



Heating Action Plan – Individual Action Plan

Baruch Houses

DEVELOPMENT INFO	
# of Buildings	17
# of Apartments	2,194
Total Population	4,872
% of Population Over 62	26%
Self Identified Mobility Impaired Population	350
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	7
Distribution System	Two-pipe
ASSET CONDITION	
Boiler Age	32 years
Boiler PNA Condition Rating	4
MAJOR CHALLENGES	
<p>The oil pumps are non-functional, and the oil tank has been removed. The plant is susceptible to constant flooding as this location is in a flood zone. Boilers at this location have outlived its life expectancy and require frequent welding.</p>	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> New Construction Comprehensive Heating Plant With Conversion to Con Edison Steam (Sandy Recovery) [From August 2018 to Anticipated Completion of December 2021, 17% Complete] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> Tube Coil Purchase [Completed] Underground Steam and Condensate Return Lines [Completed] Underground Steam Line Repairs [From August 2019 to Anticipated Completion of January 2020, 50% Complete] Vacuum Tank Replacement [Completed] Zone Valve Station Replacement [Projected Start January 2020] 	
OUTAGES	
2017/2018 Heating Outages	26
2017/2018 Average Restoration Time (Hours)	49.6
2018/2019 Heating Outages	78
2018/2019 Average Restoration Time (Hours)	5.2
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)	
Baruch is not currently in the PACT conversion pipeline.	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES	
On-site	
Grand Street Settlement, 605 FDR Drive	
Off-site	
Henry Street Settlement, 888 East 6 th 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.



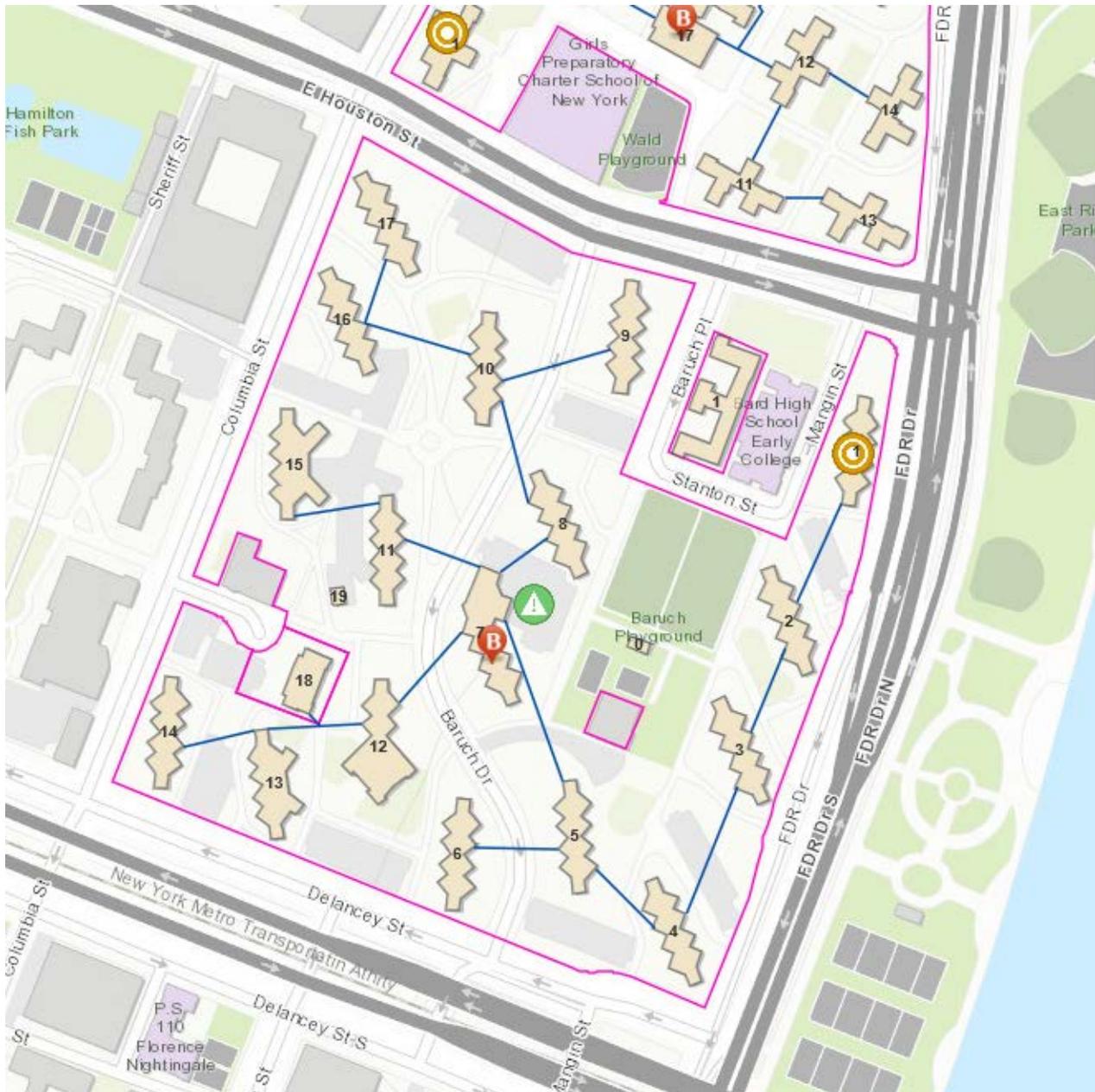
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Manhattan

MOBILE BOILER CONNECTION DETAILS

Location of installation (DOT alternate side parking rules)	70 Baruch Drive (NYCHA parking lot)
Boiler type	Federal
Boiler burner	Preferred
Number of boilers	7
Internal heating system	Steam
Horsepower per boiler	331 hp
Internal system horsepower	2,317 hp
Number of in-ground oil tanks	N/A
In-ground oil tank capacity	N/A
Number of oil transfer pumps on-site	N/A
Number of oil transfer pumps operational	N/A
Oil operation follow-ups	N/A
Scaffolding size and staging	N/A; Already a dedicated line
Electrical feed location	Boiler room panel (existing dedicated disconnect panel)
Building amperage/voltage	100 amp/ 208 volt
Electrical materials needed	N/A; Already a dedicated line
Steam inlet access point	N/A; Already a dedicated line
Steam connection inlet diameter	N/A; Already a dedicated line
Requires welding for steam connection	No
Plumbing materials needed for steam connection	N/A
Make-up feed water access point	N/A; Already a dedicated line
Plumbing materials needed for make-up feedwater connection	N/A; Already a dedicated line



LEGEND

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