

# RESUME

## Ronald R. Leaders



**Current Positions:** Contract Solutions Group ~ President  
Law Offices of Ronald Leaders ~ Principal

### Work Experience

Over 30 years in the design and construction industry, with an emphasis in claim avoidance, improved contracting practices, claim resolution and creative problem-solving legal advice in the design and construction industry. Claims attorney for national constructor on large infrastructure projects. Instructor and trainer in over 20 contract negotiations, design/build contracting, risk management, dispute avoidance/early dispute resolution and project management improvement subjects. Claims manager for captive insurer, underwritten by Lloyd's of London, developing and implementing claim avoidance and construction document QA procedures. Claims consultant for numerous infrastructure claims, focusing on claim avoidance, claim entitlement evaluation and negotiated resolution of claims.

Areas of contracts, claims and legal emphasis include: Contract negotiations, design/build contract documents, design and construction contract documents, QA reviews for claim avoidance, resolution of disputes, claim analysis and assessment, claim management and resolution, professional neutral and advocate in mediation and arbitration of construction disputes.

### Relevant Project Experience

#### *Construction Teaming, Alignment and Dispute Avoidance*

- ***Tarrant Regional Water District, Fort Worth, TX.*** Construction teaming and risk management consultant to program manager R. W. Beck/AECOM on \$2 billion water pipeline project from 2009-2016. Firm fees - \$300,000 for first 18 month phase, with commitment for entire 8 year project. Provide guidance and implement project practices and procedures regarding project team issue resolution and dispute avoidance, project risk allocation, owner risk management approaches, claim avoidance strategies and designer selection criteria to develop more integrated design/construction teams on 10 separate pipeline segments, with heavy emphasis on development of partnering and teaming project delivery methods.
- ***Olympic National Insurance Company.*** Claims Manager for a Lloyd's of London underwritten captive insurance program for 20 years. Ron was primarily responsible to develop and implement an extensive program of partnering, teaming, dispute facilitation and early dispute resolution programs on public infrastructure construction projects for a national engineering firm to improve construction administration practices, with the result of reducing the costs of construction disputes to less than half of the costs based on prior traditional industry construction administration practices. These programs utilized industry research on communication, collaboration, team-building and other performance enhancement techniques to obtain improved project performance.
- ***Caribbean Utilities Expansion.*** Cayman Islands. \$100 million electrical generation project expansion for 10 year expansion program started in 2001. Project partnering consultant to Owner's Engineering Consultant, to provide guidance and implement revised contract terms and contract administration practices to fully achieve integrated project team approach for an innovative strategic alliance contracting approach with European vendors and contractors. Developed and implemented partnering and teaming approach throughout the life of project, prepared procedures to ensure senior management buy-in and continued support, coached project participants in dealing with substantial problems during project through reliance on existing partnering and teaming structure. Project phases were delivered on budget and ahead of schedule.

- **MGM City Centre Project, Las Vegas.** \$8.2 billion project to design and construct a self-contained city community including roadways, dedicated power, water and waste treatment facilities and all supporting civil infrastructure. Project completed December 2009. Project partnering and issues facilitation consultant to develop and implement partnering and facilitation processes to address significant design issues involving designers, designer insurer, owner, owner's program manager, owner's construction manager and prime construction contractor. Ron performed important pre-partnering work with individual firms and then developed, implemented and led group partnering, project alignment and issue facilitation sessions involving project stakeholders.

### **Claim Avoidance, Evaluation and Resolution**

Apply contracts, legal and claims knowledge to various construction claim situations. Implement mutual interests negotiation principles into claim negotiation and resolution practices, for improved resolution of claims. Heavy emphasis on claim avoidance and early resolution of claim situations.

- **Seattle DOT (2008)**  
*Prepared Disputes and Claim Process section for SDOT Construction Administration Manual.*
- **Bellingham Children's Museum (2009 – present)**  
*Provided claim evaluation and mediation resolution services for City on \$1.4 million contractor claim. Lead attorney in arbitration defense of claim, involving substantial delay claim analysis. Dispute successfully resolved in second mediation at 15% of claim.*

### **Bid Document QA and Constructability / Bidability Reviews**

Evaluate complete construction package for compliance with project risk assessment and allocation plan or risk registry, and correct ambiguities or inconsistencies to reduce contract claims

- **Seattle DOT (2009)**  
*Performed Bid Document QA and Claim Avoidance review for First Avenue South project, and identified numerous changes in design documents to reduce claim exposure prior to bidding.*
- **Sound Transit (2000)**  
*Provided QA review of proposed tunnel design/build bid package and evaluated areas of improvement to reduce claims and overall project cost contingencies.*
- **AMP Ohio Coal Plant Construction (2007, \$800 million facility)**  
*Contract and claim avoidance specialty services of procurement documents provided to R. W. Beck, Owner's Engineer. Project included significant structures in an industrial complex.*

### **Resolution of Claims Based on Deficient or Ambiguous Bid Documents**

- More than 20 years as Arbitrator or party legal counsel evaluating and resolving more than 20 construction claims valued in excess of \$25 million based on inadequate bid documents.
- 2004 – Present: Developed and presented more than 10 all-day training workshops to Washington public works professionals heavily involved in roadway construction on claim avoidance, including QA bid document evaluations and other claim avoidance techniques.

### **Positions and Responsibilities**

#### **President and Senior Consultant, Contract Solutions Group**

Vashon, Washington

1999 – Present: Provide management consulting and training on various types of construction industry contracting issues, focusing on contract documents, contracting practices and administration, change order and claim evaluation and resolution. Emphasis is on non-litigation resolution of construction disputes and improved project management and contracting practices.

**General Counsel, R. W. Beck and Associates**

Seattle, Washington

1979 – 1999: Provided all legal advice, claim avoidance guidance and construction bid document QA reviews to consulting engineering firm of 675 personnel. Projects included all infrastructure projects, including roadways and structures.

**Associate General Counsel, Morrison-Knudsen Company**

Boise, Idaho

1975 – 1979: Provided all legal advice to domestic engineering and construction activities of Fortune 500 construction company. Emphasized contract evaluation and negotiations. Performed bid document reviews to identify potential claim opportunities. Performed claims preparation and negotiations. Extensive experience on large design and construction projects, including roadway and structures.

**Contracts Manager, Bechtel Corporation**

San Francisco, California

1972 – 1975: Prepared and negotiated contract documents and negotiated contracts for petrochemical and industrial projects, such as boilers for electrical generation stations. Field contract administration of subcontractors on \$50 million petrochemical project.

**Training and Credentials**

Member, Chartered Institute of Arbitrators (UK), 2001; American Arbitration Association (AAA) Arbitrator Updates 2001-2007, AAA Advanced Arbitrator Training, 1995; AAA Mediator Training, 1994; Harvard Law, Project on Negotiation, Certificate to Train Negotiation, 1998 and Facilitated Negotiation Skills Training, 1994; Dispute Review Board Foundation, Chair and Panel Member training, 1999; Georgia Tech, B. Chemical Engineering, 1966, M.S. Metallurgy, 1971; University of San Francisco Law School, 1975.

**Additional Information**

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