



Residential

Attorneys at Zetlin & De Chiara have extensive experience crafting construction contracts and resolving disputes involving residential projects. We have worked on many matters involving claims relating to the construction of large residential buildings such as apartment complexes and condominiums, throughout the nation. In addition, we have represented high profile clients against deficiency claims, breach of contract claims, and malpractice claims.

The following are select representative matters:

14-unit Condominium Conversion

We represented the architect of a 14-unit condominium conversion against breach of contract and negligence claims.

Apartment Building Construction and Tenant Disputes

We worked on multiple matters involving claims relating to the construction of an apartment building and tenant disputes.

Arbitration Award in Favor of Worldwide Residential Building Developer

We successfully obtained a multi-million dollar arbitration award on behalf of our client, a large international developer of residential buildings in Manhattan in claims against its contractor, who delayed the project past substantial completion, caused defective work to be installed at the project and wrongfully terminated its contract.

Brooklyn Townhouse

We represented an architect/interior designer of a townhouse in Brooklyn in arbitration against error and/or omissions claims.

California Property Litigation

We are defending our client in an action involving claims by a former business partner in a California real estate transaction.

Condominium Development Litigation

We represented an architect against breach of contract and negligence claims brought by the condominium board of two 15-story buildings in Manhattan.

Condominium Project Construction and Project Labor Agreements

We represented a high-profile developer in connection with project labor and construction management agreements for a significant condominium project.

Condominium Project Litigation

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

Construction Contracts and License Agreements for a New Residential Tower in New York

We represented a major real estate developer and owner in the drafting and negotiation of license agreements with adjoining property owners, as well as preparing all construction contracts for construction of a 40 story residential development in Manhattan.

Design and Construction Contracts for a Luxury Home in the Hamptons

Zetlin & De Chiara represented the owner of a luxury residence located in Southampton, New York in the design and construction contracts for a major renovation of a south-of-the-highway home. Agreements were signed with a world-renowned architect and a high caliber general constructor, as well as the top design professional, MEP engineer, structural engineer, landscape architect, lighting consultant, wind consultant, pool design consultant, and other design consultants. The project's budget was over \$20 million.

High-Rise Residential Tower Projects in New Jersey

We drafted and negotiated various redevelopment, design and construction management contracts, served as liaison for resolution of ongoing disputes including termination of contract, and defended architect and engineering design professionals in litigation.

International Condominium Project Arbitration

We represented an international Owner/Developer of three condominium projects in a dispute with the Construction Manager in arbitration proceedings that continued in connection with delay and cost overrun claims totaling over \$10 million on the multiple residential development projects.

Litigated a Series of Suits in the Construction of a High-Rise Condominium in San Francisco

We successfully represented several design professionals with respect to a claim relating to the settling of a high-rise condominium tower in San Francisco in one of the most visible construction disputes in the United States.

Luxury High-Rise Residential Tower Projects Across Manhattan

We drafted and negotiated various design and construction management contracts and served as liaison for resolution of ongoing disputes including termination of contracts.

Luxury NYC Apartment Complex

We drafted the project agreements for a large luxury apartment complex on behalf of a world-renowned client in New York City.

Luxury Residential Project Construction Delayed by COVID-19

A national real estate developer has a large, luxury residential project in New York City that was scheduled to be completed before the COVID-19 construction shutdown. The project, an 82 story, 162 luxury condominium unit tower in Mid-town Manhattan, has been in progress for seven years. The residential project was undertaken in concert with the major renovation of the Museum of Modern Art, one of the City's most valued cultural institutions. The developer is now in a dispute with the contractor over damages for the delay in completion. We are advising the developer after having been involved earlier in the project with drafting and negotiating the construction contract as well as crafting and negotiating the project labor agreement governing wages and work rules for all labor working on the project.

Luxury Triplex Renovation Design and Construction Contracts

Zetlin & De Chiara represented the owner of a triplex apartment on New York City's Fifth Avenue in all the project-related agreements for the complex gut renovation. The estimated construction budget was greater than \$20 million. We negotiated and crafted agreements with the world-renowned Architect, General Contractor, as well as top design professionals, including the structural engineer, MEP engineer, historic preservation consultant, expediting and code consultant, landscape designer,

lighting designer, and other design professional consultants.

Manhattan Apartment Interior Design Dispute

We represented an interior design architect against deficiency claims in connection with the interior design of an apartment in Manhattan.

Nationwide Multi-Million Dollar Renovation Projects

We drafted and negotiated a full range of design and construction agreements on behalf of high net worth individuals in connection with multi-million dollar renovation projects of condominium/cooperative units, townhouses and homes in New York City, the Hamptons, Westchester, Bedford, Connecticut, Palm Beach, Aspen and Los Angeles.

Numerous Access and License Agreements in NYC and Brooklyn

We drafted and negotiated numerous access and license agreements with adjacent property owners on behalf of townhouse owners in New York City and Brooklyn in connection with renovation projects.

Post Hurricane Sandy Reconstruction Litigation

We successfully represented an engineering firm in connection with claims asserted against a State for substantial unpaid engineering fees arising out of a post Hurricane Sandy rehabilitation, reconstruction and mitigation program.

Property Damage Claims Against a Utility Company

We represented a homeowner in connection with property damage claims against a utility company.

Residential Development HVAC System Installation Arbitration

We were the lead counsel in an arbitration proceeding over the installation of a new HVAC system in a 2,820 unit, 15 building apartment complex in Manhattan, New York.

Residential Development Litigation

We represented a construction consulting firm in a large residential development.

Residential Project Construction Advice

We counseled residential project owners regarding project issues arising during construction, including issues relating to change order disputes, termination rights, liens, delays and construction/design deficiencies.

Residential Property Waterproofing and Mold Remediation Litigation

We are representing the owner of a several hundred unit rental property in Long Island, New York with respect to a claim relating to the design and construction of the roof, windows and building envelope, which have been compromised and is allowing a significant amount of water to infiltrate

the building.

Residential Tower Arbitration

We arbitrated on behalf of owner with claims including fraud against a construction manager.

Residential Tower Developer Dispute With A Contractor

We represent one of New York's largest real estate developers in a dispute with an HVAC contractor. The project, a new high-rise residential tower in mid-town Manhattan, underwent major remediation of the heating and cooling system. The HVAC system was found to be defective and incomplete. The owner has engaged Zetlin & De Chiara to resolve the dispute.

Single-Family Residential Construction Projects in New York

We drafted and negotiated various adjacent property access and license agreements with adjoining neighbors, and resolved party wall disputes.

Subpar Air and Water Quality Claims Dispute

We represented design team against claims that the construction of Manhattan condominiums resulted in subpar air and water quality.

Summary Judgment Granted in a Residential Project Lawsuit Involving a Defective Design

We defended an architect in a lawsuit brought by the developer of a residential development in New York City in a suit claiming \$13M in damages.

Washington D.C. Residential Condominium Litigation

We successfully represented a client in litigation involving a high-end residential condominium building concerning claims of defective design and construction of the fire-protection systems in Washington, D.C.