FISHMAN RESEARCH TECHNOLOGY AND ANALYSIS

Prior-Relationship Search: Contractor X and Management Company Y

Public-sources search tied to a window-replacement proposal for Sample Tower

Prepared as a companion to the contractor due-diligence memo. Public sources only.

SAMPLE PORTFOLIO DELIVERABLE. Names, places, amounts, dates, and other identifying details have been changed or generalized. This is not a document from a real client matter. It is not legal advice.

Bottom line

There is a documented prior working relationship, but no public evidence of any ownership, family, officer, or financial tie. City permit records show Contractor X as the contractor on a completed window permit at the subject property itself and on earlier window permits at another building that, according to contemporaneous reporting, was operated or owned for many years by an affiliate of Management Company Y. So buildings associated with the same manager have used this contractor at least twice before the large Phase One proposal.

No shared entity, officer, registered agent, address, or phone number was found between Contractor X and any general-partner or manager entity in the public sources retrieved. No political, charitable, lien, or litigation link was found. Official license-board and secretary-of-state pages could not be read directly in this pass, so those items rest on republished data and are marked as such. Absence of a public record is not proof that no other relationship exists.

Confirmed prior work (generalized)

Property	Timing and status	Scope and scale	Basis
Subject property, 100 Sample Street	Completed in the year before the proposal	A small in-kind sliding-window replacement in one unit, mid-five figures, tied to open water-intrusion notices	City open-data building permits and contractor contacts
Another building associated with the same manager	Completed about two years earlier	In-kind window replacements in a handful of apartments, mid-five figures each, to address a notice of violation	City open-data permits; press reports on the building’s ownership history

What was searched

- City building-permit and contractor-contact datasets for the contractor’s license and for addresses associated with the manager and the general partner.
- The contractor’s own published portfolio and marketing pages, to the extent they could be retrieved.
- Secretary-of-state entity records and license-board republishers for shared officers, agents, and addresses.
- News, political-contribution, lien, and litigation searches for a link beyond vendor work.

Limits

A prior vendor relationship is not, by itself, evidence of impropriety. It is a fact partners may want to know when they evaluate a large, sole-source proposal. Official primary pages that blocked scripted access should be rechecked in a browser. Related entities in other cities were not all individually queried. Exact permit numbers, license numbers, officer names, and street addresses are omitted from this sample.