

Quality Assurance response to micro purchases

Based on the NYCHA arrests in February of 2024 involving NYCHA workers profiting off the micro purchase program, Quality Assurance (QA) has responded by taking a closer look at the program and to date has reviewed approximately 284 recent micro purchases (see attachment).

Shortly after the arrests, Vice President (VP) Jay Flaherty began participating in regular meetings with Executive Vice President (EVP) Daniel Greene and Chief Compliance Officer (CCO) Brad Greenburg to review the program by trying to identify development staff and/or vendors who may be exploiting this program. In the beginning, developments that were identified as being very active in the program or potentially receiving a lot of money from this program, were identified to have their recent micro purchases reviewed by Compliance and Quality Assurance. These reviews were completed after getting the approval from the Inspector General (IG) to visit those locations. Eventually, this process continued but identified vendors were also now being explored, also with the approval of the IG, as well as additional development locations were being reviewed that QA was visiting during their normal work assignments. To date, QA has reviewed 284 recent micro purchases at 57 developments throughout the five boroughs.

The QA process of reviewing micro purchases at NYCHA initially consisted of identifying developments heavily involved in the micro purchase program and reviewing the associated paperwork from their recent micro purchases back into 2023. QA also attempts to physically verify the work was completed. Once QA has completed this initial review at the developments, the paperwork and verification explanations are reviewed with VP Flaherty and documented in a smart sheet (see attachment). During this review and documentation meetings, QA explores the overall price charged, as well as the individual prices charged for materials, overhead, profit and labor, including amount of workers, workers title and hourly rate. During this review, VP Flaherty attempts to determine if the price charged was reasonable and if the work was completed. Based on the reviews completed so far, the overall price charged on a lot of these micro purchase repairs were extremely high but 281 of the 284 repairs have been completed.

During this reporting period from May 1, 2024, to October 11, 2024, 138 micro purchases were reviewed with 43 identified as needing additional follow up. This follow-up can consist of a referral to the IG, an in-person interview with QA, or a telephone call with QA to explain or clarify an issue identified with the paperwork, the repair, or the prices charged. Whenever QA required further follow-up other than a phone conversation, the IG was contacted for approval. Explanation calls were completed on 22 micro purchase repairs and an additional 17 clarity calls were completed on separate micro purchase repairs. Since May of 2024, QA has requested in person interview for 1 vendor and the IG concurred with this request. QA has referred 3 vendors to the IG since May 2024, for issues such as work not being completed, a vendor charging a price which seemed extremely inflated, and a vendor performing limited work for an inflated price. Issues identified during QA's review this period which required further attention by QA consisted of:

- Vendors potentially charging too much for a repair.
- Vendors charging NYCHA for equipment or materials which the vendor should normally have on hand for their normal repairs.
- Vendors charging for additional workers for a repair that didn't seem necessary.
- Vendors overcharging for materials.
- Clarification calls to vendors for what consists of overhead.
- Vendors charging for more work hours that seemed necessary.

- Vendors not identifying the locations of the repair work, especially with tub enclosures.
- Vendors not breaking down the labor prices to account for titles and pay rates.
- Requesting questionable receipts from some Vendors.
- Poor workmanship by a vendor.

QA believed it would be very beneficial, to the new Contract Managers being hired to meet with VP Flaherty, CCO Greenberg and EVP Greene to discuss the issues being identified and items they may come across in their new position. During this period, VP Flaherty and Compliance Senior Fraud Analyst and Investigator Alison Franco were able to meet with a good portion of the Contract Managers that had been hired and had a lengthy discussion about the issues being identified with the micro purchase program for their awareness.

