

# Micro-purchase Review

## Marcy Houses Vendor Review – 4 Requisitions (page 1 of 3)

| Vendor                   | Requisition Details |          | Description                                                                     | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Paperwork                                                                                                                       | TMU Review                                                                                                                                      |
|--------------------------|---------------------|----------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Satgur Home Improvements | Amount              | \$9,726  | Will repair and replace men's bathroom door partition and replace bathroom sink | <ul style="list-style-type: none"><li>• APMS Medina stated that this contract was needed because the partition was broken and rundown and the sinks were in bad condition.</li><li>• The APMS stated that the vendor did not replace the sinks yet.</li><li>• A look at the proposal showed that sinks were not included in the material cost.</li><li>• The APMS stated that the work was completed on a Saturday, so he did not observe the work.</li><li>• The APMS stated that a vendor was selected for this work because in the past, NYCHA skilled trades indicated a vendor should complete this work.</li><li>• The APMS stated that the material cost of \$6,037, which included garbage disposal and a handling fee was reasonable.</li><li>• The APMS stated that he did not see the vendor take the garbage off-site, but believes they did since the APMS did not see the doors in NYCHA garbage bins.</li><li>• The APMS stated that he believes the vendor was onsite for one day, but unsure of how many laborers were onsite.</li></ul> | <ul style="list-style-type: none"><li>✓ Logbook entries</li><li>✓ Statement of Services</li><li>✓ Micro proposal form</li></ul> | TMU was able to observe the partitions in the maintenance office bathroom which appeared to have been recently installed and in good condition. |
|                          | Date                | 01/19/24 |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                 |                                                                                                                                                 |
|                          | Number              | 1912619  |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                 |                                                                                                                                                 |

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## Marcy Houses Vendor Review – 4 Requisitions (page 2 of 3)

| Vendor                   | Requisition Details |          | Description                                                                      | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Paperwork                                                                                        | TMU Review                                                                                                                                             |
|--------------------------|---------------------|----------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Abraham Contracting Corp | Amount              | \$9,941  | Repair the floor and remove ceramic floor in men's bathroom and replace with new | <ul style="list-style-type: none"><li>APMS Medina stated that this contract was needed because the floor was old and there were tripping hazards.</li><li>The APMS stated that a vendor was selected for this work, because NYCHA maintenance can only do about 10 tiles in apartments and this job was bigger than that.</li><li>The APMS stated that this work was not included for requisition 1912619 (men’s bathroom) because this vendor does not do tile work.</li><li>The APMS stated the material cost of \$5,275 was reasonable. TMU pointed out that the vendor charged for items within the scope of work and items that should be included in overhead costs. The APMS stated the price was still reasonable since contract vendor charge a lot more.</li><li>The APMS stated that this work was done over the weekend so he could not comment on labor.</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro proposal form</div> | TMU was able to observe the ceramic floor placed in the maintenance bathroom which appeared to have been recently installed and in good condition.     |
|                          | Date                | 02/01/24 |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                                                                        |
|                          | Number              | 192328   |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                                                                        |
| Abraham Contracting Corp | Amount              | \$9,927  | Remove old and damaged cabinets and replace for new in Main office.              | <ul style="list-style-type: none"><li>APMS Medina stated that this contract was needed because the cabinets were rotting and old.</li><li>The APMS stated that he did not observe the work.</li><li>The APMS stated that a vendor was selected to do this work and not skilled trades because it takes too long for work to get scheduled with skilled trades.</li><li>The APMS stated that the material cost of \$4,834 was reasonable.</li><li>The APMS stated that the vendor was onsite for three days and there were three laborers</li></ul>                                                                                                                                                                                                                                                                                                                              | <div>✓ Logbook entries</div> <div>✓ Statement of Services</div> <div>✓ Micro proposal form</div> | TMU was able to observe the cabinets that were replaced in the management office which appeared to have been recently installed and in good condition. |
|                          | Date                | 01/24/24 |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                                                                        |
|                          | Number              | 1917523  |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                                                                                        |

# Micro-purchase Review

## Marcy Houses Vendor Review — 4 Requisitions (page 3 of 3)

| Vendor                   | Requisition Details |          | Description                                                            | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Paperwork                                                                                        | TMU Review                                                                                             |
|--------------------------|---------------------|----------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Abraham Contracting Corp | Amount              | \$9,995  | Small construction to repair damage on the basement floor and cleaning | <ul style="list-style-type: none"><li>• APMS stated that this contract was needed because the concrete was not level, creating a tripping hazard and the basement also needed to be cleaned and sanitized.</li><li>• The APMS stated that he did not observe the work being done but saw the finished product.</li><li>• The APMS could not use skilled trades to perform the work because in the past, he waited six months to schedule skilled trades and the work still did not get done.</li><li>• The APMS further stated that he has been told the NYCHA does not have the manpower and to use a vendor.</li><li>• The APMS stated that the material cost of \$4,815 was reasonable.</li><li>• The APMS stated that he could not comment on labor as he did not see the work being performed.</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro proposal form</div> | TMU was able to observe the basement at 21 Nostrand Ave which appeared to be clean and free of debris. |
|                          | Date                | 01/03/24 |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                  |                                                                                                        |
|                          | Number              | 978575   |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                  |                                                                                                        |

# Micro-purchase Review

## Carver Houses Vendor Review – 4 Requisitions (page 1 of 2)

| Vendor               | Requisition Details |          | Description                                                                                                                          | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Paperwork                                                                                       | TMU Review                                                                                                                             |
|----------------------|---------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| MKL Contracting Corp | Amount              | \$9,962  | Will be removing the storage room broken double doors and then install a new heavy duty diamond plate door with frame at building 5. | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the door was vandalized.</li><li>The PMS stated that she and the SOC observed the work being performed.</li><li>The PMS stated that at the time, she believed the material cost was reasonable but now looking at the charges for masks and gloves the PMS stated that that was unreasonable.</li><li>The PMS stated that the vendor was onsite for 2.5 days and there were about 3 laborers.</li></ul>                                                                  | <div>X Logbook Entries</div> <div>✓ Statement of Service</div> <div>✓ Micro-purchase form</div> | TMU was able to observe the double doors in the storage room which appeared to have been recently installed and in good condition.     |
|                      | Date                | 01/24/24 |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                 |                                                                                                                                        |
|                      | Number              | 1914706  |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                 |                                                                                                                                        |
| MKL Contracting Corp | Amount              | \$9,901  | Will be removing regular door from building 13 maintenance shop and install a new heavy duty diamond door with a new frame.          | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the frame was damaged.</li><li>The PMS stated that carpenters installed the inner door, and the vendor installed the diamond plate door.</li><li>The PMS stated that the material cost was reasonable.</li><li>The PMS stated that the vendor was onsite for at least two days and there were two laborers.</li><li>TMU pointed out the labor charge was miscalculated. The proposal stated the work would take 16 hours, but the vendor charged for 18 hours.</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Service</div> <div>✓ Micro-purchase form</div> | TMU was able to observe the diamond door in the maintenance shop which appeared to have been recently installed and in good condition. |
|                      | Date                | 02/27/24 |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                 |                                                                                                                                        |
|                      | Number              | 1930831  |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                 |                                                                                                                                        |

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## Carver Houses Vendor Review – 4 Requisitions (page 2 of 2)

| Vendor               | Requisition Details |          | Description                                                                                                       | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Paperwork                                                                                                                                | TMU Review                                                                                                                                                                    |
|----------------------|---------------------|----------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MKL Contracting Corp | Amount              | \$8,110  | At 1475 Madison Ave, removing broken maintenance office door buzz machine and installing a new power buzz machine | <ul style="list-style-type: none"><li>• The PMS stated that this contract was needed because someone forced the door open, and the box was burned out and the chain and the mechanism had to be replaced.</li><li>• The PMS stated that the vendor installed a lock on the gate so it can't be forced open.</li><li>• The PMS stated that she observed the work being performed.</li><li>• The PMS stated that the material cost looked reasonable.</li><li>• The PMS stated that the vendor was onsite for two days and there were two laborers.</li></ul>                                                                                                                                                                                      | <ul style="list-style-type: none"><li>✓ Logbook Entries April 22</li><li>✓ Statement of Services</li><li>✓ Micro-purchase form</li></ul> | TMU was able to observe the buzz machine at the gate leading into the maintenance office parking garage which appeared to have been recently installed and in good condition. |
|                      | Date                | 04/17/24 |                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                          |                                                                                                                                                                               |
|                      | Number              | 1954409  |                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                          |                                                                                                                                                                               |
| Merino Ventures LLC  | Amount              | \$9,870  | Will repair and replace drop ceiling tile in Community Center.                                                    | <ul style="list-style-type: none"><li>• The PMS stated that this contract was needed because there were missing and cracked tiles.</li><li>• The PMS also stated that there were in the process of fixing it for PHAS.</li><li>• The PMS stated that she went once to see the work being done and saw when it was completed.</li><li>• NYCHA could not perform this work because sometimes the tiles must be cut and she doesn't have staff that can do that, and she also needed it done quickly.</li><li>• The PMS stated that she feels the material cost was reasonable but is also unsure of how much tiles cost.</li><li>• The PMS stated the vendor was onsite for about three days and she believes there were three laborers.</li></ul> | <ul style="list-style-type: none"><li>X Logbook Entries</li><li>✓ Statement of Service</li><li>✓ Micro-purchase form</li></ul>           | TMU was able to observe the drop ceiling in the community center which appeared to have been recently installed but had a lot of damage due to recent leaks.                  |
|                      | Date                | 01/17/24 |                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                          |                                                                                                                                                                               |
|                      | Number              | 1913313  |                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                          |                                                                                                                                                                               |

