

Micro-purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
East Insight, LLC	Amount	\$2,600	Installation of a 15K BTU window A/C unit and the installation of a A/C cage to protect it from theft.	- The APMS stated that this contract was needed because of the air conditioners were getting stolen. - The APMS stated that he observed the work being performed. - The APMS stated that the material cost of \$1,100 was reasonable. - When asked why it took eight hours to install one A/C unit with a cage, the APMS stated that the vendor had to install the cage into the brick and that took a while. - The APMS stated that he believes the vendor was onsite for one day and does not know how many laborers were onsite.	✓ Logbook Entries April 8 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the A/C unit installed which appeared to be new and in good condition.
	Date	03/19/2025				
	Number	1942104				
DG Builders Group Inc	Amount	\$8,764.24	Install new window A/C in elevator machine room in 674 East 149th St and install 1 A/C cage in same building and 2 A/C cages in 535 and 525 Jackson Ave.	- The APMS stated that this contract was needed because the A/Cs were getting stolen, and the cages were needs to try to prevent further theft. - The APMS stated that he observed the work being performed on one of the roofs. - The APMS stated that the material cost of \$4,052 was reasonable and further stated that if it gets fixed, he does not care about the material cost. - The APMS then backtracked and stated that he does not care about material cost if it is not outrageous. - The APMS stated that he believes the vendor was onsite for one or two days and stated that more than one laborer was onsite.	✓ Logbook Entries June 17 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the A/C unit installed which appeared to be new and in good condition.
	Date	05/23/2024				
	Number	1972728				

Micro-purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
NRR Construction Inc	Amount	\$9,235	Repair three down blast roof fans and two main roof fans in buildings 5 and 6	• The APMS stated that this contract was needed because the fans were not functioning. • The APMS stated that he did not observe the work being performed but saw the result after receiving confirmation it was completed. • The APMS stated that the material cost of \$3,660 was reasonable. • The APMS stated that the vendor was onsite one or two days and there were two laborers.	✓ Logbook Entries Sept 2 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the fans that were repaired. They appeared to be in good condition.
	Date	08/15/2024				
	Number	2006933				
NRR Construction Inc	Amount	\$9,381	Repair five down blast fans and 4 roof fans in building 4 and one roof fan on building 5	• The APMS stated that this contract was needed because the fans were not functioning. • The APMS stated that he observed the work being performed. • The APMS stated that this fan in building 5 was missed during the first inspection, which resulted in Proposal #2431401. • The APMS stated that the material cost of \$3,791 was reasonable. • The APMS stated that he saw the vendor onsite for one day but was unsure if they were onsite for more than that and the APMS saw two laborers.	✓ Logbook Entries Oct 23, 24, 25 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the fans that were repaired. They appeared to be in good condition.
	Date	09/20/2024				
	Number	2021620				

Micro-purchase Review

Moore Houses Vendor Review – 5 Requisitions (page 3 of 3)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Aunorag Construction Inc	Amount	\$9.865	Install two new 18,000 BTU spilt AC units, one in Carpenter shop and one is APMS office.	• The APMS stated that this contract was needed because the carpenters complained about being hot. • The APMS stated that he observed the work being performed. • The APMS stated that the material cost of \$5,400 was reasonable because the AC also provides heat. • The APMS stated that he believes the vendor was onsite for two days and there was more than one laborer onsite. • The APMS stated that the work took two days because the carpenter had to make the hole in the wall larger and they had to come back the next day to fix a leak in the AC.	✓ Logbook Entries July 11 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the A/C unit installed which appeared to be new and in good condition.
	Date	06/14/2024				
	Number	1981670				

