



# Heating Action Plan – Individual Action Plan

## Independence Houses

Brooklyn

(Managed by Taylor Street-Wythe Avenue)

DEVELOPMENT INFO	
# of Buildings	6
# of Apartments	744
Total Population	1,714
% of Population Over 62	22%
Self Identified Mobility Impaired Population	126
ASSET SUMMARY	
Plant Configuration	Firm Gas
# of Boilers	3
Distribution System	Hydronic
ASSET CONDITION	
Boiler Age	19 years
Boiler PNA Condition Rating	4
MAJOR CHALLENGES	
<p>The in-house boiler plant was condemned by the Department of Buildings (DOB). There are mobile boilers on-site. This is a hydronic heat system. When a heat supply leak occurs in an apartment, service must be disrupted to enable repairs as the entire building must be drained. Most of the building piping contains asbestos. Asbestos abatement is needed for nearly all emergency repairs. This causes a delay in restoring service during an unplanned outage. Any underground leak repairs will interrupt service to the entire development.</p>	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> <li>None Scheduled</li> </ul>	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> <li>Heat Pump Replacement [Completed]</li> <li>Underground Leak Repairs [Completed]</li> </ul>	
OUTAGES	
2017/2018 Heating Outages	36
2017/2018 Average Restoration Time (Hours)	18.9
2018/2019 Heating Outages	30
2018/2019 Average Restoration Time (Hours)	9.0
HEATING STAFF BREAKDOWN	
Cluster	BK 4
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)	
Independence is currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
<b>On-site</b>
El Puente De Williamsburg, 114 Taylor Street
Millennium Development, 114 Taylor 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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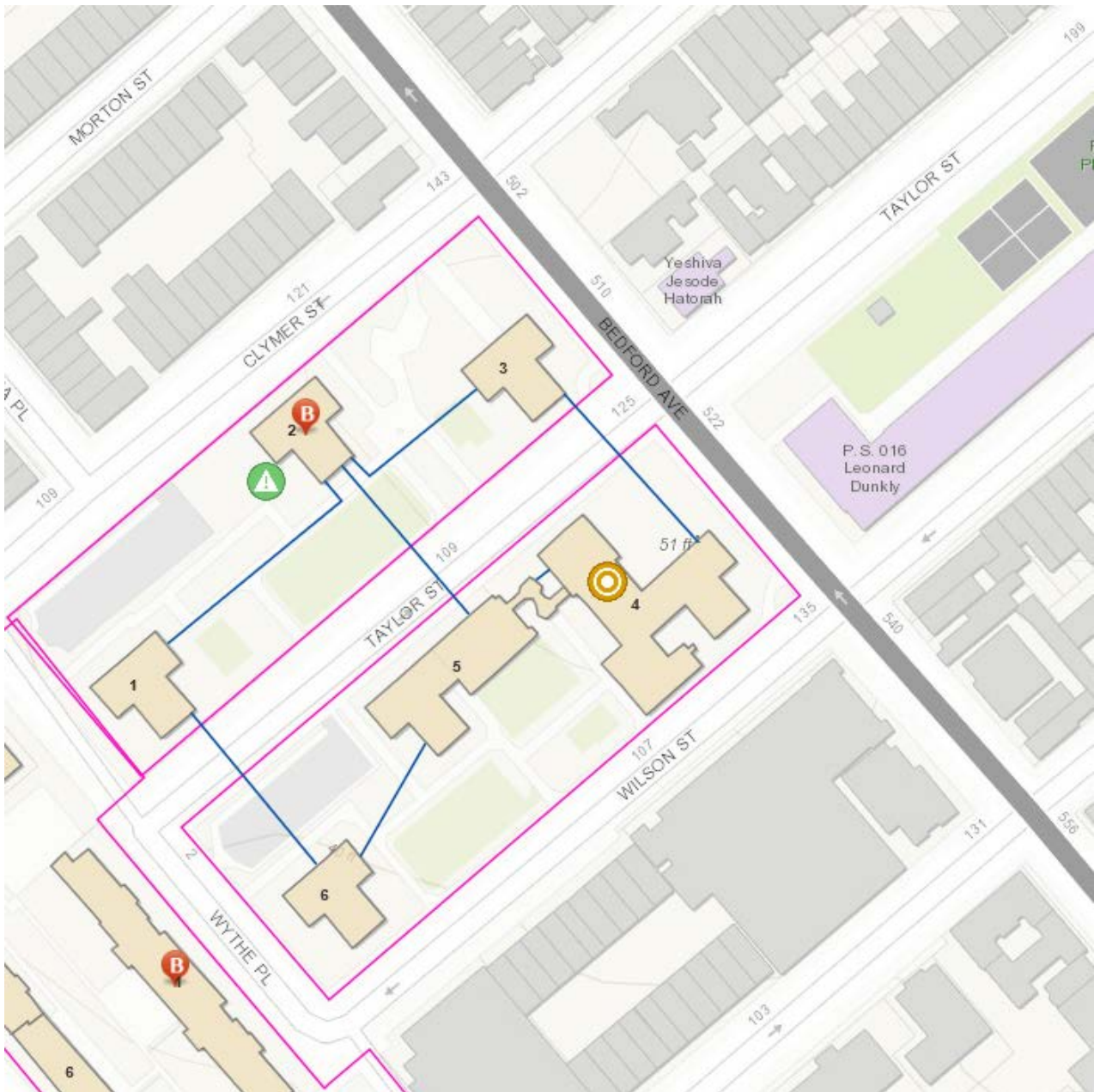
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### MOBILE BOILER CONNECTION DETAILS

Location of installation (DOT alternate side parking rules)	130 Clymer Street (NYCHA dump site)
Boiler type	EASCO
Boiler burner	Gordon-Piatt
Number of boilers	3
Internal heating system	Hydronic
Horsepower per boiler	350 hp
Internal system horsepower	1,050 hp
Number of in-ground oil tanks	1
In-ground oil tank capacity	20,000
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	External bridge work needed only
Electrical feed location	Boiler room main panel (needs dedicated disconnect panel)
Building amperage/voltage	100 amp/ 208 volt
Electrical materials needed	3 Phase 100' length - 4/0 AWG cable
Steam inlet access point	10" Hydro taps in place for supply & return
Steam connection inlet diameter	10"
Requires welding for steam connection	No
Plumbing materials needed for steam connection	N/A
Make-up feed water access point	10" Hydro taps in place for supply & return
Plumbing materials needed for make-up feedwater connection	10" Hydro taps in place for supply & return



## LEGEND

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