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## Gun Hill Houses Vendor Review – 4 Requisitions (page 1 of 2)

| Vendor                | Requisition Details |          | Description                                                                  | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Paperwork                                                                                                                                    | TMU Review                                                                              |
|-----------------------|---------------------|----------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| NRR Construction Inc, | Amount              | \$9,,479 | Install waterproof vinyl planks in office of Super, Assistant Super and SOC  | <ul style="list-style-type: none"> <li>The PMS stated that this contract was needed because the floors were ugly and there were tripping hazards and he wanted to beautify the offices. This work also included the SOG's office.</li> <li>The PMS stated that the material cost of \$3214 was reasonable.</li> <li>The PMS stated that the vendor did the work on Saturday and Sunday and the PMS was there on Saturday to observe the work.</li> <li>The PMS stated that on Saturday he observed approximately three laborers.</li> <li>TMU pointed out that in the proposal, the vendor charged 28 hours for work but only signed the logbook for one day.</li> </ul>                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>✓ Logbook Entries April 20</li> <li>✓ Statement of Services</li> <li>✓ Micro-purchase Form</li> </ul> | TMU observed the work and saw that the planks appeared to be new and in good condition. |
|                       | Date                | 03/27/24 |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                              |                                                                                         |
|                       | Number              | 1946402  |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                              |                                                                                         |
| NRR Construction Inc  | Amount              | \$9,765  | Install waterproof vinyl floor planks in lunchroom, hallway and storage room | <ul style="list-style-type: none"> <li>The PMS stated that this work was needed because the floors were ugly and there were tripping hazards.</li> <li>The PMS stated that he observed the work being performed on a Saturday and the vendor was only here one day and there were three or four laborers.</li> <li>The PMS stated that the material cost of \$3475 was reasonable.</li> <li>The PMS stated this work was not included with requisition 1946402 because it would be done faster if it was done in two PO's. When TMU explained that this could be viewed as bid splitting the PMS changed his statement saying that when his office was completed the SOG and SOC wanted their offices done as well. TMU pointed out that requisition 1946492 included those offices, to which the PMS then stated that it was the caretakers that came to him wanting the floors done.</li> <li>TMU pointed out that the vendor charged 28 hours for work in the proposal but only signed the logbook for one day.</li> </ul> | <ul style="list-style-type: none"> <li>✓ Logbook Entries May 11</li> <li>✓ Statement of Services</li> <li>✓ Micro-purchase Form</li> </ul>   | TMU observed the work and saw that the planks appeared to be new and in good condition. |
|                       | Date                | 04/30/24 |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                              |                                                                                         |
|                       | Number              | 1962635  |                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                              |                                                                                         |

# Micro-purchase Review

## Gun Hill Houses Vendor Review – 4 Requisitions (page 2 of 2)

| Vendor          | Requisition Details |            | Description                                                                               | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Paperwork                                                                                                   | TMU Review                                                                                               |
|-----------------|---------------------|------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| AV Builders Inc | Amount              | \$9,677.94 | Raise and secure roof on a parking shed                                                   | <ul style="list-style-type: none"><li>The Heating Supervisor ("HS") stated that this contract was needed because the box truck, which carries supplies has been broken into before and he needed the secured shed to prevent theft.</li><li>The HS stated that he observed the work being performed.</li><li>The HS stated that the material cost of \$4,946 was reasonable.</li><li>The HS stated that the vendor was onsite for approximately three days and on some days he saw two laborers and others three.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <div>X</div> <div>Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the parking shed and it appeared to be high enough to fix the box truck.                    |
|                 | Date                | 03/09/24   |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                             |                                                                                                          |
|                 | Number              | 1935583    |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                             |                                                                                                          |
| AV Builders Inc | Amount              | \$9,690.50 | Install 150 L Ft circular vent for extracting fumes from work area to outside of building | <ul style="list-style-type: none"><li>The HS stated that this contract was needed because there is no ventilation in the Bunker room.</li><li>TMU smelled the paint fumes when entering the shop.</li><li>The HS stated that the work has not begun yet but would begin the next day (5/31/24).</li><li>The HS stated that when the fumes get to be too much, the employees will walk outside and some will use a ventilator.</li><li>When asked why NYCHA could not do this work, the HS stated that he reached out to NYCHA Bricklayers and the roof foreman more than six months ago but has not heard back from them.</li><li>The HS stated that the material cost of \$4,047 seemed reasonable.</li><li>TMU pointed out that the vendor charged \$189 for garbage bags and the HS stated that he is unsure how much contractor bags cost or how many bags will be needed for this job since it hasn't started, so he was unsure if that was an unreasonable amount.</li></ul> | <div>X</div> <div>Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU was unable to observe the work, because at the time of the interview the work was not performed yet. |
|                 | Date                | 05/03/24   |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                             |                                                                                                          |
|                 | Number              | 1955458    |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                             |                                                                                                          |

# Micro-purchase Review

## Claremont Consolidated Houses Vendor Review – 4 Requisitions (page 1 of 2)

| Vendor                                  | Requisition Details |          | Description                                                            | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Paperwork                                                             | TMU Review                                                       |
|-----------------------------------------|---------------------|----------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------|
| Isacc Galarza DBA Alpha Omega Intercoms | Amount              | \$7,464  | Repair main entrance doors at 1272, 1244, 1248, 1195 and 1115 Clay Ave | <ul style="list-style-type: none"> <li>The PMS stated that this contract was needed because lobby doors were vandalized.</li> <li>The PMS stated that he observed the work being performed and that the vendor would send videos at each address they were working on.</li> <li>The PMS stated that the material cost of \$4,090 was reasonable.</li> <li><b>The PMS stated that the vendor was onsite for two days and there were two laborers. The proposal states that the vendor was onsite for three days.</b></li> <li>The PMS stated that three out of the five doors are still in good condition.</li> </ul>                                                                                                                                                                                                                                                                                | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed the some doors were operable while others were not. |
|                                         | Date                | 11/24/23 |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |                                                                  |
|                                         | Number              | 1899229  |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |                                                                  |
| Blue Ladder Construction                | Amount              | \$9800   | Remove and Install 10 tub enclosures                                   | <ul style="list-style-type: none"> <li>The PMS stated that he has not worked with this vendor and was not aware that they were onsite doing work.</li> <li>The PMS stated that the requester for this proposal no longer works at NYCHA, and that this requestor would always send him an email making him aware of the work that is being done in the development, but they did not for this contract.</li> <li>The PMS stated that he checked with his APMS, who has been at the development for two years and they also stated that they were not made aware that this work was going on.</li> <li>The PMS stated that the development normally needs work done regarding tub enclosures, but that he would order the tub enclosures and have NYCHA carpenters install them.</li> <li>The PMS stated that he would only ever use a vendor if NYCHA carpenters were unable to install.</li> </ul> | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU was unable to observe the work                               |
|                                         | Date                | 12/04/23 |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |                                                                  |
|                                         | Number              | 1905401  |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |                                                                  |

# Micro-purchase Review

## Claremont Consolidated Houses Vendor Review – 4 Requisitions (page 2 of 2)

| Vendor                      | Requisition Details |           | Description                          | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Paperwork                                                                                                                      | TMU Review                         |
|-----------------------------|---------------------|-----------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| USA Final Touch, Inc        | Amount              | \$9800.50 | Remove and Install 10 tub enclosures | <ul style="list-style-type: none"><li>• The PMS stated that he has not worked with this vendor and was not aware that they were onsite doing work.</li><li>• The PMS stated that the requester for this proposal no longer works at NYCHA, and that this requestor would always send him an email making him aware of the work that is being done in the development, but they did not for this contract.</li><li>• The PMS stated that he checked with his APMS, who has been at the development for two years and they also stated that they were not made aware that this work was going on.</li><li>• The PMS stated that the development normally needs work done regarding tub enclosures, but that he would order the tub enclosures and have NYCHA carpenters install them.</li><li>• The PMS stated that he would only ever use a vendor if NYCHA carpenters were unable to install.</li></ul> | <div><div>X</div>Logbook Entries</div> <div><div>X</div>Statement of Services</div> <div><div>✓</div>Micro-purchase Form</div> | TMU was unable to observe the work |
|                             | Date                | 01/11/24  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                |                                    |
|                             | Number              | 1911137   |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                |                                    |
| AMS General Contractor Inc. | Amount              | \$9,800   | Remove and Install 10 tub enclosures | <ul style="list-style-type: none"><li>• The PMS stated that he has not worked with this vendor and was not aware that they were onsite doing work.</li><li>• The PMS stated that the requester for this proposal no longer works at NYCHA, and that this requestor would always send him an email making him aware of the work that is being done in the development, but they did not for this contract.</li><li>• The PMS stated that he checked with his APMS, who has been at the development for two years and they also stated that they were not made aware that this work was going on.</li><li>• The PMS stated that the development normally needs work done regarding tub enclosures, but that he would order the tub enclosures and have NYCHA carpenters install them.</li><li>• The PMS stated that he would only ever use a vendor if NYCHA carpenters were unable to install.</li></ul> | <div><div>X</div>Logbook Entries</div> <div><div>X</div>Statement of Services</div> <div><div>✓</div>Micro-purchase Form</div> | TMU was unable to observe the work |
|                             | Date                | 01/20/24  |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                |                                    |
|                             | Number              | 1914012   |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                |                                    |

# Procurement Review

## Stapleton Houses Vendor Review – 4 Requisitions (page 1 of 2)

| Vendor              | Requisition Details |          | Description                                                                                                                     | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Paperwork                                                                                              | TMU Review                                                                                                                                                                                   |
|---------------------|---------------------|----------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Express Builders    | Amount              | \$8,798  | Remove and replace 8 door and window glass (32 x 42) in 195, 77, 31, 67 and 45.                                                 | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the glass had bullet holes and needed to be replaced.</li><li>The PMS stated that he observed the work with the former PMS.</li><li>The PMS stated that NYCHA glaziers could not perform the work because they were short staffed, and the Supervisor of the glaziers told them to use a vendor.</li><li>The PMS stated that the material cost of \$5,055.00 was reasonable.</li><li>TMU pointed out that the vendor charged for tools and informed the PMS that if by tools the vendor meant tools that should be included within scope of work then the vendor cannot charge for that.</li></ul> | <div>X Logbook entries</div> <div>X Statement of Service</div> <div>✓ Micro-purchase form</div>        | The PMS showed TMU a column of windows, that were in good condition, but it was more windows than what was listed in the requisition. The PMS didn't appear to know where the work was done. |
|                     | Date                | 12/02/23 |                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                        |                                                                                                                                                                                              |
|                     | Number              | 1896300  |                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                        |                                                                                                                                                                                              |
| PK Contractors Corp | Amount              | \$7,400  | Remove and install new automatic opener and close budget and two stitches in front of the maintenance door at 214 Broad Street. | <ul style="list-style-type: none"><li>The PMS stated that is he unsure why this contract was needed as the former PMS contracted it.</li><li>The PMS stated that he observed the work being performed.</li><li>The PMS stated that the material cost of \$4,500.00 was reasonable.</li><li>The PMS stated that the vendor was onsite for two days and that there were four or five laborers</li></ul>                                                                                                                                                                                                                                                                                         | <div>✓ Logbook entries Feb 24</div> <div>X Statement of Service</div> <div>✓ Micro-purchase form</div> | TMU was unable to see the automatic door opener at different doors.                                                                                                                          |
|                     | Date                | 01/09/24 |                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                        |                                                                                                                                                                                              |
|                     | Number              | 1906891  |                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                        |                                                                                                                                                                                              |