Micro-purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Sandu Construction Inc	Amount	\$9,955	Remove and install toilet stall with three partitions at men's bathroom at 1833 Lexington Ave	- The SOG stated that this contract was needed because the toilets did not work, and the bathroom stalls were in poor condition. - The SOG stated that he saw the work when he was completed. - The SOG stated that the material cost of \$4,460 was unreasonable because of the charge of \$225 for toilet paper holders. - The SOG stated that he is unsure how long the vendor was onsite and how many vendors were onsite	X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the toilet partitions and toilet paper holder, and they appeared new and in good condition.
	Date	07/11/2024				
	Number	1990224				
Sandu Construction Inc	Amount	\$9,989	Remove damaged and install 4 drinking fountains at 1833 Lexington Ave	- The SOG stated that this contract was needed because the water fountains were not functioning and properly and also producing brown water. - The SOG stated that while the vendor was working, he did a walk through and when the work was complete, he tested the fountains. - The SOG stated that he was unsure if the material cost of \$6,449 reasonable. - The SOG stated that he is unsure how long the vendor was onsite and how many vendors were onsite.	✓ Logbook Entries Sept 3 & 4 X Statement of Services ✓ Micro-purchase Form	TMU observed the drinking fountains, and two out of four did not appear to match the materials listed in the proposal.
	Date	08/06/2024				
	Number	2006932				

Micro-purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Sandu Construction Inc	Amount	\$9,560	Remove and install damaged rolling and remove damaged and install new heavy-duty motor at ground shop at 160 E 112th St	- The SOG stated that this contract was needed because the old gate had to be pushed up to open it and to make it easier, he wanted it motorized. - The SOG stated that he observed the work being performed. - The SOG stated that the material cost of \$4,888 was reasonable. - The SOG stated that the vendor was onsite for one or two days and there were two or three laborers.	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the gate, and it appeared new and in good condition.
	Date	08/29/2024				
	Number	2011072				
Sandu Construction Inc	Amount	\$7,469	Remove damaged and install wall mounted commercial roof fan of elevator machine room at 1581 Park Ave	The SOG stated that he was not familiar with this contract and could not speak on it	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the fan, and it appeared new and in good condition.
	Date	10/11/2024				
	Number	2030764				

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Johnson Houses Vendor Review – 6 Requisitions (page 3 of 3)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Sandu Construction Inc	Amount	\$8,111	Remove, repair and install metal fence at 1840 and 1844 Lexington Ave	- The SOG stated that this contract was needed because a contractor broke the fence and the gate was loose. - The SOG stated that he saw the completed work. - The SOG stated that the material cost of \$3,669 was reasonable. - The SOG stated that he saw the vendor one day but was unsure if they worked more than one day. - The SOG stated that there were two or three vendors.	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the fence, and it appeared new and in good condition.
	Date	10/03/2024				
	Number	2030760				
Tejvir Construction Inc	Amount	\$9,863	Install 20' X 4' chain link fence at Daycare Center at 1833 Lexington Ave	- The SOG stated that he is unfamiliar with this proposal and could not answer any questions. - The SOG stated that the former PMS gave him these proposals to submit.	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the fence, and it was fencing on a ramp in the daycare center. It appeared to be in good condition.
	Date	06/26/2024				
	Number	1985339				

Micro-purchase Review

Queensbridge South Houses Vendor Review – 4 Requisitions (page 1 of 2)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Suraj Construction Inc	Amount	\$9,520	Repair AC unit leaks in elevator motor rooms by installing new sleeves under the AC with a slope for proper drainage	- The APMS stated that this contract was needed because in the motor rooms, the ACs were improperly installed causing leaks into the 6th floor apartment closets which resulted in mold. - The APMS stated that there were eight AC units serviced. - The APMS stated that he observed the work being performed. - The APMS stated that the material cost of \$2,637.67 was reasonable. - The APMS stated that he believes the vendor was onsite for two days and is unsure about the number of laborers	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the sleeves, and they appeared to be new and functioning properly.
	Date	08/12/2024				
	Number	2008318				
Suraj Construction Inc	Amount	\$9,890.92	Install two new split AC units 18,000 BTU in women’s locker room and 24,000 BTU in employee's lunchroom. Also install two metal AC cages.	- The APMS stated that this contract was needed because the safety coordinator said it was needed because there was a ventilation issue. - The APMS stated that he observed the work being performed. - The APMS stated that the material cost of \$8,093.20 was reasonable. - The APMS stated that the vendor could have been onsite for two days, because the vendor worked on this proposal and 2008318. - The APMS stated that he saw three laborers onsite.	X Logbook Entries ✓ Statement of Services ✓ Micro-purchase form	TMU observed the split AC's and they appeared new and in good condition.
	Date	08/28/2024				
	Number	2008508				

