



Heating Action Plan – Individual Action Plan

Marshall Plaza Houses

Manhattan

Senior Development
(Managed by Harlem River)

DEVELOPMENT INFO	
# of Buildings	1
# of Apartments	180
Total Population	207
% of Population Over 62	97%
Self Identified Mobility Impaired Population	65
ASSET SUMMARY	
Plant Configuration	Firm Gas
# of Boilers	2
Distribution System	Hydronic
ASSET CONDITION	
Boiler Age	34 years
Boiler PNA Condition Rating	3
MAJOR CHALLENGES	
This location experiences distribution system leaks. There are AC sleeves in the resident's apartment without covers which cause heat pipes to freeze. The boilers at this location have outlived its life expectancy.	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> None Scheduled 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> Expansion Tank Replacement [Projected Start December 2019] Heat Exchanger Repairs [Completed] 	
OUTAGES	
2017/2018 Heating Outages	4
2017/2018 Average Restoration Time (Hours)	17.0
2018/2019 Heating Outages	13
2018/2019 Average Restoration Time (Hours)	18.6
HEATING STAFF BREAKDOWN	
Cluster	MN 3
Management	Heating administrator Cluster Superintendent Cluster Assistant Superintendent
Frontline Personnel	HPT (8am-4:30pm)
HPT = Heating Plant Technician	
Permanent Affordability Commitment Together (PACT)	
Marshall Plaza is currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
On-site
COTHOA - Church on the Hill, 1970 Amsterdam Avenue
Off-site
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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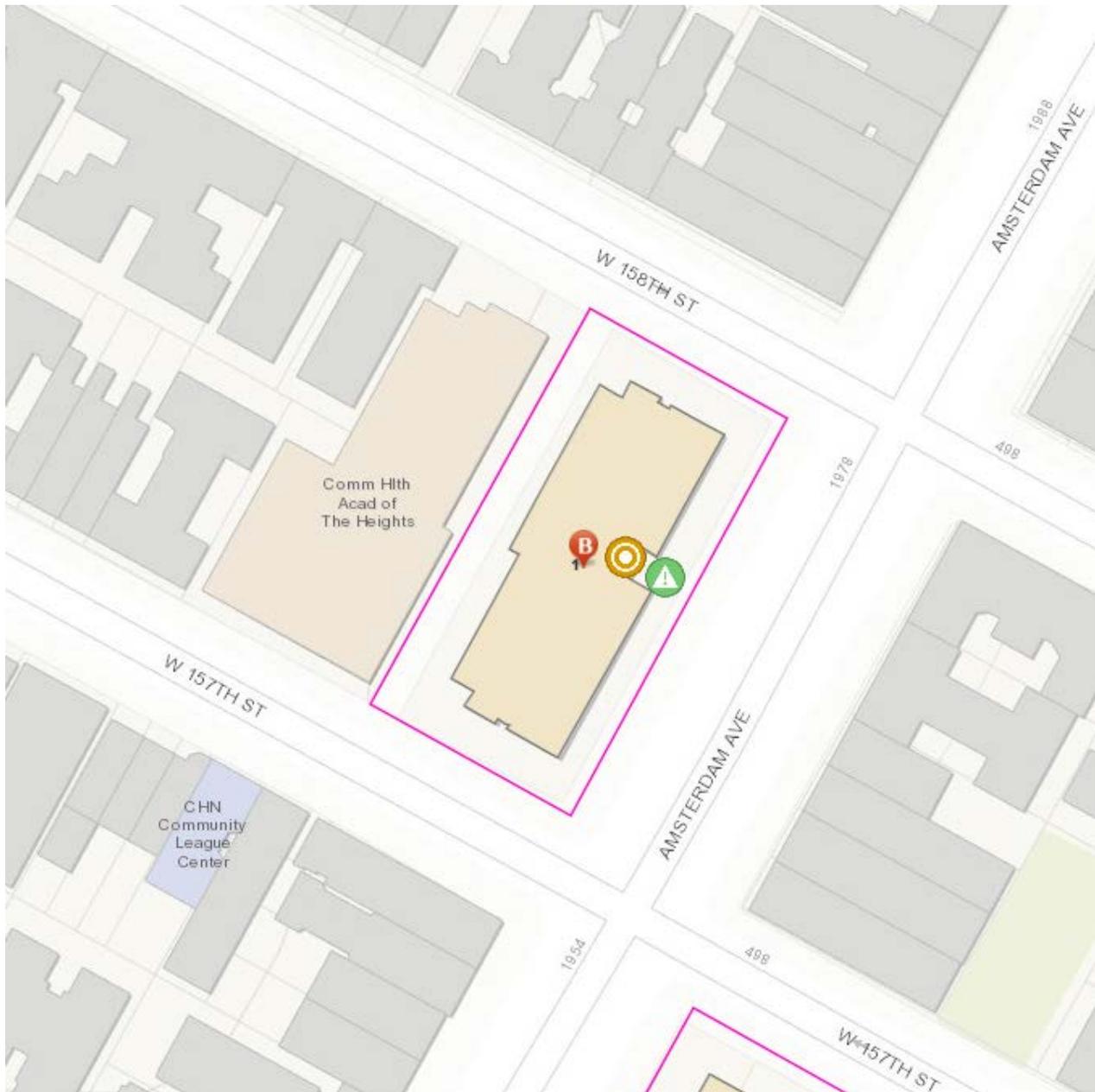
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MOBILE BOILER CONNECTION DETAILS

Location of installation (DOT alternate side parking rules)	1970 Amsterdam Avenue (Tuesday, 9:30am to 11:00am)
Boiler type	Kewanee
Boiler burner	Kewanee
Number of boilers	2
Internal heating system	Steam
Horsepower per boiler	132 hp
Internal system horsepower	264 hp
Number of in-ground oil tanks	1
In-ground oil tank capacity	5,000
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
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	End of main header
Steam connection inlet diameter	10"
Requires welding for steam connection	Yes
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	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

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