

Micro purchase Review

McKinley Houses Vendor Review – 3 Requisitions (page 1 of 1)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Aunorag Construction	Amount	\$9,720	Install new bricks and concrete blocks around the concrete curb at two different buildings.	<ul style="list-style-type: none"> The PM stated that the development procured a vendor for this work because the work needed to be done quickly and the development did not have the manpower to complete this job using NYCHA staff. The concrete was placed on the curb to prevent flooding conditions at 750 E. 166th Street and 905 Tinton Ave. TMU asked the PMS if the cost of \$9,720 charged by the vendor was reasonable, the PMS responded that this seemed reasonable for the work completed. The vendor brought their own materials and completed the work in 2 days with 4 workers. 	<ul style="list-style-type: none"> ✓ Logbook Entries Aug 3 & 10 X Statement of Services ✓ Micro purchase Form 	TMU was able to observe the curbs listed in the requisition which appeared to be newly filled with brick and concrete.
	Date	07/20/2023				
	Number	1852437				
HSP Construction Inc	Amount	\$6,100	Repair two flag poles at the development	<ul style="list-style-type: none"> The PMS stated that the vendor was procured by the development because McKinley Houses was understaffed, and that this vendor had the materials and manpower to finish the job quickly. The job was completed in one day by two workers. When asked if the \$6,100 charged by the vendor was reasonable, the PMS stated she was not familiar with what this kind of work should cost but stated that since the vendor brought all their materials and finished quickly, she felt the price was reasonable. 	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro purchase Form 	TMU observed the work to be completed satisfactorily.
	Date	08/30/2023				
	Number	1857536				

Micro purchase Review

Riis Houses Vendor Review – 1 Requisition (page 1 of 1)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Mohinder Construction Corp	Amount	\$9100	Remove and replace 4 exhaust fans in tank rooms	<ul style="list-style-type: none"> This requisition was created to remove and replace four exhaust fans in tank rooms throughout the development. The requisition also included material costs to complete the work. The fans replaced were damaged over time and weren't providing adequate ventilation in the tank room causing a safety hazard. When asked why a vendor was procured to complete this work instead of NYCHA staff, the PMS explained that this was a requirements contract. Vendor did not sign logbook at Riis Houses. 	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro purchase Form 	NA
	Date	10/11/2023				
	Number	1832085				

Micro purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
JSV GROUP INC	Amount	\$4,927.68	Installing new gate at exterminator shop of building 2. Gate size is 36x84 in. with new framing.	<ul style="list-style-type: none"> The previous gate had been vandalized and was posing a safety hazard to the staff. The gate included new framing. The PMS could not use development staff because the work needed to be done quickly and he did not have enough staff to complete this in a timely manner. The vendor charged the development \$4,927 for two days of work. The PMS said he did not feel this was reasonable for one gate installation. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro purchase Form 	The gate listed in the requisition appeared to be recently installed and in good condition.
	Date	08/15/23				
	Number	1851779				
MKL CONTRACTING CORP	Amount	\$9,950.00	2 SPLIT UNIT AC in the storeroom (BTU-9K) . We will clean all the work-related debris after the work is done.	<ul style="list-style-type: none"> The units were installed because the storeroom gets hot and humid during the summer months, and it needs ventilation to prevent mold conditions. The storeroom is close to the compactor room so this unit would prevent a health hazard for staff and residents. The PMS informed TMU that the development did not have the resources or manpower to complete this job. They needed to procure a vendor who would provide materials and labor to finish the job quickly. The vendor charged the development \$9,950 and completed the job in one day. The PMS did not feel this was a reasonable price for installing the split air conditioning units. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro purchase Form 	The PMS accompanied TMU to observe the air conditioning units which appeared to have been recently installed and in good condition.
	Date	09/27/23				
	Number	1869369				

Micro purchase Review

Jefferson Houses Vendor Review – 4 Requisitions (page 2 of 2)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
BNP MECHANICAL CONTRACTING LLC	Amount	\$7,285.00	Repair / Replace 2 House Pumps Located @ 230 East 115th Street & 307 East 116th Street	<ul style="list-style-type: none"> The house pump plates were not functioning properly, and this was causing a problem with providing hot water to the residents. The PMS informed TMU that this condition needed to be addressed quickly. The PMS explained that development staff is not knowledgeable enough to repair or replace a house pump. The PMS stated that the charge of \$7,825 was a reasonable price for work performed. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the house pumps that were listed in the requisition which appeared to be in good condition.
	Date	12/15/2023				
	Number	1898515				
AMBER CONTRACTORS CORP	Amount	\$4,099.03	Installation Of 3 AC Cages For 3 Split-2Way AC's For Security	<ul style="list-style-type: none"> The cages were installed to keep residents from trying to steal the unit or throw garbage on the AC units. The PMS explained the development staff does not know how to install these cages and does not have the bandwidth for this project. The vendor charged the development \$4,099 for this work. The PMS did not feel this was reasonable for installing three split air conditioner cages. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	The PMS took TMU on a walkthrough to observe the cages that were installed which appeared to have been recently placed and in good condition.
	Date	10/03/2023				
	Number	1871642				

Micro purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Ercris Construction Corp	Amount	\$9955	Remove all leaves and cut grass from inside fenced in area at buildings 2,4,5,6,8,9 & 11	<ul style="list-style-type: none"> The PMS stated that the Supervisor of Grounds (“SOC”) needed this work done because the area needed to be cleaned. NYCHA staff could not do this work, because those areas are closed off due to brickwork and the union will not let the NYCHA workers work there. PMS Torres stated the vendor did a good job. TMU asked if the work took 90 hours as listed in the labor break down, to which the PMS stated that its possible that it totaled 90 hours because there were many workers but stated that the vendor should have listed the number of laborers on the micro-proposal form. The PMS stated that she just looks to make sure all the required documents are included in the packet and that it is filled out correctly and does not look at the material or labor breakdown. TMU pointed out that the vendor charged for tools. When asked if the price of \$9,955 was reasonable, the PMS stated that it was not after TMU pointed out the material costs that NYCHA should not have paid for. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU could not review the work as it was completed before this interview.
	Date	01/04/24				
	Number	1904376				

Micro purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
MKL Contracting Corp	Amount	\$9,944	Remove and install 3 eyewash stations	<ul style="list-style-type: none"> The PMS stated that a safety associate, who represents the workers, approached her and stated this contract was needed for safety. The PMS stated that she is unsure if the material price of \$3468 was reasonable. The PMS stated that the work took two days and she saw two workers on one of those days. The labor breakdown is for three workers, working 18 hours. 	? Logbook Entries* Jan 11 & 17 ✓ Statement of Services ✓ Micro-purchase Form	TMU saw one of the eyewash stations and it seemed to be new.
	Date	01/05/2024				
	Number	1904485				
MKL Contracting Corp	Amount	\$9,966	Install rodent proof heavy duty chicken wire mesh with frames around 2 buildings	<ul style="list-style-type: none"> The PMS stated that the wire mesh was needed for the rodent problem because they received two DOH violations. The PMS stated that the material price of \$3610 was reasonable. The PMS stated that the job took two days and there were two or three workers. The labor breakdown is for three laborers working 18 hours. 	? Logbook Entries* Jan 11 & 17 ✓ Statement of Services ✓ Micro-purchase Form	TMU saw some of the wire mesh. It was around more than the two buildings listed according to the PMS.
	Date	01/09/2024				
	Number	1907236				

*The vendor signed the logbook on Jan 11 & 17 but did not indicate the work they were doing.

