



## Ryan A. Lee

### Partner

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## OVERVIEW

Ryan Lee is a partner in the firm's Construction and Infrastructure practice group. With his engineering background and practical construction experience, Ryan is a trusted advisor for project owners, developers, contractors, and designers for their construction-related transactional and litigation matters. Ryan is highly skilled at negotiating and drafting contracts for a variety of project types and delivery methods. During his career, Ryan has drafted design and construction contracts on all major industry forms, including AIA, DBIA, ConsensusDocs, and EJCDC, as well as bespoke agreements. Likewise, he has advised clients on all major project delivery methods with particular experience in EPC, design-build, and construction manager structures. Due to his sought-after advice, Ryan has represented clients across a broad range of industries including in the manufacturing, industrial, renewable energy, food and beverage, education, and healthcare industries.

While Ryan is adept at assisting clients avoid disputes through early intervention, Ryan has also successfully guided his clients through all facets of the litigation process, from pre-litigation mediation to trial or arbitration to appeals where he has successfully argued before all three divisions of the Tennessee Court of Appeals and the Tennessee Supreme Court. In addition to his primary construction practice, Ryan also regularly represents clients in commercial, governmental regulatory, and real estate disputes.

## PROFESSIONAL BACKGROUND

Prior to joining the firm, Ryan served as of counsel at a full-service U.S. law firm where he focused his practice in construction and commercial litigation. He advised his clients on a variety of matters, including disputes related to design and construction defects, mechanic's and materialmen's liens, contractor licensing, and Prompt Pay act and other payment issues. Ryan also has considerable commercial litigation and government regulatory experience based on his time in private practice in Chicago and as an Assistant Attorney General in the Tennessee Attorney General's Office.

## PROFESSIONAL / CIVIC ACTIVITIES

- Tennessee Bar Association Leadership Law, Class of 2024
- Tennessee Association of Construction Counsel (TACC)

- Education Chair, November 2023-present
- Member, 2019-present
- Member, Tennessee Bar Association, Construction Section
- Member, American Bar Association, Construction Forum

## SPEAKING ENGAGEMENTS

- Speaker, “Foreign Owners Contracting in the United States,” TACC Spring Meeting, 14 April 2023.
- Presenter, “Boilerplate Language in Construction Contracts: Avoiding Unintended Consequences, Implementing Practical Solutions,” Strafford Publishing, 14 November 2023

## EDUCATION

- J.D., Chicago-Kent College of Law, Illinois Institute of Technology, 2007
- B.S.E., Princeton University, 2002

## ADMISSIONS

- Bar of Tennessee
- United States District Court for the Central District of Illinois
- United States District Court for the Eastern District of Tennessee
- United States District Court for the Eastern District of Wisconsin
- United States District Court for the Middle District of Tennessee
- United States District Court for the Northern District of Illinois
- United States District Court for the Western District of Tennessee

## THOUGHT LEADERSHIP *POWERED BY HUB*

- 24 August 2021, Disaster Preparedness Toolkit

## NEWS & EVENTS

- 8 September 2021, K&L Gates Assists Sungwoo Hitech in Identifying, Selecting, and Securing Incentives for Tennessee Facility, Company's First U.S. Location
- 3 February 2021, K&L Gates Launches Nashville Office with Hire of 25+ Lawyers

## AREAS OF FOCUS

- Construction and Infrastructure
- Commercial Disputes
- Global Location Strategies
- Real Estate Development and Construction
- Real Estate Litigation

## INDUSTRIES

- Automotive
- Energy
- Health Care Sector
- Life Sciences
- Manufacturing

## REPRESENTATIVE EXPERIENCE

### Manufacturing

- Construction counsel to Taiwanese semiconductor manufacturer in connection with US\$12 billion semiconductor fabrication facility in Arizona.
- Represented Korean tire manufacturer in US\$750 million expansion to US manufacturing facility.
- Construction counsel for major capex projects of Nashville, Tennessee-based international rubber and tire manufacturer.
- Represented Italian energy company in a proposed US\$1 billion solar module manufacturer facility.
- Represented Canadian PVC and CPVC manufacturer in construction of new facility in North Carolina.
- Drafted and negotiated construction contract for biotechnology manufacturer in South Carolina.
- Represented Korean automotive supplier in US\$80 million construction defect and change order dispute with its general contractor.
- Prosecuted acceleration and impact claims in AAA arbitration for industrial electrical subcontractor on manufacturing facility in Tennessee.
- Represented global industrial battery manufacturer in construction of facility in North Carolina.

### Industrial

- Construction counsel to national retailer in development of over US\$500 million of climate-controlled distribution centers in Tennessee, Arkansas, Nebraska, and Oregon.
- Represented national developer in DBIA design-build agreement for 400,000 sq. foot light industrial facility in South Dakota.
- Drafted and negotiated construction and equipment supply agreements for US\$2.5 billion aluminum rolling and recycling facility in Alabama.
- Construction counsel to Tennessee-based biosolids waste management company.

## **Renewable Energy**

- Construction counsel for Virginia-based renewable natural gas developer including US\$130 million RNG facility in Washington.
- Represent renewable energy company in negotiation of EPC contract for 177 megawatt solar farm in Tennessee.
- Draft and negotiate EPC agreement and equipment supply agreements for Korean solar project developer.
- Represent Danish multinational energy company in US offshore wind projects.

## **Education**

- Represent national university in its facility contracting negotiations and drafting, including athletics, residential halls, utilities, and classroom projects.
- Defend national general contractor against payment claims by electrical subcontractor on new high school project in Tennessee.
- National construction counsel for Tennessee-based high-end preschool and daycare provider.

## **Food and Beverage**

- Construction counsel to Florida-based vegetable oil producer in construction of new facility in Louisiana.
- Represented Swiss chocolatier and confectionary company in factory expansion in New Hampshire.
- Construction counsel to publicly-traded American multinational chain of coffeehouses and roaster for major capex projects.
- Represented private confectionery and bakery in new facility in North Carolina.
- Construction counsel to national pizza restaurant chain on its store buildout program.

## **Healthcare/Life Sciences**

- Construction counsel for publicly traded private health care operator based in Nashville, Tennessee.
- Represented molecular diagnostics company in renovation and expansion projects throughout the United States.
- Drafted and negotiated construction agreements for medical testing laboratory project in California.

- Represented national real estate development firm in drafting and negotiating construction agreements for medical office building projects.
- Draft and negotiate design and construction agreement for expansion of assisted living facility in Texas.

### **Other Commercial Projects**

- Construction counsel for Japanese media company in corporate headquarter relocation.
- Drafted construction agreements for national general contractor for US\$200 million mixed-use development in Nashville, Tennessee.
- Represented regional bank in corporate headquarter relocation and branch office buildouts.
- Construction counsel for Texas-based privately-held builder and operator of build-to-rent, single-family, and attached-home communities.
- Represented national real estate asset manager in construction and design defect claims at 200 unit apartment building.
- Advised sustainable infrastructure investor in high-tech greenhouse facility in Virginia.
- Outside construction counsel for California-based commercial interior buildout contractor.
- Represented hotel developer in redevelopment of historic buildings into boutique hotels in Massachusetts, Texas, and Louisiana.
- Represented New York based cosmetics retailer in COVID-19 related lease dispute in Nashville, Tennessee.