

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 365 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. Based on a recent personal change, these regular meeting now include the new COO Cassiah Ward. 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 365 recent micro purchases at 77 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 362 of the 365 repairs reviewed have been completed. During this reporting period from October 11, 2024, to January 16, 2025, 80 micro purchases were reviewed with 19 vendors 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 8 vendors and an additional 10 clarity calls were completed on different vendors. Since October of 2024, QA has requested in person interviews for 2 vendors and the IG concurred with these requests. QA did not refer any vendors to the Inspector General since October of 2024. The IG is currently investigating vendors referred to them from QA 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.
- Vendors charging for more work hours that seemed necessary.
- Vendors not breaking down the labor prices to account for titles and pay rates.
- Requesting questionable receipts from some Vendors.

Borough	Development	Vendor Name	Total Price (\$)	Total Material Cost (\$)	Overhead Cost (\$)	Profit (\$)	Labor Cost (\$)	Follow Up Warranted (Yes/No)	Follow Up Type (Drop Down)	Comments
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.
Bronx	Morris	GAA Construction Inc	\$9,780.00	\$5,262.00	\$500.00	\$978.00	\$3,040.00	No		Install a split AC unit in the Caretaker lunch room. Physical verification confirmed the work was completed and the price the reasonable.
Bronx	Fort Independence	East Insight LLC	\$6,100.00	\$2,600.00	\$500.00	\$600.00	\$2,400.00	No		Replace roll down gate. Physical verification was confirmed by the Superintendent and the price seemed reasonable.
Bronx	Morris	East Insight LLC	\$9,030.00	\$4,167.00	\$500.00	\$903.00	\$3,460.00	Yes	Clarification Call	Install a split AC unit in the Housing Assistant office. Physical verification confirmed the work was completed but the price was high based on the size of the room.
Bronx	Morris	NRR Construction Inc	\$9,475.00	\$3,876.00	\$724.00	\$795.00	\$4,080.00	No		Repair 5 roof fans in 3 buildings. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Hughes Apartments	Suraj	\$9,440.00	\$5,992.00	\$566.40	\$623.80	\$3,189.88	No		Installed new exhaust fans in 3 buildings and repaired a fence, to include concrete work. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Hughes Apartments	Suraj	\$6,454.11	\$2,548.75	\$451.78	\$451.34	\$3,002.24	Yes	Interview Vendor	Install metal shelving in 3 buildings. Physical verification confirmed the work was completed but the labor hours seemed high.
Brooklyn	Hughes Apartments	Suraj	\$6,285.00	\$3,058.45	\$503.12	\$471.75	\$2,251.68	Yes	Interview Vendor	Install an industrial AC unit in a computer server room. Physical verification confirmed the work was completed but again the labor hours seemed high.
Brooklyn	Hughes Apartments	Suraj	\$7,950.00	\$4,527.79	\$556.50	\$426.39	\$2,439.32	Yes	Interview Vendor	Repaired lobby doors at 2 entrances. Physical verification confirmed the repairs were completed but the price was high.
Brooklyn	Hughes Apartments	Suraj	\$8,796.70	\$3,176.47	\$703.74	\$694.59	\$4,221.90	Yes	Interview Vendor	Install 3 metal doors in the community center. Physical verification confirmed the repairs were completed but the price was high.

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Brooklyn	Hughes Apartments	Suraj	\$8,850.11	\$4,439.58	\$619.50	\$413.51	\$3,377.52	Yes	Interview Vendor	Installation of a heavy duty stainless steel door at the community center. Physical verification confirmed the repair was completed but the price seemed high.
Brooklyn	Hughes Apartments	Suraj	\$5,850.00	\$2,547.99	\$468.00	\$582.33	\$2,251.68	Yes	Interview Vendor	Installation of a heavy duty heavy duty stair railing.
Brooklyn	Hughes Apartments	Swaran Construction Corp	\$5,191.80	\$2,214.90	\$497.00	\$470.00	\$2,079.90	Yes	Clarification Call	Installation of signage on every floor of every building. Physical verification confirmed the work was completed but 3 workers was not necessary.