Micro purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Blue Armor Construction, Inc	Amount	\$9,995	Install new diamond plate door size 42x88 in Paint Shop	<ul style="list-style-type: none"> The PMS stated the Supervisor of Painters needed the door because paint was missing from his shop. The PMS stated the material cost of \$4975 is reasonable because metal is expensive. The PMS stated the gate was fabricated and welded. The PMS stated that the work took two or three days and there were two of three laborers. The labor breakdown was two laborers working 16 hours. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU saw the door, which included a gate. The gate looked new.
	Date	01/23/2024				
	Number	1914573				
Blue Armor Construction, Inc	Amount	01/25/2024	Install a new 5 metal garbage bin with pistons	<ul style="list-style-type: none"> The PMS stated the SOG requested this because of the rodent problem. The old bins had plastic tops and would be left open by residents so they needed metal bins with pistons that would close the tops. The PMS stated the material price of \$4800 was reasonable because metal is expensive. The PMS stated that the work took two days and there were two laborers. The labor breakdown showed two laborers working 16 hours. 	<ul style="list-style-type: none"> ✓ Logbook Entries Feb 20 & 21 ✓ Statement of Services ✓ Micro-purchase Form 	<p>TMU saw the bins and they were not in great shape. There were also no pistons. The PMS stated that the vendor must come back to add them, but due to a family wedding it won't be right away.</p>
	Date	\$9,808				
	Number	1915629				

Micro purchase Review

Washington Houses Vendor Review – 7 Requisitions (page 4 of 4)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
V-Shine Contracting	Amount	\$9,938	Install chicken wire mesh frames around buildings 1,2,3,4 & 5	<ul style="list-style-type: none"> The PMS stated that due to the rodent problem they received a DOH violation. The PMS stated the material cost of \$4629 for wire mesh was reasonable. The PMS stated that she does not remember how many laborers there were or how long they were on site. The labor breakdown was for two laborers working 18 hours. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	PMS took TMU around to look at the wire mesh in various locations. TMU could not tell how old the wire mesh was.
	Date	11/16/2023				
	Number	1882995				
24/7 Contracting, Corp	Amount	\$9,850	Install AC in elevator motor room	<ul style="list-style-type: none"> The PMS stated that the motor room needs to be cool, or the elevators would stop, so an AC was needed. The PMS stated that the proposal is for a split AC and a split AC cannot be put in the motor room because it's too high up (on the roof). The PMS stated that the vendor left the split AC boxed in the management kitchen and installed four regular ACs in the management office and motor room. TMU asked why the PMS didn't reject the proposal and have the vendor draft a new one for the actual items and the PMS stated they she figured the price evened out. TMU informed the PMS that they can't sign off on work that was not done and to cancel the proposal next time and ask the vendor to make a new one. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU saw the regular AC in the motor room and the boxed split AC. The AC in the motor room looked new.
	Date	10/19/2023				
	Number	1866716				

Micro purchase Review

Carver Houses Vendor Review – 8 Requisitions (page 1 of 4)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
MKL Contracting Corp	Amount	\$9,936	Install heavy duty blinds in maintenance office-20 blinds	<ul style="list-style-type: none"> The PMS stated this contract was needed because the blinds were outdated and/had missing blinds The PMS stated that the material price of \$4540 for 20 heavy duty blinds was reasonable. The PMS stated the work took two days and she believes there were more than two laborers. The labor breakdown was for two laborers working 18 hours. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU saw the blinds in the PMS's office, and they looked new.
	Date	02/01/2024				
	Number	1919795				
Merino Ventures, Inc	Amount	\$9,870	Install 3 eyewash stations with drains	<ul style="list-style-type: none"> The PMS stated this contract was needed for safety reasons, and believes QA said something about it The PMS stated that she was to call the vendor back because the eyewash station is supposed to dispense cold water and it was lukewarm. The PMS stated the material cost of \$4170 was reasonable because it includes three stations, drains and concrete. The PMS stated she is unsure if the labor breakdown of three laborers working 40 hours was correct because she did not observe the work. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU saw one of the eyewash stations and it appeared to be new.
	Date	01/03/2024				
	Number	1905603				

Micro purchase Review

Carver Houses Vendor Review – 8 Requisitions (page 2 of 4)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Super Max Corp	Amount	\$9,856.40	Will replace damaged wire mesh at buildings 1,2,3 and 4	<ul style="list-style-type: none"> The PMS stated the wire mesh was needed because they have a rodent problem and wanted to be proactive. The PMS stated she is unsure if the material price of \$7004 for each requisition was reasonable. The PMS stated that the work for each proposal took 1.5 days and was unsure about the number of laborers. The labor breakdown for each proposal was three laborers working 10 hours. The PMS stated that there are two proposals instead of one because she never used this vendor before and wanted to see their work. When asked why the PMS did not use NYCHA pest control, the PMS stated that NYCHA Pest Control takes a while to schedule, and she wanted to address the rodent problem ASAP. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU saw the wire mesh around various buildings and could not determine how old they were.
	Date	01/08/2024				
	Number	1908712				
Super Max Corp	Amount	\$9,856.40	Will replace damaged wire mesh at buildings 10, 11, 12, and 13	<ul style="list-style-type: none"> Same answers as above 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU saw the wire mesh around various buildings and could not determine how old they were.
	Date	01/22/2024				
	Number	1914696				

