

## construction

A strong foundation built on deep industry knowledge and breadth of experience.

The Construction team at Thompson Coburn is dedicated and singularly focused. With decades of experience serving the construction industry, they provide clients with unparalleled knowledge throughout every phase of a project. Whether advising on contract negotiations or serving as trusted litigation counsel when disputes arise, their comprehensive understanding of construction law makes them uniquely positioned to handle projects nationwide.

Our attorneys possess a sophisticated understanding of the construction industry, handling transactional and litigation matters for clients throughout the chain of participation. They navigate the most complex transactions and the highest-stakes litigation, plus the day-to-day matters that impact client operations. This dual experience sets them apart and positions them to understand multiple points of view as they represent owners and developers, lenders, general contractors, designers, suppliers, engineers, and various stakeholders on all aspects of project development.

We have a deep understanding of and singular focus on the construction industry.

Across the country, we serve clients throughout every aspect of the construction industry.

From negotiations to courtroom battles, we comprehensively cover both transactional and litigation matters.

Leveraging our extensive nationwide presence and depth of experience, we provide our construction industry clients invaluable support and knowledge.

### singular focus, dual experience

Our team offers comprehensive support across all facets of project development from transactions to litigation, always with the goal of minimizing exposure and maximizing results. In managing transactional matters across the country, our lawyers regularly represent clients in land acquisition, design, development and construction issues, contract negotiation, claims advice, and all issues and opportunities in between. When disputes do arise, our attorneys boast significant experience litigating issues such as delay and acceleration claims, scope disputes, lien and payment issues, defect claims, and bid disputes.

### national reach, robust representation

Our Construction team members engage in projects from coast to coast. They collaborate closely with lawyers across various practice areas, enabling them to act as an outside general counsel when needed. This includes partnering with the development, business litigation, real estate, zoning and land use, corporate, bankruptcy, environmental law, tax, and commercial finance teams to further bolster their robust representation of clients.

## experience

### Full-Service Industrial Redevelopment Counsel

Represents a national vertically integrated real estate redevelopment company that reimagines, remediates, and redevelops obsolete industrial sites across the country, including negotiation of excavation, remediation, engineering, vertical construction and build to suit contracts as well as resolution of conflicts arising during execution of same.

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### Manage Construction Projects for Global Biopharma Leader

Represents a global biopharmaceutical company, in reviewing and creating various construction contract forms for global and national use, as well as drafting and negotiating various construction contracts for specific projects.

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### Negotiated Construction Contracts for Downtown Chicago Skyscrapers

Negotiated multi-million dollar contracts for the construction of the Zurich American headquarters, Trump Tower and McCormick Place expansion project.

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### Successfully Navigated Breach of Contract Claims for Developers

Represented large developers in breach of contract claims including projects in Maryland and Florida.

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### Successfully Prosecuted Contractor Claim in Connection with Stadium Construction

Successfully prosecuted multi-million dollar contractor claim concerning construction of the Cleveland Browns stadium.

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### Navigated Zoning Dispute for Shopping Center Project

Represented large national developer in securing disputed zoning rights for construction of a multi-million dollar shopping center.

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### Successfully Defended Builder in Single-Family Homes Warranty Case

Defended a construction company against breach of warranty claims as to construction of a subdivision of single-family homes.

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### Won Millions for Subcontractors in Mechanic's Lien Cases

Represented and was successful on behalf of numerous subcontractors in asserting mechanic's lien claims on both public and private projects, and general contractors on private projects, including the preparation of the actual liens and the prosecution of the lien litigation.

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### Appealed Mechanic's Lien Rights Creation for Construction Material Hauler

Successfully appealed a trial court decision resulting in the creation of mechanic's lien rights for trucking and hauling of construction material.

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### Secured Favorable Outcome for Municipality in Building Defect Case

Negotiated a multi-million dollar settlement on behalf of a municipality in a waste water treatment facility design defect case.

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### Primary Counsel for Mixed-Use Project Developer

Served as primary counsel for the project developer for a \$76.5 million mixed-use development in Illinois. The project, known as "The Bend" for its location on a curve of the Mississippi, included a new hotel, 324 multi-family units, an assisted living facility, a public park, two restaurants, and four retail sites.

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Advisor to Assisted-Living Facility on Redevelopment

Advised the owner-operator of an assisted living facility on the \$70 million redevelopment of the facility.

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Represented Developer on Mixed-Use Project

Represented the developer of new \$70 million mixed-use development in St. Louis with a major national retailer, apartments and a parking garage.

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Represented Manager in Construction Loan for Industrial Facility Development

Represented a co-manager in connection with a \$56.5 million construction loan for the development of an industrial facility, including extensive negotiation of a guaranty liability for the benefit of our clients, who had only a small interest in the borrower entity.

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Represented Buyer-Developer in Land Purchase for University Housing

Represented the buyer-developer in the acquisition of a property and the negotiation and closing of a \$50.8 million construction loan for a new student housing facility at a public university in Ohio.

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Represented Equity Group in Loan for Mixed-Use University Development

Represented an equity group in a \$31.2 million construction loan for a proposed six-story, 110-unit, 428-student housing development at an Illinois university, including retail and an amenity complex.

