



Suzanne Karbarz Rovner

Of Counsel

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Suzanne Karbarz Rovner practices construction law representing owners, developers, contractors, subcontractors, architects and engineers.

In her practice, Suzanne advises clients on effective strategies for project execution and completion as well as participating in contract drafting, negotiation and enforcement. She also prosecutes and defends construction related claims, including mechanics lien disputes, in litigation and alternative dispute resolution. Suzanne has represented developers in drafting and negotiating contracts for condominium, residential and commercial projects, and owners in defect, design and delay disputes. In addition, she has worked extensively with clients to help negotiate resolutions to conflicts in an effort to prevent the filing of litigation.

Before moving to Illinois, Suzanne's construction law practice included all aspects of formation and administration of government contracting and federal procurement, including bid protests, claims, administrative appeals, and suspension and debarment.

LANGUAGES SPOKEN

- Polish

EXPERIENCE

- Capital investor in the negotiation of design-build agreement for manufactured housing as part of a larger city-wide affordable housing pilot program
- Exclusive construction counsel for multi-billion dollar international real estate investment trust in the drafting and negotiating of development, program management, design, and construction contracts for projects throughout the United States, including
 - student housing residential buildings from 30-acre cottage style structures to mid-rise multi-family facilities, ranging on average of 150 – 250 unit facilities;
 - medical office buildings providing for single and multiple tenants, including implementation of national program for major US healthcare systems;
 - storage facilities, including renovation of warehouse facilities and ground-up construction;
 - senior housing facilities allowing for ground-up development and conversions for independent living, assisting living and

RELATED SERVICES

- Construction and Engineering
- Real Estate
- Litigation, Arbitration and Investigations
- Construction and Engineering

RELATED SECTORS

- Real Estate

LANGUAGES SPOKEN

Polish

memory care, plus traditional nursing home care;

- in excess of 20 + projects for construction of ambulatory surgery facilities and medical office buildings, ranging from \$5 million to \$40 Million;
- renovation and conversion of various assets in existing \$2 billion plus assets under management
- Chicago Cubs Charities in the development and construction of the state-of-the-art little league facility on the north side of Chicago, including negotiations with city, state and local governmental entities in the donation of land, remediation of property, and construction of facilities
- Quasi-governmental owner in Chicago, Illinois in the negotiation of development and construction contracts for one-of-a-kind hotel on the city's lakefront
- Development and construction counsel for local developer in the rehabilitation and ground up construction of two mixed-income housing complexes, in conjunction with City of Chicago, state of Illinois and federal housing programs
- National real estate owner and developer in the drafting and negotiation of high-end residential multi-family and condominium projects in Chicago, including
 - access and license agreements with neighboring property owners;
 - assumption of existing yet abandoned construction performed on site prior to acquisition;
 - design agreements for nationally-recognized design architect and architect of record;
 - construction management agreements for a 400+ unit building
- Development and construction of a new library for the City of Chicago, including a multi-family component, involving numerous socio-economic policies and goals
- Spanish-based hotel owner and operator in the renovation and construction of a 200+ unit hotel in New York, including design, construction management, consulting agreements, with considerations for various public policy obligations
- City-wide food depository in the expansion and construction of their food delivery warehouse and other facilities
- Developer responsible for the renovation and development of a historically significant housing development with landmark status, in conjunction with city and various federal entities
- Midwest based developer in the design and construction of various assisted living facilities throughout Indiana, providing for access to public funding entitlement programs
- Developer in the design and construction of new engineering building to be constructed on flagship state university
- International clothing retailer on the interior build out construction of all US-based retail locations across New York, California, Illinois and Florida
- Nationally-recognized hospital in the design and construction of their new hospital in suburban Chicago with a project budget in excess of \$200M, including design build agreements for key HVAC considerations
- Children's hospital in the development, design and construction of new children's hospital with a budget in excess of \$1 billion, including drafting agreements for design, construction managements, various consultants and well as counsel in connection with the procurement of an owner-controlled insurance program
- Construction counsel for real estate investment trust in the acquisition of in-progress and completed medical office buildings, with a portfolio valued in excess of \$400 million
- Non-profit medical group, serving indigent population, in upgrade of their medical center facilities, negotiating engineering and construction contracts, with further support during construction administration process
- Fortune 100 pharmaceutical company in the drafting of its form construction and design build contracts, and construction management agreements for new headquarters tenant build out
- Construction counsel to a Community Development Corporation and Community Development Financial Institution, charged with the revitalization of economically distressed neighborhoods throughout Chicago. Representation included contract formation and administration, plus dispute resolution with stakeholders and bond counsel
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CREDENTIALS

