

## Carol J. Patterson

SENIOR PARTNER

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Carol J. Patterson, Senior Partner at Zetlin & De Chiara LLP, is a broadly experienced construction industry litigator and transactional attorney who advises clients on complex litigations, contracts and risk management strategies. Owners, developers, engineers, architects, construction managers, contractors and investors seek Ms. Patterson's counsel on general business matters relating to construction ventures and specific project issues. Prominent national and international firms have consulted her on matters relating to the design and construction of major projects in the technology, financial, educational, justice, healthcare, pharmaceutical, hospitality, civic, infrastructure, and cultural sectors.

Ms. Patterson is known for developing comprehensive legal road maps for her clients, anticipating and addressing issues, outcomes and consequences that could affect a project or company's desired outcome. A creative advocate with a background in international relations, she excels at structuring agreements that enable her clients to advance their key business and project goals. Her work also focuses on crafting solutions to defuse situations that could become litigious. In a career of over 25 years, she has skillfully negotiated hundreds of millions of dollars in claims, settlements and contracts throughout the United States and abroad.

In New York, she has been involved in high profile projects including the modernization of Lincoln Center, the Jacob Javits Center, the Museum of Modern Art and new buildings at Hudson Yards. She also has extensive experience consulting on residential and commercial development, design and construction.

She frequently speaks and writes on topics of interest to the Real Estate and Construction Industries and has lectured at the New York University Real Estate Institute, Columbia University School of Engineering and Polytechnic University. Ms. Patterson was an editor of *Construction Law*, the widely used textbook, published by the American Bar Association Forum on the Construction Industry, that provides a comprehensive introduction to the construction industry and the laws that govern it.

Ms. Patterson is an engaged member of the professional community who supports opportunities for women interested in the real estate and construction industry. She previously served on the Governing Committee of the American Bar Association's Forum on Construction Law and served as Chair of the Forum's Publications Committee and its Diversity Committee. Ms. Patterson is a Fellow of the American College of Construction and served on its Board of Governors. She is also a past president of the Associate of Real Estate Women (now the New York City Chapter of CREW). She serves as General Counsel to the Metropolitan Section of the American Society of Civil Engineers and is affiliated with the American Institute of Architects, Urban Land Institute, and New York Building Congress. She currently serves on the Board of Directors of the Salvadori Center, an organization that partners with public schools to provide exciting STEAM programs to allow students to explore exciting educational and career opportunities in science, technology, engineering, and related fields.

She has garnered recognition for her contributions to the Real Estate and Building communities. Just recently, *The National Law Journal* named her a Real Estate/Construction Law Trailblazer for her illustrious career and her work as the lead editor of the ABA publication, *Construction Law*, 2nd edition. *Commercial Observer* presented her with a Barrier Breaker Award for her leadership and outstanding career. She was similarly recognized by the *Real Estate Forum Magazine* as a Woman of Influence, by the *Real Estate Weekly* as a Women Real Estate Leader of the 21st Century, as a Leading Lawyer in Construction by *Chambers USA*. Ms. Patterson has also been recognized by *The Legal 500 United States*, *The Best Lawyers in America*, *Super Lawyers*, and as an Outstanding Woman by the Women Builders Council. She received the Founder's Award by the Association of Real Estate Women and was selected as one of the Top 50 Women in Real Estate.

## Education

University of Chicago Law School, J.D.

Columbia University, M.A.

Bryn Mawr College, B.A.

## Admissions

New York

## Court Admissions

U.S. District Court, Eastern District of New York

U.S. District Court, Southern District of New York

U.S. Court of Appeals, Second Circuit

## EXPERIENCE

### Representative Matters

The following are select representative matters:

#### Aviation

##### **Newark Airport Terminal Renovation Design Contracts**

We negotiated and drafted the design contracts for the renovation of an airline terminal at Newark Airport in New Jersey.

#### Commercial

##### **Construction Management Contracts for a Commercial Project in Lower Manhattan**

We represented the construction manager in negotiating its contract with the owner/developer of a high rise commercial building in lower Manhattan in New York City. The building is undergoing an extensive retrofit and modernization, which includes dividing the building into two portions with separate addresses and entrances and redevelopment of ground level retail spaces. Additional floors are being added to the 27 story building.

##### **Design Contracts for Global Firm's Silicon Valley Corporate Headquarters**

We represented two leading international architecture firms in their design contracts for three buildings at the world headquarters of one of the leading firm technology firms in Silicon Valley, California.

The architect for one of the projects designed it from the inside out so that the high-tech facility reflected how work will be conducted in the future.

