



Heating Action Plan – Individual Action Plan WSUR (Brownstones) Houses

Manhattan

(Managed by Wise Towers)

DEVELOPMENT INFO	
# of Buildings	36
# of Apartments	236
Total Population	329
% of Population Over 62	34%
Self Identified Mobility Impaired Population	36
ASSET SUMMARY	
Plant Configuration	Direct Steam
# of Boilers	7 along with High Pressure Steam Plants Supplied by Con Edison
Distribution System	One-Pipe
ASSET CONDITION	
Boiler Age	5-8 years
Boiler PNA Condition Rating	1
MAJOR CHALLENGES	
There are no known issues at this time.	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> Weatherization (26 Buildings) [Completed] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> None Scheduled 	
OUTAGES	
2017/2018 Heating Outages	19
2017/2018 Average Restoration Time (Hours)	21.9
2018/2019 Heating Outages	13
2018/2019 Average Restoration Time (Hours)	12.1
HEATING STAFF BREAKDOWN	
Cluster	MN 2
Management	Heating administrator Cluster Superintendent Cluster Assistant Superintendent
Frontline Personnel	HPT (8am-4:30pm)
HPT = Heating Plant Technician	
Permanent Affordability Commitment Together (PACT)	
WSUR (Brownstones) is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
On-site
Not Applicable
Off-site
Goddard Riverside Community Center, 647 Columbus Avenue

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)	49 West 89th Street (Monday - Thursday, 8:30am to 10:00am)
Boiler type	H.B. Smith
Boiler burner	Powerflame
Number of boilers	2
Internal heating system	Steam
Horsepower per boiler	50 hp
Internal system horsepower	103 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: 8'H x 5'W, Bridging: 4'H x 3'W x 10'L
Electrical feed location	Electric meter room (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 needs blank plate installed
Steam connection inlet diameter	6"
Requires welding for steam connection	Yes
Plumbing materials needed for steam connection	(1) 6" x 10" Reducer, (1) 90-degree elbow, (1) 20'L x 6"ID Steel Braided Hose, (1) 10'L x 6" ID Steel Braided Hose
Make-up feed water access point	1-1/2" Plug on the 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 |