilers at this location have outlived its life expectancy and require frequent welding.</p>	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> Underground Steam Distribution Line Replacement (Building 15) [Completed] Vacuum and Condensate Pump Replacement (Sandy Recovery Project) [Projected Start February 2020] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> Feedwater Pump Replacement [Completed] Standalone Condensate Tank Replacements [Completed] Underground Steam and Condensate Return Lines [Completed] Vacuum Tank Replacement [Completed] 	
OUTAGES	
2017/2018 Heating Outages	11
2017/2018 Average Restoration Time (Hours)	29.5
2018/2019 Heating Outages	16
2018/2019 Average Restoration Time (Hours)	1.2
HEATING STAFF BREAKDOWN	
Cluster	MN 1
Management	Heating administrator Cluster Superintendent Cluster Assistant Superintendent
Frontline Personnel	HPT (5am-1pm) HPT (8am-4:30pm) HPT (2pm-10pm)
HPT = Heating Plant Technician	
Permanent Affordability Commitment Together (PACT)	
Riis is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
On-site
Not Applicable
Off-site
Henry Street Settlement, 80 Avenue D/807 East 6th Street

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)	819 FDR Drive (NYCHA Grounds)
Boiler type	Federal
Boiler burner	Preferred
Number of boilers	6
Internal heating system	Steam
Horsepower per boiler	397 hp
Internal system horsepower	2,382 hp
Number of in-ground oil tanks	2
In-ground oil tank capacity	30,000/35,000
Number of oil transfer pumps on-site	2
Number of oil transfer pumps operational	2
Oil operation follow-ups	Normal operation
Scaffolding size and staging	Connection Platform: 10'H x 5'W; Bridging: 15'H x 3'W x 15'L
Electrical feed location	Boiler room main panel (spare breaker)
Building amperage/voltage	100 amp/ 208 volt
Electrical materials needed	3 Phase 50' length - 4/0 AWG cable
Steam inlet access point	Main header contains a spare king valve
Steam connection inlet diameter	12"
Requires welding for steam connection	No
Plumbing materials needed for steam connection	(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
Plumbing materials needed for make-up feedwater connection	Reduced pressure zone (RPZ), 75'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 |