Brooklyn	Hughes Apartments	JSB Builders Corp	\$9,674.00	\$7,595.00	\$805.00	\$74.00	\$1,200.00	No		Installed 7 new fire doors in a building. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	1010 East 178th Street	Douglas Construction Corp	\$9,992.48	\$3,865.00	\$815.00	\$872.00	\$4,440.48	Yes	Clarification Call	Repair of 3 lobby doors. Physical verification was not possible based on the date of repairs and all three are currently broken. The labor hours were unusual and the price was high.
Bronx	Murphy	GAA Construction Inc	\$9,680.00	\$4,452.00	\$300.00	\$968.00	\$3,960.00	No		Install safety bars on 28 doors. Physical verification wasn't possible and the price seemed reasonable.
Bronx	Murphy	GAA Construction Inc	\$9,880.00	\$5,122.00	\$350.00	\$988.00	\$3,420.00	No		Install and repair 3 entry doors. Physical verification confirmed the repairs were completed, the doors are still working, and the price was reasonable.
Bronx	Murphy	GAA Construction Inc	\$7,500.00	\$3,055.00	\$275.00	\$750.00	\$3,420.00	No		Install a new handrail by the picnic area on the stairs. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Murphy	GAA Construction Inc	\$7,800.00	\$3,480.00	\$500.00	\$780.00	\$3,040.00	No		Replace the door to the mailroom and replace a drain cover. Physical verification confirmed the repairs were completed and the price was reasonable.
Bronx	Murphy	Lovpreete Construction Corp	\$5,758.88	\$2,550.00	\$267.40	\$267.40	\$2,674.08	Yes	Clarification Call	Install 3 AC units in community center. Physical verification confirmed the repairs were completed but the labor cost was high.
Bronx	Murphy	Lovpreete Construction Corp	\$9,620.14	\$5,640.00	\$801.69	\$801.69	\$2,376.96	No		Remove and replace 6 benches and repair 3 tables. Physical verification confirmed the repairs were completed and the price was reasonable.
Manhattan	Grant	Evident Process Heat and Power	\$3,000.00	\$0.00	\$299.87	\$297.00	\$2,403.13	No		Service Boiler. Physical verification was unable to be confirmed but the Asst Super confirmed the boiler was working fine. The price seemed reasonable.
Manhattan	Grant	Isacc Galarza DBA Alpha and Omega Intercoms	\$9,689.00	\$7,120.00	\$125.00	\$700.00	\$1,744.00	No		Install and repair 4 entry doors. Physical verification confirmed the work was completed but only 2 doors are still working properly. The price was reasonable.
Brooklyn	Sheepshead Bay	North Valley Construction Inc	\$9,880.60	\$3,855.00	\$508.00	\$898.00	\$4,619.60	No		Install 5 AC's in motor rooms. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Sheepshead Bay	North Valley Construction Inc	\$6,108.28	\$2,880.00	\$314.00	\$555.00	\$2,359.28	No		Installation of 2 new diamond doors. Physical verification confirmed the work was completed and the price was reasonable.

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Brooklyn	Sheepshead Bay	Suraj Construction	\$7,295.00	\$3,220.44	\$437.70	\$259.34	\$3,377.52	Yes	Clarification Call	Install a diamond plate gate with frame at electrical storage room entrance. Physical verification confirms the work was completed and the price was reasonable.
Brooklyn	Sheepshead Bay	North Valley Construction Inc	\$6,349.32	\$2,750.00	\$326.00	\$577.00	\$2,696.32	No		Installation of 2 new diamond doors. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Sheepshead Bay	Suraj Construction	\$6,470.80	\$1,749.99	\$517.66	\$544.17	\$3,658.98	Yes	Clarification Call	Installed a new exhaust fan in compactor room. Physical verification confirmed the work was completed and the price was reasonable.
Queens	Baisley Park	JSB Builders Corp	\$7,603.67	\$3,762.67	\$413.00	\$278.00	\$3,150.00	Yes	Clarification Call	Installation of a split AC unit. Physical verification confirmed the work was completed but the labor hours and manpower seemed high.
Queens	Baisley Park	JSB Builders Corp	\$4,148.71	\$2,571.71	\$239.00	\$138.00	\$1,200.00	No		Installation of a water station. Physical verification confirmed the work was completed and the price was reasonable.