Micro purchase Review

Carver Houses Vendor Review – 8 Requisitions (page 3 of 4)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
MKL Contracting Corp	Amount	\$8808.76	Install 6 windows in one moveout apartment	<ul style="list-style-type: none"> The PMS stated that when there is a moveout, the development needs to turn the apartment around quickly. The PMS stated that the glazier's shop wasn't used because they are short staffed. The PMS stated she has used this vendor before, and they do good work. The labor breakdown is for four laborers working 24 hours. The PMS stated the work took more than one day and she saw two laborers in passing and is unsure if there were more than that. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU was unable to see the work as it's in a resident's apartment and did not want to disturb them.
	Date	05/16/2023				
	Number	1806104				
MKL Contracting Corp	Amount	\$9,876	Will remove broken power buzz and install new one for maintenance office main door	<ul style="list-style-type: none"> The PMS stated that this contract was needed because unauthorized vehicles were parking in the maintenance lot. The PMS stated she is unsure if the material cost of \$4480 was reasonable. When asked if the labor breakdown of two laborers working 18 hours was correct, the PMS stated that she is unsure about the time but believes there were two laborers. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU saw the work and it looked new.
	Date	09/14/2023				
	Number	1861881				

Micro purchase Review

Carver Houses Vendor Review – 8 Requisitions (page 4 of 4)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Super Speed Corp	Amount	\$8,240	Will repair damaged recycling bins around buildings 3,7 and 12	<ul style="list-style-type: none"> The PMS stated this contract was needed to beautify the development The PMS stated the material price of \$1750 per proposal was reasonable. When asked if the labor breakdown of three laborers working three days was correct, the PMS stated that she is unsure. The PMS stated that other buildings should have been listed on requisition 1846616, but the vendor copied and pasted the description on both. On the material breakdown page for requisition 1846616, it states the proposal is for buildings 5,11 and 12 which overlap for building 12 on both proposals. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the work and saw the paint for the recycling bins was peeling.
	Date	07/05/2023				
	Number	1846616				
Super Speed Corp	Amount	\$8,240	Will repair damaged recycling bins around buildings 3,7 and 12	<ul style="list-style-type: none"> Same as above 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the work and saw the paint for the recycling bins was peeling.
	Date	07/05/2023				
	Number	1837833				

Micro purchase Review

Woodside Houses Vendor Review – 3 Requisitions (page 1 of 2)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Bharta Construction	Amount	\$9,959.90	Remove and install 20 LED lights in boiler room	<ul style="list-style-type: none"> The Heating Supervisor (HS) stated that this contract was needed because all the lights were going out. The HS stated that this work had not begun yet and was set to begin the day following our interview. TMU was able to observe a portion of the work being done the following day. The HS stated the material price of \$4400 was reasonable. When asked why management did not create the proposal, the HS stated that there is a disconnect between management and heating and he needed the work done. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 7, 9 & 10 ✓ Statement of Services ✓ Micro Purchase Form 	<ul style="list-style-type: none"> TMU went on-site and observed two workers and 4 new lights. TMU went back the following day, and no workers showed up. The HS said the workers came back Saturday and Sunday and sent TMU the signed logbook and photos showing the remaining new lights.
	Date	10/25/2023				
	Number	1912835				

Micro purchase Review

Woodside Houses Vendor Review – 3 Requisitions (page 2 of 2)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Jawn Construction, Inc	Amount	\$9,800	Replace 10 hoppers with new stainless-steel hoppers	<ul style="list-style-type: none"> The PMS stated that at the time of this proposal he was the APMS and this proposal was assigned to the other APMS who no longer works at Woodside. The PMS could not answer questions about this proposal 	<ul style="list-style-type: none"> ✓ Logbook Entries Oct 13 X Statement of Services ✓ Micro Purchase Form 	TMU went to one of the addresses listed on this proposal and observed the hopper and it appeared new.
	Date	09/13/2023				
	Number	1862930				
Jawn Construction, Inc	Amount	\$9,800	Replace 10 hoppers with new stainless-steel hoppers	<ul style="list-style-type: none"> The PMS stated that at the time of this proposal he was the APMS. The PMS stated that this contract was needed because the hoppers were broken and posed safety issues. The PMS stated the material price of \$5000 for 10 hoppers was reasonable The PMS stated that there were two laborers, and the laborers were on site for three or four days. The labor breakdown is two laborers working 28 hours. 	<ul style="list-style-type: none"> ✓ Logbook Entries Oct 29 ✓ Statement of Services ✓ Micro Purchase Form 	TMU went to one of the addresses listed on this proposal and observed the hopper and it appeared new.
	Date	10/23/2023				
	Number	1880010				

Micro purchase Review

Cypress Hills Houses Vendor Review – 13 Requisitions (page 1 of 7)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
V.P Contractors of NY, Inc.	Amount	\$9,819.20	Remove and install 3 diamond plate doors at 365 Fountain Ave	<ul style="list-style-type: none"> The APMS stated that this contract was needed because the fire department broke the gas meter room door and frame, and the emergency exit door was rotted out and posed a safety hazard. This work was just completed, and he has not received the SOS yet. The proposal says three doors but only lists two because one of the doors is a double door. When asked if the material price of \$3415 was reasonable, the APMS said yes. When asked if the labor breakdown of two laborers working 24 hours and one laborer working eight hours was correct, the APMS stated that the vendor was on site for more than four days and on the first day he saw three laborers. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 28 & 29 X Statement of Services ✓ Micro-purchase Form 	TMU observed the doors and saw they were in good condition and appeared to have been recently installed.
	Date	3/22/2024				
	Number	1942100				
V.P Contractors of NY, Inc.	Amount	\$8,889	Remove and install two steel metal heavy doors at 375 Fountain Ave and 385 Fountain Ave	<ul style="list-style-type: none"> The APMS stated that the Safety Associate approached him about the doors stating that the doors were needed due to a safety issue. The fire department broke the basement door at 375 Fountain and needed a new door because sometime after that an employee went into the basement and found an unknown man inside, which created an unsafe environment. The compactor room door at 385 was rusted and would not lock and this is why a new door was needed. When asked if the material price of \$3630 was reasonable, the APMS said it was. When asked if the labor breakdown of three laborers working two days was correct, the APMS stated that the work may have taken three to four days because they had to use cement and wait for it to dry. The APMS stated that he is unsure how many laborers were onsite. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 20 & 21 X Statement of Services ✓ Micro-purchase Form 	TMU observed the doors and saw they were in good condition and appeared to have been recently installed.
	Date	2/29/24				
	Number	1931942				

