

Construction Deal Report

June 2020

Robinson+Cole's Construction Group lawyers have worked across the country on many significant and unique projects worth billions of dollars. Our clients include public and private owners, designers, and contractors. We advised them on all aspects of these projects, from the earliest stages of project delivery selection through to claims and risk management during the project itself, and on through completion of the work and warranty periods. These services include preparing and negotiating the design, construction, consulting, project management, and development agreements that such projects entail, as well as advising our clients on the many legal issues that may arise in the course of design and construction.

Robinson+Cole's Construction Group is ranked #35 in the second annual *The Top 50 Construction Law Firms™* list by *Construction Executive* magazine. This ranking by a respected industry publication that is widely-read by construction business owners is a validation of the commitment and manner the Robinson+Cole team takes as it approaches our clients' projects, including those referenced here.

The following are representative of the important projects in which we are proud to have been involved:



Moxy Hotel, 143 Fulton Street – New York, New York

Representation of the project owner/developer in drafting and negotiating the design, construction and consulting agreements for the 30-story, 298-key Marriott Moxy NYC Downtown hotel at 143 Fulton Street in the Financial District. The hotel was recently named in *Condé Nast's* Top 30 Hotels in New York City. The building encompasses 110,000 square feet, which includes retail on the first and second floors. We facilitated resolution of complicated issues involving adjoining

properties and significant construction challenges in a difficult site location and assisted with construction claims management and other project issues.



Wells Fargo Center – Portland, Oregon

Representation of the owner/developer of the Wells Fargo Center located at 13 SW 5th Avenue in Portland, Oregon, one of the most recognizable high-rises in the Portland skyline, in the drafting and negotiation of the major design, construction, and consulting agreements related to the major renovations to the building. The Wells

Fargo Center consists of a 38-story tower and a five-story low-rise building that combine for over 725,000 square feet. Renovations include the tower lobby that will bring the entire block to life and the five-story low rise building known as the "DP Building," which will be transformed into a best-in-class creative office building, implementing glass, wood finishes, and eclectic décor. The Wells Fargo Center has not undergone a significant remodel since its construction in 1972.



335 Madison Avenue – New York, New York

Representation of the owner/developer in its major renovations to 335 Madison Avenue, a 1.1 million square-foot office tower that backs onto Vanderbilt Ave. and is connected to Grand Central Terminal, through the drafting and negotiation of the major design, construction and consulting agreements. Renovations will include expanding the building's tech hub from 100,000 square feet to 250,000 square feet.

The hub nurtures certain startups with free incubator space while its Urban Tech Hub tenants get below-market rents. Renovations also include enlarging and creating a new entrance lobby, modernizing the lower façade, and 150,000 square feet of retail and amenities geared toward the tenants.



Yale Acres – Meriden, Connecticut

Representation of the successful contractor Carabetta Brothers in the negotiation of a construction contract for the rehabilitation and new construction of a 155-unit, 45-building, moderate-income housing development. The project includes HUD tax credit funding, is sponsored by the Meriden Housing Authority, and designed as a net zero energy project using geothermal and solar installations.



456 Greenwich Street – New York, New York

Representation of the developer of a new eight-story, 96-room hotel planned for 456 Greenwich Street, currently slated to open in April 2022 under the Hôtel Barrière Le Fouquet brand. The 96,000-square-foot property will run the length of Desbrosses Street between Greenwich and Washington Streets, a location that will offer guests gorgeous Hudson River views.



Wonder Lofts – Hoboken, New Jersey

Served as counsel in the drafting and negotiation of design and construction agreements for the \$120 million Wonder Lofts development, which entailed a revamp to a U-shaped industrial building in Hoboken, New Jersey into a mixed-use property. Commonly referred to as 'the Wonder Bread building' by locals, the factory became part of the Continental Baking Corporation, whose Wonder Bread was baked inside of the building. The renovation of the

property will preserve the building's entire façade, chimneys, a smokestack and the factory's water tower, while adding new sections made of composite metal panels with large glass windows. The project will be LEED Gold Certified and sport an historical plaque.

Amenities in the Wonder Lofts will include terraced outdoor space on the roofs of the structure and a 4,000-square foot center promenade with a pool.



Town Hall and Police Station – East Hampton, Connecticut

Representation of the Town of East Hampton, CT in the closing on the land and the drafting and negotiation of the design, construction and development management agreements for East Hampton's new Town Hall and Police Station project. What made this project unique is that the Town received the parcel through a donation from a private developer, who through an affiliated entity then became the Town's Development Manager, overseeing the construction of the project on the Town's behalf.

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