

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 has reviewed approximately 150 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 146 recent micro purchases at 20 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 meeting, 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 144 of the 146 repairs have been completed.

During the review with VP Flaherty, 79 micro purchases were 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 24 micro purchase repairs and an additional 25 clarity calls were completed on 25 separate micro purchase repairs. Since February of 2024, QA has requested in person interviews for 18 vendors and employees of which the IG rejected about 6 of our requests. QA has referred 2 vendors to the IG for not completing the required repairs, an issue the IG is interested in following up on.

Issues identified during QA's review which required further attention consisted of:

- Vendors potentially charging too much for a repair.
- Vendors submitting two purchase orders for the same repair, in the same development, within a short period of time, in an attempt to stay under the \$10,000 threshold, potential smurfing.

- Vendors charging NYCHA for equipment or materials which the vendor should normally have on hand for their normal repairs.
- Vendors utilizing a worker title not consistent with the repair.
- Vendors not paying the proper prevailing wage rate.
- Vendors charging for additional workers for a repair that didn't seem necessary.
- Vendors charging for multiple Supervisors for the same repair.
- Vendors overcharging for materials.
- Clarification calls to vendors for what consists of overhead.
- Vendors charging for more work hours that seemed necessary.
- NYCHA Supervisors need to question a repair if the price charged seemed unreasonable.
- Vendors charging different prices for the same repairs.
- Vendors not giving a complete description of the materials required.
- Vendors not identifying the locations of the repair work.
- Vendors not describing the required repair properly.

QA believes it would be very beneficial, to the new Contract Managers being hired to review the micro purchases, 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. For example, every single micro purchase that has been reviewed has been paid for the exact amount submitted in their proposal. Remember, each proposal contains an estimate on the materials and labor hours needed to complete the repair and remarkably, the vendors estimate is always exactly as expected with no deviation.

QA Micropurchase Tracker

	Borough (Automatic)	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)
1	Brooklyn	Farragut	Jawn Construction	\$9,386.35	\$4,245.00	\$775.73	\$853.30	\$3,512.32	No		Metal rear exit doors replaced and lobby doors repaired, physical verification showed the work was completed and the cost was reasonable.
2	Brooklyn	Farragut	Golden Key	\$9,950.00	\$4,746.13	\$780.35	\$860.00	\$3,563.52	No		Remove old kitchen cabinets and install new one with countertop. Physical verification showed the work was completed but the cost for the countertop seemed high.
3	Brooklyn	Farragut	CIDP LLC	\$4,691.38	\$854.98	\$390.00	\$324.00	\$3,122.40	No		Post flood cleanup and upon physical verification the work was completed and the cost was reasonable.
4	Brooklyn	Farragut	Palma Group NYC	\$7,159.57	\$3,181.00	\$591.70	\$650.87	\$2,736.00	No		Fix and replace damaged fencing. Upon physical verification the work was completed and the cost was reasonable.
5	Brooklyn	Farragut	Palma Group NYC	\$6,250.00	\$3,950.00	\$516.00	\$568.00	\$1,216.00	Yes	Explanation Call	Replace drain covers through all builds and compact rooms. Physical verification showed the work was completed and the cost was reasonable.
6	Brooklyn	Farragut	CIDP LLC	\$8,420.95	\$2,855.93	\$701.80	\$700.02	\$4,163.20	Yes	Explanation Call	Clean 4 elevators and epoxy resin the floors. Physical verification showed the work was completed but the price was high.
7	Brooklyn	Farragut	Palma Group NYC	\$3,911.60	\$2,625.00	\$323.00	\$355.60	\$608.00	Yes	Explanation Call	Design and install 17 light pole covers. Physical verification shoed the work was completed and the price was reasonable.
8	Brooklyn	Farragut	CIDP LLC	\$8,270.94	\$663.94	\$688.00	\$674.20	\$6,244.80	No		Canopy and sub roof cleanup of entire development. Physical verification showed the work was completed and the cost was reasonable.
9	Brooklyn	Farragut	My City Construction Corp	\$9,169.20	\$3,639.00	\$747.20	\$754.00	\$4,029.00	Yes	Explanation Call	Install of LED bulbs throughout management and repairs of NP ceiling due to flooding. Physical verification showed the work was completed but the material cost seemed high.
10	Brooklyn	Farragut	Door and Mailbox Service	\$2,604.00	\$1,045.00	\$217.00	\$217.00	\$1,125.00	No		Repairing 2 lobby doors and troubleshooting the system. Physical verification showed the work was completed and the price was reasonable.
11	Brooklyn	Farragut	American Eagles 2 Inc	\$4,421.40	\$2,050.00	\$365.00	\$400.00	\$1,606.40	Yes	Clarification Call	Replace TV and install 2 cameras. Physical verification showed the work was completed but the cost was too high.
12	Brooklyn	Farragut	City Link Builders	\$9,725.00	\$4,690.98	\$890.44	\$703.46	\$3,440.12	Yes	IG Denied Interview Employee Interview Vendor	Installation of 4 camera's and a video system. Physical verification showed the work was completed but the cost was excessive.