Queens	Baisley Park	Five Star Construction	\$4,331.94	\$2,043.46	\$360.00	\$350.00	\$1,578.48	No		Installation of a sliding gate. Physical verification confirmed the work was completed and the price was reasonable.
Queens	South Jamaica	Five Star Construction	\$7,272.72	\$3,649.20	\$600.00	\$550.00	\$2,401.52	Yes	Explanation Call	Installation of a panic exit device, alarm, panic bar in the TA room. Physical verification confirmed the work was completed and the price was reasonable except for utilizing 3 workers. (Technician was also part of the Labor)
Queens	South Jamaica	Five Star Construction	\$3,808.08	\$1,614.60	\$315.00	\$300.00	\$1,578.48	No		Installation of windows for a unit after a fire. Physical verification confirmed the work was completed and the price was reasonable.
Staten Island	Richmond Terrace	HSP Construction Inc	\$6,727.80	\$1,823.00	\$570.00	\$582.00	\$3,752.80	No		Change out hinges and exit push bars for front and rear entrance doors for 4 buildings. Physical verification confirmed the work was completed and the price was reasonable.
Staten Island	Richmond Terrace	American Eagles 2 Inc	\$9,941.13	\$3,212.00	\$675.59	\$820.84	\$5,232.96	Yes	Explanation Call	Installation of 2 concrete walkways behind 2 buildings. Physical verification confirmed the work was completed and the price was reasonable.
Staten Island	Richmond Terrace	Satya Construction Company	\$9,560.00	\$4,618.00	\$345.00	\$615.00	\$3,982.00	No		Renovation of a men's bathroom. Physical verification confirmed the repair was completed and the price was reasonable.
Queens	Stapleton	AA and SP Contractors Corp	\$9,275.44	\$2,052.80	\$830.00	\$720.00	\$5,672.64	No		Renovation of the community center basketball court. Physical verification confirmed the work was completed but needs to be redone already. The price seems reasonable.
Queens	Stapleton	PK Contractor Corp	\$7,400.00	\$4,500.00	\$462.00	\$353.00	\$2,085.00	No		Replacement of electronic maintenance door. Physical verification confirmed the repair was completed and the price was reasonable.
Bronx	Moore	NRR Construction Inc	\$9,885.00	\$5,619.00	\$716.00	\$830.00	\$2,720.00	No		Installation of roof fans on 2 buildings, 2 fans. Physical verification confirmed the repairs were completed and the price was reasonable.
Bronx	Moore	NRR Construction Inc	\$9,381.00	\$3,791.00	\$724.00	\$786.00	\$4,080.00	No		Installation of roof fans on 2 buildings, 5 fans. Physical verification confirmed the repairs were completed and the price was reasonable.

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Bronx	Moore	NRR Construction Inc	\$9,235.00	\$3,660.00	\$721.00	\$774.00	\$4,080.00	No		Installation of roof fans on 2 buildings, 3 fans. Physical verification confirmed the repairs were completed and the price was reasonable.
Bronx	Moore	AUNORAG Construction Inc	\$9,865.00	\$5,400.00	\$800.00	\$934.12	\$2,730.88	No		Installation of 2 split AC units. Physical verification confirmed the repairs were completed and the price was reasonable.
Bronx	Forest	NRR Construction Inc	\$6,821.00	\$3,630.00	\$521.00	\$670.00	\$2,000.00	No		Installation of a heavy duty door to the Plasters Shop, building #3. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Forest	NRR Construction Inc	\$8,283.00	\$4,322.00	\$539.00	\$702.00	\$2,720.00	No		Installation of a heavy duty door to the Plasters Shop, building #7. Physical verification confirmed the work was completed and the price was reasonable.
Bronx	Forest	NRR Construction Inc	\$9,627.00	\$4,064.00	\$673.00	\$810.00	\$4,080.00	No		Removal and installation of 3 new stairhall doors and bucks. Physical verification confirmed the repairs were completed and the price was reasonable.
Bronx	Forest	Deepak Contracting Inc	\$9,600.00	\$4,150.00	\$650.00	\$600.00	\$4,200.00	Yes	Explanation Call	Installation of 10 blind spot mirrors in 7 buildings. Physical verification confirmed that the repairs were completed, as per the SOC, but only 1 mirror was still in place. The price seems high.
