



STEVEN I. TOLMAN

PARTNER

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Steven Tolman is a partner in the firm's Financial and Real Estate Services practice group. He has more than 40 years of experience focusing on construction law and litigation in both the public construction and private construction sectors of the industry. His practice is both transactional and litigation.

His litigation practice encompasses construction disputes regarding bid protests, default and termination, delay damages, disputed work, nonperformance and nonpayment, mechanic's liens, performance and payment bond claims, and administrative alternative dispute proceedings. Steve has significant litigation, trial and appellate experience, and has represented clients in both state and federal court, in administrative agency proceedings, and in mediations and arbitrations related to construction disputes.

His broad knowledge of the industry enables him to counsel clients in the preparation and negotiation of construction documents for all parties in the industry, including owners, developers, construction managers, general contractors, trade contractors, subcontractors, material suppliers and design professionals,

Steve also has significant experience in the preparation and negotiation of access license agreements between owners or developers and adjoining landowners, as well as issues of enforcement of rights and obligations to access for protective work.

BACKGROUND

Prior to joining Armstrong Teasdale, Steve was a founding partner and principal attorney at a New York City-based boutique law firm focusing on construction law and litigation, construction transactions and documents, real estate and landlord-tenant law.

EDUCATION

- New York Law School (J.D., 1976)
 - American Jurisprudence Award recipient
- Binghamton University - State University of New York (SUNY) (B.A., 1972)

PROFESSIONAL ACTIVITIES

- New York State Bar Association
- New York County Lawyers Association

SERVICES AND INDUSTRIES

Real Estate, Development,
Construction

Alternative Dispute Resolution

Appellate

Complex Commercial
Litigation

Construction Services

E-Discovery

Government Contracts

Litigation

ADMISSIONS

New York

New Jersey

U.S. District Court, Southern
District of New York

U.S. District Court, Eastern
District of New York

U.S. District Court, Northern
District of New York

U.S. District Court, District of
New Jersey

U.S. Court of Appeals, Second
Circuit

ACCOLADES

- Martindale-Hubbell AV[®] Preeminent rating ([methodology](#))
- Martindale-Hubbell AV[®] Preeminent Special Judicial Edition rating
- The Best Lawyers in America[®], Construction Law, Litigation - Construction (2010-2020, 2023) ([methodology](#))
- *New York Metro Super Lawyers*[®], Construction Litigation (2010-present) ([methodology](#))
No aspect of these advertisements has been approved by the Supreme Court of New Jersey.
- Construction Lawyers Society of America, Fellow
- Top Attorneys in New York Metro Area - Construction Litigation, The American Registry (2014-present)
- Top Attorneys in New York, The New York Times (2011-present)
- Top Attorneys in New York, New Jersey and Connecticut, New York Magazine (2009-present)
- Best Lawyers in New York City, The Wall Street Journal (2015-present)

EXPERIENCE

Counsel to Construction Client in Suit Seeking \$18 Million in Damages

Defended affiliate companies of a client sued in parallel cases spanning two jurisdictions, arising from a construction project involving delays. The Plaintiff commenced a Declaratory Judgment action seeking to pierce the corporate veils of non-contracting parties to recover more than \$18 million it claimed in liquidated damages. Upon review of our Motion and Memo of Law, the plaintiff, represented by a large law firm, conceded and discontinued the New York litigation.

\$7.5 Million Settlement Over Delayed Renovation of Historic Landmark

Negotiated a \$7.5 million delay damages settlement for construction company client over the renovation of a National Historic Landmark building in New York City. The one-year project took three years for substantial completion due to design conflicts with existing conditions, interferences and changes, causing substantial increased costs for the client, a subcontractor. Successfully overcame legal hurdles including lack of privity, New York law that a general contractor is not liable for delay caused by an owner, and a “no damage for delay” contract clause.

THOUGHT LEADERSHIP

May 29, 2020

Recurring Themes, Watch-Outs for the Construction Industry in Light of COVID-19