Borough	Development (Drop Down)	Vendor Name (Text)	Total Price (\$)	Total Material Cost (\$)	Overhead Cost (\$)	Profit (\$)	Labor Cost (\$)	Follow Up Warranted (Yes/No)	Follow Up Type (Drop Down)	Comments (Text)
Brooklyn	Gowanus	United NYC Construction Corp	\$9,963.70	\$6,900.00	\$200.00	\$300.00	\$2,583.70	No		Replace and install a diamond plate metal door. Physical verification confirmed the work was completed but the price appeared to be a little high.
Brooklyn	Gowanus	JBSC Corp	\$9,938.50	\$9,938.50				No		Purchase 65 watts regulator relief valves. Physical verification was not possible but an HPT Supervisor confirmed the parts were received.
Brooklyn	Gowanus	JVR Construction Corp	\$8,316.00	\$5,045.00	\$501.00	\$645.00	\$2,125.00	No		Labor to remove and repair 5 mailbox banks. Physical verification confirmed the work was completed and the price seemed reasonable.
Brooklyn	Gowanus	Evident Process Heat and Power	\$8,816.76	\$7,016.78	\$650.00	\$629.18	\$520.80	No		Replace and install draft control parts on 2 boilers. Physical verification was not possible but the Supervisors confirmed the work was completed and the price seemed reasonable.
Brooklyn	Gowanus	BNP Mechanical Contracting LLC	\$9,987.80	\$6,487.80	\$800.00	\$900.00	\$1,800.00	Yes	Explanation Call	3 Ejector pump installations in various buildings. Physical verification was not possible but the price seemed reasonable.
Queens	Astoria	Bannie Builders Inc	\$3,857.00	\$1,320.00	\$101.16	\$220.00	\$2,215.84	No		Install lighting in tank rooms. Physical verification confirmed the work was completed and the price seems reasonable.
Queens	Astoria	Bannie Builders Inc	\$8,404.32	\$4,345.00	\$101.16	\$630.00	\$3,328.16	No		Replace 5 exhaust fans. Physical verification was confirmed with the vendor, because the materials were all internal, and the price was reasonable.
Bronx	Patterson	Baaz Builders Corp	\$6,482.95	\$3,237.00	\$447.10	\$574.85	\$2,224.00	No		Install 6 development poster maps. Physical verification confirmed the work was completed and the price seemed reasonable.
Bronx	Patterson	Speedo Corporation	\$8,165.00	\$3,026.00	\$411.00	\$618.16	\$4,109.84	No		Remove and install 4 exhaust fans. Physical verification was confirmed by the PM and the price seemed reasonable.
Bronx	Patterson	Apolo Builders Inc	\$9,800.00	\$4,651.76	\$400.00	\$450.00	\$4,298.24	No		Remove and install 10 tub enclosures. Physical verification was not possible since the addresses were not listed but the price seemed reasonable.
Bronx	Patterson	A & S Pure Renovation Inc	\$9,800.50	\$4,651.76	\$400.50	\$450.00	\$4,298.24	Yes	Clarification Call	Remove and install 10 tub enclosures. Physical verification was not possible since the addresses were not listed but the price seemed reasonable.
Bronx	Patterson	USA Final Touch	\$9,800.50	\$4,651.76	\$400.50	\$450.00	\$4,298.24	No		Remove and install 10 tub enclosures. Physical verification was not possible since the addresses were not listed but the price seemed reasonable.
Bronx	Adams	Tejvir Construction Inc	\$7,280.00	\$2,888.00	\$590.00	\$650.00	\$3,152.00	No		Install 2 commercial exhaust fans. Physical verification was confirmed by the Superintendent and the price seems reasonable.
Bronx	Adams	Swaran Construction Corporation	\$6,611.09	\$3,491.09	\$546.00	\$601.00	\$1,973.00	No		Replaced 1 rolldown gate motor and installed 1 exhaust fan in a bathroom. Physical verification was confirmed by the PM and the price seemed reasonable.
Bronx	Adams	Smart Choice Builders	\$8,721.89	\$4,897.39	\$720.81	\$792.89	\$2,310.80	Yes	Explanation Call	Remove and install 3 stainless steel radiator covers. Physical verification was confirmed by the PM and the price seemed high.
Bronx	Adams	AMS General Contractor Inc	\$9,800.00	\$4,531.76	\$475.00	\$495.00	\$4,298.24	Yes	Clarification Call	Remove and install 10 tub enclosures. Physical verification was not possible since the addresses were not listed but the price seemed reasonable.
Bronx	Adams	Blue Ladder Construction Inc	\$9,800.00	\$4,531.76	\$475.00	\$495.00	\$4,298.24	No		Remove and install 10 tub enclosures. Physical verification was not possible since the addresses were not listed but the price seemed reasonable.
Manhattan	Manhattanville	Speedo Corporation	\$8,896.00	\$3,635.00	\$411.00	\$740.16	\$4,109.84	Yes	Explanation Call	Repair 1 lobby door. Physical verification confirmed the work was completed but the door was already broken again. The price seemed high for 1 door repair.