# Procurement Review

## Stapleton Houses Vendor Review – 4 Requisitions (page 2 of 2)

| Vendor                   | Requisition Details |            | Description                                                                                                                      | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Paperwork                                                                   | TMU Review                                                                                                                                   |
|--------------------------|---------------------|------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| AA & SP Contractors Corp | Amount              | \$7,605.40 | Service, labor and material to install laminated floor tiles and two wall cabinets in maintenance room area at 210 Broad Street. | <ul style="list-style-type: none"> <li>The PMS stated that this contract was requested by the former PMS for remodeling his office.</li> <li>The PMS stated that he observed the contractor perform the work.</li> <li>The PMS stated that NYCHA skilled trades and/or maintenance could not perform this work.</li> <li>The PMS stated that the material cost of \$2,840.00 was reasonable.</li> <li>The PMS stated that he is unsure how long the vendor was onsite and how many laborers were onsite.</li> </ul> | X Logbook entries<br>X Statement of Service<br>✓ Micro-purchase form        | TMU observed the work and the floor and cabinet appeared new and in good condition                                                           |
|                          | Date                | 12/21/23   |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                             |                                                                                                                                              |
|                          | Number              | 1901114    |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                             |                                                                                                                                              |
| AA & SP Contractors Corp | Amount              | \$9,275.44 | Service, labor and material to fix the gym court at 230 Broad Street.                                                            | <ul style="list-style-type: none"> <li>The PMS stated that this contract was needed because the floor in the gym was bubbling, expanding the wood, causing a tripping hazard.</li> <li>The PMS stated that he did not observe the work being performed.</li> <li>The PMS stated that that material cost of \$2,052.80 was reasonable.</li> <li>The PMS stated that he is unsure how long the vendor was onsite and how many laborers were onsite.</li> </ul>                                                        | ✓ Logbook entries Feb 17<br>X Statement of Service<br>✓ Micro-purchase form | TMU was shown the areas that were repaired and TMU was shown the areas that were repaired, and the floor appeared new and in good condition. |
|                          | Date                | 01/16/24   |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                             |                                                                                                                                              |
|                          | Number              | 1910392    |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                             |                                                                                                                                              |

# Micro-purchase Review

## Forest Houses Vendor Review — 3 Requisitions (page 1 of 2)

| Vendor                                  | Requisition Details |         | Description                                          | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Paperwork                                                             | TMU Review                                                                                                                                                            |
|-----------------------------------------|---------------------|---------|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Isaac Galarza DBA Alpha Omega Intercoms | Amount              | \$9,581 | Repair main entrance doors at buildings 7, 8, 9 & 11 | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the doors were broken.</li><li>The PM and SOC stated that they observed the work and the PM stated that the vendor sends photos and videos.</li><li>The SOC stated that the material price of \$6,095 was reasonable.</li><li>The PM stated that if she has questions about the material cost, she will ask the vendor and have them explain.</li><li>Neither the PM nor SOC knew how long the vendor was onsite, but the PM stated that this vendor is normally onsite for 3-4 days.</li><li>The SOC stated that she always sees two laborers. The PM stated that some repairs have held up, but others were vandalized</li></ul> | ✓ Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed the door at building 7 and the door locking mechanism was broken. TMU observed the door at building 8 and the door locked and the mechanism was working. |
|                                         | Date                | 1/29/24 |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                       |                                                                                                                                                                       |
|                                         | Number              | 1917612 |                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                       |                                                                                                                                                                       |

# Micro-purchase Review

## Forest Houses Vendor Review — 3 Requisitions (page 2 of 2)

| Vendor               | Requisition Details |          | Description                                                                                                                | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Paperwork                                                                       | TMU Review                                                          |
|----------------------|---------------------|----------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------|
| NRR Construction Inc | Amount              | \$8,283  | Provide labor & material to remove old & install new heavy metal door of plater shop & storeroom located at 905 Tinton Ave | <ul style="list-style-type: none"><li>The SOC stated that bathtubs are stored in those rooms and there are often break ins, so the doors were needed.</li><li>The SOC stated that the doors are diamond plated.</li><li>The SOC stated that she observed the work being performed.</li><li>The SOC stated that material cost of \$4,322 was reasonable.</li><li>The SOC stated that the vendor was onsite for three or four days because an issue with one of the padlocks caused the vendor to leave and come back.</li><li>The SOC stated that two or three laborers were onsite.</li></ul> | ✓ Logbook Entries<br>May 31<br>✗ Statement of Services<br>✓ Micro-purchase Form | TMU observed the doors and they appeared new and in good condition. |
|                      | Date                | 05/17/24 |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                 |                                                                     |
|                      | Number              | 1970669  |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                 |                                                                     |
| NRR Construction Inc | Amount              | \$9,627  | Remove & install three new stair hall doors at 975 Tinton Ave                                                              | <ul style="list-style-type: none"><li>The SOC stated that this contract was needed because the door bucks were rotted.</li><li>The SOC stated that they tried to get skilled trades to do this job, but they gave a time frame for after PHAS was set to happen, so they had to use a vendor.</li><li>The SOC stated that the work took five days and on the days he was present, he saw two laborers.</li></ul>                                                                                                                                                                              | ✗ Logbook Entries<br>✓ Statement of Services<br>✓ Micro-purchase Form           | At the time of the interview, the work was not completed.           |
|                      | Date                | 05/23/24 |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                 |                                                                     |
|                      | Number              | 1976440  |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                 |                                                                     |

# Micro-purchase Review

## Inder Construction Vendor Review – 7 Requisitions (page 1 of 4)

| Development   | Requisition Details |          | Description                                                                                             | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Paperwork                                                                                                   | TMU Review                                                          |
|---------------|---------------------|----------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Butler Houses | Amount              | \$9,987  | Will replace two staircase exit doors in 1368 Webster Ave and 1 staircase exit door in 1408 Webster Ave | <ul style="list-style-type: none"> <li>The PMS stated that this contract was needed because the doors were off the hinges and unrepairable.</li> <li>The PMS stated that PHAS was also coming up and the doors needed to be fixed.</li> <li>The PMS and APMS stated that they observed the work being performs.</li> <li>The PMS stated that the material cost of \$2,910 was reasonable.</li> <li>The PM and PMS stated that they were unsure how many days the vendor was onsite and how many laborers were onsite.</li> </ul> | <div>X</div> <div>Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the doors and they appeared new and in good condition. |
|               | Date                | 01/25/24 |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                             |                                                                     |
|               | Number              | 1916586  |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                             |                                                                     |
| Butler Houses | Amount              | \$9,625  | Install custom made steel safety grill on ground floor stair exist door in buildings 1-7.               | <ul style="list-style-type: none"> <li>The PM stated that this contract was needed because the glass squares in the doors were vandalized.</li> <li>Both the PM and APMS stated that they observed the work.</li> <li>When asked if the material cost of \$2,583 was reasonable the PMS and APMS stated that yes it was.</li> <li>The PMS and APMS were unsure how many days the vendor was onsite and how many laborers were onsite.</li> </ul>                                                                                 | <div>X</div> <div>Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the grill and it appeared new and in good condition.   |
|               | Date                | 06/06/25 |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                             |                                                                     |
|               | Number              | 1978740  |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                             |                                                                     |

# Micro-purchase Review

## Inder Construction Vendor Review – 7 Requisitions (page 2 of 4)

| Development       | Requisition Details |          | Description                                                                                    | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Paperwork                                                                                                                                           | TMU Review                                                       |
|-------------------|---------------------|----------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Mott Haven Houses | Amount              | \$9,855  | Replace diamond plate door with new door with frame at 353 East 141st St and 340 Alexander Ave | <ul style="list-style-type: none"> <li>The APMS stated that this contract was needed to secure the units.</li> <li>The APMS stated that she observed the work on one of the doors.</li> <li>The APMS stated that the material cost of \$4,727 was reasonable.</li> <li>The APMS stated that the vendor was onsite for one day and there were 2-4 laborers. [Note that the logbook showed two daily entries]</li> <li>TMU pointed out that the vendor charged for three days.</li> </ul> | <ul style="list-style-type: none"> <li>✓ Logbook Entries May 13 &amp; 14</li> <li>✓ Statement of Services</li> <li>✓ Micro-purchase Form</li> </ul> | TMU observed one door and it appeared new and in good condition. |
|                   | Date                | 04/18/24 |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                  |
|                   | Number              | 1963444  |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                  |
| Mott Haven Houses | Amount              | \$9,830  | Replace diamond plate door with new door and frame at 350 East 143rd St and 380 East 143rd St  | <ul style="list-style-type: none"> <li>The APMS stated that this contract was needed to secure the units.</li> <li>The APMS stated that she observed the work on one of the doors.</li> <li>The APMS stated that the material cost of \$4,727 was reasonable.</li> <li>The APMS stated that the vendor was onsite for one day and there were 2-4 laborers.</li> <li>TMU pointed out that the vendor charged for three days.</li> </ul>                                                  | <ul style="list-style-type: none"> <li>✓ Logbook Entries May 14</li> <li>✓ Statement of Services</li> <li>✓ Micro-purchase Form</li> </ul>          | TMU observed one door and it appeared new and in good condition. |
|                   | Date                | 05/07/24 |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                  |
|                   | Number              | 1965109  |                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                     |                                                                  |

# Micro-purchase Review

## Inder Construction Vendor Review – 7 Requisitions (page 3 of 4)

| Development       | Requisition Details |          | Description                                                                                                                                                 | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Paperwork                                                                                                                                   | TMU Review                                                                                 |
|-------------------|---------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Mott Haven Houses | Amount              | \$9,830  | Replace diamond plate door with new door with frame at 355 East 143rd St and 383 East 143rd St                                                              | <ul style="list-style-type: none"> <li>The APMS stated that this contract was needed to secure the units.</li> <li>The APMS stated that she observed the work for one of the doors.</li> <li>The APMS stated that the material cost of \$4,727 was reasonable.</li> <li>The APMS stated that she is unsure why this proposal and 1965109 say 5/7/24 because according to Oracle, one was submitted on 5/7/24 and one was submitted on 5/17/24.</li> <li>The APMS stated that the vendor was onsite for one day and there were 2-4 laborers.</li> <li>TMU pointed out that the vendor charged for three days.</li> <li>TMU looked in Oracle and this proposal was created on 5/17/24.</li> </ul> | <ul style="list-style-type: none"> <li>✓ Logbook Entries* June 7</li> <li>✓ Statement of Services</li> <li>✓ Micro-purchase Form</li> </ul> | TMU observed one door and it appeared new and in good condition.                           |
|                   | Date                | 05/07/24 |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |                                                                                            |
|                   | Number              | 1969678  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |                                                                                            |
| Mott Haven Houses | Amount              | \$9,881  | Repair stair hall doors by replacing broken glass with special wire mesh along with hinges, door closer, doorknobs, locks and hardware at 380 East 143rd St | <ul style="list-style-type: none"> <li>The APMS stated that this contract was needed because the exit doors were vandalized.</li> <li>The APMS stated that if the development has glass onsite, then maintenance will make the repairs but otherwise, they call a vendor.</li> <li>The APMS stated that the material cost of \$4,170 was reasonable.</li> <li>The APMS stated that the vendor was onsite for three days and there was one laborer.</li> </ul>                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>X Logbook Entries</li> <li>✓ Statement of Services</li> <li>✓ Micro-purchase Form</li> </ul>         | TMU observed one of the stair hall doors and the glass appeared new and in good condition. |
|                   | Date                | 06/06/24 |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |                                                                                            |
|                   | Number              | 1978306  |                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                             |                                                                                            |

\*The vendor signed the logbook on June 7 for buildings 1 & 2, but this proposal is for buildings 2 & 3. It is unclear if the vendor signed the logbook for this purchase order.