The architect for the other two projects designed buildings for the conglomerate's management and for the headquarters of one of its global subsidiaries.

**Pharmaceutical Company Research Facility Design Contracts**

We negotiated and drafted design contracts for an international pharmaceutical company's biomedical research facility in Boston, Massachusetts.

**Silicon Valley Tech Company's New Building Design Contracts**

We negotiated the design contracts for a new mixed-use building on a prominent technology company's campus in California on behalf of our client, the architects.

**International Insurance Company Corporate Campus Design and Construction Contracts**

We represented an international insurance company in connection with the negotiating and drafting the design and construction contracts for a new corporate campus, a multi-million dollar project in the New York Metro area.

**Global Bank Connecticut Headquarters Construction and Design Contracts**

We represented an international bank in negotiating and drafting design and construction contracts for its corporate headquarters in Connecticut.

## **Correctional Institutions**

**Renovation and Redesign of Correctional Facility Fee Dispute**

This highly confidential matter was a fee dispute for the \$688 million renovation and redesign of a correctional facility.

## **Cultural Institutions**

**Design Contracts for a Private Botanical Garden's Facilities**

We represented a nationally acclaimed architecture firm in its design contracts with a renowned private botanical garden in Pennsylvania. The project involved several administrative buildings and the Conservatory.

**Manhattan Arts Center Design Contract**

We negotiated and drafted design contracts for a cultural center located in Manhattan on behalf of our client.

**Theater Design Contract in Martha's Vineyard**

We negotiated and drafted design contracts for a theater in Martha's Vineyard on behalf of our client.

**Manhattan Performing Arts Center Renovation Design Contracts**

We crafted design construction contracts for an architect regarding the renovation of a plaza and a concert hall at a major performing arts center in Manhattan.

**Major New York Art Museum Contract Negotiation**

We negotiated design contract agreements in connection with the design of an iconic New York Art Museum on behalf of an architect.

**Design Contracts for Interactive Sculpture**

We negotiated and drafted design contracts for an architect in connection with a \$200 million interactive sculpture.

**Prestigious West Coast Museum Lawsuit**

We provided legal counsel to an architectural client who designed a multi-million dollar project for a well-known museum.

**New York Museum Renovation Construction Contracts**

We represented a world-renowned New York City museum in connection with an extensive renovation of their external space, including their plaza.

**Education**

**Public School Building Construction Litigation**

We successfully obtained dismissal of claims asserted against an architectural firm in a multi-million dollar federal litigation involving allegations of defective design and construction administration services in connection with the construction of a public school building.

## Government

### **Construction Contracts for the Conversion of a Social Services Facility**

Having earlier participated as a member of a team that negotiated and drafted construction/lease agreements for the conversion of the former Bayview Women's Correctional Facility to "The Women's Building" offering numerous social services, we subsequently assisted their selected construction manager in connection with contract and subcontract agreements.

## Healthcare

### **Hospital-Related Entities Construction Contracts for New and Renovation Projects**

We represented a number of hospital related entities in the construction of new and renovation projects.

## Mixed-Use

### **Design Contracts for Two Major Mixed-Use Projects in New York City**

We represented a nationally acclaimed architecture firm in their design of two mixed-use projects on behalf of one New York's major developers. One development consists of a supermarket, affordable housing and parking garage and is located in upper-Manhattan. The other project, is a mixed use project on the Lower East Side of Manhattan and will contain senior, affordable housing, market rate apartments as well as commercial and community spaces.

### **Design Contracts for Vibrant Pier**

We negotiated and drafted a design contract between an architect and an owner in connection with a pier redevelopment in New York City.

### **Mixed-Use Project-Retail, Residential, and Public Park Space Construction Contracts**

We drafted and negotiated design, construction, and other related contracts for the developer of a 1.3-million-square-foot mixed-use development with four buildings in the downtown of a Metro New York suburb.

## Residential

### **Condominium Project Litigation**

We represented an architectural firm and its principals, individually, against claims of breach of contract and malpractice brought by the developer of a condominium.

## Retail

### Major Apparel and Footwear Company Building Contract

We are drafting and negotiating design contracts on behalf of our client for a major sportswear company building.

## Sports & Entertainment

### Design Contracts for a State of the Art Sports Facility

We drafted and negotiated design contracts for the Little Caesars Arena in Detroit, Michigan.

