



# Heating Action Plan – Individual Action Plan

## Pelham Parkway Houses

Bronx

DEVELOPMENT INFO	
# of Buildings	23
# of Apartments	1,266
Total Population	2,472
% of Population Over 62	21%
Self Identified Mobility Impaired Population	260
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	6
Distribution System	Two-Pipe
ASSET CONDITION	
Boiler Age	35 years
Boiler PNA Condition Rating	5
MAJOR CHALLENGES	
<p>This boiler plant has outlived its life expectancy. The plant also requires constant burner repairs and boiler metal welding. There are underground steam leaks behind and in front of the boiler room (begins from Bronxwood Avenue to Building 16). There are two mobile boilers throughout that section to provide heat and hot water. Additionally, vacuum tanks need to be repaired.</p>	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> <li>Underground Steam Distribution System Replacement (Buildings 3-5, 6-7) [Completed]</li> </ul>	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> <li>Blower Motor Replacement [Completed]</li> <li>Boiler Welding [Completed]</li> <li>Condensate Tank Replacement [Completed]</li> <li>Ejector Pump Replacement [Completed]</li> <li>Feedwater Line Replacement [Completed]</li> <li>Feedwater Pump Installation [Completed]</li> <li>Gas Train Repairs [Completed]</li> <li>King Valve Replacement [Completed]</li> <li>Regulator Replacement [Completed]</li> <li>Steam Leak and Coil Nest Repairs [Completed]</li> <li>Underground Steam and Condensate Return Lines [Completed]</li> <li>Underground Steam Line Repairs [Completed]</li> </ul>	
OUTAGES	
2017/2018 Heating Outages	17
2017/2018 Average Restoration Time (Hours)	53.6
2018/2019 Heating Outages	28
2018/2019 Average Restoration Time (Hours)	5.0
HEATING STAFF BREAKDOWN	
Cluster	BX 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)	
Pelham Parkway is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES	
<b>On-site</b>	
Mosholu Montefiore Community Center, 785 Pelham Parkway North	
New York State Association for Retarded Children, 2280 Wallace Avenue	
Bronx Jewish Community Council, 2425 Williamsbridge Road	
Jewish Association Services For the Aged, 975 Waring Avenue	
<b>Off-site</b>	
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)	935 Waring Avenue (NYCHA employee lot)
Boiler type	Kewanee
Boiler burner	S.T. Johnson
Number of boilers	6
Internal heating system	Steam
Horsepower per boiler	300 hp
Internal system horsepower	1,800 hp
Number of in-ground oil tanks	2
In-ground oil tank capacity	20,000
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: 40'H x 5'W x 4'L
Electrical feed location	Boiler room main panel (needs dedicated disconnect panel)
Building amperage/voltage	100 amp/ 208 volt
Electrical materials needed	3 Phase 75' length - 4/0 AWG cable
Steam inlet access point	Welders need to install tap between king valve of Boiler 3 and 4
Steam connection inlet diameter	12"
Requires welding for steam connection	Yes
Plumbing materials needed for steam connection	Spool weld piece with welded flange, (1) 10" OS&Y, (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) , 50'L x 2" Rubber hose



## LEGEND

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