# Micro-purchase Review

## Inder Construction Vendor Review – 7 Requisitions (page 4 of 4)

| Development    | Requisition Details |          | Description                                                                                     | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Paperwork                                                                                                                                          | TMU Review                                                         |
|----------------|---------------------|----------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Mitchel Houses | Amount              | \$9,970  | Replace diamond plate doors with new doors and frame at 303 East 135th St and 300 East 138th St | <ul style="list-style-type: none"> <li>The APMS stated that this contract was needed because the bottom of the door was rotted out and rats were coming in. The doors also preventing flooding.</li> <li>The APMS stated she saw the work after it was finished. The APMS stated the material cost of \$4,927 was reasonable.</li> <li>The APMS stated that the vendor was onsite for two days but did not know how many laborers were onsite.</li> <li>TMU pointed out that the vendor charged for three days of work.</li> </ul> | <ul style="list-style-type: none"> <li>✓ Logbook Entries June 7 &amp; 8</li> <li>✓ Statement of Services</li> <li>✓ Micro-purchase Form</li> </ul> | TMU observed the doors and they appeared new and in good condition |
|                | Date                | 05/10/24 |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                    |                                                                    |
|                | Number              | 1967690  |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                    |                                                                    |

# Micro-purchase Review

## Douglass Houses Vendor Review – 9 Requisitions (page 1 of 5)

| Vendor                     | Requisition Details |            | Description                                         | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Paperwork                                                                                                           | TMU Review                                                                 |
|----------------------------|---------------------|------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Rising Star Infratech Corp | Amount              | \$9,882.16 | Repair of common area gates (10) at Douglass Houses | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because several roll down gates were broken.</li><li>The PM stated that she saw the work done at 830 Amsterdam and saw the gate after work was completed at 868 Amsterdam.</li><li>The PM asked someone where the gates were installed, and was told two were installed at 868 Amsterdam, two at 830 Amsterdam, one at 830 Columbus, one at 875 Amsterdam, one at 845 Columbus and 1 at 55 West 100<sup>th</sup> Street.</li><li>TMU informed the PM that there are other proposals for installing roll down gates at some of these locations, and the PM stated that its possible they were broken again.</li><li>TMU showed the PM the material breakdown which lists “preparations” and “repair gates” and informed her that this is not a material cost, and the vendor should be more specific.</li><li>The PM was unsure how long the vendor was onsite and how many vendors were onsite.</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div>                    | TMU reviewed some of the gates and they appeared new and in good condition |
|                            | Date                | 02/01/24   |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                     |                                                                            |
|                            | Number              | 1920344    |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                     |                                                                            |
| PK Contractor Corp         | Amount              | \$8,991    | Install new partition in TA office                  | <ul style="list-style-type: none"><li>The PM stated that the TA President wanted a partition to separate her office from the rest of the TA room.</li><li>The PM stated that she saw the completed work. The PM stated that the material cost of \$2,999 was reasonable.</li><li>TMU showed the PM that the materials were not itemized and that there needs to be a breakdown.</li><li>The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li><li>The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li></ul>                                                                                                                                                                                                                                                                                                                                                                 | <div>✓ Logbook Entries</div> <div>June 24</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU was unable to gain access to the TA office                             |
|                            | Date                | 06/03/24   |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                     |                                                                            |
|                            | Number              | 1980884    |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                     |                                                                            |

# Micro-purchase Review

## Douglass Houses Vendor Review – 9 Requisitions (page 2 of 5)

| Vendor                | Requisition Details |            | Description                                                            | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Paperwork                                                                                                   | TMU Review                                                       |
|-----------------------|---------------------|------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| ROR Construction Corp | Amount              | \$4,989.88 | Replace roll down gate (4x10) in basement entrance at 830 Columbus Ave | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the roll down gate was probably vandalized.</li><li>The PM stated she did not observe the work being performed.</li><li>The PM stated that the material cost of \$2,569 was reasonable.</li><li>TMU showed the PM the material description was listed as “material” and “other material and equipment” and told the PM that is not a breakdown of material, and the materials must be itemized.</li><li>The PM stated that they did not observe the work being performed.</li><li>The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li></ul>                                                                                                                                                                                           | <div>X</div> <div>Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the gate and it appeared new and in good condition. |
|                       | Date                | 01/29/24   |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                             |                                                                  |
|                       | Number              | 1918892    |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                             |                                                                  |
| ROR Construction Corp | Amount              | \$4,989.88 | Replace roll down gate (4x10) in basement entrance at 845 Columbus Ave | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the roll down gate was probably vandalized.</li><li>The PM stated she did not observe the work being performed.</li><li>The PM stated that the material cost of \$2,569 was reasonable.</li><li>TMU showed the PM one-line item under material description was listed as “other material and equipment” and told the PM that that is not a breakdown of material, and the materials must be itemized.</li><li>TMU also pointed out that Fan is listed as a material item, which is most likely a mistake.</li><li>The PM stated that she does not always review the material and labor breakdown.</li><li>The PM stated that they did not observe the work being performed. The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li></ul> | <div>X</div> <div>Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU did not observe this gate.                                   |
|                       | Date                | 03/26/2024 |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                             |                                                                  |
|                       | Number              | 1943936    |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                             |                                                                  |

# Micro-purchase Review

## Douglass Houses Vendor Review – 9 Requisitions (page 3 of 5)

| Vendor                | Requisition Details |            | Description                                                              | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Paperwork                                                                                               | TMU Review                                                       |
|-----------------------|---------------------|------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| ROR Construction Corp | Amount              | \$7,769.88 | Install new roll down gate (67x88) in basement entrance at 830 Amsterdam | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the roll down gate was probably vandalized.</li><li>The PM stated she did not observe the work being performed.</li><li>The PM stated that the material cost of \$4,749 was reasonable.</li><li>TMU showed the PM the material description was listed as “material” and “other material and equipment” and told the PM that that is not a breakdown of material, and the materials must be itemized.</li><li>The PM stated that they did not observe the work being performed.</li><li>The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li></ul>                                                                                                | <div>✓ Logbook Entries May 16</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the gate and it appeared new and in good condition. |
|                       | Date                | 05/06/24   |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                         |                                                                  |
|                       | Number              | 1964590    |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                         |                                                                  |
| ROR Construction Corp | Amount              | \$4,990.88 | Install roll down gate in compact room at 830 Amsterdam                  | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the roll down gate for protection of the ventilation system.</li><li>The PM stated that a gate was needed to prevent vandalism because the ventilation system can be reached through this door behind the gate.</li><li>The PM stated that the material cost of \$2,570 was reasonable.</li><li>TMU showed the PM the material description was listed as “material” and “other material and equipment” and told the PM that that is not a breakdown of material, and the materials must be itemized.</li><li>The PM stated that she did not observe the work being performed.</li><li>The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div>        | TMU observed the gate and it appeared new and in good condition. |
|                       | Date                | 05/16/24   |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                         |                                                                  |
|                       | Number              | 1969726    |                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                         |                                                                  |

# Micro-purchase Review

## Douglass Houses Vendor Review – 9 Requisitions (page 4 of 5)

| Vendor               | Requisition Details |          | Description                                                           | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                       | Paperwork                                                             | TMU Review                                                                  |
|----------------------|---------------------|----------|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------|
| GAA Construction Inc | Amount              | \$9,150  | Will repair lobby doors at 825 Columbus Ave and 140 West 104th Street | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the doors were vandalized.</li><li>The PM stated that the previous PMS worked with this vendor and went to all locations to observe the work.</li><li>The PM stated that the material cost of \$4,895 was reasonable.</li><li>The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li></ul> | ✓ Logbook Entries<br>✗ Statement of Services<br>✓ Micro-purchase Form | TMU did not observe the doors as the PM stated that they were broken again. |
|                      | Date                | 05/23/24 |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |                                                                             |
|                      | Number              | 1972203  |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |                                                                             |
| GAA Construction Inc | Amount              | \$9,280  | Repair lobby doors at 830 Columbus Ave and 868 Amsterdam Ave          | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the doors were vandalized.</li><li>The PM stated that the previous PMS worked with this vendor and went to all locations to observe the work.</li><li>The PM stated that the material cost of \$4,792 was reasonable</li><li>The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li></ul>  | ✗ Logbook Entries<br>✗ Statement of Services<br>✓ Micro-purchase Form | TMU did not observe the doors as the PM stated that they were broken again. |
|                      | Date                | 06/06.24 |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |                                                                             |
|                      | Number              | 1977515  |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |                                                                             |

# Micro-purchase Review

## Douglass Houses Vendor Review – 9 Requisitions (page 5 of 5)

| Vendor               | Requisition Details |          | Description                                                 | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Paperwork                                                                               | TMU Review                                                                                                                                    |
|----------------------|---------------------|----------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| GAA Construction Inc | Amount              | \$9,050  | Repair lobby doors at 865 Columbus Ave and 875 Columbus Ave | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the doors were vandalized.</li><li>The PM stated that the previous PMS worked with this vendor and went to all locations to observe the work.</li><li>The PM stated that the material cost of \$4,585 was reasonable.</li><li>The PM stated that she is unsure how many days the vendors were onsite or how many laborers were onsite.</li><li>The PM stated that most of the doors have been broken again, but she believed that the repairs at 875 Columbus held up.</li><li>TMU observed the doors at 875 Columbus Ave and saw that the door was broken.</li></ul> | ✓ Logbook Entries<br>June 14 and 15<br>✗ Statement of Services<br>✓ Micro-purchase Form | TMU observed the door at 875 Amsterdam and one magnet was missing and the others were covered with painters' tape so the door would not lock. |
|                      | Date                | 06/13/24 |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                         |                                                                                                                                               |
|                      | Number              | 1980888x |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                         |                                                                                                                                               |