## HONORS

### Fellowships

- American College of Construction Lawyers

### Honors & Recognitions

- Best Lawyers
- Chambers USA Leading Lawyer, New York Construction
- Founder's Award, Association of Real Estate Women
- National Law Journal, Trailblazer in Real Estate and Construction
- Outstanding Women, Women Builders Council
- Super Lawyers
- Top 50 Women in Real Estate, Association of Real Estate Women
- Who's Who Legal, Construction Law
- Women of Influence, Real Estate Forum Magazine
- Women Real Estate Leaders of the 21st Century, Real Estate Weekly
- Barrier-Breaker Award, Women in Construction, Commercial Observer

## NEWS & EVENTS

### News

Super Lawyers 2024 Recognizes 13 Zetlin & De Chiara Attorneys  
10.24.2024

The Best Lawyers in America 2025 Recognizes 15 Zetlin & De Chiara Attorneys  
08.15.2024

Chambers USA Ranks Zetlin & De Chiara LLP as a Leading Firm for Construction Law  
06.06.2024

Super Lawyers 2023 Recognizes 14 Zetlin & De Chiara Attorneys  
09.22.2023

The Best Lawyers in America 2024 Recognizes 16 Zetlin & De Chiara Attorneys  
08.17.2023

Chambers USA Again Ranks Zetlin & De Chiara LLP as a Leading Firm for Construction Law  
07.12.2023

Carol Patterson, Senior Partner, Named a City & State 2022 "Responsible 100" Honoree  
12.12.2022

Super Lawyers 2022 Recognizes Zetlin & De Chiara Attorneys for Their Expertise in Construction  
Law  
Super Lawyers

Zetlin & De Chiara LLP Again Recognized in the Best Lawyers List  
08.18.2022

Zetlin & De Chiara Recognized as Leaders in Construction in 2022 Chambers USA Rankings  
Chambers USA, 06.01.2022

Zetlin & De Chiara LLP Ranked Tier 1 in 2022 Edition of U.S. News- Best Lawyers® Best Law  
Firms®  
11.04.2021



Zetlin & De Chiara Attorneys Widely Recognized in Super Lawyers 2021  
09.30.2021

Zetlin & De Chiara LLP Lawyers Highly Recognized by Best Lawyers®  
Best Lawyers®, 08.19.2021

Zetlin & De Chiara LLP Recognized as One of the Top Construction Law Firms by Chambers USA  
Chambers USA, 05.20.2021

Super Lawyers Selects 10 Zetlin & De Chiara Attorneys for Its 2020 Ranking  
11.05.2020

Zetlin & De Chiara Lawyers Named to 2021 Best Lawyers and to Ones to Watch Lists  
08.20.2020

Zetlin & De Chiara LLP Earns Top Recognition in Chambers USA for Being “Top Caliber in Matters  
Arising in Construction Law”  
06.04.2020

Carol J. Patterson Named Real Estate/Construction Law Trailblazer by **National Law Journal**  
National Law Journal, 04.16.2020

ABA’s Revised & Updated Construction Law, Second Edition Published  
American Bar Association, 09.26.2019

Eleven Zetlin & De Chiara LLP Attorneys Recognized by Super Lawyers 2019  
09.25.2019

Zetlin & De Chiara’s Construction Law Expertise Recognized Again by Legal 500 US  
09.11.2019

Eight Zetlin & De Chiara LLP Attorneys Selected For *The Best Lawyers in America* 2020  
*The Best Lawyers in America* 2020, 08.15.2019

Zetlin & De Chiara Earns Top Recognition in Chambers USA

Zetlin & De Chiara LLP Awarded CREWNY Sponsor of the Year 2018

Zetlin & De Chiara LLP Ranked Tier 1 in 2019 Edition of U.S. News’ “Best Law Firms”

Seven Zetlin & De Chiara LLP Attorneys Selected For *The Best Lawyers in America*, 2019

Zetlin & De Chiara LLP Earns Top Recognition in Chambers USA For The 12th Consecutive Year

Twelve Zetlin & De Chiara LLP Attorneys Receive Prestigious Thomson Reuters' Super Lawyers 2018 Ranking

Carol J. Patterson, Senior Partner, to Moderate Crew NY 2018 Powerful Women in Real Estate Panel

Carol Patterson Named Barrier-Breaker by Commercial Observer

Zetlin & De Chiara LLP Ranked Tier 1 in U.S. News' 2018 "Best Law Firms"

Eleven Zetlin & De Chiara LLP Attorneys Recognized by Super Lawyers for 2017

Zetlin & De Chiara Attorneys Selected For The Best Lawyers in America 2018

Zetlin & De Chiara LLP Earns Top Recognition by Chambers USA For The 11th Consecutive Year

Fair Labor Standards Act (FLSA): Update Expedited Schedule Set by Fifth Circuit to Review Injunction Halting Overtime Rules