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Represented Corporation in Headquarters Lease Transaction

Led the negotiation of a \$20 million build-to-suit lease for the new corporate headquarters of a major agricultural banking entity. The transaction involved the negotiation of a Chapter 100 lease with the county, pursuant to which the landlord will receive certain tax abatement which will be passed on to the client in the form of reduced additional rent.

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Secured Nearly \$83 Million in Financing for Major Acquisition and Construction Project

Represented the lender in an acquisition and construction loan that totaled almost \$83 million. Representation included drafting loan documents, reviewing due diligence items and closing the three transactions.

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Facilitated \$69.1 Million in Loan Funding for Senior Living Facilities in Illinois and Wisconsin

Represented the lender in a series of loans totaling \$69.1 million for the acquisition and construction of supportive and assisted living facilities in Illinois and Wisconsin.

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\$58 Million Construction Loan Secured for Federal Agency Building in San Jose

Represented a bank in a \$58 million construction loan for the acquisition and development of 5.8 acres in San Jose, California, for a 90,000-square-foot building for a federal agency.

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\$28.3 Million Loan Fuels Development of Mixed-Use Building

Represented the lender in a \$28.3 million construction loan for the development of two parcels of prime real estate in St. Louis County. The borrower is developing a \$41 million, six-story, 210,000-square-foot-building that would include 120 one- and two-bedroom apartments, 13,500 square feet of street-level retail and 145 below-grade parking spaces. Additionally, the property is part of a CID (Community Improvement District).

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#### Innovative Loan Structure Secures \$25.2 Million for High-Tech Corridor Development

Represented the lender in a \$25.2 million construction loan for the development of a building in a high-tech corridor in the City of St. Louis. The loan was secured partially by real estate and TIF revenue generated by a newly constructed retailer located in the same TIF district.

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#### Streamlined Loan Process Ensures Successful Acquisition and Rehabilitation of Supportive Living Facility

Represented the lender in a \$6.5 million acquisition and construction loan to acquire and rehabilitate an existing supportive living facility in Northern Illinois. We closed in a tight timeframe and were able to work with the property owner, seller and property operator on mutually agreeable documentation on all facets of this transaction, including the subordination of seller financing.

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#### Collaborative Approach Secures Loan for Rehabilitation of Medical Office Building in Milwaukee

Represented the lender in a \$6.8 million construction loan for rehabilitation of an office building in downtown Milwaukee. We collaborated with borrower and developed mutually agreeable resolutions for retrofitting an office building for use by a medical provider.

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#### Secured Financing for St. Louis Apartment Complex Development

Represented the developer of a \$66 million apartment complex project in the City of St. Louis.

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#### Facilitated Construction Loan for Southern Illinois Affordable Housing Project

Represented a lender with respect to a \$12 million construction loan for the construction of an 80-unit affordable housing apartment complex in Southern Illinois.

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#### Structured Loan for Multifamily Development with Iowa Tax Incentives

Represented the lender in a \$19.7 million construction loan for a 225-unit multifamily development located in Sioux City, Iowa. The project was unique because the borrower qualified for two Iowa tax incentives, the Iowa State Workforce Housing Tax Credit and a 10-year partial property tax abatement.

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#### Funded Construction of Low-Income Housing Project in Los Angeles

Represented a national financial institution in a \$24.9 million construction loan to the developer of an 80-unit transit-oriented low income housing project in Los Angeles.

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#### Financed Construction of Low-Income Apartment Complex in New Orleans

Represented the lender in a \$22 million construction loan for the construction of a 164-unit low-income multi-family apartment complex in New Orleans secured in part by federal low income housing tax credits.

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#### Provided Loan for Low-Income Housing Development in St. Louis

Represented the lender in a \$6.3 million construction and permanent loan for the construction of a 77-unit low income multi-family apartment complex in St. Louis secured in part by federal low-income housing tax credits.

professionals

**john**

John P. Amato

**douglas**

Douglas M. Baron

**christina**

Christina M. Berish

**tina**

Tina M. Bird

**mary**

Mary M. Bonacorsi

**jeffrey**

Jeffrey N. Brown

**matthew r.**

Matthew R. Buesching

**halpin**

Halpin J. Burke

**bernie**

Bernie I. Citron

**laura**

Laura V. Corcoran

**david**

David A. Dick

**james**

James E. Dillon

**daniel**

Daniel T. Engle

**steven**

Steven J. Mandelsberg

**katriina**

Katriina S. McGuire

**zachary**

Zachary Newman

**daniel**

Daniel S. North

**jack**

Jack L. Parrino

**gary**

Gary L. Plotnick

**jennifer**

Jennifer R. Price

**deborah**

Deborah K. Rush

**rose**

Rose M. Tanner

**jocelin**

Jocelin Tapia

**barry**

Barry M. Weisz



**john**

John P. Atkins

**katharine**

Katharine Battaia Clark

**kacey**

Kacey R. Riccomini

**ryan**

Ryan J. Gehbauer

**peter**

Peter Stark Strassner

**shaun**

Shaun C. Broeker

**tim**

Tim B. Briscoe