



Heating Action Plan – Individual Action Plan

Claremont Rehab (Group 4) Houses

Bronx

(Managed by Claremont Consolidated)

DEVELOPMENT INFO	
# of Buildings	9
# of Apartments	150
Total Population	342
% of Population Over 62	12%
Self Identified Mobility Impaired Population	12
ASSET SUMMARY	
Plant Configuration	Firm Gas
# of Boilers	21
Distribution System	Hydronic
ASSET CONDITION	
Boiler Age	1-25 years
Boiler PNA Condition Rating	1
MAJOR CHALLENGES	
The hydronic system is prone to leaks. The apartment windows need to be replaced so heat can be contained in the apartment.	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> Weatherization-Boiler Replacement (7 buildings) [Completed] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> Boiler Replacement [Projected Start January 2020] Heat Distribution Line Replacement [Projected Start January 2020] Hot Water Unit Replacement [Projected Start January 2020] 	
OUTAGES	
2017/2018 Heating Outages	11
2017/2018 Average Restoration Time (Hours)	7.3
2018/2019 Heating Outages	22
2018/2019 Average Restoration Time (Hours)	5.5
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)	
Claremont Rehab (Group 4) is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
On-site
Not Applicable
Off-site
William Hodson Senior Center, 1320 Webster Avenue
Directions For Our Youth, 1368 Webster 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 (Page 1 of 3)

Location of installation (DOT alternate side parking rules)	1252 Clay Avenue (Monday - Thursday, 9:00am to 10:30am)	1248 Clay Avenue (Monday - Thursday, 9:00am to 10:30am)	1240 Clay Avenue (Monday - Thursday, 9:00am to 10:30am)
Boiler type	Hydrotherm	Hydrotherm	Hydrotherm
Boiler burner	Hydrotherm	Hydrotherm	Hydrotherm
Number of boilers	2	2	2
Internal heating system	Hydronic	Hydronic	Hydronic
Horsepower per boiler	14.34 hp	14.34 hp	14.34 hp
Internal system horsepower	28.68 hp	28.68 hp	28.68 hp
Number of in-ground oil tanks	N/A	N/A	N/A
In-ground oil tank capacity	N/A	N/A	N/A
Number of oil transfer pumps on-site	N/A	N/A	N/A
Number of oil transfer pumps operational	N/A	N/A	N/A
Oil operation follow-ups	N/A	N/A	N/A
Scaffolding size and staging	External bridge work needed only	External bridge work needed only	External bridge work needed only
Electrical feed location	Boiler room main panel (needs dedicated disconnect panel)	Boiler room main panel (needs dedicated disconnect panel)	Boiler room main panel (needs dedicated disconnect panel)
Building amperage/voltage	30 amp/ 230 volt	30 amp/ 230 volt	30 amp/ 230 volt
Electrical materials needed	3 Phase 100' length - 4/0 AWG cable	3 Phase 100' length - 4/0 AWG cable	3 Phase 100' length - 4/0 AWG cable
Steam inlet access point	2" Hydro taps for supply and return	2" Hydro taps for supply and return	2" Hydro taps for supply and return
Steam connection inlet diameter	Hydronic System 1-1/2"	Hydronic System 1-1/2"	Hydronic System 1-1/2"
Requires welding for steam connection	No	No	No
Plumbing materials needed for steam connection	N/A	N/A	N/A
Make-up feed water access point	2" Hydro taps in place for supply and return	2" Hydro taps in place for supply and return	2" Hydro taps in place for supply and return
Plumbing materials needed for make-up feedwater connection	(2) 100'L x 2" Rubber Hose	(2) 100'L x 2" Rubber Hose	(2) 100'L x 2" Rubber Hose



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MOBILE BOILER CONNECTION DETAILS (Page 2 of 3)

Location of installation (DOT alternate side parking rules)	1128 Findlay Avenue (Monday - Thursday, 9:00am to 10:30am)	1228 Clay Avenue (Monday - Thursday, 9:00am to 10:30am)	1114 Findlay Avenue (Tuesday - Friday, 9:30am to 11:00am)
Boiler type	EASCO	Hydrotherm	Hydrotherm
Boiler burner	Gordon-Piatt	Hydrotherm	Hydrotherm
Number of boilers	2	2	2
Internal heating system	Hydronic	Hydronic	Hydronic
Horsepower per boiler	14.34 hp	14.34 hp	14.34 hp
Internal system horsepower	28.68 hp	28.68 hp	28.68 hp
Number of in-ground oil tanks	N/A	N/A	N/A
In-ground oil tank capacity	N/A	N/A	N/A
Number of oil transfer pumps on-site	N/A	N/A	N/A
Number of oil transfer pumps operational	N/A	N/A	N/A
Oil operation follow-ups	N/A	N/A	N/A
Scaffolding size and staging	External bridge work needed only	External bridge work needed only	External bridge work needed only
Electrical feed location	Boiler room main panel (needs dedicated disconnect panel)	Boiler room main panel (needs dedicated disconnect panel)	Boiler room main panel (needs dedicated disconnect panel)
Building amperage/voltage	30 amp/ 230 volt	30 amp/ 230 volt	30 amp/ 230 volt
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MOBILE BOILER CONNECTION DETAILS (Page 3 of 3)

Location of installation (DOT alternate side parking rules)	335 East 166th Street (Tuesday - Friday, 9:30am to 11:00am)	1046 Teller Avenue (Monday - Thursday, 9:00am to 11:00am)	1068 Teller Avenue (Monday - Thursday, 9:00am to 11:00am)
Boiler type	Hydrotherm	Hydrotherm	Hydrotherm
Boiler burner	Hydrotherm	Hydrotherm	Hydrotherm
Number of boilers	2	2	3
Internal heating system	Hydronic	Hydronic	Hydronic
Horsepower per boiler	14.34 hp	14.34 hp	14.34 hp
Internal system horsepower	28.68 hp	28.68 hp	28.68 hp
Number of in-ground oil tanks	N/A	N/A	N/A
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LEGEND

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