# Heating Action Plan – Individual Action Plan
# Jefferson Houses

## DEVELOPMENT INFO

| | |
|---|---|
| # of Buildings | 18 |
| # of Apartments | 1,493 |
| Total Population | 3,314 |
| % of Population Over 62 | 20% |
| Self Identified Mobility Impaired Population | 187 |

## ASSET SUMMARY

| | |
|---|---|
| Plant Configuration | Dual Fuel |
| # of Boilers | 5 |
| Distribution System | Two-Pipe |

## ASSET CONDITION

| | |
|---|---|
| Boiler Age | 11 years |
| Boiler PNA Condition Rating | 2 |

## MAJOR CHALLENGES

This is a third-party location managed by George S. Hall (GSH). This site contains linkage-less burner systems, which require codes to make repairs. There are two vendors that can make repairs to the burner systems.

## CAPITAL INVESTMENTS

- Heating Controls [From November 2019 to Anticipated Completion of July 2020, 5% Completed]

## OPERATIONS INVESTMENTS

- Boiler Repairs (By ACS) [Completed]
- Feedwater Valves and Pipe Replacement [Completed]
- Steam Valve Replacement [Completed]
- Sump Pump Replacements [Completed]

## OUTAGES

| | |
|---|---|
| 2017/2018 Heating Outages | 15 |
| 2017/2018 Average Restoration Time (Hours) | 15.8 |
| 2018/2019 Heating Outages | 17 |
| 2018/2019 Average Restoration Time (Hours) | 9.2 |

## HEATING STAFF BREAKDOWN

| | |
|---|---|
| Cluster | - |
| Management | Heating administrator<br>Cluster Superintendent |
| Frontline Personnel | Third Party Management/Property Management |

## Permanent Affordability Commitment Together (PACT)

Jefferson is not currently in the PACT conversion pipeline

## POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES

| |
|---|
| **On-site** |
| Union Settlement Association, 2205 First 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) | 310 East 115th Street (NYCHA employee lot) |
| Boiler type | Johnston |
| Boiler burner | S.T. Johnson |
| Number of boilers | 5 |
| Internal heating system | Steam |
| Horsepower per boiler | 400 hp |
| Internal system horsepower | 2,000 hp |
| Number of in-ground oil tanks | 2 |
| In-ground oil tank capacity | 25,000 |
| Number of oil transfer pumps on-site | 2 |
| Number of oil transfer pumps operational | 0 |
| Oil operation follow-ups | Pump#1,2 - OOO |
| Scaffolding size and staging | Connection Platform: 25'H x 5'W; Bridging: 30'H x 3'W x 10'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 | 10" |
| 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), 50'L x 2" Rubber Hose |

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## LEGEND

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