



Heating Action Plan – Individual Action Plan

Tapscott Street Rehab Houses

Brooklyn

(Managed by Reid Apartments)

DEVELOPMENT INFO	
# of Buildings	8
# of Apartments	155
Total Population	349
% of Population Over 62	13%
Self Identified Mobility Impaired Population	10
ASSET SUMMARY	
Plant Configuration	Firm Gas
# of Boilers	8
Distribution System	Hydronic
ASSET CONDITION	
Boiler Age	2-18 years
Boiler PNA Condition Rating	4
MAJOR CHALLENGES	
This site contains 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.	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> Weatherization (Building 6) [Completed] Weatherization (Building 7 and 8) [From December 2019 to Anticipated Completion of March 2020, 0% Completed] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> New Hydrotherm Boiler Plant Installation [Completed] 	
OUTAGES	
2017/2018 Heating Outages	5
2017/2018 Average Restoration Time (Hours)	33.7
2018/2019 Heating Outages	17
2018/2019 Average Restoration Time (Hours)	5.1
HEATING STAFF BREAKDOWN	
Cluster	BK 3
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)	
Tapscott Street Rehab is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
On-site
Not Applicable
Off-site
Research Foundation of CUNY/Medgar Evers College, 20 Amboy Street
Fort Greene Senior Citizens Council, 1440 East New York 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)	184 Tapscott Street (Monday - Thursday, 8:00am to 9:30am)	192 Tapscott Street (Monday - Thursday, 8:00am to 9:30am)	199 Tapscott Street (Tuesday - Friday, 8:00am to 9:30am)
Boiler type	Weil-McLain	Weil-McLain	Weil-McLain
Boiler burner	Powerflame	Powerflame	Powerflame
Number of boilers	1	1	1
Internal heating system	Steam	Hydronic	Hydronic
Horsepower per boiler	1,904,000 Btu/h	1,904,000 Btu/h	2,176,000 Btu/h
Internal system horsepower	1,904,000 Btu/h	1,904,000 Btu/h	2,176,000 Btu/h
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	Electric meter room (needs dedicated disconnect panel)	Electric meter room (needs dedicated disconnect panel)	Electric meter room (needs dedicated disconnect panel)
Building amperage/voltage	100 amp/ 208 volt	100 amp/ 208 volt	100 amp/ 208 volt
Electrical materials needed	3 Phase 50' length - 4/0 AWG cable	3 Phase 50' length - 4/0 AWG cable	3 Phase 50' 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 2"	2"	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 for supply and return	2" Hydro taps for supply and return	2" Hydro taps for supply and return
Plumbing materials needed for make-up feedwater connection	(2) 100'L x 1" Rubber Hose	(2) 100'L x 1" Rubber Hose	(2) 100'L x 1" Rubber Hose



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MOBILE BOILER CONNECTION DETAILS (Page 2 of 3)

Location of installation (DOT alternate side parking rules)	728 Howard Avenue (Tuesday - Friday, 8:00am to 9:30am)	725 Howard Avenue (Monday - Thursday, 9:00am to 10:30am)	187 Tapscott Street (Tuesday - Friday, 8:00am to 9:30am)
Boiler type	Weil-McLain	Weil-McLain	Weil-McLain
Boiler burner	Powerflame	Powerflame	Powerflame
Number of boilers	1	1	1
Internal heating system	Hydronic	Hydronic	Hydronic
Horsepower per boiler	2,176,000 Btu/h	2,176,000 Btu/h	2,176,000 Btu/h
Internal system horsepower	2,176,000 Btu/h	2,176,000 Btu/h	2,176,000 Btu/h
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
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Steam connection inlet diameter	2"	2"	2"
Requires welding for steam connection	No	No	No
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Make-up feed water access point	2" Hydro taps for supply and return	2" Hydro taps for supply and return	2" Hydro taps for supply and return
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Location of installation (DOT alternate side parking rules)	170 Tapscott Street (Monday - Thursday, 8:00am to 9:30am)	175 Tapscott Street (Tuesday - Friday, 8:00am to 9:30am)
Boiler type	A.O. SMITH	Weil-McLain
Boiler burner	Powerflame	Powerflame
Number of boilers	1	1
Internal heating system	Hydronic	Hydronic
Horsepower per boiler	2,176,000 Btu/h	2,187,000 Btu/h
Internal system horsepower	2,176,000 Btu/h	2,187,000 Btu/h
Number of in-ground oil tanks	N/A	N/A
In-ground oil tank capacity	N/A	N/A
Number of oil transfer pumps on-site	N/A	N/A
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LEGEND

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