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Manhattan	Manhattanville	Speedo Corporation	\$8,977.00	\$3,790.00	\$411.00	\$666.16	\$4,109.84	Yes	Explanation Call	Repair 2 lobby doors. Physical verification confirmed the work was completed but both doors are already broken. The price seemed high for repairing 2 doors.
Manhattan	Manhattanville	Speedo Corporation	\$8,975.00	\$3,770.00	\$411.00	\$684.16	\$4,109.84	No		Repair 3 lobby doors. Physical verification confirmed the work was completed and 2 of the 3 doors were still not broken. The price seemed reasonable.
Manhattan	Manhattanville	Isacc Galarza DBA Alpha and Omega Interiors	\$9,232.00	\$7,480.00	\$230.00	\$650.00	\$872.00	Yes	Clarification Call	Repair 3 lobby doors. Physical verification confirmed the work was completed and 2 of the 3 doors were still not broken. The price seemed reasonable. It should be noted that all 3 of these doors were broken after the initial repair but Speedo was contracted to repair all 3 of these doors in March and April.
Brooklyn	Breevort	Apax Construction Group Inc	\$9,820.76	\$3,950.00	\$800.00	\$880.00	\$4,190.76	Yes	Clarification Call	Repair and replace doors at 2 locations. Physical verification confirmed the work was completed but the price seems high.
Brooklyn	Breevort	Apax Construction Group Inc	\$9,999.00	\$4,710.00	\$770.46	\$900.00	\$3,618.54	Yes	Explanation Call	Remove and replace 4 slop sink diamond plate doors. Physical verification confirmed the work was completed and the price seemed reasonable.
Brooklyn	Breevort	Apax Construction Group Inc	\$9,999.00	\$4,710.00	\$770.46	\$900.10	\$3,618.54	Yes	Explanation Call	Remove and replace 4 slop sink diamond plate doors. Physical verification confirmed the work was completed and the price seemed reasonable.
Bronx	Marble Hill	Bolillo Painting Corp	\$9,735.00	\$1,826.00	\$725.00	\$832.00	\$6,352.00	Yes	Explanation Call	Remove and replace the tiles in the maintenance area. Physical verification confirmed the work was completed but the price was high because they utilized 2 micro purchases.
Bronx	Marble Hill	Bolillo Painting Corp	\$9,789.00	\$3,496.00	\$720.00	\$809.00	\$4,764.00	Yes	Explanation Call	Repair and the sand the entire maintenance area floor. Physical verification confirmed the work was completed but the price was high because they utilized 2 micro purchases.
Bronx	Marble Hill	Eroris Construction Corporation	\$7,381.00	\$1,540.00	\$610.00	\$671.00	\$4,560.00	Yes	Explanation Call	Remove and replace signage over the hopper doors. SOC Ramos verified that the work was completed, and the price seemed reasonable except for some materials purchased.
Bronx	Marble Hill	Pucho Enterprise Corporation	\$9,928.00	\$3,310.00	\$768.00	\$854.00	\$4,996.00	Yes	Explanation Call	Remove and replace signage at the development. SOC Ramos verified the work was completed but the price seemed high, including purchasing tools which should not be allowed.
Bronx	Marble Hill	Great Contracting Inc	\$9,856.79	\$5,146.80	\$678.39	\$830.00	\$3,201.60	No		Repair and install a fence by the espack containers. Physical verification was confirmed the PM but the price seemed high.
Brooklyn	Pink	Sun Track Corporation	\$9,971.68	\$4,895.00	\$824.10	\$906.50	\$3,346.08	No		Repair and replace 4 roof fans. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Pink	Tri-State Pump and Motor	\$3,750.00	\$2,150.00	\$350.00	\$350.00	\$900.00	No		Replace an ejector pump. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Van Dyke	Satgur Home Improvement Inc	\$9,523.00	\$4,137.00	\$793.00	\$793.00	\$3,800.00	Yes	Clarification Call Explanation Call	General clean up at a location, physical verification was not possible. The price appeared high.
Brooklyn	Van Dyke	Satgur Home Improvement Inc	\$9,870.00	\$5,744.00	\$820.00	\$822.00	\$2,484.00	Yes	Clarification Call	Install chain leak fence, 65 X 8. Physical verification was not possible and the price could be reasonable.
Brooklyn	Van Dyke	B & P Mechanical Contracting LLC	\$9,987.80	\$6,487.80	\$800.00	\$900.00	\$1,800.00	No		Replace 3 ejector pumps. Physical verification was not possible but the price seemed reasonable.
Brooklyn	Van Dyke	Express Builder Corporation	\$8,373.00	\$4,495.00	\$697.00	\$697.00	\$2,484.00	Yes	Clarification Call	Install and repair 3 LED lights. Physical verification confirmed the work was completed and the price was reasonable.