13	Bronx	Monroe	Prince Bains	\$8,198.46	\$3,600.00	\$683.77	\$676.93	\$3,237.76	No		Remove and replace 3 wall mounted water fountains. Physical verification showed the work was completed and the price was reasonable.
14	Bronx	Monroe	East Insight	\$1,400.00	\$350.00	\$120.00	\$130.00	\$800.00	No		Repair 2 garage doors. Physical verification showed the work was completed and the price was reasonable.
15	Bronx	Monroe	East Insight	\$700.00	\$150.00	\$75.00	\$75.00	\$400.00	No		Repair 1 garage doors. Physical verification showed the work was completed and the price was reasonable.
16	Bronx	Monroe	Prince Bains	\$8,324.02	\$3,300.00	\$694.24	\$687.30	\$3,642.48	Yes	Interview	Repair 4 benches. Physical verification showed the work was completed but the price was excessive.
17	Bronx	Monroe	Duke Fire	\$3,108.24	\$2,150.24	\$130.00	\$178.00	\$650.00	No		Replace and label 16 fire extinguishers. Physical verification of a few extinguishers showed the work was completed and the price was reasonable.
18	Bronx	Monroe	Prince Bains	\$9,624.93	\$4,385.00	\$802.74	\$794.71	\$3,642.48	Yes	Interview	Repair 5 lobby doors. Physical verification of one door showed the work was completed but the material price appears to be high.
19	Bronx	Monroe	NRR	\$9,925.00	\$3,495.00	\$821.00	\$825.00	\$4,784.00	No		Repair 5 lobby doors. The price appears to be reasonable.
20	Bronx	Monroe	Singh	\$9,830.50	\$3,459.00	\$730.00	\$920.00	\$4,721.50	Yes	Explanation Call	Repair 7 lobby doors. Physical verification of one door showed the work was completed but the material and labor prices seemed high..
21	Bronx	Monroe	East Insight	\$9,100.00	\$1,950.00	\$850.00	\$900.00	\$5,400.00	Yes	Explanation Call	Repair 5 lobby doors. Physical verification of one door (same door 3 times) showed the work was completed but the labor was high.
22	Bronx	Monroe	Afcon	\$9,969.47	\$4,950.00	\$755.19	\$823.17	\$3,441.11	Yes	Clarification Call	Replace injector pumps. The price appears to be reasonable but need to determine how many pumps were replaced.
23	Bronx	Monroe	Blue Ladder	\$9,800.00	\$4,531.76	\$475.00	\$495.00	\$4,298.24	Yes	Clarification Call	Removing and installing 10 tub enclosers. Unable to verify since locations not included on the SOS. The price appears to be reasonable.
24	Queens	Queensbridge South	Titan	\$9,985.00	\$4,548.03	\$798.80	\$948.37	\$3,689.60	Yes	Interview	Remove and replace 2 AC units in the TA office. Physical verification was not possible due to the addresses not located. This total repair for price, material, labor and address was completely wrong.
25	Queens	Queensbridge South	Amber Contractors	\$8,334.34	\$3,319.00	\$805.61	\$814.13	\$3,395.60	Yes	IG Denied Interview Vendor	Misc repairs involving multiple issues in 6 compactor rooms. Physical verification confirmed about half of this work could have been completed. The total repair cost was high based on the work completed.
26	Queens	Queensbridge South	Amber Contractors	\$9,020.00	\$3,915.11	\$852.39	\$856.90	\$3,395.60	Yes	IG Denied Interview Vendor	Misc repairs involving multiple issues in 1 tank room and the installation of a new door. Physical verification showed the location was cleaned but no new door was installed and the rat holes were not repaired. The total repair cost was high and the work wasn't completed.

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27	Queens	Queensbridge South	PK Construction	\$4,370.12	\$2,050.00	\$408.00	\$411.00	\$1,501.12	Yes	Clarification Call	Replace 5 sinks and faucets in a daycare center. Physical verification showed the work was completed and the price was reasonable.
28	Queens	Queensbridge South	Five Star Construction	\$2,575.60	\$900.00	\$200.00	\$216.00	\$1,260.00	No		Replace and repair a door buzzer. Physical verification confirmed the work was completed and the price was reasonable.
29	Queens	Queensbridge South	Five Star Construction	\$8,103.82	\$4,500.00	\$670.00	\$600.00	\$2,333.92	Yes	Interview Vendor Refer to IG	Replace an aluminum frame at a unit. The price and repair appeared to be excessive.
30	Queens	Queensbridge South	ABM Construction	\$9,898.06	\$2,955.00	\$380.00	\$490.00	\$6,073.60	Yes	IG Denied Interview Vendor	Cleaning and sanitizing 2 basements. Physical verification confirmed the work was completed but the price is excessive.
31	Manhattan	Douglass	Jere Solutions Corp	\$9,919.00	\$6,400.00	\$752.00	\$863.00	\$1,904.00	Yes	Explanation Call	Remove and replace 2 roof fans. Physical verification confirmed the work was completed but some of the expenses where questionable.
32	Manhattan	Douglass	Jere Solutions Corp	\$9,920.00	\$4,340.00	\$712.00	\$824.00	\$4,044.00	No		Remove and replace a diamond plated landing. Physical verification confirmed the work was completed and the price was reasonable.
