



# Ronald L. Williams

Partner

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Philadelphia, PA

Ron is a seasoned litigator and Co-Chair of the firm's Construction Law Group.

He focuses his practice on the negotiation of construction contracts and construction litigation for major projects throughout the nation and abroad. As transaction counsel for these projects, Ron incorporates his vast litigation experience, judgment and negotiation skills to ensure successful completion of complex projects.

In more than 35 years of litigation in the state and federal courts, Ron has established a track record of success in prosecuting and defending construction defect claims involving contractors and developers. His experience includes claims involving structural components, product performance issues, water penetration and mold, and insurance coverage issues.

Ron has also developed a particular fluency in analyzing the risk issues and costs in major construction contracts. He is frequently called upon to serve as project counsel to negotiate construction contracts for commercial, entertainment and industrial projects frequently exceeding one billion dollars.

In addition, he advises companies seeking to acquire and complete partially finished projects. Ron's extensive background in construction enables him to provide detailed assessments of engineering, financial, insurance and construction risks as well as estimated completion costs for a broad range of commercial, industrial and multifamily residential projects.

The Firm's Construction Law Group, which Ron helped create and of which he has been a leader since 2004, has been recognized by *Construction Executive Magazine* and *Chambers & Partners* as one of the top construction law practices in the United States.

## Services

- Litigation
- Aviation
- Construction
- Gaming
- Manufacturing

## Representative Matters

- Community College of Philadelphia v. Burt Hill  
Obtained a \$5.5 million verdict for Community College of Philadelphia after a two-and-a-half-week trial in a case involving claims of breach of contract and professional negligence on behalf of an architectural firm.
- Belgravia Condominium Association v. 1811 Belgravia Associates  
Obtained a jury verdict of more than \$5 million for a condominium association in its suit against the building's developers and engineers over alleged structural issues and nondisclosures, including claims under the Pennsylvania Uniform Condominium Act. The award included \$900,000 in punitive damages.
- Robert Harvey v. JPC, et. al  
Obtained a jury verdict in excess of \$ 5.15 million dollars including compensatory and punitive damages after a lengthy trial and jury deliberations of approximately one week. The claims involved, inter alia, professional negligence and construction negligence, which conduct led to the collapse of Mr. Harvey's historic home on Spring Garden Street.
- Medical Monitoring Class Action  
Obtained dismissal of all claims in a proposed class action medical monitoring suit brought by former employees of a plastics manufacturer. Successfully defended the victory on appeal to the Third Circuit Court of Appeals, winning a ruling that the suit was filed beyond the statute of limitations because the workers knew or should have known that they worked with harmful materials years before bringing the lawsuit.
- Exeter Township School District v. Aegis Security Insurance Company  
Obtained 100 percent recovery for school district in a breach of the performance bond suit against an insurer.

## Beyond Fox Rothschild

Ron regularly volunteers his time, serving on Arbitration Panels for the Chester County Court of Common Pleas.

He also regularly volunteers at the Phoenixville Area Senior Center.

## Bar Admissions

- Pennsylvania

## Court Admissions

- U.S. Court of Appeals, Third Circuit
- U.S. District Court, Eastern District of Pennsylvania
- U.S. District Court, Middle District of Pennsylvania
- U.S. District Court, Western District of Pennsylvania

## Education

- Temple University School of Law (J.D.)
- Georgetown University (B.A.)

## Memberships

- American Bar Association, Construction Litigation Committee Co-Chair
- Pennsylvania Bar Association, Federal Practice Committee
- Berks County Bar Association
- Chester County Bar Association
- Construction Financial Management Association

## Honors & Awards

- Recognized in the *Chambers USA* Guide for Construction in Pennsylvania (2021-2025)
- Named a "Super Lawyer" by *Philadelphia Magazine* and *Law & Politics Magazine* (2007)

# Publications

August 13, 2024

**Cost-Effective Techniques to Streamline Construction Arbitration**

*The Legal Intelligencer*

September 6, 2023

**Effective Construction of a Cannabis Facility Requires an Effective Leader**

*Cannabis Business Executive*

August 1, 2023

**The Benefits of Early Use of Experts When a Defect Occurs on a Project**

*The Legal Intelligencer*

December 15, 2022

**The Benefits of Parallel Proceedings When Involved in a Complex Construction Arbitration**

*ConsensusDocs*

October 3, 2022

**Best Practices: A Construction Checklist for Cannabis Companies**

June 14, 2022

**Steering Construction Projects Through Stormy Economic Seas**

*Construction Super Conference*

August 9, 2021

**Practical Consideration for Audits in Gaming Construction**

*International Association of Gaming Advisors*

April 19, 2021

**Four Key Steps for a Successful Construction Audit Process**

*ConsensusDocs*

February 22, 2021

**Two Methods to Avoid Costly Construction Litigation or Arbitration**

*American Bar Association*

November 17, 2020

**New PA COVID-19 Health Orders Affect Construction Firms**

June 11, 2020

**UPDATED: Philadelphia Lifts Restrictions on Construction**

April 29, 2020

**PA, Philadelphia to Resume Construction Activities May 1, With Safeguards**

April 29, 2020

**Pittsburgh and Philadelphia Issue Guidelines for Resuming Construction**

April 23, 2020

**PA Releases COVID-19 Operating Guidelines for the Construction Industry**

April 9, 2020

**Video Mediation: Frequently Worthwhile, but Particularly Useful Today**

April 6, 2020

**Pennsylvania Clarifies That Contractors Working for Utilities Can Continue Operating**

April 5, 2020

**PA Creates Portal for Manufacturers Involved in COVID-19 Supply Chain**

April 3, 2020

**Contract Matters: Looking Beyond Force Majeure**

April 2, 2020

**Gov. Wolf Sets April 3 Deadline for Essential Business Exception Requests**

April 1, 2020

**Project Delayed? Avoid Sending Generic Claim Letters in Times Like These**

March 31, 2020

**Revised CISA Essential Critical Infrastructure Workers Guidance May Facilitate Residential Construction**

March 25, 2020

**Opinion Involving 'Roof' Provides Reminder on Documenting Insurance Claims**

March 22, 2020

**For Pennsylvania Construction Projects, Relief May Be Available**

April 22, 2019

**Pulling Off an Effective Direct Examination to a Jury**

*American Bar Association*

April 22, 2019

**Considerations for an Effective Mediation**

*American Bar Association*

February 7, 2019

**Neglecting Corporate Formalities Leaves Contractor Businesses Exposed to Liabilities Under HICPA**

September 14, 2018

**PA Strengthens Law Governing Contractor and Subcontractor Payment Disputes**

*Construction Law Alert*

August 12, 2016

**Importance of Jury Selection, Technology and Expert Testimony**

*The Legal Intelligencer*