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Brooklyn	Van Dyke	Mehr Construction Corporation	\$8,884.00	\$3,301.00	\$640.00	\$725.00	\$4,168.00	No		Install 4 AC cages for the maintenance office. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Boston Secor	AMS General Contractor	\$9,800.00	\$4,531.76	\$475.00	\$495.00	\$4,298.24	No		Remove and install 10 tub enclosures. Physical verification was not possible due to the addresses not listed but the Asst Super verified the work was completed. The price was consistent with similar previous jobs.
Bronx	Boston Secor	USA Final Touch	\$9,800.50	\$4,651.76	\$400.50	\$450.00	\$4,298.24	No		Remove and install 10 tub enclosures. Physical verification was not possible due to the addresses not listed but the Asst Super verified the work was completed. The price was consistent with similar previous jobs.
Bronx	Boston Secor	Swaran Construction Corp	\$8,383.60	\$4,514.00	\$692.00	\$762.00	\$2,415.60	No		Repair broken gates in several areas. Physical verification was verified by the Asst Super and the price seemed reasonable.
Bronx	Boston Secor	Swaran Construction Corp	\$7,962.40	\$5,180.00	\$659.00	\$725.00	\$1,418.40	No		Repairs to the management office flagpole. Physical verification was confirmed by the Asst Super due to scaffolding being in the area and the price appeared reasonable.
Bronx	Boston Secor	Swaran Construction Corp	\$4,514.50	\$414.79	\$373.00	\$410.00	\$3,316.80	No		Clean up garbage behind 4 buildings. Physical verification was confirmed by the Asst Super due to the time lapse and the price seemed reasonable.
Bronx	Sotomayor	Blue Ladder Construction	\$9,800.00	\$4,531.76	\$475.00	\$495.00	\$4,298.24	No		Remove and install 10 tub enclosures. Physical verification was not possible due to the addresses not listed but the Super verified the work was completed. The price was consistent with similar previous jobs.
Bronx	Sotomayor	AMS General Contractor Inc	\$9,800.00	\$4,531.76	\$475.00	\$495.00	\$4,298.24	No		Remove and install 10 tub enclosures. Physical verification was not possible due to the addresses not listed but the Super verified the work was completed. The price was consistent with similar previous jobs.
Bronx	Sotomayor	Great Contracting Inc	\$8,675.00	\$5,153.72	\$570.00	\$590.00	\$2,561.28	No		Repair and replace a heavy duty roll down gate to garage. Physical verification was confirmed by Asst Super and the price seemed reasonable.
Bronx	Sotomayor	NRR Construction Inc	\$6,992.00	\$4,505.00	\$542.00	\$585.00	\$1,360.00	No		Repair and replace a heavy duty roll down gate to garage. Physical verification was confirmed by Asst Super and the price seemed reasonable.
Brooklyn	Red Hook West	Tri State Pump and Motor	\$7,425.00	\$4,875.00	\$650.00	\$700.00	\$1,200.00	No		Install 3 feed pump motors. Physical verification was attempted, and all the boiler locations were operational plus the heating employee confirmed the work was completed. The price seemed reasonable.
Brooklyn	Red Hook East	Abraham Contracting Corp	\$9,776.00	\$4,046.00	\$810.00	\$900.00	\$4,020.00	No		Repair and install 2 roll down gates in a senior center. Physical verification confirmed the work was completed and the price appeared to be reasonable.
Manhattan	Gompers	GAA Construction Inc	\$6,980.00	\$2,582.00	\$300.00	\$698.00	\$3,400.00	No		Remove and replace push bar and stainless steel frame. Physical verification confirmed the repair was completed and the price was reasonable.
Manhattan	Gompers	GAA Construction Inc	\$7,550.00	\$3,095.00	\$300.00	\$755.00	\$3,400.00	No		Remove and replace push bar, magnetic lock, door closer and stainless steel frame. Physical verification confirmed the repair was completed and the price was reasonable.
Manhattan	Gompers	JSB Builders Corp	\$9,691.72	\$7,010.72	\$575.00	\$306.00	\$1,800.00	Yes		Install new steel gates around building plus a gate closer. Physical verification was incomplete and needs to be followed up with the vendor. In addition, if the price was reasonable, it will be determined after meeting with the vendor.

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Manhattan	Gompers	Bannie Builders Inc	\$4,492.24	\$2,853.24	\$55.00	\$372.96	\$1,211.04	Yes		Repair self-closing parking lot gate. Physical verification was incomplete and needs further explanation from the vendor. The price appeared reasonable.
Manhattan	Baruch	Satgur Home Improvements Inc	\$9,210.00	\$3,465.00	\$895.00	\$910.00	\$3,940.00	Yes		Repair 4 roof fans. Physical verification confirmed that all the roof fans were operational but the price seemed high.
Manhattan	Baruch	Bollo's Painting Corp	\$9,005.00	\$2,778.00	\$695.00	\$768.00	\$4,764.00	Yes	Interview Vendor	Installed a new drain to prevent flooding. Physical verification confirmed the repair was completed but the price seemed high.
Manhattan	Baruch	Bollo's Painting Corp	\$9,830.00	\$3,450.00	\$744.00	\$872.00	\$4,764.00	Yes		Repair a rear gate and fence. Physical verification confirmed the repair was completed.
Bronx	Marble Hill	Bollo's Painting Corp	\$4,875.00	\$3,015.00	\$385.00	\$425.00	\$1,032.00	Yes		Repair and replace a broken roof fan. Physical verification was not possible but the Asst Super confirmed it was completed. The price was reasonable.
Bronx	Marble Hill	Bollo's Painting Corp	\$9,789.00	\$3,496.00	\$720.00	\$809.00	\$4,764.00	Yes		Replace maintenance floor. Physical verification confirmed the work was completed but there was some cracking and bubbling near the entrance. The price appears to be high.
Bronx	Marble Hill	Bollo's Painting Corp	\$9,735.00	\$1,826.00	\$725.00	\$832.00	\$6,352.00	Yes		Remove maintenance floor. The Asst Super confirmed the work was completed but the price seemed high.
Bronx	Marble Hill	Bollo's Painting Corp	\$9,918.00	\$5,225.00	\$632.00	\$725.00	\$3,336.00	Yes		Remove and replace 5 hopper doors. Physical verification confirmed the work was completed but the price seemed high.
Bronx	Marble Hill	Bollo's Painting Corp	\$9,857.00	\$2,850.00	\$763.00	\$852.00	\$5,392.00	Yes		Install signs above hopper doors. Physical verification confirmed the work was completed but the price was high.
Manhattan	Douglass	Bollo's Painting Corp	\$9,408.00	\$3,925.00	\$690.00	\$740.00	\$4,044.00	Yes		Install signs above hopper doors. Physical verification confirmed the work was completed but the price was high.
Manhattan	Douglass	Bollo's Painting Corp	\$9,535.00	\$3,960.00	\$710.00	\$821.00	\$4,044.00	Yes		Install signs above hopper doors. Physical verification confirmed the work was completed but the price was high.
Manhattan	Douglass	Bollo's Painting Corp	\$9,719.00	\$6,030.00	\$797.00	\$668.00	\$2,224.00	Yes		Repair and replace 2 broken roof fans. Physical verification was not possible but the Asst Super confirmed it was completed. The price was high.
Manhattan	Douglass	Bollo's Painting Corp	\$9,788.00	\$5,925.00	\$776.00	\$863.00	\$2,224.00	Yes		Remove and replace a roll down gate. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Throggs Neck	A & S Pure Renovation Inc	\$9,800.50	\$4,651.76	\$400.50	\$450.00	\$4,298.24	No		Remove and replace 10 tub enclosures. The work was confirmed completed by Superintendent and the price is reasonable.
Bronx	Throggs Neck	USA Final Touch	\$9,800.50	\$4,651.76	\$400.50	\$450.00	\$4,298.24	No		Remove and replace 10 tub enclosures. The work was confirmed completed by Superintendent and the price is reasonable.
Bronx	Throggs Neck	DG Builders Group Inc	\$6,754.12	\$4,005.00	\$636.00	\$612.00	\$1,501.12	No		Installation of 2 AC units in Asst Superintendents office. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Throggs Neck	DG Builders Group Inc	\$6,754.12	\$4,005.00	\$636.00	\$612.00	\$1,501.12	No		Installation of 2 AC units in Asst Superintendents office. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Butler	Sharan Construction Inc	\$5,465.16	\$2,705.00	\$452.00	\$490.00	\$1,818.16	No		Replace the roll down gate motor, tracks, and belt. Physical verification confirmed the work was completed and the price seems reasonable.
Bronx	Butler	Troolie Construction Inc	\$9,676.00	\$3,149.00	\$900.00	\$875.00	\$4,752.00	No		Remove and install staircase exit doors. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Butler	Tri State Pump and Motor	\$9,790.00	\$7,140.00	\$850.00	\$900.00	\$900.00	No		Remove and install new roof fan motors, total of 7. Physical verification was confirmed by the Superintendent and the price appears reasonable.