33	Manhattan	Douglass	PK Contractor Corp	\$9,923.00	\$4,245.90	\$618.00	\$473.00	\$4,587.00	Yes	Interview Vendor	Repair a carpenter shop bathroom. Physical verification confirmed the work was completed but some material costs were excessive.
34	Manhattan	Douglass	PK Contractor Corp	\$9,048.50	\$5,007.00	\$518.00	\$396.00	\$3,127.50	Yes	Interview Vendor	Replace fencing. Physical verification confirmed the work was completed but some material costs were excessive.
35	Manhattan	Douglass	Rising Star	\$9,902.24	\$6,675.00	\$800.00	\$850.00	\$1,577.24	Yes	Interview Employee Interview Vendor	Installation of 2 ac's and 2 exhaust fans. Physical verification was unable to locate the 2 ac units at the locations listed in the proposal.
36	Manhattan	Douglass	Chi Chi Solutions	\$9,876.00	\$6,197.00	\$763.00	\$852.00	\$2,064.00	Yes	Interview Employee Interview Vendor	Remove and replace 2 exhaust fans. Physical verification was unable to locate the 2 exhaust fans in the location of the proposal.
37	Manhattan	Douglass	Bolillo's Painting Corp	\$9,788.00	\$5,925.00	\$776.00	\$863.00	\$2,224.00	Yes	Explanation Call	Remove and install a rolldown gate. Physical verification confirmed the work was completed and the price was reasonable.
38	Manhattan	Douglass	Chi Chi Solutions	\$9,880.00	\$4,910.00	\$782.00	\$852.00	\$3,336.00	Yes	Interview Vendor	Remove and install a rolldown gate. Physical verification confirmed the work was completed and the price was reasonable.
39	Manhattan	Douglass	Jere Solutions Corp	\$9,790.00	\$3,130.00	\$700.00	\$800.00	\$5,060.00	Yes	Interview Employee Interview Vendor	Remove and install a security gate. Physical verification confirmed the work was completed but the price was excessive.
40	Manhattan	Douglass	Bolillo's Painting Corp	\$9,937.00	\$5,867.00	\$625.00	\$725.00	\$2,720.00	Yes	Explanation Call	Repair and replace flat roof access door. Physical verification confirmed the work was completed and the price was reasonable.
41	Manhattan	Roosevelt	Jawn Construction Inc	\$9,600.00	\$4,500.00	\$790.00	\$797.68	\$3,512.32	Yes	Clarification Call	Remove and replace 4 exhaust fans with thermostats. Physical verification confirmed the work was completed but the Superintendent felt the price was excessive.
42	Manhattan	Roosevelt	Smart Choice Builders Inc	\$8,212.91	\$3,734.73	\$678.75	\$746.62	\$3,052.80	Yes	IG Denied Interview Employee Interview Vendor	Install signage in buildings. Physical verification confirmed the work was completed but the price was excessive and might have been smurfed.
43	Manhattan	Roosevelt	Smart Choice Builders Inc	\$8,889.00	\$4,294.02	\$734.68	\$808.15	\$3,052.80	Yes	IG Denied Interview Employee Interview Vendor	Install signage in buildings. Physical verification confirmed the work was completed but the price was excessive and might have been smurfed.
44	Manhattan	Roosevelt	Smart Choice Builders Inc	\$9,764.67	\$5,017.18	\$806.99	\$887.69	\$3,052.80	Yes	IG Denied Interview Employee Interview Vendor	Install signage in buildings. Physical verification confirmed the work was completed but the price was excessive and might have been smurfed.
45	Manhattan	Roosevelt	Satgur Home Improvement Inc	\$9,932.00	\$6,645.00	\$801.00	\$830.00	\$1,656.00	Yes	Interview Employee Interview Vendor	Repair and replace mailboxes in a building. Physical verification showed the work was not completed properly.
46	Manhattan	Roosevelt	Suraj Construction Inc	\$7,559.00	\$3,532.29	\$529.13	\$682.98	\$2,814.60	Yes	Interview Vendor	Remove and install 2 roof fans. Physical verification could not verify the work was completed.
47	Manhattan	Roosevelt	Express Builders Corp	\$9,966.00	\$5,895.00	\$750.00	\$837.00	\$2,484.00	Yes	Explanation Call	Remove and replace a partition wall in the cc. Physical verification was not possible as the work has not been completed but they have submitted an invoice.
48	Manhattan	Roosevelt	Watsons Plumbing and Heating	\$9,122.49	\$1,718.20	\$779.70	\$545.79	\$6,078.80	No		Repair a stack and clean out a stoppage and lines. Physical verification was unable to be completed and the price seems excessive.
49	Manhattan	Roosevelt	Watsons Plumbing and Heating	\$9,267.35	\$4,273.53	\$792.08	\$554.46	\$3,647.28	No		Replace sump pump and remove excessive water from the pit. Physical verification was not possible since the pit was still flooded.
50	Manhattan	Roosevelt	USA 2 Construction Inc	\$6,589.96	\$3,558.00	\$503.82	\$488.14	\$2,040.00	No		Remove and replace tile floor. Physical verification confirmed the work was completed and the price was reasonable.