Micro purchase Review

Cypress Hills Houses Vendor Review – 13 Requisitions (page 2 of 7)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Abraham Contracting Corp	Amount	\$9,590	Remove and install various wall mounted cover boxes in the mailbox area of 12 buildings	<ul style="list-style-type: none"> This contract was needed because people were breaking the cover boxes to stash drugs and use the outlet to charge their phones and other electronics. When asked if the material price of \$3963 was reasonable, the APMS said yes. When asked if the labor breakdown of two laborers working 30 hours was correct, the APMS stated that he believes it took three days and there were three laborers. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed some of the cover boxes and they appeared to be new and in good condition.
	Date	03/06/2024				
	Number	1934385				
Abraham Contracting Corp	Amount	\$9,738	Remove and install heavy steel doors with panic bar at 375 Fountain Ave	<ul style="list-style-type: none"> This contract was needed because the fire department broke the boiler room door, and it caused a safety issue. The proposal incorrectly indicated a steel door but it's a diamond plate door that was installed. When asked why the APMS did not include in this proposal the work that VP Contractors Inc did in requisition 1931942 (2/29/24), since it is also to replace a door at the same address, the APMS stated that at the time he was unaware of the exit door being broken and was only told about the front door. The APMS also stated that Abraham Contracting was at their monetary limit for the month and could not be used for another contract. When asked if the material price of \$4798 was reasonable, the APMS stated that it is because diamond plate doors are more expensive. When asked if the labor breakdown of three laborers working 24 hours was correct, the APMS stated that the vendor worked four days and he saw two laborers. 	<ul style="list-style-type: none"> ✓ Logbook Entries Feb 29 & March 1 X Statement of Services ✓ Micro-purchase Form 	TMU observed the door and it appeared to be new and in good condition.
	Date	02/14/2024				
	Number	1927466				

Micro purchase Review

Cypress Hills Houses Vendor Review – 13 Requisitions (page 3 of 7)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Abraham Contracting Corp	Amount	\$9,996	Repair and replace various roof fans at 335 Fountain Ave	<ul style="list-style-type: none"> This contract was needed because the roof fans were inoperable. Healthy Homes gave him a list of all roof fans that needed to be replaced. Five roof fans were replaced. When asked if the material cost of \$3963 was reasonable the APMS said it is. When asked if the labor breakdown of two laborers working 30 hours was correct, the APMS stated that he does not know how long the vendor was on site or how many laborers were onsite as he did not observe the work when it was performed. 	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro-purchase Form 	TMU observed the work and saw the roof fans looked new and in good condition.
	Date	01/12/2024				
	Number	1908857				
Abraham Contracting Corp	Amount	\$9,949	Remove and replace diamond plate doors replace various cover mailbox at 2535 Linden Ave	<ul style="list-style-type: none"> This contract was needed because people were breaking the cover boxes to stash drugs and use the outlet to charge their phones and other electronics. This contract was just for cover boxes and not diamond plates doors. When asked if the material price of \$5264 was reasonable, the APMS stated that it wasn't because he was charged for installing diamond plate doors that were never installed. The APMS stated that three or four cover boxes were installed. When asked if the labor breakdown of three laborers working 24 hours was correct, the APMS stated that he is unsure how long there were onsite and also unsure how many laborers were onsite. 	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro-purchase Form 	TMU did not observe the work.
	Date	01/05/2024				
	Number	1985685				

Micro purchase Review

Cypress Hills Houses Vendor Review – 13 Requisitions (page 4 of 7)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Shirley Contracting Corp	Amount	\$9,962	Remove and replace chain link fence at 1266 Sutter Ave	<ul style="list-style-type: none"> This contract was needed because the fence was damaged by a car hitting it. The top poles were replaced along with the rods and caps and the rest of the fence had to be righted. When asked if the material cost of \$4832 was reasonable, the APMS stated that it was. When asked if the labor breakdown of three laborers working 32 hours was correct, the APMS stated that he does not believe this took four days and does not know how many laborers were onsite as he did not observe the work. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 23 ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the fence and it appeared new and in good condition.
	Date	03/20/2024				
	Number	1940982				
Shirley Contracting Corp	Amount	\$9,893	Repair and replace damaged fence at 600 Euclid Ave	<ul style="list-style-type: none"> This contract was needed because the fence was damaged by a car and was bent backward. Welding needed to be done to bend it back into the correct position. When TMU showed the APMS the materials, TMU pointed out that the material, which amounts to \$4748 are for a chain link fence. The APMS stated that he did not notice and admitted that he does not review the material or labor breakdown when accepting proposals. When asked if the material cost was reasonable, the interviewee stated that it was not because they should have only been charged for paint, since the vendor painted the fence after welding. When asked if the labor breakdown of three laborers working 32 hours is correct, the APMS stated that he saw the vendors on site for two days but is unsure if they were onsite longer than that and saw three laborers. He also stated that he observed the work on day for a few minutes. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 19 ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the fence and it appeared new and in good condition.
	Date	03/11/2024				
	Number	1936663				

Micro purchase Review

Cypress Hills Houses Vendor Review – 13 Requisitions (page 5 of 7)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Shirley Contracting Corp	Amount	\$9,925	Repair and replace damaged fence at 515 Fountain Ave and 315 Fountain Ave	<ul style="list-style-type: none"> This contract was needed because Quality Assurance came out and cited the fences. The fences needed repair because cars keep hitting them. The fence was repaired, and the top poles were replaced. When asked if the material cost of \$4786 was reasonable the APMS stated that it was. When asked if the labor breakdown of three laborers working 32 hours was correct, the APMS stated that it took one day and there were three laborers. TMU showed the interviewee that they were charged for 32 hours and should not accept a statement of service form that doesn't accurately reflect what was done. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the fence and it appeared new and in good condition.
	Date	02/27/2024				
	Number	1930649				
Shirley Contracting Corp	Amount	\$9,966	Repair and replace various roof fans at 345 Fountain Ave	<ul style="list-style-type: none"> This contract was needed because the roof fans were inoperable. The APMS stated that five or six roof fans were repaired. When asked why this work wasn't included in requisition 1908857 for Abraham Contracting Corp, the APMS stated that Abraham couldn't do the work because they had another job. When asked if the material cost of \$5241 was reasonable, the APMS stated it was. TMU compared the material cost of this proposal to 1908857 and showed the APMS that if both vendors did indeed repair five roof fans, Abraham Contracting Corp charged more than Shirley Contracting. When asked if the labor breakdown of three laborers at 26 hours was correct, the APMS stated that he did not know how many days the vendor was onsite or how many laborers were onsite as he did not observe the work being performed but saw the end result. 	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro-purchase Form 	TMU observed the work and saw the roof fans looked new and in good condition.
	Date	01/17/2023				
	Number	1912624				

