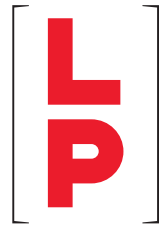


# Construction

## Building Success: Strategic Legal Solutions for Construction Projects.



Levenfeld  
Pearlstein

Our Construction team provides strategic counsel to developers, owners, contractors, design professionals and investors throughout the lifecycle of construction projects.

We assist with transactional matters, including negotiating and drafting construction contracts, architect and engineer agreements, development agreements, design-build arrangements and similar development-related contracts, and advise on risk management and project delivery strategies. We help clients navigate complex regulatory frameworks, manage risk, and structure deals that support successful project execution across public and private developments, including commercial, industrial, non-profit, and institutional sectors.

We provide proactive guidance on managing construction-related claims, including delays, defects, and payment issues, with a focus on early resolution and risk mitigation. When disputes arise, we represent clients in mediation, arbitration, and litigation, always aiming to resolve disputes efficiently and strategically. Our team is known for its practical, business-minded approach and deep understanding of the construction industry.



## Representative Matters

- Served as lead counsel for the development of a hospital's 850+ million flagship facility in downtown Chicago, including leading the negotiation and execution of comprehensive architectural agreements with a multi-firm design consortium, ensuring alignment across disciplines including healthcare planning, structural engineering, and interior design.
- Negotiated and managed contracts related to the investigation and remediation of construction defects following completion of a hospital facility to protect the hospital's interests while ensuring continuity of operations and compliance with healthcare regulations during remediation.
- Led the negotiation of consultant and construction agreements for a comprehensive renovation and mechanical systems upgrade at a state-of-the-art healthcare facility.
- Provided strategic legal counsel on design-build documentation for a major hospital campus expansion in suburban Chicago, with a project budget exceeding \$200 million.
- Provided legal and strategic guidance on design and construction documentation for specialized medical research and laboratory spaces across the U.S.

- Served as exclusive construction counsel to a multi-billion-dollar international real estate investment firm, advising on development, program management, design, and construction contracts for healthcare projects across the United States.
- Represented a not-for-profit museum in the negotiation and counsel for all design, owner's representative, and construction contracts for its most recent major renovation.
- Represented a client in the development and construction of a state-of-the-art sports facility, including negotiations with city, state, and local governmental entities in the donation of land, remediation of property, and construction of facilities.
- Prepared and negotiated the design and construction agreements for the renovation of the headquarters of a non-profit organization that empowers women leaders addressing global challenges, collaborating with the construction manager at risk to align contractual terms with project goals.
- Represented a client in the development and construction of a new library, including a multi-family component that involved numerous socio-economic policies and goals.
- Represented a client in the design and construction of a new engineering building to be constructed on flagship state university campus.
- Represented a Spanish-based hotel owner and operator in the renovation and construction of a 200+ unit hotel in New York, including design, construction management, and consulting agreements, with considerations for various public policy obligations.
- Served as development and construction counsel for a local developer in the rehabilitation and ground-up construction of two mixed-income housing complexes, in conjunction with City of Chicago, State of Illinois, and federal housing programs.
- Represented a real estate developer on the design, construction, and project management agreements for a mixed-use tower in Chicago.



#### **YOUR LP CONTACT**

**SUZANNE KARBARZ ROVNER** | Partner  
[srovner@llegal.com](mailto:srovner@llegal.com)