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Bronx	Butler	Tri State Pump and Motor	\$9,790.00	\$7,140.00	\$850.00	\$900.00	\$900.00	No		Remove and install new roof fan motors, total of 7. Physical verification was confirmed by the Superintendent and the price appears reasonable.
Bronx	Butler	Inder Construction Inc	\$9,625.00	\$2,583.00	\$820.00	\$750.00	\$5,472.00	No		Installation of steel safety glass in 7 doors. Physical verification was confirmed by the Superintendent and the price was reasonable.
Bronx	Sedgwick	East Insight LLC	\$9,950.00	\$6,000.00	\$700.00	\$850.00	\$2,400.00	No		Installation of 2 wide roll down gates. Physical verification was confirmed by the Superintendent and the price was reasonable.
Bronx	Sedgwick	Tri State Pump and Motor	\$7,014.00	\$4,114.00	\$400.00	\$700.00	\$1,800.00	No		Repair ejector pumps. Physical verification was confirmed by the Superintendent and the price was reasonable.
Bronx	Sedgwick	USA Final Touch	\$9,800.50	\$4,651.76	\$400.50	\$450.00	\$4,298.24	No		Remove and replace 10 tub enclosures. The work was confirmed completed by Superintendent and the price is reasonable.
Bronx	Sedgwick	A & S Pure Renovations	\$9,800.50	\$4,651.76	\$400.50	\$450.00	\$4,298.24	No		Remove and replace 10 tub enclosures. The work was confirmed completed by Superintendent and the price is reasonable.
Brooklyn	Farragut	Door and Mailbox Service Inc.	\$7,392.00	\$3,918.00	\$442.00	\$632.00	\$2,400.00	No		Repair 8 entry doors. Physical verification was attempted to be confirmed but 4 doors were un operational, potentially due to the time lapse. The price seemed reasonable.
Brooklyn	Farragut	Door and Mailbox Service Inc.	\$4,566.00	\$2,680.00	\$380.50	\$380.50	\$1,125.00	No		Repair 3 entry doors and mailboxes. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Farragut	CIDP LLC	\$8,420.95	\$2,855.93	\$701.80	\$700.02	\$4,163.20	No		Replaced and painted 4 elevator floors as well as cleaned the walls. Physical verification confirmed the work was completed and price was reasonable.
Brooklyn	Farragut	Tri State Pump and Motor	\$5,503.00	\$3,400.00	\$430.00	\$473.00	\$1,200.00	No		House Pump valve replacements. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Farragut	CIDP LLC	\$7,762.52	\$1,291.52	\$640.00	\$627.00	\$5,204.00	No		Multiple rooms in management area were cleaned as a result of a flood. Physical verification was confirmed by the Superintendent and workers at the development and the price was reasonable.
Bronx	Webster	Great Contracting Inc	\$8,092.00	\$3,160.00	\$620.00	\$700.00	\$3,612.00	Yes	Explanation Call	Replace and install a new fire proof rear door. Physical verification was confirmed by the PM and the price was reasonable except for the labor.
Bronx	Webster	Great Contracting Inc	\$8,750.00	\$4,324.00	\$570.00	\$720.00	\$3,136.00	No		Replace 60 heavy duty drain covers. Physical verification was confirmed by the Superintendent and the price was reasonable.
Bronx	Webster	Bhanu Construction Corp	\$6,198.92	\$1,950.00	\$425.00	\$450.00	\$3,373.92	Yes	Explanation Call	Repair and replace 2 basketball hoops. Physical verification was confirmed by the Superintendent and the price was reasonable.
Bronx	Melrose	Speedo Corp	\$8,976.00	\$3,725.00	\$411.00	\$730.16	\$4,109.84	No		Repair 5 entry doors. Physical verification was confirmed by the Superintendent and the price seems reasonable.
Bronx	Melrose	Speedo Corp	\$8,965.00	\$3,735.00	\$411.00	\$709.16	\$4,109.84	Yes	Explanation Call	Repair 5 entry doors. Physical verification was confirmed by the Superintendent and the price seems reasonable.
Bronx	Melrose	BNP Mechanical Contracting LLC	\$9,935.00	\$7,085.00	\$750.00	\$900.00	\$1,200.00	No		Replace 2 House Pumps in one building. Physical verification was confirmed by the Superintendent and the price seemed reasonable.
Manhattan	Taft	East Insight LLC	\$9,100.00	\$3,800.00	\$850.00	\$850.00	\$3,600.00	No		Repair 7 entry doors. Physical verification confirmed the work was completed but 1 door is now broken. Price seemed reasonable.
Manhattan	Taft	Tri State Pump and Motor	\$9,800.00	\$6,850.00	\$800.00	\$950.00	\$1,200.00	Yes	Clarification Call	Repair of 3 House Pumps. Physical verification confirmed the work was completed and the price seemed reasonable.
Manhattan	Taft	Sahdu Construction Inc	\$8,905.00	\$4,478.00	\$625.00	\$650.00	\$3,152.00	No		Remove and install 2 roof fans. Physical verification confirmed the work was completed and the price seemed reasonable.
Manhattan	Taft	S.H Construction & Remodeling Corp	\$8,988.51	\$4,215.87	\$735.08	\$763.00	\$3,274.56	No		Repair entry and rear doors. Physical verification confirmed the work was completed and the price was reasonable.