# Micro-purchase Review

## GAA Construction Vendor Review – 7 Requisitions (page 1 of 4)

| Development    | Requisition Details |          | Description                                                                                                    | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Paperwork                                                             | TMU Review                                                                         |
|----------------|---------------------|----------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Gompers Houses | Amount              | \$6,980  | Remove and install new push bar and stainless-steel frame at 154 Broom St.                                     | <ul style="list-style-type: none"> <li>The PMS stated that this contract was needed because, due to vandalism, the door was not locking.</li> <li>The PMS stated she observed the work being performed and when it was finished.</li> <li>The PMS stated that the material cost of \$2,582 was reasonable.</li> <li>The PMS stated that the vendor was onsite for two days, but she was unsure of the number of laborers.</li> <li>The PMS stated that the vendor was finished with the work in one day but after observing the work, the PMS stated that the work was not satisfactory, so she has the vendor come back a second day.</li> <li>TMU informed the PMS that the vendor charged for 20 hours.</li> </ul> | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed the door and there is no push bar. There are buttons to open to door. |
|                | Date                | 05/08/24 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                       |                                                                                    |
|                | Number              | 1966764  |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                       |                                                                                    |
| Gompers Houses | Amount              | \$7,550  | Remove and install new push bar and stainless-steel frames and magnet lock kit and door closer at 100 Pitt St. | <ul style="list-style-type: none"> <li>The PMS stated that this contract was needed because the door was not locking due to vandalism.</li> <li>The PMS stated she observed the work being performed and when it was finished.</li> <li>The PMS stated that the material cost of \$3,095 was reasonable.</li> <li>The PMS stated that the vendor was onsite for two days, but she was unsure of the number of laborers.</li> <li>The PMS stated that she is unsure how long the work took and how many laborers were onsite.</li> </ul>                                                                                                                                                                               | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed the door and there is no push bar. There are buttons to open to door. |
|                | Date                | 05/16/24 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                       |                                                                                    |
|                | Number              | 1970033  |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                       |                                                                                    |

# Micro-purchase Review

## GAA Construction Vendor Review – 7 Requisitions (page 2 of 4)

| Development      | Requisition Details |          | Description                                                                                                        | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Paperwork                                                                                                           | TMU Review                                                                                                |
|------------------|---------------------|----------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Sotomayor Houses | Amount              | \$8,850  | Repair metal fence and install new 4X4 metal door at 1471 Watson Ave                                               | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the gate was damaged.</li><li>The PMS stated that she did not observe the work being performed but the APMS did.</li><li>The PMS stated that the material charge of \$4,225 was reasonable.</li><li>TMU pointed out items that should not have been charged as material costs.</li><li>The PMS stated that he sends the vendors quotes to the NA's to approve.</li><li>The PMS stated that she is unsure how long the vendor was onsite and how many laborers were onsite</li></ul> | <div>X Logbook Entries</div> <div>X Statement of Services</div> <div>✓ Micro-purchase Form</div>                    | TMU was not sure which door and fence were new.                                                           |
|                  | Date                | 05/13/24 |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                     |                                                                                                           |
|                  | Number              | 1972374  |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                     |                                                                                                           |
| Sotomayor Houses | Amount              | \$8,570  | Remove and install new push bars and stainless-steel frames and magnet lock kit and door closer at 147 Watson Ave. | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the door wasn't closing due to vandalism.</li><li>The PMS stated that the address on the proposal should say 1471 Watson Avenue.</li><li>The PMS stated that this contract was for two doors.</li><li>The PMS stated that she observed the work being performed.</li><li>The PMS stated that the material cost of \$3,813 was reasonable.</li><li>The PMS stated that the vendor was onsite for at least three days and there were two laborers.</li></ul>                          | <div>✓ Logbook Entries</div> <div>June 18</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the door and there is no push bar. Buttons open the door. One of the two doors did not lock. |
|                  | Date                | 05/30/24 |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                     |                                                                                                           |
|                  | Number              | 1978027  |                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                     |                                                                                                           |

# Micro-purchase Review

## GAA Construction Vendor Review – 7 Requisitions (page 3 of 4)

| Development      | Requisition Details |          | Description                                                               | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Paperwork                                                                                 | TMU Review                                                           |
|------------------|---------------------|----------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Sotomayor Houses | Amount              | \$9,650  | Repair lobby doors at 1780 Watson Ave, 1730 Watson Ave and 1791 Beach Ave | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the lobby doors were vandalized.</li><li>The PMS stated that she did not observe the work being performed but the APMS did.</li><li>The PMS stated that the material cost of \$5,225 was reasonable.</li><li>The PMS stated that she is unsure how long the work took but stated that there were two laborers.</li></ul>                                                                                                                                                     | ✓ Logbook Entries<br>July 1 & 2<br>✓ Statement of Services<br>✓ Micro-purchase Form       | TMU observed the door at one location and the locks were functional. |
|                  | Date                | 06/21/24 |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                           |                                                                      |
|                  | Number              | 1983167  |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                           |                                                                      |
| Sotomayor Houses | Amount              | \$9,780  | Install new entry door at 1740 Watson Ave-Maintenance Office              | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed to prevent unauthorized individuals from going into the maintenance area.</li><li>The PMS stated that she did observe the work being performed.</li><li>The PMS stated that the material cost of \$3,742 was reasonable.</li><li>The PMS stated that the vendor was onsite for three days and there were two laborers.</li><li>The PMS stated that the work took three days because there were issues with the locking mechanism and the vendor had to go back and fix it.</li></ul> | ✓ Logbook Entries<br>July 26, 27 & 31<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed the gate and it appeared new and in good condition.     |
|                  | Date                | 07/02/24 |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                           |                                                                      |
|                  | Number              | 1987003  |                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                           |                                                                      |

# Micro-purchase Review

## GAA Construction Vendor Review – 7 Requisitions (page 4 of 4)

| Development         | Requisition Details |          | Description                                                                                                                        | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Paperwork                                                                                        | TMU Review                                                                                                                                                                                                                                                                                                                        |
|---------------------|---------------------|----------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Eastchester Gardens | Amount              | \$8,950  | Removal of broken metal stair treads and installation of new metal stair treads from floors 106 at 1245 Adee Ave and 1255 Adee Ave | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because there were areas in the stair hall that had holes and were rusted.</li><li>The APMS stated that he observed the work in 1245 Adee Ave because a large piece of metal had to be installed in the landing in one stair hall.</li><li>The APMS stated that the material cost of \$4,252 was reasonable.</li><li>TMU pointed out items that should not have been charged as material costs.</li><li>The APMS stated that the vendor was onsite for two or three days but was unsure how many laborers were onsite.</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | <ul style="list-style-type: none"><li>At 1245 Adee Ave, TMU saw a large piece of metal on the first-floor stair hall landing.</li><li>At 1245 Adee Ave, TMU walked stair hall A and did not see any work done on the stairs and in stair hall B saw at least one new piece of metal either on the stairs or under them.</li></ul> |
|                     | Date                | 04/22/24 |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                  |                                                                                                                                                                                                                                                                                                                                   |
|                     | Number              | 1931246  |                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                  |                                                                                                                                                                                                                                                                                                                                   |

# Micro-purchase Review

## Amsterdam Houses Vendor Review – 5 Requisitions (page 1 of 3)

| Vendor             | Requisition Details |          | Description                                                                                                            | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                            | Paperwork                                                                                        | TMU Review                                                                         |
|--------------------|---------------------|----------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Speedo Corporation | Amount              | \$8,996  | Will repair EML system & malfunction equipment in 5 buildings: 60 & 90 Amsterdam; 216W & 250W 63rd St and 210W 64th ST | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because lobby doors were vandalized and NPSIRE was coming up.</li><li>The APMS stated she and SOC observed the repair work.</li><li>The APMS stated the materials priced at \$3,725 was reasonable.</li><li>The APMS stated that the vendor was on site for four days and there were three laborers.</li></ul>                                                              | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the locks at 60 Amsterdam and 90 Amsterdam, and they were functional. |
|                    | Date                | 02/26/24 |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                    |
|                    | Number              | 1933947  |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                    |
| Speedo Corporation | Amount              | \$8,975  | We will repair EML system & malfunction equipment in 5 buildings: 30,50 & 80 Amsterdam and 229 & 242 W 63rd St         | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because lobby doors were vandalized and NPSIRE was coming up.</li><li>The APMS stated she and SOC observed the repair work.</li><li>The APMS stated the materials priced at \$3,770 were reasonable.</li><li>The APMS stated that the vendor was on site for a few days, and they are normally onsite for two or three days and there were two or three laborers.</li></ul> | <div>X Logbook Entries</div> <div>X Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the locks at 30, 50 and 80 Amsterdam and all were functional.         |
|                    | Date                | 03/11/24 |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                    |
|                    | Number              | 1937986  |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                  |                                                                                    |

# Micro-purchase Review

## Amsterdam Houses Vendor Review – 5 Requisitions (page 2 of 3)

| Vendor             | Requisition Details |          | Description                                                                                                         | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                            | Paperwork                                                                                                     | TMU Review                                                     |
|--------------------|---------------------|----------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Speedo Corporation | Amount              | \$8,986  | Repair EML system & malfunction equipment in 5 buildings: 250 & 90 Amsterdam and 250,248 & 216 W 62nd St            | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because lobby doors were vandalized and NPSIRE was coming up.</li><li>The APMS stated she and SOC observed the repair work.</li><li>The APMS stated the materials priced at \$3,785 were reasonable.</li><li>The APMS stated that the vendor was on site for a few days, and they are normally onsite for two or three days and there were two or three laborers.</li></ul> | <div>X</div> <div>✓ Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the locks at 90 Amsterdam, and it was functional  |
|                    | Date                | 04/18/24 |                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                               |                                                                |
|                    | Number              | 1957648  |                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                               |                                                                |
| Speedo Corporation | Amount              | \$8,975  | Repair EML system & malfunction equipment in 4 buildings: 216W 63rd St; 70 Amsterdam; 240 W 65th St and 525 55th St | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because lobby doors were vandalized and NPSIRE was coming up.</li><li>APMS stated she and SOC observed the repair work.</li><li>APMS stated the materials priced at \$3,770 were reasonable.</li><li>The APMS stated that the vendor was on site for a few days, and they are normally onsite for two or three days and there were two or three laborers</li></ul>          | <div>X</div> <div>✓ Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the locks at 70 Amsterdam, and it was functional. |
|                    | Date                | 06/03/24 |                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                               |                                                                |
|                    | Number              | 1976050  |                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                               |                                                                |

# Micro-purchase Review

## Amsterdam Houses Vendor Review — 5 Requisitions (page 3 of 3)

| Vendor             | Requisition Details |          | Description                                                                     | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Paperwork                                                                                        | TMU Review                                                         |
|--------------------|---------------------|----------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Speedo Corporation | Amount              | \$9,465  | Repair EML system & malfunction equipment in 4 buildings: 40, 60 & 90 Amsterdam | <ul style="list-style-type: none"><li>• The APMS stated that this contract was needed because lobby doors were vandalized and NPSIRE was coming up.</li><li>• The APMS stated she and SOC observed the repair work.</li><li>• The APMS stated the materials priced at \$4,2385 were reasonable.</li><li>• The APMS stated that the vendor was on site for a few days, and they are normally onsite for two or three days and there were two or three laborers.</li></ul> | <div>X Logbook Entries</div> <div>X Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the locks at all locations, and they were functional. |
|                    | Date                | 07/15/24 |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                  |                                                                    |
|                    | Number              | 1994527  |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                  |                                                                    |

