



## Contract Negotiation & Preparation

An effective and comprehensive contract is the foundation of a successful construction project. Zetlin & De Chiara has long been recognized as the preeminent firm in drafting and negotiating construction contracts and other agreements on behalf of Design Professionals, Real Estate Owners and Developers, Sub-Consultants, Construction Managers, and Owner's Representatives.

The contract development process begins with the client. We take the time to learn your objectives, concerns, and expectations. We thoroughly evaluate the implications, identify potentially unforeseen consequences of complex contract provisions, and capitalize on our clients' strongest points of leverage. The result is an agreement tailored to meet a client's needs in order to build a successful project.

Our attorneys produce contracts that allocate risks and responsibilities, anticipate and prevent ambiguities, as well as provide mechanisms to avoid disputes arising from contract performance. We are familiar with all construction delivery methods, including design-bid-build, design-build, construction management and Integrated Project Delivery (IPD), as well as the full range of public and private sector construction projects, including commercial, infrastructure, industrial, residential, institutional, retail, and mixed-use.

Zetlin & De Chiara is also well-versed in **Project Labor Agreements (PLAs)**, which are used by owners and their constructors to govern the workplace rules for all of the trades on a project.

PLAs help owners and their constructors avoid uncertainty, confusion and work stoppages. PLAs can also save money. On a typical construction project, an owner and its constructor will work with many trades (carpenters, iron workers, masons, etc.). Each of these trades would otherwise be governed by its own collective bargaining agreements (CBA), with its own set of work rules such as rates for overtime, shift time premiums, working hours and the number of holidays observed. The CBAs will likely expire or come up for renegotiation at different points during the construction of the project, thereby reinforcing uncertainty and non-uniformity. Zetlin & De Chiara advises clients on the suitability and practicality of PLAs for particular projects. Once the client decides to have a PLA govern the trades working on the project, Zetlin & De Chiara negotiates the terms and crafts the agreement.

## NEWS & EVENTS

### News

The First Department Levels the Field in RPAPL § 881 Proceedings  
*New York Real Estate Journal*, 04.18.2022

Legal Q and A: PLAs and the Non-Union Contractor  
*The Construction Broadsheet*, 03.17.2022

What Contractors Need to Understand About Project Labor Agreements  
*CONEXPO CON/AGG 365*, 03.16.2022

Project Labor Agreements Now Required on Federal Construction Projects  
*Construction Drive*, 02.24.2022

**Downtime, Not Dead Time: Jobsite Resilience During the COVID - 19 Pause**  
*Steel Institute of America*, 04.28.2020

Roy H. Schwartz Named 2019 Rising Star by Real Estate Weekly  
*Real Estate Weekly*

Building With BIM  
*New York Construction*, 2009

## Events

Project Agreements & Contracts Will Be Discussed at the Design-Build Institute of America's 2022 Conference & Expo

MGM Grand Las Vegas - Conference Center, 11.03.2022

Understanding and Navigating the Ancillary Contracts in Construction

Virtual and Sheraton New York Times Square, 05.05.2022

The Future is Design Build

Virtual, 11.19.2021

NYC LL97 - Risks & Opportunities

Online, 10.14.2021

Contracts, Climate, & Compliance: A workshop discussing the legal risks and responsibilities of high performance building design & construction

Building Energy Exchange & Virtual, 09.14.2021

Life Science Forum | Analyzing the DNA of Smart Real Estate Strategies

06.22.2021

Michael De Chiara Discussed Project Team Responsibilities for NYC Local Law 97 Compliance at ACECNY

Online, 01.20.2021

Insurance Coverage Update in the COVID-19 Age: What Keeps You Up at Night?

Webinar, 05.14.2020

Construction Law Issues in the Age of Coronavirus

WEBINAR, 04.23.2020

Collaborative Leadership in Design & Construction in the Age of COVID - 19

WEBINAR, 04.14.2020

COVID - 19 Challenges to the Construction Industry WEBINAR

WEBINAR, 04.08.2020

How to Manage the Impact of COVID-19 on the Architecture and Engineering Industries

Webinar, 04.02.2020

Michael Vardaro to Talk about Contracts: Relationships, Rights, and Risk Management at ASLA  
Annual Meeting  
San Diego, 11.15.2019

## **Publications**

You're Doing Construction in Russia, Now What?  
03.29.2022

NYC Department of Buildings Issues Rules for Major Project Development Program  
02.11.2022

Meeting the Challenges of Healthcare Construction & Design in a Changed World  
11.01.2021

Contracts, Climate & Compliance  
09.15.2021

Understanding and Planning for NYC Local Law No. 97 of 2019  
01.06.2021

COVID - 19 Challenges of to the Construction Industry Webinar: Questions & Answers  
04.21.2020

New York's 2020 Vision Focuses on Design-Build  
01.02.2020