Bronx	Forest	Aunorag Construction Inc	\$8,934.00	\$5,200.00	\$800.00	\$885.84	\$2,048.16	No		Installation of a split AC unit. Physical verification confirmed the work was completed and the price seemed reasonable.
Bronx	Forest	AJD Construction Corp	\$8,761.00	\$3,321.00	\$800.00	\$800.00	\$3,840.00	No		Repair of 4 solid steel gates and fencing. Physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Sheepshead Bay	North Valley Construction Inc	\$2,982.72	\$1,200.00	\$177.00	\$271.00	\$1,334.72	No		Installation of window sill and security door. Physical verification confirmed the repairs were completed and the price seemed reasonable.
Brooklyn	Sheepshead Bay	Go Creative Studios	\$3,354.90	\$1,345.00	\$100.00	\$295.90	\$1,614.00	No		Installation of unit identifiers for each unit at development. A random physical verification confirmed the work was completed and the price was reasonable.
Brooklyn	Howard	Suraj Construction Inc	\$8,640.12	\$4,325.99	\$714.06	\$785.47	\$2,814.60	No		Repaired the lobby doors at 10 buildings and replaced at 4 buildings. Physical verification confirmed the repairs were completed and the price was reasonable.
Brooklyn	Howard	Cidp LLC	\$9,088.14	\$863.94	\$750.00	\$709.00	\$6,765.20	Yes	Explanation Call	Cleaning development grounds beyond the construction fencing. Physical verification was impossible based on the date of the repair. The price seemed high and 3 workers were utilized.
Brooklyn	Howard	Cidp LLC	\$9,509.06	\$1,244.76	\$780.00	\$720.00	\$6,765.20	Yes	Explanation Call	Cleaning development grounds beyond the construction fencing. Physical verification was impossible based on the date of the repair. The price seemed high and 3 workers were utilized.

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Brooklyn	Howard	Cidp LLC	\$9,244.00	\$459.00	\$760.00	\$740.00	\$7,285.00	Yes	Explanation Call	Cleaning development grounds beyond the construction fencing. Physical verification was impossible based on the date of the repair. The price seemed high and 3 workers were utilized.
Brooklyn	Howard	ASPN Construction	\$6,280.00	\$3,750.00	\$519.00	\$571.00	\$1,440.00	Yes	Clarification Call	Repair Lobby doors. Physical verification was attempted but most of the doors were broken. The price seemed reasonable.
Brooklyn	Howard	ASPN Construction	\$3,085.00	\$1,940.00	\$255.00	\$280.00	\$610.00	Yes	Clarification Call	Miscellaneous door and mailbox repairs. Physical verification was not possible based on the date but the price was
Brooklyn	Howard	Bhanu Construction	\$7,704.96	\$3,341.40	\$600.00	\$625.00	\$3,138.56	No		Installation of a new exhaust fan in the motor room. Physical verification confirmed the repair was completed and the price was reasonable.
Brooklyn	Howard	Bhanu Construction	\$9,978.56	\$3,850.00	\$800.00	\$830.00	\$4,498.56	No		Installation of 25 blind spot mirrors in various buildings. Physical verification confirmed that the repairs were completed but 1 mirror was tampered. The labor price seems high.
Brooklyn	Cypress Hills	VP Contractors of NY Inc	\$6,444.79	\$1,895.91	\$504.89	\$539.99	\$3,504.00	No		Clean and repair 6 roof fans. Physical verification confirmed the work was completed by the Asst Super. The price seemed reasonable.
Brooklyn	Cypress Hills	VP Contractors of NY Inc	\$7,465.52	\$3,400.00	\$586.12	\$625.40	\$2,854.00	Yes	Explanation Call	Install an AC in a server room. Physical verification confirmed the work was completed and the price was reasonable. 3 workers
Brooklyn	Cypress Hills	VP Contractors of NY Inc	\$8,889.00	\$3,630.00	\$885.00	\$870.00	\$3,504.00	Yes	Explanation Call	Remove and install 2 heavy metal doors. Physical verification confirmed the work was completed and the price was reasonable. 3 workers
Brooklyn	Cypress Hills	Home Remodeling Experts Inc	\$9,793.00	\$3,878.00	\$785.00	\$890.00	\$4,240.00	Yes	Explanation Call	Replaced the security hazards on lobby doors. Physical verification confirmed the work was completed but 2 out of the 5 doors were broken. The labor rate was high.