51	Brooklyn	Marlboro	Swaran Construction Corp	\$9,487.14	\$5,853.94	\$784.00	\$862.00	\$1,987.20	Yes	Explanation Call	Install signage. Physical verification confirmed that 223 of the 250 signs were installed and the development kept the remaining signs. The price was alittle high.

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52	Brooklyn	Marlboro	Swaran Construction Corp	\$8,230.09	\$4,590.89	\$680.00	\$748.00	\$2,211.20	No		Install 2 welcome signs. Physical verification confirmed that the work was completed and the price was reasonable.
53	Brooklyn	Marlboro	Swaran Construction Corp	\$9,397.85	\$4,895.05	\$776.00	\$854.00	\$2,872.80	No		Install 5 AC cages. Physical verification confirmed that the work was completed and the price was reasonable.
54	Brooklyn	Marlboro	Satgur Home Improvement Inc	\$9,376.00	\$5,915.00	\$780.00	\$781.00	\$1,900.00	No		Install 2 diamond cut metal doors. Physical verification confirmed that the work was completed and the price was reasonable.
55	Brooklyn	Marlboro	Satgur Home Improvements Inc	\$8,735.00	\$5,210.00	\$727.00	\$728.00	\$2,070.00	Yes	Clarification Call Explanation Call	Remove and replace vinyl plank floor. Physical verification confirmed that the work was completed but the price seemed high.
56	Brooklyn	Marlboro	Great Contracting Inc	\$9,980.00	\$4,141.80	\$800.00	\$825.00	\$4,213.20	Yes	Interview Vendor	Installation of LED lights in 6 basements. Physical verification showed that some of the lights were installed and the price seemed high.
57	Brooklyn	Marlboro	Great Contracting Inc	\$9,985.00	\$4,141.80	\$800.00	\$830.00	\$4,213.20	Yes	Interview Vendor	Repair exhaust fans throughout development. Physical verification was not possible due to no locations on the PO. The price appeared high.
58	Brooklyn	Marlboro	DV and Bros Construction Corp	\$6,930.56	\$3,500.00	\$682.00	\$680.00	\$2,068.56	No		Install 2 roll down gate motors. Physical verification confirmed the work was completed and the price was reasonable.
59	Brooklyn	Marlboro	DV and Bros Construction Corp	\$7,721.32	\$3,388.60	\$770.00	\$772.00	\$2,790.72	No		Remove and replace 20 ft of stainless steel drain covers. Physical verification confirmed the work was completed and the price was reasonable.
60	Brooklyn	Marlboro	Suraj Construction Inc	\$9,860.00	\$6,835.96	\$493.00	\$279.36	\$2,251.68	Yes	Clarification Call Explanation Call	Clean 16 catch basins and some storm drains. Physical verification was confirmed by the development but the price seems high.
61	Brooklyn	Marlboro	VP Contractors of NY Inc	\$5,890.40	\$1,498.00	\$485.00	\$491.40	\$3,414.00	Yes	Explanation Call	Remove and replace 2 exhaust fans. Physical verification confirmed the work was completed and the price was reasonable.
62	Brooklyn	Marlboro	VP Contractors of NY Inc	\$2,438.96	\$885.00	\$180.66	\$205.30	\$1,168.00	No		Remove and replace a roof fan. Physical verification confirmed the work was completed and the price was reasonable.
63	Bronx	Mott Haven	NRR Construction Inc	\$9,975.00	\$3,556.00	\$805.00	\$830.00	\$4,784.00	No		Remove and replace 6 elevator floors. Physical verification confirmed the work was completed and the price was reasonable.
64	Bronx	Mott Haven	Harijot Construction Corp	\$6,995.00	\$3,500.00	\$715.00	\$680.00	\$2,100.00	No		Install a new AC. Physical verification confirmed the work was completed and the price was reasonable.
65	Bronx	Mott Haven	Inder Construction Inc	\$9,855.00	\$4,727.00	\$800.00	\$680.00	\$3,648.00	Yes	Clarification Call	Remove and install 2 diamond plate doors on the roof. Physical verification confirmed the work was completed but the labor rate might be high.
66	Bronx	Mott Haven	JSV Group Inc	\$4,940.00	\$2,585.00	\$428.00	\$425.88	\$1,501.12	No		Installation of an exhaust fan. Physical verification was confirmed by the Superintendent and the price was reasonable.
67	Bronx	Mott Haven	Inder Construction Inc	\$9,729.00	\$2,887.00	\$750.00	\$620.00	\$5,472.00	No		Repair flashing on a roof. Physical verification confirmed the work was completed and the price was reasonable.
68	Bronx	Mott Haven	RRP NY Construction Inc	\$9,954.00	\$2,903.00	\$900.00	\$895.00	\$5,256.00	Yes	Clarification Call	Replace and repair 16 slop sink doors. Physical verification confirmed the work was completed and the price was reasonable.
69	Bronx	Mott Haven	Strawtown Repair LLC	\$2,562.00	\$1,225.00	\$212.00	\$225.00	\$900.00	No		Repair and replace locking mech on 2 mailbox banks. Physical verification was confirmed by the Superintendent and the price seems reasonable.