Admissions

- Illinois

Recognitions

- Martindale-Hubbell rates Suzanne "AV Preeminent," the highest possible rating of her professional and ethical standards

Education

- J.D., George Washington University Law School 1995
with honors
- B.A., Political Science, University of Illinois at Urbana-Champaign 1992

Courts

- United States Court of Appeals for the Federal Circuit
- United States Court of Federal Claims
- United States District Court for the Northern District of Illinois

Memberships

- American Bar Association, Public Contract Law Section
- Construction Law Forum
- Society of Illinois Construction Attorneys

CIVIC AND CHARITABLE

Suzanne serves on the board of directors of the Friends of Lincoln Park High School, a non-profit organization supporting public education within Chicago Public Schools. She served her community as a Girl Scout leader (Troop 20212) from 2014 – 2019. Through her pro bono work at DLA Piper, she is an active supporter of various educational and charitable organizations, and as a first generation American, has focused her pro bono efforts on pursuing immigration relief and assistance for her clients.

INSIGHTS

Publications

Personal and professional firsts

30 March 2021

We celebrated Women's History Month by spotlighting some of our women attorneys' personal and professional firsts.

#DLAWomenLeaders

Coronavirus and construction: Q&A (United States)

19 March 2020

With the coronavirus disease (COVID-19) reaching pandemic levels across the world, construction industry clients have been particularly focused on how the outbreak will impact their ongoing and future developments.

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- Chapter Contributing Author, Illinois Institute of Continuing Legal Education, *Commercial Real Estate: Property-Related Issues*, 2021 Edition (July 19, 2021)
 - "ADA Compliance in the Commercial Context: Whose Job Is It Anyway?," *The Construction Lawyer*, Journal of the ABA Forum on Construction Law (Volume 39, Number 3, Summer 2019)
 - "Owners' Amending AIA A104-2017: Standard Abbreviated Form of Agreement Between Owner and the Contractor, Chapter 7, 5th Ed.," *Alternative Clauses to Construction Contracts*, Wolters Kluwer (August 2018)
 - "Owners' Amending AIA A107-2007: Standard Form of Agreement Between Owner and the Contractor For a Project of Limited Scope, Chapter 7, 3rd Ed.," *Alternative Clauses to Standard Construction Contracts*, Aspen Publishers 2009 (2010 – 2016, with periodic supplements)
 - "First Amendment Implications of Anti-Stalking Statutes, Journal of Legislation," *Notre Dame Law School*, Volume 21, 1995, Number 2
 - "Published Opinion of Armed Services Board of Contract Appeals," Appeals of ITT Avionics Division, ASBCA Nos. 50403, 50961, 52468, April 7, 2003

Events

Previous

COVID-19 and construction: touching all the bases now

14 April 2020 | 1:30 – 2:30 ET
Webinar

- Presenter, "Survey of Key Construction Terms in Construction Loans," Society of Illinois Construction Attorneys (January 19, 2021)
- Presenter, "Construction Disputes," Illinois Institute for Continuing Legal Education (October 21, 2020)
- Presenter, "Illinois Mechanics Lien," Illinois Institute for Continuing Legal Education (October 14, 2020)
- Presenter, "COVID19 & Construction: Touching All the Bases Now," (March 14, 2020)
- Presenter, "Development Issues in Construction," (April 2019)
- Speaker, "Construction Contracts 101," Continuing Legal Education (December 2018)
- Presenter, "Sources of Evidence in Construction Disputes," Illinois Institute for Continuing Legal Education (October 2013)
- Speaker, "Avoiding Construction Claims: Practical Advice for Construction Owners and Their Counsel," Washington, DC (October 2012)
- Presenter & Guest Instructor, "The Economic Loss Rule: How Does It Affect the Construction Owner's Rights and Remedies," University of Miami School of Law (April 2008)
- Speaker, "Key Risk Factors in Construction Contracting," Mid-Atlantic Construction Seminar, Lorman Education Services, Baltimore, Maryland (May 2006)
- Presenter, "AIA Document A201 – Approach for Owners," (June 2006)