Brooklyn	Cypress Hills	Evident Process Heat and Power	\$5,993.14	\$4,093.14	\$394.66	\$393.12	\$1,112.22	Yes	Clarification Call	VFD installation. Physical verification was not possible. The price seemed reasonable.
Manhattan	Polo Grounds Towers	Merino Ventures LLC	\$4,850.00	\$1,330.00	\$450.00	\$470.00	\$2,600.00	Yes	Clarification Call	Repair and replace fan in community center. Physical verification was not possible since the center was closed but the price seemed reasonable.
Manhattan	Polo Grounds Towers	Merino Ventures LLC	\$4,670.00	\$1,220.00	\$400.00	\$450.00	\$2,600.00	Yes	Explanation Call	Install 2 eyewash stations and drains. Physical verification was done for one location, waiting on further information for the 2nd station. The price seems reasonable.
Manhattan	Polo Grounds Towers	Merino Ventures LLC	\$9,950.00	\$6,300.00	\$500.00	\$550.00	\$2,600.00	Yes	Explanation Call	Repair and replace 3 roof fans. Physical verification was attempted but unknown what fans were repaired. The price seemed high.
Manhattan	Polo Grounds Towers	B and P Mechanical Contracting	\$4,980.00	\$3,180.00	\$450.00	\$450.00	\$900.00	No		Sealing and installation of 2 House Pumps. Physical verification was not possible, but the heat was not working. The price seemed reasonable.

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Manhattan	Polo Grounds Towers	East Insight LLC	\$7,300.00	\$3,300.00	\$250.00	\$550.00	\$3,200.00	No		Installation of metal security cage. Physical verification confirmed the work was completed and the price was reasonable.
Manhattan	Rutgers	Sandu Construction Inc	\$8,690.00	\$2,719.00	\$630.00	\$685.00	\$4,656.00	No		Renovation of complete bathroom in a unit. Physical verification confirmed by the resident and the price seemed reasonable.
Manhattan	Rutgers	Sandu Construction Inc	\$5,540.00	\$2,670.00	\$425.00	\$475.00	\$1,970.00	No		Repair 3 lobby doors. Physical verification confirmed the work was completed but 1 door wasn't working. The price seemed
Manhattan	Rutgers	Sandu Construction Inc	\$9,192.00	\$4,585.00	\$695.00	\$760.00	\$3,152.00	Yes	Explanation Call	Install a diamond plate door. Physical verification confirmed the repair was complete and the price was reasonable.
Manhattan	Rutgers	Sandu Construction Inc	\$9,977.00	\$5,315.00	\$695.00	\$815.00	\$3,152.00	Yes	Explanation Call	Installation of 3 exhaust fans. Physical verification confirmed the repair was completed at one location. The price seemed reasonable.
Manhattan	Rutgers	Sandu Construction Inc	\$9,415.00	\$4,788.00	\$650.00	\$825.00	\$3,152.00	Yes	Explanation Call	Installation and repair of fencing throughout the development. Physical verification confirmed the work was completed and the price was reasonable.
Manhattan	Rutgers	HSP Construction Inc	\$9,121.24	\$4,610.00	\$776.00	\$733.00	\$3,002.24	Yes	Explanation Call	Installation of partitions in the mens bathroom, total of 6. Physical verification confirmed the work was completed but the price was high.
Brooklyn	Albany	Saini Construction Corp	\$9,880.00	\$5,665.08	\$980.00	\$980.00	\$2,254.20	Yes	Interview Vendor	Physical verification confirms the repairs were completed but the price seemed excessive.
Brooklyn	Albany	Saini Construction Corp	\$9,880.00	\$4,317.60	\$980.00	\$980.00	\$3,260.40	Yes	Interview Vendor	Physical verification confirms the repairs were completed but the price seemed excessive.