Micro-purchase Review

Queensbridge South Houses Vendor Review – 4 Requisitions (page 2 of 2)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
DRR Construction Inc	Amount	\$9,781.53	Install split AC, 12,000 BTU in kitchen in management office. Remove and install new split AC, 12,000 BTU in room#10 at management office.	- The APMS stated that this contract was needed because one area did not have A/C and the other area had an A/C that was leaking. - The APMS did not specify which area was which. - The APMS stated that he observed the work being performed in the management office. - When asked if the material price of \$5,631.69 was reasonable the APMS looked over the material items and did not know what an RRP safety kit was and was unsure if it should have been charged. - The APMS stated that the vendor was onsite for two days and he saw two laborers.	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the AC's, and they appeared new and in good condition.
	Date	05/29/2024				
	Number	1976439				
Buildwell Contracting Inc	Amount	\$9,775	Remove the broken fence steel panels and install heavy duty steel with panel walls in 30 yards container area.	- The APMS stated that he needed this contract to secure the area because there had been issues with homeless persons sleeping there, theft and illegal dumping. - The APMS stated that he observed the work being performed. - The APMS stated that the material cost of \$3,820 was reasonable. - The APMS stated that he believes the vendor was onsite for no more than three days and he saw three laborers.	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the steel fence if it appeared new and in good condition.
	Date	06/13/2024				
	Number	2004124				

Micro-purchase Review

Lincoln Houses Vendor Review – 7 Requisitions (page 1 of 3)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Sandu Construction Inc	Amount	\$9,957	Install two diamond plate doors at entrance of basement at 2201 5th Ave and storage room basement at 2140 Madison Ave	- The APMS stated that this contract was needed because when the SOC did their inspection, the door were damaged and needed replacement. - The APMS did not observe the work being performed because it was done over the weekend. - The APMS stated that she was unsure if the material cost of \$5,210 was reasonable. - When asked what certain items were on the material list, the APMS stated that she did not know. - The APMS did not know how many days the vendor was on site or how many laborers were onsite.	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the doors, and they appeared new and in good condition.
	Date	10/29/2024				
	Number	2043729				

Micro purchase Review

Lincoln Houses Vendor Review – 7 Requisitions (page 2 of 3)

Vendor	Requisition #	Date	Amount	Description	Paperwork
Tejvir Constriction Inc	2007407	08/08/2024	\$7,525	Remove and install commercial fans in basement at 2155 Madison Ave and tank room of 2102 Madison Ave	✓ Logbook Entries Aug 30 ✓ Statement of Services ✓ Micro-purchase Form
Tejvir Constriction Inc	2014340	08/30/2024	\$7,545	Remove and install commercial exhaust fan at tank room in 2101 Madison Ave and tank room of 212 Madison Ave	- X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form
Tejvir Constriction Inc	2025637	10/02/2024	\$7,545	Remove and install commercial exhaust fans in compactor and tank rooms of 60 E 135th St	- X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form
Tejvir Constriction Inc	2035033	10/25/2024	\$7,545	Remove and install commercial exhaust fan in basement of 1960 Park Ave and 1980 Park Ave	- X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form
Tejvir Constriction Inc	2039030	11/08/2024	\$8,510	Remove and install commercial fans and motherboards at compactor rooms of 2120 Madison Ave	- X Logbook Entries - X Statement of Services ✓ Micro-purchase Form
Tejvir Constriction Inc	2043764	11/14/2024	\$8,510	Remove and install exhaust fans in plaster room and plumber room in basement of 2135 Madison Ave	- X Logbook Entries - X Statement of Services ✓ Micro-purchase Form