# Micro-purchase Review

## 1010 E 178th Street Houses Vendor Review – 6 Requisitions (page 1 of 4)

| Vendor               | Requisition Details |          | Description                                                                                                  | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Paperwork                                                                                                  | TMU Review                                                             |
|----------------------|---------------------|----------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| GAA Construction Inc | Amount              | \$8,350  | Will provide labor and material for janitorial cleaning at 2111 and 558 La Fontaine Ave and 2070 Clinton Ave | <ul style="list-style-type: none"><li>The SOG stated that this contract was needed because the grounds area needed to be cleaned of garbage and that area is on a hill, which poses a safety hazard.</li><li>The SOG stated that NYCHA could not do this work because as per Local Law 11, employees cannot go into areas that pose a safety risk.</li><li>The SOG stated that he observed the repair work.</li><li>The SOG stated that at the time he received the proposal, he thought the material cost of \$3,381.70 was reasonable.</li><li>The SOG stated that when he submitted another proposal for janitorial work (1972570), procurement informed him that the vendor could not charge for tools.</li><li>TMU informed the SOG that this contract is for services so there should not have been any material items and that certain items listed were part of overhead costs.</li><li>The vendor charged for sanitizing and when TMU asked what was sanitized, as this is a dirt area, the SOG stated he believes the vendor may have considered the cleaning of the grounds as sanitizing but did not see any sanitizing solution.</li><li>TMU informed him that the cleaning of the grounds is part of labor.</li><li>The SOG stated that the vendor was on site for three days and was unsure how many laborers were onsite.</li></ul> | <div>✓ Logbook Entries<br/>May 6</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the area that was cleaned, and it was on a steep incline. |
|                      | Date                | 04/29/24 |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                            |                                                                        |
|                      | Number              | 1962133  |                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                            |                                                                        |

# Micro-purchase Review

## 1010 E 178th Street Houses Vendor Review – 6 Requisitions (page 2 of 4)

| Vendor               | Requisition Details |          | Description                                                                                                                      | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Paperwork                                                                                                    | TMU Review                                                                |
|----------------------|---------------------|----------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| GAA Construction Inc | Amount              | \$4,550  | Will provide labor for janitorial cleaning at 1010 East 178th St.                                                                | <ul style="list-style-type: none"><li>The SOG stated that this contract was needed because the fenced in grounds had garbage.</li><li>The SOG stated that NYCHA could not do this work because the garbage is in fenced off areas and per Local Law 11, employees cannot go in those areas as they pose a safety risk.</li><li>The SOG stated that he observed the cleaning.</li><li>The SOG stated that this proposal had materials listed, that he believes were the same as in 1962133, and procurement rejected it, telling him what the vendor was not allowed to charge.</li><li>The SOG stated that the vendor was onsite for one day and there were maybe three laborers.</li><li>TMU told the SOG that the vendor charged for 14 hours.</li></ul> | <div>✓ Logbook Entries<br/>July 17</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the enclosed areas, and they were around the building.       |
|                      | Date                | 05/28/24 |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                              |                                                                           |
|                      | Number              | 1972570  |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                              |                                                                           |
| GAA Construction Inc | Amount              | \$9,680  | Will provide labor and material to install double panel door safety bar to prevent entry into room, 28 doors at 2070 Clinton Ave | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed to prevent breakins to the meter rooms.</li><li>The APMS stated that the description on the proposal should read that strike plates were installed, not panels.</li><li>The APMS stated that he observed the installation.</li><li>The APMS stated that the material cost of \$4,452 was reasonable.</li><li>The APMS stated that the vendor was on site for two days and he is unsure about the number of laborers.</li></ul>                                                                                                                                                                                                                                         | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div>             | TMU observed the strike plates and they seemed new and in good condition. |
|                      | Date                | 07/08/24 |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                              |                                                                           |
|                      | Number              | 1988229  |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                              |                                                                           |

# Micro-purchase Review

## 1010 E 178th Street Vendor Review – 6 Requisitions (page 3 of 4)

| Vendor                     | Requisition Details |            | Description                                                                         | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Paperwork                                                                                                          | TMU Review                       |
|----------------------------|---------------------|------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Lovpreet Construction Corp | Amount              | \$9,620.14 | Remove and install 6 metal benches and repair three in front of 2111 LaFontaine Ave | <ul style="list-style-type: none"><li>The SOG stated that this contract was needed because a truck damaged the benches.</li><li>The SOG stated that he saw the work when it was completed.</li><li>The SOG stated that the material cost of \$5,640 was reasonable.</li><li>The SOG stated that the vendor was onsite for one day and there were two or three laborers.</li><li>TMU told the SOG that the vendor charged for two days.</li></ul>                                                                                                   | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div>                   | TMU did not observe the benches. |
|                            | Date                | 03/19/24   |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                    |                                  |
|                            | Number              | 1940359    |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                    |                                  |
| Lovpreet Construction Corp | Amount              | \$4,998.52 | Will provide labor and materials to repair roof railing at 1010 East 178th St       | <ul style="list-style-type: none"><li>The SOG stated that this contract was needed because it was vandalized by someone cutting the railing.</li><li>The SOG stated that he observed the work being performed.</li><li>The SOG stated that the material cost of \$600 was reasonable and that the vendor also included a portion of fence that was not charged for.</li><li>The SOG stated that the vendor was onsite for one day and there were two or three laborers.</li><li>TMU told the SOG that the vendor charged for three days.</li></ul> | <div>✓ Logbook Entries</div> <div>June 6</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU did not observe the railing. |
|                            | Date                | 05/31/24   |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                    |                                  |
|                            | Number              | 1975032    |                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                    |                                  |

# Micro-purchase Review

## 1010 E 178th Street Houses Vendor Review – 6 Requisitions (page 4 of 4)

| Vendor                     | Requisition Details |            | Description                                     | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Paperwork                                                                                        | TMU Review                                                   |
|----------------------------|---------------------|------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Douglass Construction Corp | Amount              | \$9,992.48 | Will repair 3 lobby doors at 1010 East 178th St | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because lobby doors were vandalized.</li><li>The APMS stated he observed the work.</li><li>The APMS said the doors included the management office, resident entrance and Community Center.</li><li>The APMS stated that the material cost of \$3,865 was reasonable.</li><li>TMU pointed out that there were no materials listed and that it needs to be itemized.</li><li>The APMS stated that the vendor was onsite for almost a week and on the first day there were two laborers but then he only saw one.</li><li>The APMS stated that the vendor would point out things that were needed and would leave and come back after hours.</li><li>The APMS stated that he did not stay after hours to observe the work being done.</li></ul> | <div>X Logbook Entries</div> <div>X Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the doors, and the resident doors did not lock. |
|                            | Date                | 05/10/24   |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                  |                                                              |
|                            | Number              | 1966666    |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                  |                                                              |

# Micro-purchase Review

## Grant Houses Vendor Review – 4 Requisitions (page 1 of 2)

| Vendor             | Requisition Details |          | Description                                                                    | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Paperwork                                                             | TMU Review                                                                        |
|--------------------|---------------------|----------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Speedo Corporation | Amount              | \$8,865  | We will repair EML system & malfunction equipment in three buildings; 3,5 & 9. | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because the lobby doors would not lock due to vandalism.</li><li>The APMS stated that she observed the work being performed and that the vendor always sends videos during and when he's finished working.</li><li>The APMS stated that the material cost of \$3,679 was reasonable.</li><li>The APMS stated that the NA normally reviews the proposal before submitting it.</li><li>The APMS stated that the vendor is on site for many days and that if a door they fixed was broken the same day, the vendor would go back and fix it.</li><li>The APMS stated there are usually two or three laborers working.</li></ul> | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU was told the doors were most likely broken again so TMU did not observe them. |
|                    | Date                | 03/25/24 |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                       |                                                                                   |
|                    | Number              | 1943415  |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                       |                                                                                   |
| Speedo Corporation | Amount              | \$8,975  | We will repair EML system & malfunction equipment in four buildings; 6,7,8 &9. | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because the lobby doors would not lock due to vandalism.</li><li>The APMS stated that she observed the work being performed.</li><li>The APMS stated that the material cost of \$3,770 was reasonable.</li><li>When asked why there is only a small difference in material cost for repairing doors in four buildings (this proposal) and three buildings (proposal 1943415), the APMS stated that it depends on what needs replacing.</li><li>The APMS stated that the vendor was on site for 4 or 5 days and there were 2 or 3 laborers.</li></ul>                                                                         | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU saw the door at building and one out of two doors were functioning.           |
|                    | Date                | 06/24/24 |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                       |                                                                                   |
|                    | Number              | 1987623  |                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                       |                                                                                   |

# Micro-purchase Review

## Grant Houses Vendor Review – 4 Requisitions (page 2 of 2)

| Vendor                        | Requisition Details |            | Description                                                   | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Paperwork                                                                        | TMU Review                                                                   |
|-------------------------------|---------------------|------------|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Sigma Builders                | Amount              | \$9,720.08 | Installation of big welcome sign boards at 1320 Amsterdam Ave | <ul style="list-style-type: none"><li>The APMS stated that the TA president requested this contract because the signs were outdated, and one was damaged.</li><li>The APMS stated that she observed the work being performed.</li><li>The APMS stated that two of the signs were near 1320 Amsterdam, one was at 1315 Amsterdam and the last was at 1301 Amsterdam.</li><li>The APMS stated that the material cost of \$5,736 was reasonable.</li><li>TMU pointed out that the vendor charged for disposal and waste, as a material charge, but is actually part of labor.</li><li>The APMS stated that the vendor was onsite for one day and there were two laborers.</li></ul>                                                                                                                                                                                                                                                                                                                                              | ✓ Logbook Entries<br>June 29<br>✗ Statement of Services<br>✓ Micro-purchase Form | TMU observed the welcome signs, and they appeared new and in good condition. |
|                               | Date                | 05/01/24   |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                  |                                                                              |
|                               | Number              | 1963646    |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                  |                                                                              |
| Mechanical Technologies Group | Amount              | \$9,350    | Install AC unit with 5 heads                                  | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because there was no ventilation in the rooms where the A/C heads were needed, and it became a union issue.</li><li>The APMS stated that this proposal is for one unit with four heads, not five as the proposal says.</li><li>The APMS stated that the heads were to be installed in the maintenance office, the ladies' temporary locker room, the men's locker room and the lunchroom.</li><li>When the APMS showed the heads to TMU, one was not installed in the lunchroom but instead in the other ladies' locker room, and the APMS stated these were not the instructions she left management while she was on vacation.</li><li>The APMS stated that she is unsure of the cost of split AC's and was unsure if the cost of \$4,600 was reasonable.</li><li>The APMS stated that she was on vacation at the time of installation, so she does not know how long the vendor was onsite or how many laborers were onsite.</li></ul> | ✓ Logbook Entries<br>Aug 1<br>✗ Statement of Services<br>✓ Micro-purchase Form   | TMU observed the AC unit and it appeared new and in good condition.          |
|                               | Date                | 07/16/24   |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                  |                                                                              |
|                               | Number              | 19915780   |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                  |                                                                              |