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Manhattan	Jefferson	Great Contracting Inc.	\$9,938.52	\$4,560.00	\$706.60	\$830.00	\$3,841.92	Yes	Explanation Call	Repaired, leveled and installed custom plank floors. Physical verification confirmed the work was completed and the price was reasonable. The painting completed was not great according to the PM.
Manhattan	Jefferson	Great Contracting Inc.	\$9,818.56	\$4,000.00	\$780.00	\$800.00	\$4,238.56	No		Remove and replace the base board in the management office. Physical verification confirmed the work was completed and the price was reasonable.
Manhattan	Jefferson	Great Contracting Inc.	\$9,938.52	\$4,560.00	\$706.60	\$830.00	\$3,841.92	Yes	Explanation Call	Repaired, leveled and installed custom plank floors. Physical verification confirmed the work was completed and the price was reasonable. The painting completed was not great according to the PM.
Manhattan	Jefferson	Afon Construction Inc.	\$7,668.56	\$3,802.78	\$580.90	\$633.18	\$2,651.70	Yes	Explanation Call	Installation of a new roll down gate. Physical verification confirmed the repair was completed and the price was reasonable.
Manhattan	Jefferson	Afon Construction Inc.	\$7,755.84	\$3,581.00	\$640.94	\$705.42	\$2,828.48	Yes	Explanation Call	Remove and install wire mesh gate at entry to maintenance. Physical verification confirmed the work was completed and the price was reasonable.
Queens	Astoria	Tri State Pump and Motor	\$9,800.00	\$6,850.00	\$800.00	\$950.00	\$1,200.00	No		Replaced 1 feed pump. Physical verification confirmed the repair was completed and the price was reasonable.
Queens	Astoria	Bannie Builders Inc	\$8,404.32	\$4,345.00	\$101.16	\$630.00	\$3,328.16	Yes	Clarification Call	Installed 5 exhaust fans. Physical verification was confirmed for Building #6 and the price was reasonable.
Manhattan	Chelsea-Elliott	United NYC Construction Corp	\$9,592.80	\$5,790.00	\$350.00	\$500.00	\$2,952.80	No		Repair lobby doors. Physical verification was attempted but 2 of the doors were already broken. The price was reasonable.
Manhattan	Chelsea-Elliott	Pronto Gas and Heating Supplies Inc	\$9,625.80	\$9,625.80				No		Delivery of Boiler treatment supplies. Physical verification with the heating workers confirmed the delivery was completed and the price was reasonable.
Bronx	Saint Mary's Park	NRR Construction	\$9,986.00	\$4,445.00	\$672.00	\$845.00	\$4,024.00	Yes	Explanation Call	Installation of new double dutch door and buck. Physical verification confirmed the repair was completed but the price seemed high because of the labor.
Bronx	Saint Mary's Park	Aunorag Construction Inc	\$6,587.00	\$3,008.68	\$520.00	\$630.00	\$2,428.32	Yes	Explanation Call	Installed an AC in the Grounds Shop. Physical verification confirmed the repair was completed but the labor seemed high.
Bronx	Saint Mary's Park	Smart Choice Builders Inc	\$8,100.65	\$2,605.16	\$669.47	\$736.42	\$4,089.60	No		Installed several signs throughout the development. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Parkside	JSV Group Inc	\$4,940.00	\$2,585.00	\$428.00	\$425.88	\$1,501.12	No		Install two exhaust fans. Physical verification confirmed the repair was completed and the price seemed reasonable.
Bronx	Parkside	DG Builders Group Inc	\$9,805.24	\$5,128.00	\$860.00	\$815.00	\$3,002.24	Yes	Clarification Call	Removal of a roll down gate and installation of a diamond plate door. Physical verification confirmed the repair was completed and the price was reasonable.
Bronx	Parkside	Tri State Pump and Motor	\$3,660.00	\$2,050.00	\$350.00	\$360.00	\$900.00	No		Installation of house pumps. Physical verification confirmed the repairs were completed and the price was reasonable.
Bronx	Moore	JS Builders NY Corp	\$9,782.00	\$5,684.00	\$815.00	\$799.00	\$2,484.00	Yes	Explanation Call	Installation of a tub enclosure. Physical verification was not done but the price seemed high.
Bronx	Highbridge Gardens	ROR Construction Corp	\$6,000.88	\$3,330.00	\$550.00	\$570.00	\$1,550.88	Yes	Explanation Call	Installation of new roof fans. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Albany	HSP Construction Inc	\$5,358.68	\$2,100.00	\$516.00	\$491.00	\$2,251.68	No		Install mesh wiring on the maintenance office window to prevent theft. Physical verification confirmed the work was completed and the price was reasonable.

