



# Heating Action Plan – Individual Action Plan

## Twins Parks East (Site 9) Houses

Bronx

Senior Development  
(Managed by 1010 East 178<sup>th</sup> Street)

DEVELOPMENT INFO	
# of Buildings	1
# of Apartments	219
Total Population	231
% of Population Over 62	99.6%
Self Identified Mobility Impaired Population	53
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	4
Distribution System	Hydronic
ASSET CONDITION	
Boiler Age	18-23 years
Boiler PNA Condition Rating	4
MAJOR CHALLENGES	
The plant is below ground level which could undergo flooding when a stoppage occurs. The heating system is prone to leaks.	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> <li>None Scheduled</li> </ul>	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> <li>Gate Valve Replacement [Completed]</li> <li>Hot Water Unit Replacement [Projected Start January 2020]</li> </ul>	
OUTAGES	
2017/2018 Heating Outages	6
2017/2018 Average Restoration Time (Hours)	41.1
2018/2019 Heating Outages	12
2018/2019 Average Restoration Time (Hours)	8.9
HEATING STAFF BREAKDOWN	
Cluster	BX 2
Management	Heating administrator Cluster Superintendent Cluster Assistant Superintendent
Frontline Personnel	HPT (8am-4:30pm)
HPT = Heating Plant Technician	
Permanent Affordability Commitment Together (PACT)	
Twins Parks East (Site 9) is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES	
<b>On-site</b>	
Neighborhood SHOPP, 2070 Clinton Avenue	
<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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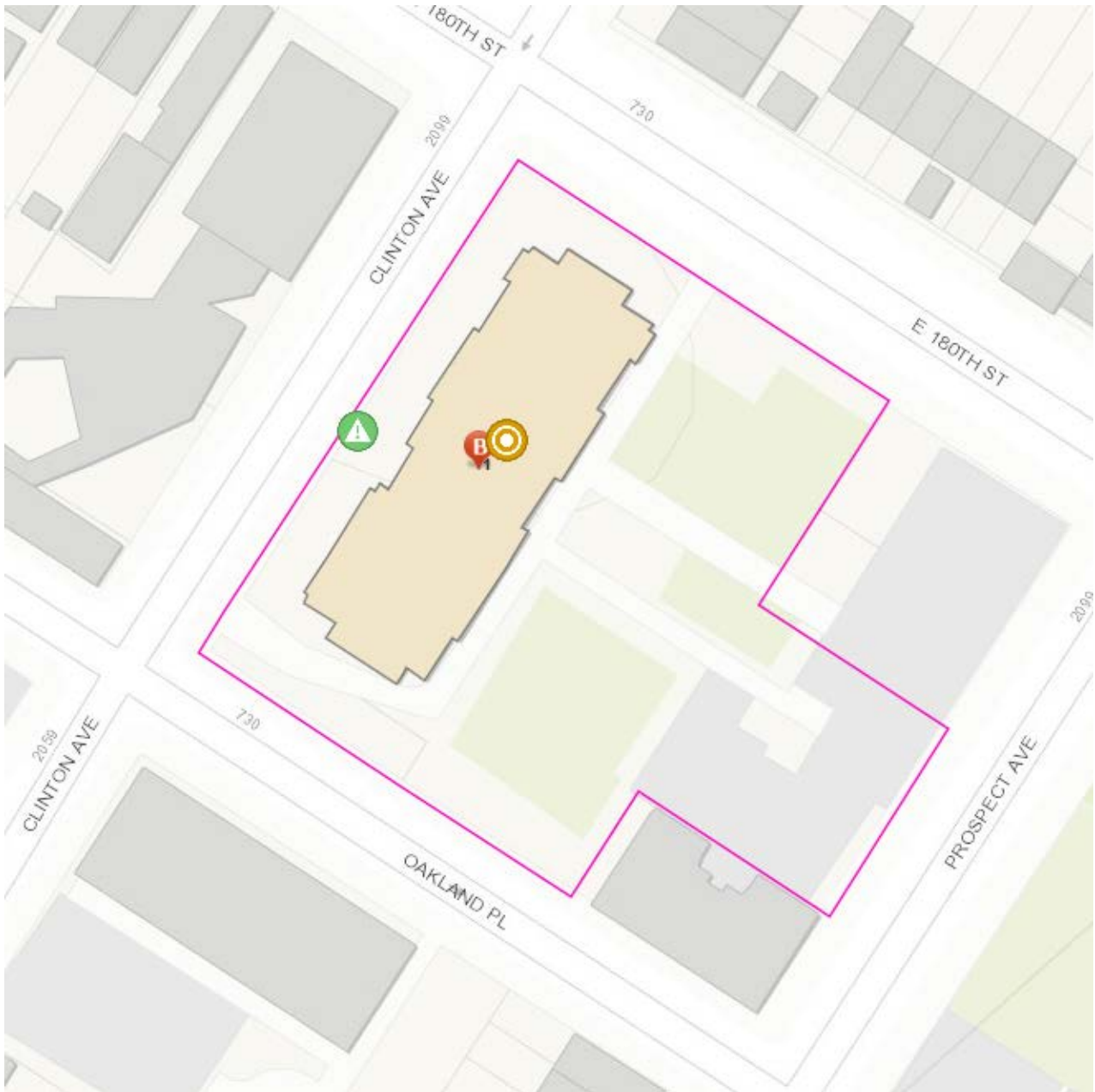
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### MOBILE BOILER CONNECTION DETAILS

Location of installation (DOT alternate side parking rules)	2070 Clinton Avenue (Tuesday - Friday, 11:30am to 1:00pm)
Boiler type	Johnston
Boiler burner	S.T. Johnson
Number of boilers	2
Internal heating system	Hydronic
Horsepower per boiler	125 hp
Internal system horsepower	250 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: 15'H x 5'W; Bridging: 20'H x 3'W x 15'L
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	Welders need to install tap in front of boiler 2
Steam connection inlet diameter	12"
Requires welding for steam connection	No
Plumbing materials needed for steam connection	(1) 10" OS&Y, (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            |