# Micro-purchase Review

## Smith Houses Vendor Review – 7 Requisitions (page 1 of 4)

| Vendor               | Requisition Details |         | Description                                                                                             | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                         | Paperwork                                                                                  | TMU Review                                                                            |
|----------------------|---------------------|---------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| MKL Contracting Corp | Amount              | \$8,950 | Repair 3 lobby doors and 2 rear exit doors at 182 South Street, 40 Madison Ave and 54 Catherine Street. | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the doors were vandalized.</li><li>The PMS stated that he observed the work being performed.</li><li>The PMS stated that the material cost of \$3,629 was reasonable.</li><li>The PMS stated that this vendor is normally onsite for two to three days and there are normally two or three laborers.</li></ul>                                                    | ✓ Logbook Entries<br>March 18, 20 & 21<br>✗ Statement of Services<br>✓ Micro-purchase Form | TMU did not observe the work as this work order was old at the time of the interview. |
|                      | Date                | 2/29/24 |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                            |                                                                                       |
|                      | Number              | 1933983 |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                            |                                                                                       |
| MKL Contracting Corp | Amount              | \$8,900 | Install new 8 steel bike rack in the park area                                                          | <ul style="list-style-type: none"><li>The PMS stated that the TA President wanted bikes racks installed because bikes were being placed on the ground around the development, causing a hazard.</li><li>The PMS stated that he observed the work being performed.</li><li>The PMS stated that he is unsure if the material cost of \$4,180 was reasonable.</li><li>The PMS stated that the vendor was on site for two days and he saw two laborers</li></ul> | ✗ Logbook Entries<br>✓ Statement of Services<br>✓ Micro-purchase Form                      | TMU observed the bike racks and saw three were ripped from the ground.                |
|                      | Date                | 3/22/24 |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                            |                                                                                       |
|                      | Number              | 1956454 |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                            |                                                                                       |

# Micro-purchase Review

## Smith Houses Vendor Review – 7 Requisitions (page 2 of 4)

| Vendor                      | Requisition Details |            | Description                                                                                  | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Paperwork                                                                                                            | TMU Review                                                                |
|-----------------------------|---------------------|------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| JSP Builders Corp           | Amount              | \$8,772.75 | Install new rolling gate in plumber shop at 182 South Street.                                | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the shop was broken into and materials were stolen.</li><li>The PMS stated that the police suggested they get a roll down gate.</li><li>The PMS stated that he observed the work being performed.</li><li>The PMS stated that the material cost of \$6,400.75 was reasonable.</li><li>TMU pointed out tools and equipment the vendor should not have charged for.</li><li>The PMS stated that he believes the vendor was onsite for two days and there were two laborers.</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div>                     | TMU observed the rolling gate, and it appeared new and in good condition. |
|                             | Date                | 02/20/24   |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                                                           |
|                             | Number              | 1933999    |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                                                           |
| Blue Armor Construction Inc | Amount              | \$8,650    | Install 34 X 46 window fence for 6 windows at medical center located at 60 Catherine Street. | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed for security upgrades while the medical center was not in use.</li><li>The PMS stated that he observed the work being performed.</li><li>The PMS stated that the material charge was \$3,902.</li><li>TMU pointed out items such as tools and equipment for which the vendor should not have charged.</li><li>The PMS stated that the vendor was onsite for two days and there were three laborers onsite.</li></ul>                                                                        | <div>✓ Logbook Entries</div> <div>April 19</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the window fence, and it appeared new and in good condition. |
|                             | Date                | 03/22/24   |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                                                           |
|                             | Number              | 1956459    |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      |                                                                           |

# Micro-purchase Review

## Smith Houses Vendor Review – 7 Requisitions (page 3 of 4)

| Vendor                            | Requisition Details |          | Description                                                                            | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Paperwork                                                                                        | TMU Review                                                          |
|-----------------------------------|---------------------|----------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| New Era Construction Service Inc. | Amount              | \$8,986  | Repair 5 main lobby doors at buildings 2,5,9,11 & 12.                                  | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the lobby doors were vandalized.</li><li>The PMS stated that he observed the work being performed at some of the doors.</li><li>The PMS stated that material cost of \$4,667 was reasonable.</li><li>The PMS stated that the vendor was onsite for two days and there were three laborers.</li><li>The PMS has not signed the SOS yet because he had to go verify the work.</li></ul>              | <div>X Logbook Entries</div> <div>X Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed all doors and they were all functional.                |
|                                   | Date                | 08/08/24 |                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                  |                                                                     |
|                                   | Number              | 2001389  |                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                  |                                                                     |
| New Era Construction Service Inc. | Amount              | \$9,900  | Install heavy duty split AC BUT-10K with water plump in sore room at 372 Pearl Street. | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed because the temporary boilers were making the maintenance shop very hot.</li><li>The PMS stated that he observed the work being performed.</li><li>The PMS stated that the material cost of \$5,380 was reasonable.</li><li>The PMS stated that the proposal should say 28K BTU not 10K.</li><li>The PMS stated that the vendor was onsite for three days and there were three laborers on site.</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the AC unit and it appeared new and in good condition. |
|                                   | Date                | 08/01/24 |                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                  |                                                                     |
|                                   | Number              | 1999074  |                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                  |                                                                     |

# Micro-purchase Review

## Smith Houses Vendor Review – 7 Requisitions (page 4 of 4)

| Vendor                      | Requisition Details |          | Description                                                                             | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                    | Paperwork                                                                                                     | TMU Review                                                           |
|-----------------------------|---------------------|----------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Raj Surya Construction Corp | Amount              | \$9,995  | Install new BTU-9000 Split AC at 372 Pearl St, lunchroom and 7 Saint James Pl, HPT room | <ul style="list-style-type: none"><li>The PMS stated that this contract was needed for both rooms because they were very hot.</li><li>The PMS stated that he observed the work being performed.</li><li>The PMS stated that the material cost of \$4,145 was reasonable.</li><li>The PMS stated that the vendor was onsite for two days and there were two or three laborers.</li></ul> | <div>X</div> <div>✓ Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the split AC and it appeared new and in good condition. |
|                             | Date                | 06/11/24 |                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                               |                                                                      |
|                             | Number              | 1983698  |                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                               |                                                                      |

# Micro-purchase Review

## Gravesend Houses Vendor Review – 6 Requisitions (page 1 of 3)

| Vendor                   | Requisition Details |          | Description                                                                                                                                         | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Paperwork                                                                                        | TMU Review                                                                   |
|--------------------------|---------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Bharat Construction Corp | Amount              | \$7,578  | Remove and install one roll down gate with frame. Also repair two other roll down gates with new panel box and rolling springs at 3201 Neptune Ave. | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the one gate was damaged, and the others sometimes stuck.</li><li>The PM stated that the SOG saw the work being performed. The PM stated that the cost of \$3,297 was reasonable.</li><li>TMU pointed out that the vendor charged for power tools.</li><li>The PM stated that he is unsure what the vendor meant by “power tools”.</li><li>The PM stated that the vendor was onsite for one day, but he was unsure of how many laborers were onsite</li></ul> | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the roll down gates, and they appeared to be working.           |
|                          | Date                | 06/21/24 |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |                                                                              |
|                          | Number              | 1983158  |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |                                                                              |
| Bharat Construction Corp | Amount              | \$9,731  | Install 3 recycled plastic benches                                                                                                                  | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the TA president wanted benches installed in various areas of the development.</li><li>The PM stated that he observed the work being performed.</li><li>The PM stated that the material cost of \$3,919 was reasonable.</li><li>The PM stated that the vendor was onsite for two days. One day was to assemble the benches and the next day was to install them.</li><li>The PM stated that he was unsure how many laborers were onsite.</li></ul>            | <div>X Logbook Entries</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the benches, and they appeared to be new and in good condition. |
|                          | Date                | 07/15/24 |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |                                                                              |
|                          | Number              | 1992827  |                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                  |                                                                              |

# Micro-purchase Review

## Gravesend Houses Vendor Review – 6 Requisitions (page 1 of 3)

| Vendor                   | Requisition Details |          | Description                | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Paperwork                                                                                                            | TMU Review                                                                   |
|--------------------------|---------------------|----------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Bharat Construction Corp | Amount              | \$8,285  | Install 2 recycled benches | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the TA president wanted benches installed in various areas of the development.</li><li>The PM stated that he observed the work being performed.</li><li>The PM stated that the material cost of \$2,752 was reasonable.</li><li>The PM stated that the vendor was unsure how long the vendor was onsite.</li><li>The PM stated that he was unsure how many laborers were onsite.</li></ul>                                                                                                                                                             | <div>✓ Logbook Entries<br/>Aug 16</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div>          | TMU observed the benches, and they appeared to be new and in good condition. |
|                          | Date                | 08/06/24 |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                      |                                                                              |
|                          | Number              | 1999670  |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                      |                                                                              |
| Bharat Construction Corp | Amount              | \$8,220  | Install 2 recycled benches | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the TA president wanted benches installed in various areas of the development.</li><li>The PM stated that he observed the work being performed.</li><li>The PM stated that the material cost of \$2,692 was reasonable.</li><li>The PM stated that the vendor was unsure how long the vendor was onsite.</li><li>The PM stated that he was unsure how many laborers were onsite.</li><li>When asked why these proposals for benches were not done at the same time, the PM stated that the TA president asked for benches at separate times.</li></ul> | <div>✓ Logbook Entries<br/>Aug 23 &amp; 26</div> <div>✓ Statement of Services</div> <div>✓ Micro-purchase Form</div> | TMU observed the benches, and they appeared to be new and in good condition. |
|                          | Date                | 08/12/24 |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                      |                                                                              |
|                          | Number              | 2003125  |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                      |                                                                              |

# Micro-purchase Review

## Gravesend Houses Vendor Review – 6 Requisitions (page 3 of 3)

| Vendor               | Requisition Details |            | Description                                                                                                                                                             | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Paperwork                                                                                                                                          | TMU Review                                                           |
|----------------------|---------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Rentals 4 You LLC    | Amount              | \$8,272    | Plumbers shop; remove concrete bricks to fit new exhaust fan; Plasters shop remove and install exhaust fan; Tank room: remove window and framing to fit new exhaust fan | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because the rooms were hot and needed larger fans.</li><li>The PM stated that the Super observed the work.</li><li>The PM stated that the material cost of \$2,464 was reasonable.</li><li>The PM stated that he is unsure how many days the vendor was onsite or how many laborers were onsite</li></ul>                                                                                                                                                                                                                          | <ul style="list-style-type: none"><li>✓ Logbook Entries April 2, 3 &amp; 4</li><li>✓ Statement of Services</li><li>✓ Micro-purchase Form</li></ul> | TMU observed the exhaust fans, and they appeared to be functioning.  |
|                      | Date                | 03/22/24   |                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                    |                                                                      |
|                      | Number              | 1942551    |                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                    |                                                                      |
| DRR Construction Inc | Amount              | \$9,527.12 | Install 3 heavy duty housing signs at various locations                                                                                                                 | <ul style="list-style-type: none"><li>The PM stated that this contract was needed because Hurricane Sandy had destroyed the old signs.</li><li>The PM stated that he did not observe the work being performed.</li><li>The PM stated that the signs were assembled onsite.</li><li>The PM stated that the material cost of \$5,421.28 was reasonable.</li><li>TMU pointed out that the vendor charged for an RRP safety kit and the PM stated that he did not know what that charge was for.</li><li>The PM stated that he is unsure how many days the vendor was onsite or how many laborers were onsite.</li></ul> | <ul style="list-style-type: none"><li>✓ Logbook Entries April 22</li><li>✓ Statement of Services</li><li>✓ Micro-purchase Form</li></ul>           | TMU observed the signs, and they appeared new and in good condition. |
|                      | Date                | 03/26/24   |                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                    |                                                                      |
|                      | Number              | 1945014    |                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                    |                                                                      |

