



# Heating Action Plan – Individual Action Plan

## Gravesend Houses

Brooklyn

(Managed by O'Dwyer Gardens)

DEVELOPMENT INFO	
# of Buildings	15
# of Apartments	634
Total Population	1,463
% of Population Over 62	16%
Self Identified Mobility Impaired Population	66
ASSET SUMMARY	
Plant Configuration	Firm Gas
# of Boilers	3
Distribution System	Two-Pipe
ASSET CONDITION	
Boiler Age	33 years
Boiler PNA Condition Rating	5
MAJOR CHALLENGES	
Gravesend is localized in a high-risk flood zone. There is currently multiple construction related projects in progress by Sandy recovery.	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> <li>BMS &amp; Apartment Temperature Controls [From October 2019 to Anticipated Completion of March 2020, 52% Completed]</li> <li>New Resilient Construction Comprehensive Heating Plant [From October 2017 to Anticipated Completion of January 2021, 65% Completed]</li> </ul>	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> <li>Steam Line Replacement [Completed]</li> <li>Underground Steam and Condensate Return Lines [Completed]</li> </ul>	
OUTAGES	
2017/2018 Heating Outages	1
2017/2018 Average Restoration Time (Hours)	22.0
2018/2019 Heating Outages	12
2018/2019 Average Restoration Time (Hours)	5.5
HEATING STAFF BREAKDOWN	
Cluster	BK 3
Management	Heating administrator Cluster Superintendent Cluster Assistant Superintendent
Frontline Personnel	HPT (5am-1pm) HPT (8am-4:30pm)
HPT = Heating Plant Technician	
Permanent Affordability Commitment Together (PACT)	
Gravesend is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
<b>On-site</b>
Not Applicable
<b>Off-site</b>
Brooklyn Bureau of Community Service, 2945 West 33rd 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.\*



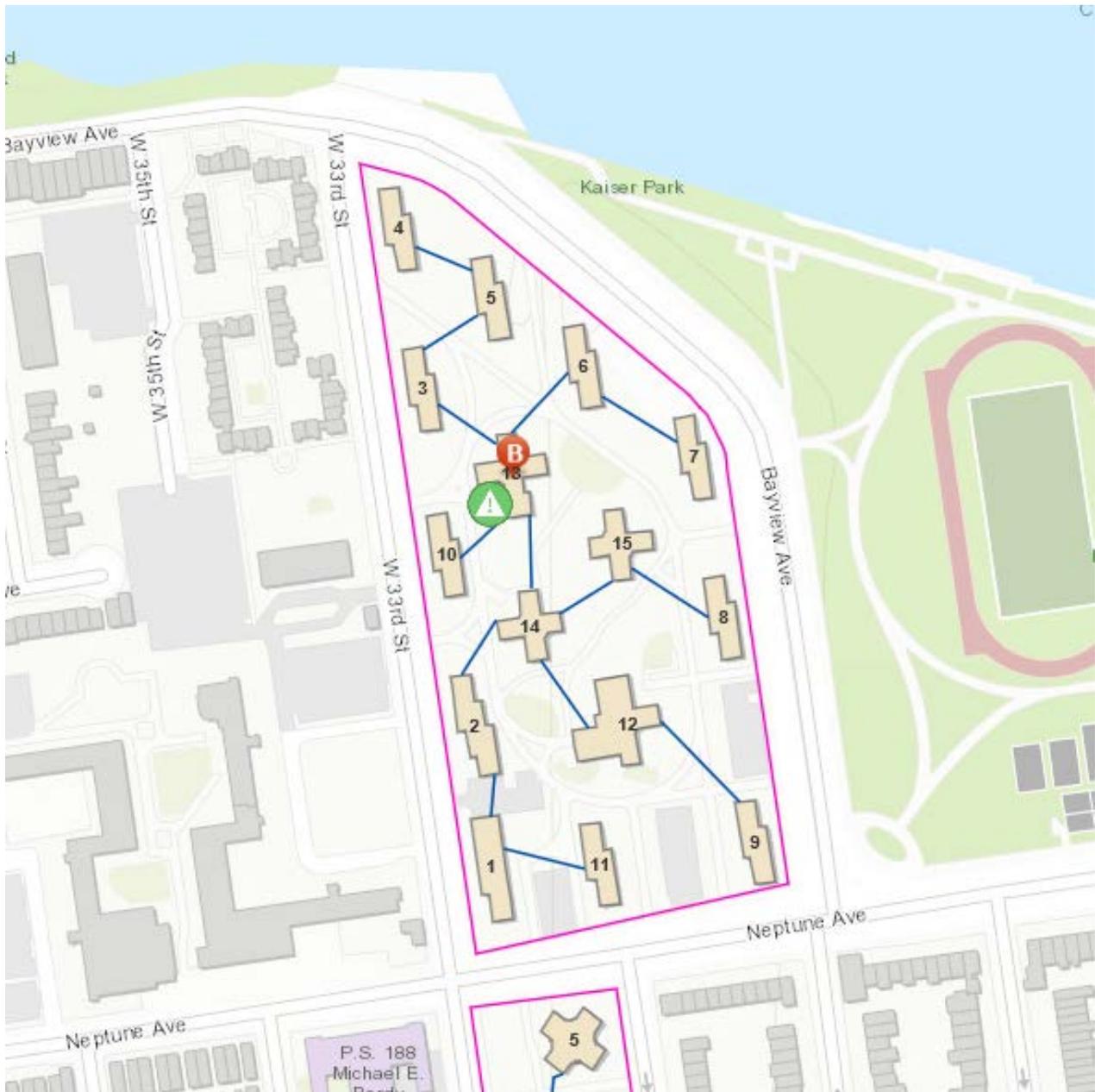
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MOBILE BOILER CONNECTION DETAILS	
Location of installation (DOT alternate side parking rules)	2719 West 33 <sup>rd</sup> Street (Resident parking lot)
Boiler type	EASCO
Boiler burner	Gordon-Piatt
Number of boilers	3
Internal heating system	Steam
Horsepower per boiler	265 hp
Internal system horsepower	795 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	Connection Platform: 20'H x 5'W; Bridging: 25'H x 3'W x 20'L
Electrical feed location	Boiler room main panel (needs dedicated disconnect panel)
Building amperage/voltage	100 amp/ 208 volt
Electrical materials needed	3 Phase 50' length - 4/0 AWG cable
Steam inlet access point	Blank end of main header
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), 5+C4:W40'L x 2" Rubber Hose



## LEGEND

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