



Heating Action Plan – Individual Action Plan

Whitman Houses

Brooklyn

DEVELOPMENT INFO	
# of Buildings	15
# of Apartments	1,659
Total Population	3,866
% of Population Over 62	16%
Self Identified Mobility Impaired Population	229
ASSET SUMMARY	
Plant Configuration	Dual Fuel
# of Boilers	4
Distribution System	Two-pipe
ASSET CONDITION	
Boiler Age	27 years
Boiler PNA Condition Rating	5
MAJOR CHALLENGES	
<p>Whitman Houses is currently a mobile boiler site and a new boiler plant is currently being constructed. There are new instantaneous hot water (IHW) units being installed, as well as, new vacuum tanks. Currently, there are no known issues that would prevent us from restoring service in the event of an emergency.</p>	

CAPITAL INVESTMENTS	
<ul style="list-style-type: none"> Apartment Temperature Sensors [Completed] Boiler Replacement (4 Boilers) [From December 2017 to Anticipated Completion of December 2019, 90% Completed] Comprehensive Heating Plant, BMS & Temperature Controls [From December 2017 to Anticipated Completion of December 2019, 80% Completed] Replacement of Instantaneous Hot Water Heaters - ECM 7 [From May 2018 to Anticipated Completion of December 2019, 90% Completed] Steam Trap Replacement [Completed] 	
OPERATIONS INVESTMENTS	
<ul style="list-style-type: none"> Instantaneous Hot Water Generator Installation [Completed] Tank Room Sump Pump Replacements [Completed] Vacuum Tank Replacement [From November 2019 to Anticipated Completion of TBD by CPD, 10% Completed] Zone Valve Replacement [From February 2019 to Anticipated Completion of TBD by CPD, 80% Completed] 	
OUTAGES	
2017/2018 Heating Outages	15
2017/2018 Average Restoration Time (Hours)	37.7
2018/2019 Heating Outages	39
2018/2019 Average Restoration Time (Hours)	6.3
HEATING STAFF BREAKDOWN	
Cluster	BK 2
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)	
Whitman is not currently in the PACT conversion pipeline	

POTENTIAL ALTERNATIVE HEATED COMMUNITY SPACES
On-site
Fort Greene Senior Citizens Council, 105 North Portland 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.

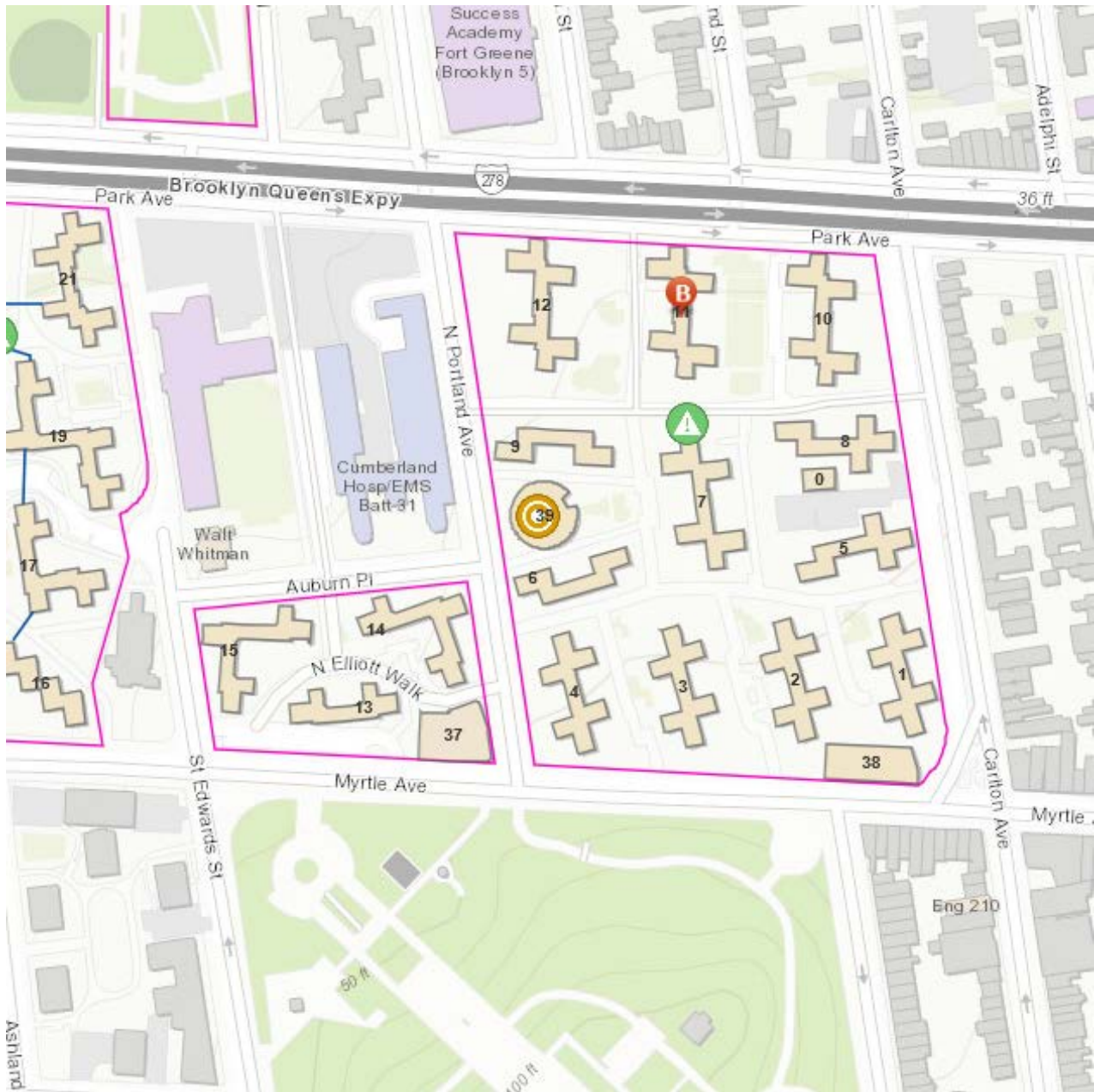


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MOBILE BOILER CONNECTION DETAILS

Location of installation (DOT alternate side parking rules)	102 Cumberland Walk (NYCHA parking lot)
Boiler type	EASCO
Boiler burner	Gordon-Piatt
Number of boilers	4
Internal heating system	Steam
Horsepower per boiler	600 hp
Internal system horsepower	2,400 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	N/A; Already a dedicated line
Electrical feed location	Boiler room panel (existing dedicated disconnect panel)
Building amperage/voltage	100 amp/ 208 volt
Electrical materials needed	N/A; Already a dedicated line
Steam inlet access point	N/A; Already a dedicated line
Steam connection inlet diameter	N/A; Already a dedicated line
Requires welding for steam connection	No
Plumbing materials needed for steam connection	N/A
Make-up feed water access point	Condensate header line
Plumbing materials needed for make-up feedwater connection	N/A; Already a dedicated line



LEGEND

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