Micro purchase Review

Cypress Hills Houses Vendor Review – 13 Requisitions (page 6 of 7)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Home Remodeling Experts, Inc	Amount	\$9,925	Remove safety hazard by repairing main entrance doors at 485 Fountain Ave; 495 Fountain Ave; 515 Fountain Ave; 1220 Sutter Ave and 5252 Fountain Ave	<ul style="list-style-type: none"> This contract was needed because the doors were broken. This vendor will come the day before to look at what materials are needed for the job. The vendor sometimes fabricates the parts needed because a lot of door businesses are going out of business and certain parts are difficult to get and the vendor will also do a lot of welding. When asked if the material cost of \$4050 was reasonable the APMS stated that it was. When asked if the labor breakdown of two laborers working 16 hours was correct, the APMS stated that this job took more than a week and there were two laborers. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed work on some of the doors and they were operable.
	Date	03/12/2024				
	Number	1936653				
Home Remodeling Experts, Inc	Amount	\$9,793	Remove safety hazard by repairing main entrance doors at 345 Fountain Ave; 305 Fountain Ave; 1200 Sutter Ave; 1250 Sutter Ave and 730 Euclid Ave	<ul style="list-style-type: none"> Same as above 	<ul style="list-style-type: none"> ✓ Logbook Entries March 30 ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed work on some of the doors and they were operable.
	Date	01/12/2024				
	Number	1912622				

Micro purchase Review

Cypress Hills Houses Vendor Review – 13 Requisitions (page 7 of 7)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
CIM Construction Corp	Amount	\$9,964	Repair and replace damaged rail fence at 365 and 335 Fountain Ave	<ul style="list-style-type: none"> This contract was needed because trucks are parked on the grass and are hitting and damaging the fences. When asked if the material cost of \$4669 was reasonable, the APMS stated that it was. When asked if the labor breakdown of three laborers working 32 hours was correct, the APMS stated that he believes the work took three days and he saw four laborers. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the fence and it appeared new and in good condition.
	Date	12/18/2023				
	Number	1904205				

Micro purchase Review

Unity Plaza Houses Vendor Review – 4 Requisitions (page 1 of 2)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Swaran Construction Corp	Amount	\$8556.70	Install three exhaust fans	<ul style="list-style-type: none"> The PMS stated this contract was needed because many exhaust fans in the compactor and tank rooms were inoperable and it's a violation to not having working exhaust fans in those locations. The PMS observed the work because it was being performed near his office. The PMS stated that material cost of \$4671.30 was reasonable because the vendor had to break a foundation wall. The PMS stated that the vendor was onsite for two days and there were more than two laborers onsite 	<ul style="list-style-type: none"> ✓ Logbook Entries Jan 20 ✓ Statement of Services ✓ Micro purchase Form 	TMU observed the exhaust fans which appeared to have been recently installed and in good condition.
	Date	01/17/2024				
	Number	1910329				
7 Seas Infratech Construction Corp	Amount	\$4561.44	Remove and install light fixtures in lobby and stair hall	<ul style="list-style-type: none"> The PMS stated that this contract was needed because the lights were inoperable. The PMS did not observe the work being done but inspected after receiving the Statement of Services form. The PMS stated that the material price of \$2280 was reasonable because he used to be an electrician and is familiar with costs. The PMS does not know how long the vendor was on site or how many laborers were on site because vendors show up and don't let management know. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro purchase Form 	TMU observed the installed fixtures in two different lobbies and spoke with residents who stated the lights had been recently installed.
	Date	10/13/2023				
	Number	1875738				

Micro purchase Review

Unity Plaza Houses Vendor Review – 4 Requisitions (page 2 of 2)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Swaran Construction Corp	Amount	\$8537.49	Remove and replace metal door and roll down gate for diamond plate door at 391 Georgia Ave and Repair diamond plate door at 570 Blake Ave	<ul style="list-style-type: none"> The PMS stated this is the TA president's storage room and it was getting broken into, so a new door was needed to make it more secure. The PMS did not observe the work being done and only saw the end results. The PMS stated that the material price of \$2646.69 was reasonable. The PMS initially stated that he is unsure how long the vendor was onsite but then said he knows it took three days because the vendor had to come back on site due to an insulation issue with the door. 	X Logbook Entries ✓ Statement of Services ✓ Micro purchase Form	TMU observed the diamond plate doors and saw they were in good condition and appeared to have been recently installed. Roll down gate had been removed.
	Date	10/11/2023				
	Number	1874486				
PK Construction Services Inc	Amount	\$7799.15	Replace 40' X 6' chain link fence at 611 Blake Ave	<ul style="list-style-type: none"> The PMS stated that the SOG requested this contract. The PMS stated that he observed the work during and after, and the vendor did a good job. The PMS stated that the material cost of \$3370.55 seems high, since less than 100 feet of fence was replaced, but also stated that he is not too familiar with the price of chain link fences. The PMS stated that the work took two days and there were three workers on site. 	X Logbook Entries ✓ Statement of Services ✓ Micro purchase Form	TMU observed the fence that was replaced. It appeared to have been fixed and in good condition.
	Date	10/02/2023				
	Number	1871063				

Micro purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
East Insight	Amount	\$9,050	Repair broken gate and replace the broken privacy sheeting in front of compound at 1581 Park Place	<ul style="list-style-type: none"> The PMS stated that this contract was needed because the gate was damaged by the trash vendor when they came to pick up bulk items. The PMS stated that he did not observe the work being performed but, stated that the vendor gave him the SOS before the interview with TMU and will review the work before signing. The PMS stated that the material cost of \$3850 was reasonable. The PMS stated that the work took three days and there were two laborers. 	<ul style="list-style-type: none"> ✓ Logbook Entries April 5 ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the gate and it appeared new.
	Date	3/14/24				
	Number	1941978				
East Insight	Amount	\$4,999	Will be removing the existing sprinkler control door with a new diamond plate door at 2060 3rd Ave	<ul style="list-style-type: none"> The PMS stated that this contract was needed for safety reasons. The PMS stated that he observed the work being performed. The PMS stated that the material cost of \$2100 was reasonable. The PMS stated that on one day he saw two laborers but is unsure if the vendor was onsite for more days. 	<ul style="list-style-type: none"> ✓ Logbook Entries April 10 & 11 ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the sprinkler doors and it appeared new.
	Date	3/13/24				
	Number	1941994				

