



Heating Action Plan – Individual Action Plan

Sotomayor Houses

Bronx

DEVELOPMENT INFO	
# of Buildings	28
# of Apartments	1,497
Total Population	3,286
% of Population Over 62	19%
Self Identified Mobility Impaired Population	240
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	5
Distribution System	Two-pipe
ASSET CONDITION	
Boiler Age	34 years
Boiler PNA Condition Rating	4
MAJOR CHALLENGES	
<p>The conventional hot water unit undergoes constant repairs and the boiler has outlived its life expectancy. This site requires constant burner repairs and boiler metal welding. Currently, the boiler plant is unable to run on gas. This location is prone to sewage stoppages which has damaged all the heating equipment. Additionally, there is an active steam leak affecting half of the development. Also, there are leaks in the tank rooms that must be repaired to allow new equipment to be installed.</p>	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> Comprehensive Heating Plant with Decoupled Domestic Hot Water [From July 2019 to Anticipated Completion of April 2022, 0% Completed] Underground Steam Distribution Replacement [5-Year Plan] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> Boiler Welding [Completed] Ejector Pump Replacement [Completed] Feedwater Line Replacement [Completed] Heat Control Panels [From September 2019 to Anticipated Completion of January 2020, 80% Completed] Mobile Boiler Installation [From June 2019 to Anticipated Completion of November 2019, 85% Completed] Replacement of Boiler Room/Tank Room Equipment [Projected Start January 2020] Standalone Tank Replacement [Completed] Steam Leak Repairs [Completed] Underground Steam Leak Vented [Completed] 	
OUTAGES	
2017/2018 Heating Outages	26
2017/2018 Average Restoration Time (Hours)	42.0
2018/2019 Heating Outages	66
2018/2019 Average Restoration Time (Hours)	16.6
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)	
Sotomayor is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES	
On-site	
	Phipps Community Development, 1000 Rosedale 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)	1750 Watson (NYCHA parking lot)
Boiler type	Kewanee
Boiler burner	Gordon-Piatt
Number of boilers	5
Internal heating system	Steam
Horsepower per boiler	397 hp
Internal system horsepower	1,985 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	2
Oil operation follow-ups	Normal operation
Scaffolding size and staging	Connection Platform: 40'H x 5'W, Bridging: 40'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 needs blank plate installed
Steam connection inlet diameter	10"
Requires welding for steam connection	Yes
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	2" Plug needed on condensate line
Plumbing materials needed for make-up feedwater connection	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 |