



MAYOR DE BLASIO'S NYCHA HEATING COMMITMENTS

Fact Sheet – October 2018



January 2018: Mayor de Blasio committed \$13 million to improve how NYCHA handled heating emergencies last winter and to better prepare for this winter.

Last winter: (ALL COMPLETED)

- Hired 57 Repair Staff to help respond to boiler outages
 - Not all vacancies received satisfactory applicants
- Rented 3 Mobile Boilers to have on-hand for heating emergencies
 - Only 2 mobiles were rented last winter
 - Each unit has been attempted, but repairs have only been completed at 7,591

To prepare for this winter, NYCHA: (NEAR COMPLETION)

- Replace 8 boiler plants at Union Avenue and Claremont Houses
 - Only 7 boilers need replacement and are pending completion
- Install 7 gas-fired, winterized boilers at Patterson, Independence and Pelham Parkway Houses
 - Installing 4 mobiles at Patterson and Independence. Pelham Parkway is receiving alternative repairs
- Bought 5 New Mobile Boilers to have on-hand to provide emergency heat rapidly following major outages

January 2018: Mayor de Blasio announced \$200 million in heating system upgrades at developments experiencing chronic outages. These renovations will be finished by 2022.

- Replace Outdated Boilers at 10 developments with chronic outages at the below sites:

○ Morris I	○ Sotomayor Houses
○ Morris II	○ Rangel
○ Taft	○ Fiorentino Plaza
○ Cypress Hills	○ Long Island Baptist Houses
○ Farragut	○ Robinson
- Modernize Hot Water Systems at 12 developments by separating hot water from the heating boilers to reduce the strain on boilers.
- Install New Heating Controls at 15 developments to regulate boiler temperature.

In March 2018, the Administration reviewed NYCHA’s capital program and identified several ways to expedite heating system repairs by 8 to 20 months, depending on the size of the heating system, including:

1. **Design Phase:** NYCHA will provide estimated load calculations to engineers to minimize pre-design services. They have also committed to reviewing fewer submissions from designers, and will create a single standard specification to streamline design. These steps will shave 6 months off what is normally a year long process.
2. **Procurement:** NYCHA is seeking authority from the NYCHA Board to delegate authority for awarding contracts ahead of Board approval; the Board would ratify the contracts. This would cut 30 – 45 days each time a contract is awarded.
3. **Construction & Commissioning:** DEP has agreed to expedite review and approval of NYCHA installations for usages, saving 3 weeks. NYCHA will also work with DOB to streamline the inspection and approval processes.

All boilers under the Mayor’s \$200 million are on schedule to meet the expedited timeline announced in March

Design-Build. The City continues to press the State to grant Design-Build authority, which would save an additional 12 to 15 months on these upgrades. NYCHA wrote to HUD in March requesting permission to use design-build.

State Money. The state has yet to release the \$350 million that have been appropriated for boiler repairs at NYCHA over the last two budgets.