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Brooklyn	Albany	North/Valley Construction Inc	\$5,680.24	\$2,850.00	\$292.00	\$516.00	\$2,022.24	No		Install a roll down gate, repaired 1 diamond plate door and a handrail. Physical verification confirmed the repairs were completed and the price was reasonable.
Brooklyn	Albany	Suraj Construction	\$7,923.00	\$4,050.27	\$633.84	\$424.29	\$2,814.60	Yes	Clarification Call	Replace/Repair 5 roof fans. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Albany	Suraj Construction	\$8,452.00	\$4,031.62	\$676.16	\$648.16	\$3,096.06	Yes	Clarification Call	Removed and installed 6 metal roof doors. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Albany	DG Builders Group Inc	\$4,948.12	\$2,645.00	\$401.00	\$401.00	\$1,501.12	No		Install a push bar and a buzzer at the community center. Physical verification confirmed the work was completed but labor hours seemed alittle high.
Brooklyn	Albany	SANDU Construction Inc	\$5,899.00	\$2,989.00	\$440.00	\$500.00	\$1,970.00	No		Remove/replace/install one commercial roof fan. Physical verification confirmed the work was completed but the price was high.
Brooklyn	Albany	DG Builders Group	\$8,165.76	\$4,875.00	\$801.00	\$801.00	\$1,688.76			Installed 3 heavy duty exhaust fans. Physical verification confirmed the repairs were completed and the price was reasonable.
Manhattan	Wagner	Troolie Construction Inc	\$9,639.00	\$4,253.00	\$750.00	\$700.00	\$3,936.00	Yes	Refer to IG	Repair 3 roof fans. Physical verification confirmed that all the roof fans were operational, but the price seemed high.
Manhattan	Wagner	RRP NY Construction Inc	\$9,546.00	\$4,470.00	\$935.00	\$925.00	\$3,216.00	Yes	Refer to IG	Install 6 steel grills on outside doors. Physical verification confirmed the work was completed but the labor hours, materials and price were high.
Manhattan	Wagner	AA & SP Contractors Corp	\$9,850.48	\$4,050.00	\$816.00	\$730.00	\$4,254.48	Yes	Refer to IG	Install 2 rolldown gates. Physical verification confirmed one rolldown gate was installed but the 2nd one was not installed. Refer to the IG.
Bronx	Soundview	DG Builders Group Inc	\$9,920.24	\$5,061.00	\$905.00	\$952.00	\$3,002.24	No		Install 5 doors with frames throughout the development. Physical verification confirmed the work was completed and the price was reasonable.
Manhattan	Clinton	Tri Sate Pump and Motor	\$5,350.00	\$3,250.00	\$400.00	\$500.00	\$1,200.00	No		Repair and Service House Pumps. Physical verification confirmed work was completed and the price reasonable.
Manhattan	Clinton	Tri Sate Pump and Motor	\$4,930.00	\$2,850.00	\$400.00	\$480.00	\$1,200.00	No		Repair and service condensation tank feeder pump and motor to 2nd pump. Physical verification confirmed the repair was completed and the price was reasonable.
Manhattan	Clinton	TaTa Construction NY Corp	\$9,310.00	\$3,035.00	\$630.80	\$790.00	\$4,854.20	Yes	Explanation Call	Repaired 285 sq ft metal liner along Boiler #2 to hold heat inside. Physical verification confirmed the repair was completed and the price was reasonable.
Manhattan	Clinton	Speedo Coporation	\$9,770.00	\$2,250.00	\$900.00	\$950.00	\$5,670.00	Yes	Clarification Call	Repair 6 roof fans in 3 buildings. Physical verification confirmed the repairs were completed and but the labor price was high. It should be noted that 3 fans were not operational at the time and the development was notified.
Manhattan	Clinton	East Insight LLC	\$9,900.00	\$2,700.00	\$850.00	\$950.00	\$5,400.00	Yes	Clarification Call Explanation Call	Repair 4 building exit and entry doors. Physical verification was attempted but repairs happened so long ago 3 of the 8 doors were currently broken. Price seemed high, especially the labor cost.
Brooklyn	Tilden	DRR Construction Inc	\$8,368.45	\$5,286.89	\$610.00	\$733.00	\$1,738.56	Yes	Explanation Call	Remove and replace with a heavy-duty door in receptionist area. Physical verification confirmed the repair was completed but the material costs seemed high.
Brooklyn	Tilden	Express Builder Corp	\$4,823.00	\$2,365.00	\$400.00	\$402.00	\$1,656.00	No		Repair and replace the rubber mats in the playground. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Tilden	DRR Construction Inc	\$4,437.01	\$2,632.97	\$285.00	\$360.00	\$1,159.04			Install a new flag pole and associated items. Physical verification confirmed the work was completed and the price was reasonable.

