

Construction Law and Litigation

Related Attorneys

Taylor Ambrosius

James Atkinson "Chip"
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Mary Harriet Moore

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Related Practices

Construction Law and Litigation

- Construction Payment Disputes
- Mechanic's Liens
- Payment Bond Claims

Construction Lawyers Who Manage Complex Environments

The construction industry is a significant component of the South Carolina economy.

Over 90,000 people are employed in construction in the state, spread among approximately 9,000 firms. Statewide, more than \$3 billion is spent annually on private nonresidential construction projects.

The Tri-County Area of Berkeley, Dorchester, and Charleston Counties, in particular, are growing rapidly, and that growth is driving an extraordinary expansion in construction activity.

To succeed in the years to come in this dynamic, multifaceted industry, clients need lawyers who can manage this complex environment – who understand both where the industry has been and where it is going and can effectively integrate both viewpoints.

Rosen Hagood has a highly respected construction practice that provides our clients with the perspective of their rapidly evolving industry demands.

Our experience is broad, spanning across the entire state of South Carolina, and deep, touching every construction industry sector.

For over 40 years, our attorneys have represented:

- Commercial general contractors
- Subcontractors
- Architects
- Engineers
- Commercial developers
- Residential developers
- Residential builders
- Construction management companies

In addition, Rosen Hagood has experience in prosecuting **construction and design defect claims** and contract disputes on behalf of homeowners associations, building owners, municipalities, and residential homeowners.

Our construction law attorneys counsel clients on different contract delivery methods related to the construction of office buildings, shopping centers, warehouses, box stores, restaurants, recreation facilities, public utilities, apartment complexes, condominiums, townhomes, and

personal residences.

Each Case is Unique

We consistently and efficiently handle matters involving drafting, reviewing, revising, and negotiating contracts and the state procurement process which also include:

- Bidding disputes
- Bid protests
- Payment disputes
- Scheduling claims
- Including acceleration and delay issues
- Mechanic's liens
- Construction and design defects
- Payment and performance bonds
- Contract termination
- Surety indemnification
- Zoning/licensing issues.

Construction is an exceedingly technical field, and construction matters tend to be complex, document-intensive, and prolonged. Typically, a matter will involve contractors, subcontractors, architects, and a wide range of other parties.

Thanks to our experience, our construction law attorneys are skilled at managing these intricate cases efficiently and minimizing the need for direct involvement from our clients to what's absolutely required.

A significant part of our philosophy of practicing construction law is striving to minimize the impact on our client's day-to-day work.

Our clients trust our capabilities, allowing them to carry on their day-to-day operations and lives without worrying that their matter is being handled appropriately.

In-Depth Technical Knowledge

Whether discussing the specifics of design loads, building components, or building codes, our construction law attorneys are known for their in-depth technical knowledge.

We apply our in-depth knowledge to industry standards, assessment of liquidated damages, concurrent delays, insurance coverage, professional standards of care, and more.

We've been doing this for a long time. Having this degree of substantive construction background saves time, improves client communication, and results in a more sophisticated representation of clients in this demanding, evolving industry.

Experience

- Negotiated **\$2,125,000** settlement on behalf of local municipality in construction defect claim against contractor, architect, stucco manufacturer and subcontractors related to water intrusion and structural deficiencies at its operations center.
- Obtained **\$400,000.00** judgment on behalf of homeowner against builder for breach of contract during construction of custom residential home.
- Negotiated **\$600,000.00** settlement on behalf of homeowner in construction defect and breach of contract claim against design professional and homebuilder.
- Obtained **\$457,540.00** judgment on behalf of an Architect against homeowner in mechanic's lien case where Architect did not receive payment for work performed during the design and construction phase of a plantation home. The ruling, which was upheld by the South Carolina Court of Appeals, acknowledged that construction administrative services performed by an Architect are considered labor and lienable under the mechanic's lien statute.