



# Heating Action Plan – Individual Action Plan

## Wagner Houses

DEVELOPMENT INFO	
# of Buildings	22
# of Apartments	2,162
Total Population	4,814
% of Population Over 62	19%
Self Identified Mobility Impaired Population	397
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	6
Distribution System	Two-Pipe
ASSET CONDITION	
Boiler Age	16 years
Boiler PNA Condition Rating	3
MAJOR CHALLENGES	
There are linkage-less burner systems, which require codes to make repairs. There are two vendors that can make repairs to the burner systems.	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> <li>None Scheduled</li> </ul>	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> <li>Boiler Welding [Completed]</li> <li>Feed Water Line Replacement [Completed]</li> <li>Plumbing Repairs [Completed]</li> <li>Replacement of Hot Water Generator Coils [Completed]</li> <li>Sump Pump Replacement [Completed]</li> <li>Tank Room Steam Leak Repairs [Completed]</li> <li>Trap Replacement [Completed]</li> </ul>	
OUTAGES	
2017/2018 Heating Outages	20
2017/2018 Average Restoration Time (Hours)	42.3
2018/2019 Heating Outages	24
2018/2019 Average Restoration Time (Hours)	14.2
HEATING STAFF BREAKDOWN	
Cluster	MN 3
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)	
Wagner is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
<b>On-site</b>
Supportive Children's Advocacy Network (SCAN), 435 East 120th Street
NYCHA, 435 East 120th Street
<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.\*



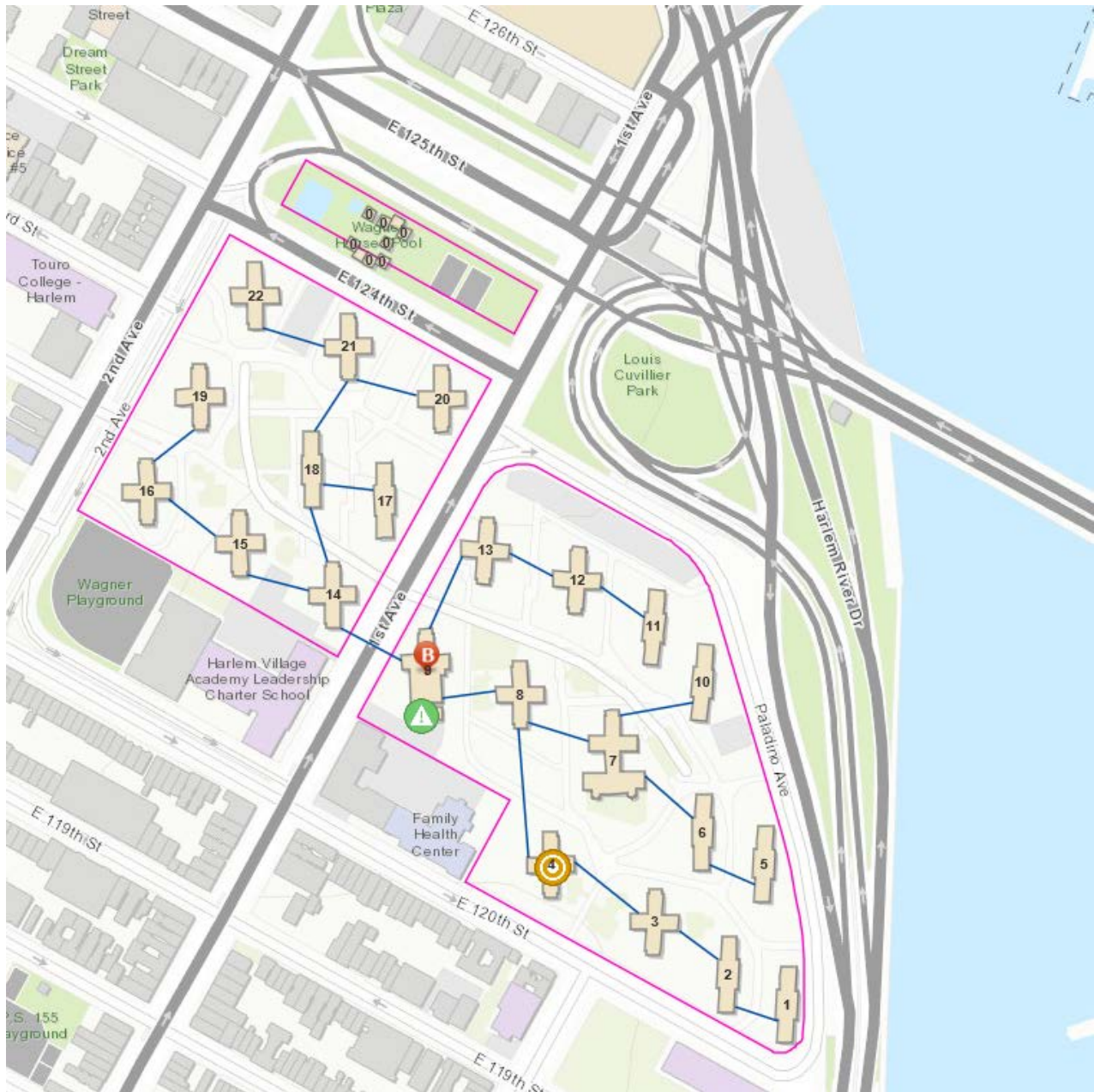
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Manhattan

### MOBILE BOILER CONNECTION DETAILS

Location of installation (DOT alternate side parking rules)	2360 1st Avenue (NYCHA employee lot)
Boiler type	Johnston
Boiler burner	S.T. Johnson
Number of boilers	6
Internal heating system	Steam
Horsepower per boiler	400 hp
Internal system horsepower	2,400 hp
Number of in-ground oil tanks	2
In-ground oil tank capacity	35,000
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: 15'H x 3'W
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	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



## LEGEND

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