70	Bronx	Mott Haven	East Insight LLC	\$9,500.00	\$4,500.00	\$600.00	\$800.00	\$3,600.00	No		Install 2 AC units in TA office. Physical verification was not possible and the price seems reasonable.
71	Bronx	Mott Haven	Bharta Construction	\$5,477.26	\$1,553.00	\$410.00	\$530.00	\$2,984.00	No		Install steel pipes near playground area. Physical verification confirmed the work was completed and the price was reasonable.
72	Brooklyn	Breukelen	Abraham Contracting Corp	\$9,859.00	\$3,808.00	\$790.00	\$930.00	\$3,808.00	Yes	Explanation Call	Repair a ceiling at a development entry. Physical verification confirmed the work was completed but the price seemed high.
73	Brooklyn	Breukelen	Abraham Contracting Corp	\$9,920.00	\$4,382.00	\$810.00	\$920.00	\$3,808.00	Yes	Explanation Call	Repair a ceiling at a development entry. Physical verification confirmed the work was completed but the price seemed high.
74	Brooklyn	Breukelen	Suraj Construction Inc	\$9,890.00	\$5,365.73	\$890.10	\$819.57	\$2,814.60	Yes	IG Denied Interview Vendor Refer to IG	Remove and Install 4 roll down gates. Physical verification confirmed the work was not completed as only 1 out of the 4 gates was completed.
75	Brooklyn	Breukelen	East Insight LLC	\$9,900.00	\$4,500.00	\$850.00	\$950.00	\$3,600.00	No		Installed 2 new split AC units. Physical verification confirmed the work was completed and the price was reasonable.
76	Brooklyn	Breukelen	Abraham Contracting Corp	\$9,979.00	\$4,801.00	\$758.00	\$900.00	\$3,520.00	Yes	Interview Vendor	Renovation of a female employee bathroom. Physical verification confirmed the work was completed but 2 PO's were submitted since the price was high.
77	Brooklyn	Breukelen	Abraham Contracting Corp	\$9,950.00	\$4,868.00	\$822.00	\$900.00	\$3,360.00	Yes	Interview Vendor	Renovation of a female employee bathroom. Physical verification confirmed the work was completed but 2 PO's were submitted since the price was high.
78	Manhattan	East River	MKL Contracting Corp	\$9,787.00	\$4,395.00	\$886.68	\$910.00	\$3,595.32	Yes	Explanation Call	Install diamond plate door. Physical verification confirmed the work was completed but they utilized 2 Supervisors to complete the work.
79	Manhattan	East River	MKL Contracting Corp	\$9,950.00	\$4,710.00	\$786.68	\$858.00	\$3,595.32	Yes	Clarification Call	Remove and replace 3 exhaust fans. Physical verification confirmed the work was completed
80	Manhattan	East River	MKL Contracting Corp	\$9,946.00	\$4,550.00	\$880.68	\$920.00	\$3,595.32	Yes	Explanation Call	Install new diamond plate gate. Physical verification confirmed the work was completed but the price seemed high and they charged the same labor amount for 3 different jobs.

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81	Manhattan	East River	ABM Construction USA Inc	\$9,921.24	\$4,860.00	\$350.00	\$490.00	\$4,221.24	Yes	Clarification Call	Repair mailboxes in 2 lobbies. Physical verification confirmed the work was completed but the price seems high.
82	Manhattan	East River	East Insight LLC	\$9,800.00	\$2,700.00	\$800.00	\$900.00	\$5,400.00	No		Repair entry doors at multiple locations. Physical verification was difficult because the entry doors are broken quite often but the price seemed reasonable.
83	Bronx	Pelham Parkway	City Side Construction	\$9,450.76	\$6,388.00	\$458.00	\$725.00	\$1,879.76	No		Installation of tanks. Physical verification was not possible but the price seemed reasonable.
84	Bronx	Pelham Parkway	City Side Construction	\$9,950.76	\$6,888.00	\$458.00	\$725.00	\$1,879.76	No		Installation of tanks. Physical verification was not possible but the price seemed reasonable.
85	Bronx	Pelham Parkway	My City Construction Corp	\$9,740.00	\$4,260.20	\$779.20	\$876.60	\$3,824.00	Yes	Clarification Call	Repair 2 staircases. Physical verification was not done but the price reasonable.
86	Bronx	Pelham Parkway	Apollo Builders	\$9,800.00	\$4,651.76	\$400.00	\$450.00	\$4,298.24	No		Remove and repair 10 tub enclosures. Physical verification not possible since the locations were not documented. The price seemed reasonable.
87	Bronx	Pelham Parkway	USA Final Touch	\$9,800.50	\$4,651.76	\$400.50	\$450.00	\$4,298.24	No		Remove and repair 10 tub enclosures. Physical verification not possible since the locations were not documented. The price seemed reasonable.
88	Bronx	Pelham Parkway	Blue Ladder Construction	\$9,800.00	\$4,531.76	\$475.00	\$495.00	\$4,298.24	No		Remove and repair 10 tub enclosures. Physical verification not possible since the locations were not documented. The price seemed reasonable.