Micro purchase Review

Lincoln Houses Vendor Review – 7 Requisitions (page 3 of 3)

Tejvir Constuction Inc. continued

Interview Highlights

- The APMS stated that in all compactor rooms either the exhaust fans were not working, or they were covered in mold.
- The APMS stated that she did not observe the work being performed but saw what the fans looked like before and after.
- When asked if the material cost \$2,165 for one exhaust fan was reasonable, the APMS stated she was unsure.
- When asked what a motherboard is (material item), the APMS stated that she is unsure but believes it is the panel that controls the fan.
- The APMS stated that she is unsure how long the vendor was onsite.
- The APMS stated that on two occasions she saw three laborers when she had to let them into the basement but does not have the time to monitor the vendors.
- The APMS stated that this work was not done at the same time because when the SOC does their inspections of these rooms, they first generate tickets for the exhaust fan to be repaired by maintenance or skilled trades. If they could not be repaired by NYCHA, then a proposal would be made for a vendor.

TMU Review

TMU observed the exhaust fans, and they appeared new and in good condition.

Micro-purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Sigma Builders Inc	Amount	\$9,864	Install aluminum plate address signs. 95 building entrance signs and six extra signs.	- The APMS stated that this contract was needed because for many of the signs, when scaffolding was put up the signs were removed and were not put back and for others, they were old from wear and tear. - The APMS stated that he observed the work being performed. - The APMS stated that the material cost of \$6,860 was reasonable. - The APMS stated that the vendor was on site for approximately a week because on rainy days they could not work. - The APMS stated that he is unsure how many laborers were onsite.	X Logbook Entrance X Statement of Services ✓ Micro-purchase Form	TMU observed the signs, and they appeared new and in good condition.
	Date	03/08/2024				
	Number	1936896				
Sigma Builders Inc	Amount	\$5,175.08	Install 96 aluminum plate no smoking signs in the compactor rooms. Give four extra signs to development.	- The APMS stated that this contract was needed because the violations unit told them that signs were needed. - The APMS stated that he observed the work being performed. - The APMS stated that the material cost of \$2,220 was reasonable. - When asked why they were charged for extra signs, the APMS stated that they were backup signs. - The APMS stated that the vendor was on site for two days and he saw one laborer.	X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the signs, and they appeared new and in good condition.
	Date	10/17/2024				
	Number	2035486				

Micro-purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Swaran Construction Corp	Amount	\$9,726	Install 18,000 BTU split AC and cage in Elevator Supervisor office. Also install two A/C cages at Ground Shop.	- The APMS stated that this contract was needed because it was hot in the elevator room. The cages were put on the A/Cs in the ground shop as a preventative measure against theft. - The APMS stated that he saw the work after it was completed. - The APMS stated that the material cost of \$4,706.60 was reasonable. - When TMU asked what certain material items were, the APMS did not know. - The APMS stated that the vendor was onsite for two or three days. - The APMS stated that he is unsure how many laborers were onsite but saw the owner.	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	TMU observed the AC and cages, and they appeared new and in good condition.
	Date	06/17/2024				
	Number	1981549				
Swaran Construction Corp	Amount	\$7,852.49	Replacing four new No Parking signs.	- The APMS stated that this contract was needed because the current signs are falling apart. The APMS stated that the work has not begun yet, but the vendor informed him that they will be ready December 23. - The APMS stated that the material cost of \$4,727.29 was reasonable. - The APMS stated that this proposal was chosen by the NCM. - The NCM stated that he believes the labor hours are too much, but the vendor refused to reduce the number on the proposal. - The NCM stated that he received three proposals for this work and this vendor was within the 10% cost estimate and charged well below the other two and that is why it was chosen	X Logbook Entries X Statement of Services ✓ Micro-purchase Form	At the time of the interview, the signs were not installed yet, so TMU could not look at them.
	Date	11/06/2024				
	Number	2032467				