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Brooklyn	Tilden	USA NYC Construction Corp	\$4,911.00	\$2,438.00	\$408.00	\$409.00	\$1,656.00	No		Remove and install rubber mats totaling 105 sq ft. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Tilden	ALFL OMEGA Construction Inc	\$5,576.59	\$3,677.00	\$455.00	\$413.00	\$1,031.59	No		Repair a boiler. Physical verification with the staff confirmed the work was completed and the price was reasonable.
Brooklyn	Tilden	DRR Construction Inc	\$9,582.62	\$5,786.54	\$696.00	\$782.00	\$2,318.08	No		Installation of 3 development signs with solar panels on top. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Tilden	AV Builders Inc	\$9,755.60	\$3,195.00	\$973.00	\$940.00	\$4,647.60	No		Removal of loose insulation in ceiling and installation of app 450 sq ft of ceiling tiles. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Tilden	Express Builders Corp	\$9,691.00	\$5,595.00	\$805.00	\$807.00	\$2,484.00	Yes	Clarification Call	Replace 40 metal drain covers at 6 buildings. Physical verification confirmed the work was completed but most of them were already broken. The price was reasonable but follow up is required for tool costs and dumping fees.
Brooklyn	Tilden	DRR Construction Inc	\$5,403.95	\$1,661.35	\$380.00	\$465.00	\$2,897.60	Yes	Clarification Call	Clean and sanitize 8 canopy's throughout the development. Physical verification was not possible due to the date and clarification is needed for the material costs.
Queens	Astoria	Bannie Builders Inc	\$8,404.32	\$4,345.00	\$101.16	\$630.00	\$3,328.16	No		Installation of 5 roof fans. Physical verification confirmed the work was completed and the price was reasonable.
Queens	Astoria	Bannie Builders Inc	\$3,857.00	\$1,320.00	\$101.16	\$220.00	\$2,215.84	No		Remove and install lighting in 4 tank rooms. Physical verification confirmed the work was completed and the price was reasonable.
Queens	Astoria	Bannie Builders Inc	\$3,159.20	\$629.34	\$35.00	\$175.00	\$1,485.66	Yes	Clarification Call	Installation of a diamond plate door. Physical verification confirmed the work was completed and the price was reasonable.
Queens	Woodside	Tri State Plumbing	\$9,920.00	\$6,700.00	\$850.00	\$900.00	\$1,440.00	No		Installation of 2 sewer injector grid pumps. Physical verification confirmed the work was completed and the price was reasonable.
Queens	Woodside	BNP Mechanical Contracting LLC	\$9,950.00	\$4,400.00	\$800.00	\$950.00	\$1,200.00	No		Installation of 2 injector pumps. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Sumner	Tri-State Plum and Motor Inc	\$6,945.00	\$4,570.00	\$500.00	\$675.00	\$1,200.00	No		Replaced an oven hall pump. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Sumner	MG Construction Group	\$4,989.60	\$2,236.00	\$412.00	\$453.00	\$1,888.60	No		Repair a sink hole in 2 parking lots. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Sumner	MG Construction Group	\$4,409.88	\$2,135.00	\$364.00	\$400.00	\$1,510.88	No		Repair 2 sink holes in one parking lot. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Sumner	Suraj Construction	\$4,459.60	\$1,846.25	\$312.17	\$330.96	\$1,970.22	Yes	Clarification Call	Repair a commercial range hood in the daycare center. Physical verification confirmed the work was completed and the price was reasonable.
Manhattan	Isaacs	Tri-State Plum and Motor Inc	\$3,900.00	\$2,600.00	\$350.00	\$350.00	\$600.00	No		Repair 2 booster pumps and hardware. Physical verification confirmed the work was completed and the price was reasonable.
Manhattan	Isaacs	Tri-State Plum and Motor Inc	\$9,550.00	\$6,000.00	\$850.00	\$900.00	\$1,800.00	No		Replace 2 house pumps. Physical verification confirmed the work was completed and the price was reasonable.