# Micro-purchase Review

## Washington Houses Vendor Review – 6 Requisitions (page 1 of 3)

| Vendor            | Requisition Details |            | Description                                                                                       | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Paperwork                                                                                                       | TMU Review                                                                                                |
|-------------------|---------------------|------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| JS Popular Corp   | Amount              | \$8,655.48 | Installment of window glass in various apartments                                                 | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because there were broken windows in move out apartments.</li><li>The APMS stated that he saw the completed work.</li><li>The APMS stated that he was unsure of the number of window replacements, but it could have been between 15 and 20.</li><li>The APMS stated that he is unsure how long the vendor was onsite or how many laborers were onsite.</li><li>TMU pointed out that the proposal does not list the buildings where the windows will be replaced or how many windows were to be replaced so it is difficult to determine if the vendor worked the 78 hours of labor charged.</li></ul> | ✓ Logbook Entries<br>May 9, 10, 13, 14, 15, 17, 21, 24 & 29<br>✗ Statement of Services<br>✓ Micro-purchase Form | TMU was unable to observe the window glass as the development did not know which apartments they were in. |
|                   | Date                | 05/08/24   |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                 |                                                                                                           |
|                   | Number              | 1965669    |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                 |                                                                                                           |
| Baaz Builder Corp | Amount              | \$8,846.16 | Install customized round drain covers in tank room, basement, compactor room in various buildings | <ul style="list-style-type: none"><li>The APMS stated that the PMS said this contract was needed because some drain covers were missing, and others were causing a tripping hazard.</li><li>The APMS stated that the material cost of \$5,250 seemed high, but he is unsure.</li><li>The APMS stated that he is not familiar with this PO and does not know which drain covers were replaced or how many days the vendor was onsite or how many laborers were onsite.</li><li>TMU pointed out that this proposal did not list the locations for where the drain covers were replaced.</li></ul>                                                                                            | ✓ Logbook Entries<br>May 13 & 16<br>✗ Statement of Services<br>✓ Micro-purchase Form                            | TMU was shown two different types of drain covers..                                                       |
|                   | Date                | 05/08/24   |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                 |                                                                                                           |
|                   | Number              | 1965084    |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                 |                                                                                                           |

# Micro-purchase Review

## Washington Houses Vendor Review – 6 Requisitions (page 2 of 3)

| Vendor                  | Requisition Details |            | Description                                                                                 | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Paperwork                                                                            | TMU Review                                                                                                                                                      |
|-------------------------|---------------------|------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MKL Contracting Corp    | Amount              | \$7,946.10 | Will be removing and installing security mesh at 1774 3rd Ave and 1536 Lex-6 mesh size 6X4. | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because the existing mesh was damaged.</li><li>The APMS stated that he observed the work being performed.</li><li>The APMS stated that he is unsure if the material cost of \$2,652 was reasonable.</li><li>The APMS stated that he does not know how long the vendors were onsite or how many laborers were onsite.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                             | ✓ Logbook Entries<br>May 20 & 21<br>✗ Statement of Services<br>✓ Micro-purchase Form | TMU did not observe security mesh at 1774 3rd Ave but did observe 6 mesh pieces at 1536 Lex                                                                     |
|                         | Date                | 05/15/24   |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |                                                                                                                                                                 |
|                         | Number              | 1968438    |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |                                                                                                                                                                 |
| Blue Armor Construction | Amount              | \$7,985    | Will repair 8 fence size 6x4                                                                | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because the fences and poles were damaged by the roofing vendor.</li><li>The APMS stated that he observed the work being performed.</li><li>The APMS stated that he is unsure if the material cost of \$3,517 was reasonable.</li><li>The APMS stated that he does not know how long the vendors were onsite or how many laborers were onsite.</li><li>TMU emailed the APMS about not seeing the fence mesh that was listed in the material cost and the APMS emailed back a picture of the rat mesh for Requisition 1968438. TMU asked the development to send a photo of the fence mesh and requested an explanation for addresses on the proposal without fences. TMU did not hear back from the development.</li></ul> | ✗ Logbook Entries<br>✗ Statement of Services<br>✓ Micro-purchase Form                | At two addresses there was no fence and at all addresses there was no fence mesh. TMU also did not believe that the cost of \$442 for each mesh was reasonable. |
|                         | Date                | 05/08/24   |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |                                                                                                                                                                 |
|                         | Number              | 1968418    |                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                      |                                                                                                                                                                 |

# Micro-purchase Review

## Washington Houses Vendor Review – 6 Requisitions (page 3 of 3)

| Vendor                           | Requisition Details |          | Description                                                                                                                                                     | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                | Paperwork                                                             | TMU Review                                                               |
|----------------------------------|---------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------------------------------------------------------------------------|
| New Era Construction Service Inc | Amount              | \$8,786  | Repair 5 lobby doors. Will remove not working 3 door magnets and 2 door closers at 1761 3rd Ave, 219 East 97th St, 1895 2nd Ave, 1905 2nd Ave and 1955 2nd Ave. | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because the doors were vandalized.</li><li>The APMS stated that he is unsure if he observed the work, as the doors are broken often.</li><li>The APMS stated that he is unsure if the material cost of \$4667 was reasonable.</li><li>The APMS stated that he is does not know how many days the vendor was on site or how many laborers were onsite.</li></ul> | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed two doors with one being functional and one not functional. |
|                                  | Date                | 08/01/24 |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |                                                                          |
|                                  | Number              | 1997784  |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |                                                                          |
| New Era Construction Service Inc | Amount              | \$8,800  | Repair 5 lobby doors. Will remove 4 magnets and 1 door closer at 218 East 104th St, 1875 3rd Ave, 225 East 99th St, 215 East 102nd St and 1851 3rd Ave.         | <ul style="list-style-type: none"><li>The APMS stated that this contract was needed because the doors were vandalized.</li><li>The APMS stated that he is unsure if he observed the work, as the doors are broken often.</li><li>The APMS stated that he is unsure if the material cost of \$4667 was reasonable.</li><li>The APMS stated that he is does not know how many days the vendor was on site or how many laborers were onsite.</li></ul> | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed one lobby door, and it was not functional.                  |
|                                  | Date                | 08/12/24 |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |                                                                          |
|                                  | Number              | 2002133  |                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                       |                                                                          |

# Procurement Review

## Lafayette Houses Vendor Review – 4 Requisitions (page 1 of 2)

| Vendor                     | Requisition Details |          | Description                                                                                                                                                                              | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Paperwork                                                             | TMU Review                                                                                          |
|----------------------------|---------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Buildwell Contracting Inc. | Amount              | \$6,820  | Repair Exhaust Fan and replace 6 roof fans in building 6 and 1 roof fan in building 3                                                                                                    | <ul style="list-style-type: none"> <li>The PM stated that the Day Care Center Director told them they had monthly roof fan surveys and if any repairs are needed, they contact vendors to do the work.</li> <li>TMU mentioned the vendor charged for nutbolts.</li> <li>The PM did not observe the work being performed.</li> <li>The PM stated that the material cost of \$6,820 was reasonable.</li> <li>The PM was unsure of how many laborers were onsite or how long they worked.</li> </ul> | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed exhaust fans on the roofs that appeared to be newly installed and working.             |
|                            | Date                | 06/07/24 |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                       |                                                                                                     |
|                            | Number              | 1985315  |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                       |                                                                                                     |
| Buildwell Contracting Inc. | Amount              | \$8,103  | Removal of bathroom accessories and install 4 custom toilets, 2 vanities, 6 grab bars, 2 saddles, 4 light bulbs, 2 trash cans with a brush holder, 2 paper dispensers and tissue holder. | <ul style="list-style-type: none"> <li>The PM stated that this contract was needed because the Day Care Center Director advised the development that the bathrooms were not up to code and could receive a violation.</li> <li>The PM stated that she did not observe the work being performed.</li> <li>The PM stated that the material cost of \$8,103 was reasonable.</li> <li>The PM was unsure of how many laborers were onsite or how long they worked.</li> </ul>                          | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form | TMU observed the bathrooms that were worked on , and they appeared to be new and in good condition. |
|                            | Date                | 04/12/24 |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                       |                                                                                                     |
|                            | Number              | 1949325  |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                       |                                                                                                     |

# Procurement Review

## Lafayette Houses Vendor Review – 4 Requisitions (page 2 of 2)

| Vendor       | Requisition Details |          | Description                                                                      | Interview Highlights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Paperwork                                                                           | TMU Review                                                                       |
|--------------|---------------------|----------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Audrey Signs | Amount              | \$9,322  | Install FDNY Apartment door JAM ID signs, reflective white with black lettering. | <ul style="list-style-type: none"> <li>The PM stated that the NYCHA Fire Safety Unit informed the development that these signs were required.</li> <li>The PM stated that she observed the work being performed.</li> <li>The PM stated that the materials cost of \$3,759 was reasonable.</li> <li>The PM was unsure of how many laborers were onsite or how long they worked.</li> </ul>                                                                                                          | X Logbook Entries<br>X Statement of Services<br>✓ Micro-purchase Form               | TMU observed the signs that appeared to have been recently placed                |
|              | Date                | 04/16/24 |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                     |                                                                                  |
|              | Number              | 1953468  |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                     |                                                                                  |
| CIDP LLC     | Amount              | \$7,960  | Full basement cleaning at 456 Dekalb Ave.                                        | <ul style="list-style-type: none"> <li>The PM stated that this contract was needed the basement had been exterminated and needed to be cleaned out in anticipation of a PHAS inspection.</li> <li>The PM stated that he observed the work being performed briefly.</li> <li>The PM stated that the material cost of \$953 was unreasonable.</li> <li>TMU noted the vendor had charged for PPE gear.</li> <li>The PM was unsure of how many laborers were onsite or how long they worked.</li> </ul> | ✓ Logbook Entries April 17 & 18<br>X Statement of Services<br>✓ Micro-purchase Form | TMU was unable to access the basements and could not observe the completed work. |
|              | Date                | 04/11/24 |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                     |                                                                                  |
|              | Number              | 1953560  |                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                     |                                                                                  |