Carol Patterson quoted in 3 Crucial Questions about Trump's \$1T Infrastructure Proposal, Construction Dive, November 2016

Zetlin & De Chiara LLP Recognized as Top Tier Construction Law Firm by U.S. News – Best Lawyers 2017

Eight Zetlin & De Chiara LLP Attorneys Named 2016 Super Lawyers

Seven Lawyers from Zetlin & De Chiara LLP Selected for Best Lawyers in America

P3: A growing alternative with potential to capitalize on 'privatized innovation' Construction Dive, 03.2016

House Pushes Through TRIA Authorization InsuranceNewsNet, 01.2015

Carol Patterson featured on InsuranceNewsNet regarding the TRIA Reauthorization

Public-Private Opportunities Knocking, by Carol J. Patterson, Construction Today, January/February 2015

Zetlin & De Chiara Attorneys Present CLE Program for the Association of Corporate Counsel

Public Private Partnerships: Opportunity Knocking, by Carol Patterson, Mann Report, January 2014

Zetlin & De Chiara Participates in the ABA Forum on the Construction Industry Regional Program

Zetlin & De Chiara Partners Carol Patterson and Timothy Hegarty Present at the AIANYS Convention

Zetlin & De Chiara Attorneys Recognized in Super Lawyers

Zetlin & De Chiara Partner Carol Patterson Recognized by Real Estate Forum as a “Woman of Influence”

Zetlin & De Chiara Partners Named Best in Construction Law

Zetlin & De Chiara Recognized as a Leading Construction Law Firm

When Success Matters To Your Construction Project published in the Mann Report, February 2013

Zetlin & De Chiara LLP and Senior Partners Named Best in Construction Law  
12.31.2012

Zetlin & De Chiara Attorneys Named 2012 SuperLawyers  
12.30.2012

Partner Carol Patterson Named Fellow of ACCL  
12.28.2012

Women in Real Estate  
*The Commercial Observer*, 12.11.2012

New York Governor Approves Amendment to the Design Professional Service Corporation  
Legislation  
10.03.2012

Design Professional Service Corporations Come To New York  
09.01.2012

More Developers Opt for Green But Aren't Pursuing LEED  
*Real Estate Finance Intelligence* , 07.18.2012

New York Building Congress Puts the Focus on Industry's Response to Hurricane Sandy at 2012  
Industry Recognition Dinner  
New York Building Congress, 2012

New York Building Congress Puts the Focus on Industry's Response to Hurricane Sandy at 2012  
Industry Recognition Dinner  
02.2012

Zetlin & De Chiara Attorneys Named 2011 Super Lawyers  
Super Lawyers, 12.31.2011

Michael De Chiara, Michael Zetlin, Ray Mellon and Carol Patterson were named leading construction  
litigators  
02.08.2010

Michael De Chiara, Michael Zetlin, Ray Mellon and Carol Patterson were named leading construction  
litigators in the January/February 2010 issue of Super Lawyers  
Super Lawyers, 02.01.2010

Four Zetlin & De Chiara Women Honored by Women Builders Council  
11.17.2009

Sustainability: Changing Values Create New Business Opportunities for Green Construction  
New York Construction , 07.28.2009

Construction Law: The definitive construction law text book to be used by universities throughout the  
United States  
ABA, Spring 2009

Issue 2

Women First  
New York Construction News, 11.2007

Four New York Partners, Michael S. Zetlin, Michael K. De Chiara, Raymond T. Mellon and Carol J.  
Patterson, were recognized in the September 23, 2007 issue

Carol J. Patterson's interview with Mysore Nagaraja, President of MTA Capital Construction, originally  
published in the firm's Quarterly Newsletter

Interview with Mysore Nagaraja, President of MTA Capital Construction  
Real Estate Weekly, 08.2007

Real Estate Weekly, November 23, 2005, salutes the Association of Real Estate Women's efforts in  
naming their first "Man of the Year"

Real Estate Weekly, April 2, 2003, No. 35, Vol. 49; Pg. S6; ISSN: 1096-7214, RE industry out in force to celebrate AREW's 25th

Real Estate Weekly, August 7, 2002, No. 1, Vol. 49; Pg. 4; ISSN: 1096-7214, "Who's News: Management Personnel; Brief Article

The Top 100 Women In Real Estate  
Real Estate Weekly , 06.07.2000

1999

1997

1995

1994

## Speaking Engagements

Carol Patterson Speaks at 36th Annual Meeting of the American College of Construction Lawyers  
02.16.2025