89	Bronx	Pelham Parkway	Tri State Pump and Motor	\$9,525.00	\$6,275.00	\$850.00	\$900.00	\$1,500.00	No		Repair and replace feed pumps. Physical verification was not possible but the price seemed reasonable.
90	Bronx	Pelham Parkway	VRV Design LLC	\$9,465.62	\$3,838.55	\$910.10	\$905.05	\$3,811.92	No		Repair and clean a 135 french drain. Physical verification was not possible, but the price seemed reasonable.
91	Brooklyn	Marcy	Bannie Builders Inc	\$7,684.33	\$811.15	\$120.09	\$580.21	\$6,172.88	No		Install a pit door and metal ac cage. Physical verification confirmed the work was completed and the price seemed reasonable.
92	Brooklyn	Marcy	Satgur Home Improvement Inc	\$9,726.00	\$6,037.00	\$809.00	\$810.00	\$2,070.00	Yes	Interview Vendor	Install bathroom partitions and a sink. Physical verification confirmed the partitions were installed but the bathroom sinks were not replaced.
93	Brooklyn	Marcy	Abraham Contracting Corp	\$9,941.00	\$5,275.00	\$766.00	\$900.00	\$3,000.00	Yes	Explanation Call	Remove and replace tile floor in mens bathroom. Physical verification confirmed the work was done but the price seemed high.
94	Brooklyn	Marcy	Abraham Contracting Corp	\$9,927.00	\$4,834.00	\$825.00	\$940.00	\$3,328.00	No		Remove and replace kitchen cabinets in the Supers office. Physical verification confirmed the work was completed but the price was high.
95	Brooklyn	Marcy	Abraham Contracting Corp	\$9,995.00	\$4,815.00	\$720.00	\$860.00	\$3,600.00	No		Repair damage of basement floor. Physical verification confirmed the work was completed but the price seemed high.
96	Bronx	Gun Hill	USA Final Touch	\$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 units were not listed but the price seemed reasonable.
97	Bronx	Gun Hill	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 units were not listed but the price seemed reasonable.
98	Bronx	Gun Hill	Apollo Builders Inc	\$9,800.00	\$4,651.76	\$400.00	\$450.00	\$4,298.24	Yes	Clarification Call	Remove and install 10 tub enclosures. Physical verification was not possible since the units were not listed but the price seemed reasonable.
99	Bronx	Gun Hill	East Insight LLC	\$7,600.00	\$4,200.00	\$400.00	\$5,000.00	\$3,200.00	No		Replace and repair damaged sections of a staircase. Physical verification confirmed the work was completed and the price was reasonable.
100	Bronx	Gun Hill	NRR Construction Inc	\$9,479.00	\$3,214.00	\$710.00	\$795.00	\$4,760.00	Yes	Clarification Call	Replace vinyl planks. Physical verification was not possible due to the work being completed recently
101	Manhattan	Amsterdam	Speedo Corporation	\$8,996.00	\$3,725.00	\$411.00	\$750.16	\$4,109.84	Yes	Clarification Call	Repair 5 entry doors. Physical verification confirmed the work was completed and the price was reasonable.
102	Manhattan	Amsterdam	Speedo Corporation	\$8,975.00	\$3,770.00	\$411.00	\$684.16	\$4,109.84	Yes	Clarification Call	Repair 5 entry doors. Physical verification confirmed the work was completed and the price was reasonable.
103	Manhattan	Amsterdam	DG Builders Group Inc	\$8,732.12	\$5,980.00	\$866.00	\$845.00	\$1,501.12	No		Repair and replace a fence 60 X 4 area. Physical verification was not possible but the Superintendent confirmed the work was completed. The price seemed reasonable.
104	Manhattan	Amsterdam	M & D Nursery and Eqp Corp	\$9,900.00	\$0.00	\$0.00	\$0.00	\$9,900.00	Yes	Explanation Call	Removal of trees and stumps as well as trimming trees. Physical verification confirmed the work was completed and the price was reasonable but needs to be broken down and documented better.
105	Manhattan	Amsterdam	Tri State Pump and Motor	\$3,900.00	\$2,600.00	\$350.00	\$350.00	\$600.00	No		Repair feed pump motors. Physical verification confirmed the work was completed and the price was reasonable.
106	Brooklyn	Bay View	Suraj Construction	\$9,895.00	\$5,537.53	\$791.60	\$751.27	\$2,814.60	Yes	IG Denied Interview Vendor Refer to IG	Remove and replace 4 doors and bucks. Physical verification confirmed the work was completed but the address was incorrect. The price seemed high.
107	Brooklyn	Bay View	Suraj Construction	\$9,870.00	\$4,957.29	\$690.90	\$562.83	\$3,658.98	Yes	IG Denied Interview Vendor Refer to IG	Remove and replace 10 doors. Physical verification was difficult because of the time lapse but the price was reasonable.

	Borough (Automatic)	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)
108	Brooklyn	Bay View	Suraj Construction	\$9,545.00	\$5,463.21	\$572.70	\$413.03	\$3,096.06	Yes	IG Denied Interview Vendor Refer to IG	Remove and replace mailbox bank. Physical verification confirmed the repair was completed and the price seemed reasonable.