Micro purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
MKL Contracting Corp	Amount	\$9,950	Install heavy duty waterproofing sills around 8 windows at 2070 Third Ave, Apt 13C	<ul style="list-style-type: none"> This contract was needed because it was an OCC complaint. The PMS stated that he did not observe the work being performed and the SOS was not sent to him and may have been sent to the Property Manager since it's an OCC complaint. When asked if the material price of \$3650 was reasonable, the PMS stated that it wasn't because the development should not be paying for boxes of masks and gloves. When asked if the labor breakdown of three laborers working 18 hours was correct, the PMS stated that the work took three days, and he is unsure how many laborers were onsite. TMU found requisition 1908018 (01/11/2024) for waterproofing sills at 2070 Third Ave, Apt 13C and asked why this work was needed again. The PMS stated that the contractor did not do a good job the first time and the leak came back in the same spot. When asked why they would use this vendor again, the PMS stated that he left the development sometime after the work was done for (1850276) and came back 6 months ago as the APMS and for the last three weeks as the Superintendent. The PMS stated that the Superintendent before him reached out to this vendor again. The PMS stated that this work has not begun, and he is going to cancel this proposal and use someone else. 	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro-purchase Form 	TMU did not observe the work being performed.
	Date	08/04/2023				
	Number	1850276				

Micro purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
DRR Construction Inc	Amount	\$9,844.53	Install new roll down gate at 1809 Langston Ave	<ul style="list-style-type: none"> This contract was needed because the gate was rusted and could only be pulled up manually. The PMS stated that he observed the work being performed. When asked if the material cost of \$6227 was reasonable, the PMS stated that it was. The proposal did not break down labor and indicated that laborers were onsite for 32 hours. When asked how many laborers were onsite and how many days, as the proposal does not list number of laborers and does not indicate if the 32 hours is broken down by person or by days, the PMS stated that the job took one day and there were 3 laborers. The PMS stated that he believes that this job was subcontracted because he saw a different person with a different team onsite than the person he originally met. 	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro-purchase Form 	TMU observed the gate and it looked to be in good condition.
	Date	08/03/2023				
	Number	1851573				
MKL Contracting Corp	Amount	\$9,950	Install heavy duty waterproofing sills around 8 windows at 2060 Third Ave, Apt 13D	<ul style="list-style-type: none"> This contract was needed because it was an OCC complaint. The PMS stated that the Neighborhood Administrator told him to use this vendor. The PMS stated that he did not observe the work being performed and the SOS was not sent to him and may have been sent to the Property Manager since it's an OCC complaint. When asked if the material price of \$3650 was reasonable, the PMS stated that it wasn't because the development should not be paying for boxes of masks and gloves. When asked if the labor breakdown of three laborers working 18 hours was correct, the PMS stated that the work took three days, and he is unsure how many laborers were onsite. 	<ul style="list-style-type: none"> ✓ Logbook Entries Aug 29 & Aug 31 X Statement of Services ✓ Micro-purchase Form 	TMU did not observe the work.
	Date	08/04/2023				
	Number	1851558				

Micro purchase Review

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

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
EastInsight LLC	Amount	\$9,100	Repair front entrance doors at 1345 and 1365 5th Street; 70 East 115th Ave; 174 Madison Ave and 131 Saint Nicholas Ave	<ul style="list-style-type: none"> The APMS stated that all contracts were given to her by the Superintendent to process. This contract was needed because the doors were broken. The APMS stated that for the door at 70 East 115th someone puts glue inside the keyhole and egress buttons. The APMS stated that she did not observe the work being performed because she was on vacation at the time. When asked if the material cost of \$3800 was reasonable, the PMS stated that it was. The PMS could not comment on the labor breakdown because she was on vacation at the time. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 19 X Statement of Services ✓ Micro-purchase Form 	TMU did not observe the doors as the APMS stated that they are already broken again.
	Date	03/06/2024				
	Number	1933211				
EastInsight LLC	Amount	\$3,900	Repair front entrance doors at 1365 5th Ave and 70 East 115th Street	<ul style="list-style-type: none"> This contract was needed because the doors were broken. The APMS stated that she observed the work being done. When asked if the material price of \$1600 was reasonable, the APMS stated that it was. When asked if the labor breakdown of three laborers working one day was correct, the APMS stated that the vendor was onsite for one day and she saw five laborers. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU did not observe the doors as the APMS stated that they are already broken again.
	Date	02/17/2024				
	Number	1927185				

Micro purchase Review

Taft Houses Vendor Review – 4 Requisitions (page 2 of 2)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Bannie Builders Inc	Amount	\$9,930	Install 4 exhaust fans	<ul style="list-style-type: none"> This contract was needed because someone came onsite and said they were broken. The PMS stated that she did not observe the work being performed. When asked if the material cost of \$3899.52 was reasonable, the PMS stated that it was. TMU pointed out that materials were not broken down on the proposal. When asked if the labor breakdown of one laborer working 48 hours and another laborer working 13 hours was correct, the PMS stated that she is not sure. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 19 ✓ Statement of Services ✓ Micro-purchase Form 	TMU did not observe the doors as the APMS stated that they are already broken again.
	Date	10/12/2023				
	Number	1880232				
MKL Contracting Corp	Amount	\$9,995	Install 2 new heavy duty water fountains in Management and Maintenance offices	<ul style="list-style-type: none"> This contract was needed because you can't use NYCHA funds to buy bottled water for staff, so they had water fountains installed. The APMS stated that she observed the work being performed for the fountain in the maintenance office since she can see it from her office. When asked if the material cost of \$4200 was reasonable, the APMS stated that it was. When asked about the labor breakdown of two laborers working 18 hours, the APMS stated that she observed work on one day since the water fountain is outside of her office. One of the water fountains is near the Property Managers office, so TMU asked the Property Manager how many days the vendor was onsite, and he stated that he believes the work took two days. Neither could recall how many laborers were onsite. 	<ul style="list-style-type: none"> X Logbook Entries Unable to locate logbook ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the water fountains and they appeared new and in good condition.
	Date	09/13/2023				
	Number	1862766				

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 1 of 9)

Vendor	Requisition #	Date	Amount	Description	Paperwork
Ercris Construction Corp	18929636	06/09/23	\$9805	Cut & remove grass in fenced in area buildings 1-6	<ul style="list-style-type: none"> ✓ Logbook Entries June 29 ✓ Statement of Services ✓ Micro-purchase Form
Ercris Construction Corp	18330798	06/28/23	\$9718	Cut & remove grass in fenced in area buildings 7-11	<ul style="list-style-type: none"> ✓ Logbook Entries July 17 & 18 ✓ Statement of Services ✓ Micro-purchase Form
Ercris Construction Corp	1849429	08/18/23	\$9718	Cut & remove grass in fenced in area buildings 7-11	<ul style="list-style-type: none"> ✓ Logbook Entries Aug 3 & 4 ✓ Statement of Services ✓ Micro-purchase Form
Ercris Construction Corp	1857223	08/30/23	\$9711.60	Cut & remove grass in fenced in area buildings 1-6	<ul style="list-style-type: none"> ✓ Logbook Entries Sept 5 & 6 ✓ Statement of Services ✓ Micro-purchase Form
Ercris Construction Corp	1865594	09/20/23	\$9124.44	Cut & remove grass in fenced in area buildings 7-11	<ul style="list-style-type: none"> ✓ Logbook Entries Sept 21 & 22 ✓ Statement of Services ✓ Micro-purchase Form