Carol Patterson Will Speak on "Building the Right Team for Your Project" at PLI Event  
10.12.2023

Zetlin & De Chiara's 30th Anniversary Celebration  
12.14.2022

CREW NY: Powerful Women in Real Estate Luncheon & Program  
03.06.2018

ABA Forum on Construction Law  
11.04.2016

Social Public Private Partnerships - A New Tool for Real Estate Development  
Club 101, 101 Park Avenue, NYC, 03.10.2016

Transformative Projects, Transformative Risk Management, New York Build  
03.2016

New Issues in the Design Professional's Standard of Care, PLI Building Better Construction Contracts  
12.2015

CLE Program for the Association of Corporate Counsel  
05.09.2014

Negotiating the Owner/Architect Agreement  
10.01.2013

Architectural Law: Architects Fast Track Leadership, AIA New York State Convention, September  
2013  
09.2013

"Public Private Partnerships: New Opportunities for Participation," Women Build America - A  
National Conference on Construction Opportunities  
2013

"Construction Contracts: Why the Forms are Not Enough," ABA Real Property Trust & Estate Law  
2013

AIA New York State Convention: Design and Delivery Trends of the Future  
09.2012

ABA Section of Real Estate, Trust & Estate Law - Custom Tailoring for the Construction Contracts of  
Today and Tomorrow: Why the Forms are No Longer Enough  
05.2012

"Bridging the Public Budget Gap: The Promise of P3 Project Delivery  
06.2011

AIA Fast Track Series: Architectural Law  
04.2011

Hot Topics in Construction Law  
02.2011

Hot Topics in Construction Law  
02.2011

Protection of Intellectual Property Rights  
08.2010

Construction Phase Services: Pitfalls to Avoid  
06.2010

Is Your Firm Addressing Green Building Insurability Issues?  
01.2010

Construction Law for Leasing Lawyers: The Nuts and Bolts  
06.2009

American Bar Association Forum on the Construction Industry - Media Do's, Don'ts and Dangers:  
When Ethics, Strategies and Survival Appear to Be on a Collision Course  
04.2008

Managing Risk: Key Insurance Strategies -What Every Owner Should Know  
03.2007

Transportation Transformed: Innovations in the Tapestry of Urban Transit  
03.2007

The Future of Market-Rate Multi-Family Housing  
10.2006

Expecting the Unexpected: Anticipating and Managing Key Risks to Successful Construction Projects  
04.2006

It's Not Easy Being Green - Great for the Environment; Hard on the Pocketbook?  
06.2005

American Bar Association Forum on the Construction Industry: Finding the Handle: Perfecting and  
Proving the Contractor's Claim  
01.2003

## **Publications**

Zetlin & De Chiara LLP Fall 2018 Update  
10.23.2018

Zetlin & De Chiara LLP Spring 2018 Update  
05.08.2018

Zetlin & De Chiara LLP Fall 2017 Update  
10.12.2017

Changes to FLSA Overtime Regulations Halted, by Carol Patterson and Matthew Dials  
12.07.2016

Crisis averted: Congress extends Terrorism Risk Insurance Act  
*Real Estate Weekly*, Fall 2015

Public-Private Opportunitites Knocking  
*Construction Today*, 02.2015

Public-Private Partnerships: Opportunity Knocking  
*Mann Report*, 01.2014

Diversity in the Long Run: How Forum Members Can Participate in the ACE Mentor Program  
*The Construction Lawyer*, 03.2012

Sustainability: Changing Values Create New Business Opportunities for Green Construction  
*Quarterly Review*, Zetlin & De Chiara LLP, 2010

Construction Law  
*American Bar Association Forum on the Construction Industry*, 2009

Representation of Multiple Parties in the Construction Arena: Ethical Issues  
*The Construction Lawyer*, American Bar Association, *Forum on the Construction*, Fall 2005

Contractual ADR Provisions: The House Always Wins  
*The Construction Lawyer*, American Bar Association, *Forum on the Construction Industry*, Winter 2004

Joint Defense and Prosecution Agreements  
*The Construction Lawyer*, American Bar Association, *Forum on the Construction Industry*, Spring 2001

## AFFILIATIONS

### Organizations

- American Bar Association - Chair, Diversity Committee; former Governing Committee Member, *Forum on the Construction Industry*; former Chair, Publications Committee



- American Society of Civil Engineers, Metropolitan Section - General Counsel
- American Institute of Architects, New York City - *Affiliate Member*
- Association of Real Estate Women, New York - Past President
- New York Building Congress
- New York City Bar Association
- New York State Bar Association
- Urban Land Institute, New York