109	Brooklyn	Bay View	Go Creative Studios LLC	\$7,930.00	\$0.00	\$100.00	\$100.00	\$7,730.00	Yes	Clarification Call	Installation of stickers on doors and frames per code. Physical verification confirmed the work was completed and the price seemed high because they charged per sticker installation as opposed to hourly.
110	Brooklyn	Bay View	BNP Mechanical	\$2,575.00	\$1,475.00	\$250.00	\$250.00	\$600.00	No		Repair feed pump. Physical verification could not be done but the price seemed reasonable.
111	Brooklyn	Bushwick	Suraj Construction Inc	\$7,450.00	\$2,749.22	\$447.00	\$594.80	\$3,658.98	No		Remove and replace 2 heavy duty metal doors. Physical verification was not possible since the work is still pending but the price seems reasonable.
112	Brooklyn	Bushwick	Suraj Construction Inc	\$9,880.00	\$6,229.20	\$395.20	\$441.00	\$2,814.60	No		Repair a roof landing and install new drains. Physical verification confirmed the work was completed and the price seemed reasonable.
113	Brooklyn	Bushwick	Suraj Construction Inc	\$7,496.00	\$2,599.35	\$542.72	\$619.13	\$3,752.80	No		Install 2 roll down gates. Physical verification confirmed the work was completed and the price was reasonable.
114	Brooklyn	Bushwick	United NYC Construction Corp	\$9,054.60	\$5,340.00	\$300.00	\$500.00	\$2,914.60	Yes	Clarification Call Explanation Call	Remove and install 3 hallway doors. Physical verification was not possible since the work is still pending but the price seemed high.
115	Brooklyn	Bushwick	United NYC Construction Corp	\$9,464.60	\$6,350.00	\$400.00	\$500.00	\$2,214.60	Yes	Explanation Call	Remove and install 4 hallway doors. Physical verification confirmed the work was completed but the price seemed high.
116	Brooklyn	Bushwick	LMAO Construction Corp	\$9,983.32	\$6,247.00	\$598.00	\$710.00	\$2,428.32	No		Remove and install 5 hallway doors. Physical verification was not possible since the work is to be completed tomorrow. The price seemed reasonable.
117	Brooklyn	Bushwick	DRR Construction Inc	\$5,569.50	\$2,526.30	\$384.00	\$486.00	\$2,173.20	No		Remove and install 1 rolldown gate. Physical verification confirmed the work was completed and the price seemed reasonable.
118	Brooklyn	Bushwick	DRR Construction Inc	\$8,199.86	\$4,977.42	\$618.00	\$721.00	\$1,883.84	No		Remove and replace 3 hallway doors. Physical verification is not possible due to the work still pending. The price seems reasonable.
119	Brooklyn	Bushwick	County Fire Inc	\$4,100.00	\$3,050.00	\$369.00	\$41.00	\$1,050.00	No		Provide 21 fire extinguishers, including mounting. Physical verification was not possible due to locations not being noted but the Superintendent verified the expired extinguishers were replaced and the price seemed reasonable.
120	Bronx	Bronx River	Speedo Corporation	\$8,955.00	\$3,755.00	\$411.00	\$679.16	\$4,109.84	No		Repair the EML system and malfunction system for 4 buildings. Physical verification was attempted but all the doors were broken except one. The price seemed reasonable.
121	Bronx	Bronx River	East Insight LLC	\$9,715.00	\$3,200.00	\$815.00	\$900.00	\$4,800.00	No		Remove and replace metal fencing. Physical verification confirmed the work was completed and the price was reasonable.
122	Bronx	Bronx River	East Insight LLC	\$9,890.00	\$3,675.00	\$515.00	\$900.00	\$4,800.00	No		Repair an existing sliding gate and install remote control access. Physical verification confirmed the work was completed and the price was reasonable.
123	Bronx	Bronx River	Speedo Corporation	\$8,965.00	\$3,735.00	\$411.00	\$709.16	\$4,109.84	No		Repair the EML system and malfunction system for 5 buildings. Physical verification was attempted but all the doors were broken. The price seemed reasonable.
124	Bronx	Bronx River	Speedo Corporation	\$8,899.00	\$3,740.00	\$411.00	\$738.16	\$4,109.84	Yes	Clarification Call	Repair the EML system and malfunction system for 5 buildings. Physical verification was attempted but all the doors were broken except one. The price seemed reasonable.
125	Bronx	Mill Brook	RRPNY Construction Inc	\$9,813.00	\$4,605.00	\$905.00	\$895.00	\$3,408.00	No		Remove and replace 2 rolldown gates. Physical verification was not possible due to doors being in a basement and the previous NYCHA worker was arrested. Price seemed reasonable.
126	Bronx	Mill Brook	Inder Construction Inc	\$9,905.00	\$4,642.00	\$885.00	\$730.00	\$3,648.00	No		Remove and replace 2 maintenance steel gates. Physical verification confirmed the work was completed and the price was reasonable.
127	Bronx	Mill Brook	ABM Construction USA Inc	\$9,840.00	\$5,750.00	\$387.24	\$465.00	\$3,237.76	Yes	Explanation Call	Install basement drain covers in 10 buildings. Physical verification was confirmed by the Asst Manager and the price seemed reasonable.