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 2 of 9)

Ecris Construction Corp continued

Vendor	Requisition #	Date	Amount	Description	Paperwork
Ecris Construction Corp	1871985	10/04/23	\$9344	Cut & remove grass in fenced in area buildings 1-6	X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form
Ecris Construction Corp	1881911	10/27/23	\$9936.08	Remove leaves from fenced area buildings 1-11	✓ Logbook Entries Nov 4 ✓ Statement of Services ✓ Micro-purchase Form
Ecris Construction Corp	1890505	11/30/23	\$9564	Remove leaves from fenced area buildings 1-7	✓ Logbook Entries Dec 15 ✓ Statement of Services ✓ Micro-purchase Form
Ecris Construction Corp	1897460	12/13/23	\$9289	Remove leaves from fenced area buildings 8-11	✓ Logbook Entries Dec 16 ✓ Statement of Services ✓ Micro-purchase Form

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 3 of 9)

Ercris Construction Corp continued

Interview Highlights

- The SOC stated that these contracts were needed because the grounds that are inside the fenced in areas needed to be cleaned of leaves and sometimes garbage.
- The SOC stated that the former Section 8 Supervisor introduced the vendor to him around the time he began working at the development two years ago.
- When asked why NYCHA staff could not perform this work, the PM stated that caretakers cannot go behind the gate while construction work is going on.
- When asked why the proposals were split up into half of the buildings instead of having all buildings on one proposal, the SOC stated that the vendor said it would be too much money on one proposal, so they were split. TMU informed the SOC that this would be bid splitting.
- TMU pointed out that requisition 1881911 is for removing leaves from all 11 buildings, and the total came out to the same as if it were half the buildings like the other requisitions. When asked why they could do the work for all 11 buildings for the cost of half in one requisition but not the rest, the SOC stated that he was not aware that there was a requisition for all 11 buildings.
- When asked who deals with grounds proposals, the SOC stated that he does.
- Since there were so many contracts for the same type of work, TMU showed the PM and the SOC a spreadsheet that laid out all charges for materials and labor for each proposal. TMU pointed out that in requisition 1829636 the vendor charged \$80 for garbage bags, but then for the rest of the requisitions, the vendor charged \$600 for garbage bags.
- TMU also pointed out that for each proposal the vendor charges for items that are within the scope of work, such as brooms, rakes and leaf blowers. The vendor also charged anywhere from \$400 to \$700 for safety equipment which should fall under overhead costs. When TMU asked if the material costs in all requisitions were reasonable, the PM and SOC said they were not.
- When asked how many days the vendor is onsite for this work, the SOC said two days. When asked how many laborers are normally on site, the SOC stated five or six.

TMU Review

TMU was unable to view the work as it is grounds work that was completed months prior to the interview. TMU did see that the development does have fenced in areas all over the property, as capital work is going on for the roofs.

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 4 of 9)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Ercris Construction Corp	Amount	\$8974.40	Put signs above hopper doors at buildings 1-6	<ul style="list-style-type: none"> The SOC stated that this contract was needed because the signs above the hopper doors were getting ripped off the wall since they were paper. The SOC stated he had a guy fabricate the signs and needed a vendor to install them. When asked why NYCHA staff could not do this work, the SOC stated that maintenance could not do it because they were backed up with work orders. The SOC stated that he observed the work being performed and the vendor did a good job. When asked if the labor breakdown of 124 hours was accurate, the SOC stated that the vendor was onsite for two days and on day one he saw four laborers but is unsure about day two. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 14 & 15 ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed one of the signs and it was fabricated into a hard plastic and nailed into the wall above the hopper.
	Date	03/06/24				
	Number	19342				
Ercris Construction Corp	Amount	\$7381	Put signs above hopper doors at buildings 7-11	<ul style="list-style-type: none"> The SOC stated that this contract was needed because the signs above the hopper doors were getting ripped off the wall since they were paper. When asked why this work was not included with requisition 1934247, the SOC said he was not sure. When asked if the material cost of \$1540 was reasonable, the SOC and PM stated that it wasn't because the vendor charged for items within the scope of work. When asked if the labor breakdown of 100 hours was accurate, the SOC stated that the vendor was onsite for two days, but he is unsure how many laborers were onsite. 	<ul style="list-style-type: none"> ✓ Logbook Entries March 19 & 20 ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed one of the signs and it was fabricated into a hard plastic and nailed into the wall above the hopper.
	Date	03/15/24				
	Number	1938048				

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 5 of 9)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Ercris Construction Corp	Amount	\$4898.08	Remove plumbing material from shop (A) to shop (B) in 210 W 230th Street	<ul style="list-style-type: none"> The SOC said that the former Section 8 Supervisor gave him this proposal to submit. When asked why NYCHA could not perform this work, the SOC stated that he does not know because he was told by the former Section 8 Supervisor to submit the proposal. When TMU asked if the material cost of \$1,860 was reasonable, the SOC and the PM stated that it was not because the vendor charged for items within the scope of work. When asked about labor, the SOC stated that he doesn't believe he was around at the time the work was completed. 	<ul style="list-style-type: none"> ✓ Logbook Entries Dec 19 ✓ Statement of Services ✓ Micro-purchase Form 	NA
	Date	12/14/23				
	Number	1898178				
Smart Choice Builders	Amount	\$9,421.27	Remove & replace all damaged signs at 5220 Broadway; 69 W 225 th St; 49 W 225 th St; 2811 Exterior St; 2861 Exterior St with reflective signs.	<ul style="list-style-type: none"> The SOC stated that the former PMS requested this contract and asked him to submit it. The SOC stated that he never met this vendor. The PM stated that this contract was needed because the Fire Department told the development that these signs had to be put up. The SOC stated he did not see the work being performed. The PM stated she did not see the work being performed but she did see that the signs were peeling, and she told the vendor they had to come back and fix it, and the vendor did. When asked if the material cost of \$4950.32 was reasonable the SOC said yes. When asked if the labor breakdown of two laborers working 16 hours was correct and the SOC said he was unsure. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the reflective signs and they appeared new.
	Date	04/04/23				
	Number	1796359				