Micro-purchase Review

Breukelen Houses Vendor Review – 5 Requisitions (page 3 of 3)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Bannie Builders Inc.	Amount	\$6,126.87	Remove and install two roll down gates at 872 Williams Ave & 274 Stanley Ave at basement	- The APMS stated that this contract was needed because the old roll down gates were not functioning properly. - The APMS stated that he observed the work after it was finished. - The APMS stated that the material cost of \$3,652.86 was reasonable. - The APMS stated that he was unsure how long the vendor was onsite. - The APMS stated that he was unsure how many laborers were onsite but saw the owner.	✓ Logbook Entries Oct 30 & 31 X Statement of Services ✓ Micro-purchase Form	TMU observed the gates, and they appeared new and in good condition.
	Date	10/09/2024				
	Number	2024944				

Micro-purchase Review

MKL Contacting Corp Vendor Review – 4 Requisitions (page 1 of 2)

Development	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Smith Houses	Amount	\$8,809	Remove and install exhaust fan in 182 South St-Plumbing shop and 372 Pearl St-Staff kitchen	- The APMS stated that this contract was needed for the plumbing shop because a resident complained about the noise from the previous fan. - The APMS stated that there was no exhaust fan in the kitchen, and it was needed because while cooking it gets smokey. - The APMS stated that they observed the work in the kitchen. - The APMS stated that she is unsure if the material cost of \$4,140 was reasonable. - The APMS stated that the work took two days and there were two laborers.	✓ Logbook Entries December 4 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the exhaust fans, and they appeared new and in good condition.
	Date	10/16/2024				
	Number	2029357				
Smith Houses	Amount	\$9,223.10	Install two new split ACs at 21 Saint James-Management waiting are and 7 Saint James-HPT Shop	- The APMS stated that this contract was needed because the old ACs were not functioning, and it was very hot in both locations. - The APMS stated that she observed the work being performed in the management office location. - The APMS stated that a hole had to be made in the wall in the management office area so it could drain outside. - The APMS stated that she is unsure if the material cost of \$4,800 was reasonable. - The APMS stated that she is unsure how long the vendor was on site and is unsure of how many laborers were onsite but stated that this vendor usually has two to three people working.	✓ Logbook Entries November 25 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the split ACs, and they appeared new and in good condition.
	Date	10/29/2024				
	Number	2439026				

Micro-purchase Review

MKL Contacting Corp Vendor Review – 4 Requisitions (page 2 of 2)

Development	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Smith Houses	Amount	\$8,901	We will repair three lobby doors and three rear exit doors at six locations.	• The APMS stated that this contract was needed because the doors were vandalized. • The APMS stated that she did not observe the work being performed but did walk around afterwards to see the work. • The APMS stated that she is unsure if the material cost of \$4,400 was reasonable. • The APMS stated that she reaches out to at least three vendors to compare bids before choosing a proposal. • The APMS stated that she is unsure how long the vendor was on site and is unsure of how many laborers were onsite but stated that this vendor usually has two to three people working.	✓ Logbook Entries December 6 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the doors, and some were in good condition and others were vandalized.
	Date	10/29/2024				
	Number	2439972				
Carver Houses	Amount	\$9,976	We will repair 6 lobby doors at six locations.	• The PMS stated that this contract was needed because the doors were vandalized. • The PMS stated that this work was observed by the NCM before and after. • The PMS stated that she received two proposals and sent them to the NCM. • The NCM then went out with the vendor and had the vendor show him how much the materials were. • The PMS stated that the NCM was onsite with the vendor while they were working. • The PMS stated that the NCM approved the material cost of \$3,219. • The PMS stated that the vendor was onsite for three days and she saw two laborers.	✓ Logbook Entries November 19, 20 & 22 ✓ Statement of Services ✓ Micro-purchase Form	TMU observed the doors, and some were in good condition and others were vandalized.
	Date	10/31/2024				
	Number	2037571				