128	Bronx	Mill Brook	ABM Construction USA Inc	\$9,923.00	\$5,820.00	\$400.24	\$465.00	\$3,237.76	Yes	Explanation Call	Install 1,175 fire decals on resident doors. Physical verification was confirmed by the Asst Manager but the price seemed high.
129	Bronx	Mill Brook	Tri State Pump and Motor	\$9,960.00	\$7,110.00	\$700.00	\$950.00	\$1,200.00	No		Install ejector pumps in 3 buildings. Physical verification was not possible due to being in 3 tank rooms but the price seemed reasonable.
130	Manhattan	Robinson	Sandu Construction Inc	\$9,939.00	\$3,768.00	\$705.00	\$810.00	\$4,656.00	Yes	Clarification Call	Remove and replace 5 hopper doors. Physical verification was possible for 4 hopper doors and the price seemed reasonable.
131	Manhattan	Robinson	Sandu Construction Inc	\$9,269.00	\$3,919.00	\$690.00	\$740.00	\$3,920.00	No		Install a diamond plate door at the compactor room. Physical verification confirmed the work was completed and the price
132	Manhattan	Robinson	Tri State Pump and Motor	\$3,565.00	\$1,150.00	\$295.00	\$320.00	\$1,800.00	No		Repair 2 house pumps. Physical verification confirmed the work was completed and the price was reasonable.
133	Manhattan	Robinson	DRR Construction Inc	\$8,510.05	\$4,822.97	\$624.00	\$745.00	\$2,318.08	Yes	Clarification Call	Remove an AC and replace with a new AC split unit. Physical verification confirmed the work was completed and the price was reasonable.
134	Manhattan	Carver	MKL Contracting Corp	\$8,429.78	\$3,095.00	\$710.68	\$835.00	\$3,789.10	No		Install a new heavy duty house trap door. Physical verification confirmed the work was completed and the price was reasonable.

	Borough (Automatic)	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)
135	Manhattan	Carver	MKL Contracting Corp	\$9,962.00	\$4,830.00	\$750.00	\$786.68	\$3,595.32	Yes	Explanation Call	Remove a heavy-duty door and replace with a diamond plate door. Physical verification confirmed the work was completed and the price was reasonable.
136	Manhattan	Carver	MKL Contracting Corp	\$9,936.00	\$4,540.00	\$880.68	\$920.00	\$3,595.32	Yes	Clarification Call	Install 20 heavy duty blinds in the maintenance office and other areas. Physical verification confirmed the work was completed but the price seemed high.
137	Manhattan	Carver	Super Max Corp	\$9,856.40	\$7,004.00	\$800.00	\$820.00	\$1,232.40	Yes	Interview Vendor	Replace damaged wire mesh screens at 4 buildings to prevent rodents. Physical verification confirmed the work was completed but the price was too high.
138	Manhattan	Carver	Super Max Corp	\$9,856.40	\$7,004.00	\$800.00	\$820.00	\$1,232.40	Yes	Interview Vendor	Replace damaged wire mesh screens at 4 buildings to prevent rodents. Physical verification confirmed the work was completed but the price was too high.
139	Manhattan	Carver	Merino Ventures LLC	\$9,870.00	\$4,170.00	\$850.00	\$950.00	\$3,900.00	Yes	Interview Vendor	Install 3 eyewash stations and drains. Physical verification confirmed the work was completed but the price needs to be confirmed.
140	Manhattan	Carver	MKL Contracting Corp	\$9,901.00	\$4,504.00	\$750.68	\$955.00	\$3,595.32	Yes	Explanation Call	Remove a door and replace with a diamond plate door. Physical verification confirmed the work was completed and the price was reasonable.
141	Manhattan	Carver	MKL Contracting Corp	\$9,901.00	\$4,600.00	\$750.68	\$955.00	\$3,595.32	Yes	Explanation Call	Remove a door and replace with a diamond plate door. Physical verification confirmed the work was completed and the price was reasonable.
142	Brooklyn	Howard	Bhanu Construction Co	\$9,978.56	\$3,850.00	\$800.00	\$830.00	\$4,498.56	No		Install about 25 convex mirrors at buildings. Physical verification confirmed the work was completed and the labor price was a little high.
143	Brooklyn	Howard	Bhanu Construction Co	\$7,704.96	\$3,341.40	\$600.00	\$625.00	\$3,138.56	No		Remove and install a heavy-duty exhaust fan. Physical verification confirmed the work was completed and the price was reasonable.
144	Brooklyn	Howard	ASPN Construction Inc	\$3,085.00	\$1,940.00	\$255.00	\$280.00	\$610.00	No		Repair entry and rear doors, plus replace 3 mailbox doors. Physical verification confirmed the work was completed and the price was reasonable.
145	Brooklyn	Howard	Raziq Construction Inc	\$9,483.00	\$4,400.00	\$700.00	\$783.00	\$3,600.00			Replace a ceramic floor. Physical verification confirmed the work was completed and the price was reasonable.
146	Brooklyn	Howard	ASPN Construction Inc	\$6,280.00	\$3,750.00	\$519.00	\$571.00	\$1,440.00	No		Repair 6 entry doors. Physical verification was possible on 2 doors and the price seemed reasonable.