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 6 of 9)

Vendor	Requisition #	Date	Amount	Description	Paperwork
Pucho Enterprise Corp	1912877	01/16/23	\$9835	Install signs over hoppers at 2831 Exterior St (5) and 2861 Exterior St (6)	<ul style="list-style-type: none"> ✓ Logbook Entries Jan 25, 26, 29 & 30 ✓ Statement of Services ✓ Micro-purchase Form
Jere Solutions Corp	1870384	09/29/23	\$9840	Install signs over hoppers in buildings 2 & 3	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro-purchase Form
Bolillos Painting Corp	1904607	01/05/24	\$9857	Install metal signs over hoppers at 49 W 225th St (3) and 2811 Exterior St (4)	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form
Pucho Enterprise Corp	1920470	01/31/24	\$9938	Install heavy duty signs above hoppers at 5480 Broadway (7) and 5360 Broadway (8)	<ul style="list-style-type: none"> ✓ Logbook Entries March 9, 11 & 12 ✓ Statement of Services ✓ Micro-purchase Form
Chichi Solutions Corp	1941033	03/20/24	\$9691	Install signs above hoppers at 5240 Broadway (9) and 125 W 228th St (10)	<ul style="list-style-type: none"> ✓ Logbook Entries March 28 ✓ Statement of Services ✓ Micro-purchase Form
Chichi Solutions Corp	1943510	03/26/24	\$9555	Install sign above hopper at 210 W 230th St (11) and repair and replace roof fan at 2811 Exterior St	<ul style="list-style-type: none"> ✓ Logbook Entries April 15 & 16 ✓ Statement of Services ✓ Micro-purchase Form

*TMU combined these requisitions because the SOC stated that Jere Solutions Corp, Bolillos Painting Corp, Pucho Enterprise Corp and Chichi Solutions Corp are all owned by the same individual and whenever that vendor gets work, he submits a proposal with the name of one of his companies.

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 7 of 9)

Continued from page 6

Interview Highlights

- The SOC stated that these contracts were needed because the signs above the hopper doors were getting ripped off the wall since they were paper.
- When asked why they needed these signs when signs were put up for all buildings in requisitions 1934247 and 1938048, the SOC stated that these are different signs.
- The SOC stated that the vendor had these signs fabricated.
- When asked how he knew this vendor, the SOC stated that he met the vendor through the former PMS.
- When asked why requisition 1870384 and 1904607 both listed building three, the SOC stated that there is a mistake on the proposal for requisition 1870384, and the work was for buildings 1 & 2, not 2 & 3.
- When asked if the price of materials for all requisitions were reasonable, the SOC stated they were not since the vendor charged for items within the scope of work and transportation.
- For requisition 1903850, the vendor charged for garbage disposal. When asked if the vendor took the garbage off site with them to dispose of, the SOC stated that the vendor dumped it in NYCHA garbage bins.
- For all requisitions, the SOC states that the vendor would be onsite for two days and there would be three laborers.

TMU Review

TMU observed one of the signs and it was fabricated into a hard plastic and nailed into the wall above the hopper. TMU did not observe the roof fan (requisition 1943510).

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 8 of 9)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Chichi Solutions Corp	Amount	\$9863	Clean and collect leaves in scaffold area at buildings 5470 Broadway (7); 5360 Broadway (8); 5365 Broadway (10) and 210 W 230th St (11)	<ul style="list-style-type: none"> The SOC stated that leaves were blown onto the lawn from the top of the scaffolding, so a vendor was needed to clean this. The PM further stated that the vendor also picked up the garbage that was thrown onto the lawn. When asked why Ecris Construction Corp was not used for this contract, the SOC stated that he believes that Ecris “maxed out” for the month. When asked if the material charge of \$1280 was reasonable, and the SOC stated that it wasn't because the vendor charges for materials within the scope of work, transportation and garbage disposal. When asked if the vendor took the garbage with them to dispose of, the SOC stated that he dumped it in NYCHA garbage bins. When asked if the labor breakdown of two laborers working 40 hours and two laborers working 32 hours was correct, the SOC stated that the vendor was onsite for two days and there were four laborers. 	<ul style="list-style-type: none"> ✓ Logbook Entries Jan 10 & 11* ✓ Statement of Services ✓ Micro-purchase Form 	<p>TMU was unable to view the work as it is grounds work that was completed months prior to the interview. TMU did see that the development does have fenced in areas all over the property, as capital work is going on for the roofs.</p>
	Date	01/02/24				
	Number	1903850				

*In the logbook for Jan 10 the vendor indicated buildings 7 & 10 and Jan 11 the vendor indicated buildings 8 & 9

Micro purchase Review

Marble Hill Houses Vendor Review – 22 Requisitions (page 9 of 9)

Vendor	Requisition Details		Description	Interview Highlights	Paperwork	TMU Review
Aunorag Construction Inc	Amount	\$9,825	Install split AC (18,000) BTU in the maintenance workshop	<ul style="list-style-type: none"> The SOC stated that former Section 8 Supervisor introduced this vendor to him, and he believes these contracts are the only ones he's worked with the vendor on. The PM stated that this contract was needed to put an AC in the area where former Section 8 Supervisor and his staff worked. When asked if the material cost of \$6200 was reasonable and both the SOC and PM stated that they were unsure as they do not know the costs of split AC's. When asked is the labor breakdown of two laborers working 12 hours was correct, both the SOC and PM stated they were unsure. 	<ul style="list-style-type: none"> X Logbook Entries X Statement of Services ✓ Micro-purchase Form 	TMU did not observe the AC but was told it's the same make and model as 1815813.
	Date	03/23/23				
	Number	1815813				
Aunorag Construction Inc	Amount	\$9,425	Install split AC (18,000 BTU) in Assistant manager office for camera system	<ul style="list-style-type: none"> The PM stated that this contract was needed because CCTV said that a powerful AC was needed for the main computer board to cool it, or it would malfunction, and it cost too much money for it to malfunction. When asked if the material price of \$5700 was reasonable, the PM stated that she is unsure the cost for ACs. When asked if the labor breakdown of two laborers working 12 hours was correct, the PM stated she is unsure how long they were onsite but believes there were two or three laborers. 	<ul style="list-style-type: none"> X Logbook Entries ✓ Statement of Services ✓ Micro-purchase Form 	TMU observed the AC and it was in working condition.
	Date	03/23/23				
	Number	1792007				