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## Julia J. Douglass

SHAREHOLDER



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### Practice Areas

Julia represents all parties to the development, design, and construction process on matters ranging across procurement and contract formation, insurance coverage, cost and time related claims, and dispute resolution. Julia also counsels clients on best employment practices and risk mitigation strategies. During the course of her career, Julia has obtained successful verdicts and arbitration awards in a wide variety of construction and commercial disputes, but she also understands the importance of efficiently resolving disputes and pursuing the best business outcomes for her clients. Julia has published several book chapters and articles in the construction law area, with a focus on mechanic's lien claims, bond claims, and effective ADR strategies. Julia has been routinely recognized locally and nationally as one of the top construction litigators in Minnesota.

- Commerical Litigation
- Construction
- Real Estate
- Employment Counseling
- Employment Litigation

## Representative Cases

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- Contract Negotiations: Negotiated many millions of dollars worth of design, construction, and EPC contracts on behalf of her clients
- Employment Counseling: Guides and advises clients on employee termination, employment policies, employee handbooks, and safe
- Successfully advised contractor client in dispute with project owner and supplier in order to avoid \$30+ million claim.
- Successfully obtained \$20+ million recovery for project owner and developer against contractor and subcontractors in construction defect and insurance coverage dispute.
- Successfully obtained settlement for designer following owner's failure to make payment on multi-billion dollar project.
- Successfully represented employer and obtained a jury verdict against employee in breach of employment agreement dispute.
- Successfully upheld jury defense verdict on appeal and overturned district court's erroneous application of the Minnesota Prompt Payment Statute. Meyer Contracting, Inc. v. Fowler, et al., 2019 WL 2494782 (Minn. Ct. App. 2019)
- Successfully obtained jury verdict in favor of general contractor against subcontractors in claims involving breach of contract and fraud, arising out of the construction of a multi-million dollar airport construction project.
- Successfully arbitrated \$2 million of claims involving fraud claims, partnership fiduciary claims, and construction defect claims arising out of construction of a hotel in the Bakken oil patch.
- Successfully represented contractor against city on dispute over special assessment before the Minnesota Court of Appeals. Sheehy Construction Company v. City of Centerville, 2016 WL 3961803 (Minn. Ct. App. July 25, 2016).
- Represented public owner in lawsuit against general contractor for breach of contract claims and replevin, resulting in favorable settlement.
- Represented public owner in lawsuit against general contractor and design professional for construction and design defect claims arising from repairs to a hydraulic dam, resulting in favorable settlement.
- Represented subcontract in lawsuit against owner and general contractor for breach of contract and delay claims, resulting in favorable settlement.
- Represented contractors and owners related to mechanic's lien claims and other claims for payment.
- Represented contractors and owners related to claims of defective work.
- Represented contractors in claims against subcontractors, and subcontractors in claims against contractors.
- Represented contractors and owners in claims seeking coverage under general liability builder's risk, errors and omissions insurance policies.

## Speeches

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- Presenter, "Solve the Problem! Survey Recommendations for Effective Dispute Resolution Through Mediation and Arbitration," Minnesota State Bar Association ADR Section (2023)
- Presenter, "Private Practice Perspectives on Recent State Legislation," MSBA Construction Law Section Annual Symposium (2023)
- Presenter, "Cannabis Testing Rules for Employers in Minnesota," Association of Law Firm Administrators Minnesota (2023)
- Presenter, "Making Mediation and Arbitration Fit Parties' Needs," National AGC Surety & Risk Management Conference (2023)
- Presenter, "Guiding Mediation to Meet Demand: Achieving More Effective Mediation Practices in Construction Litigation," Construction Users Roundtable (CURT) (2022)
- Presenter, "Construction Contracts 101 – Identifying Key Issues and Provisions," Association of Women Contractors (2022)

## Speeches (Continued)

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- Presenter, “The Infrastructure Investment & Jobs Act – What You Need to Know,” AGC of Minnesota Fall Member Meeting (2022)
- Presenter, “Guiding Mediation to Meet Demand” ABA Forum on the Construction Industry Annual Meeting (2022)
- Presenter, “Avoiding Disputes/Winning Disputes” Minnesota Real Estate Journal 12th Annual Construction Summit (2021)
- Co-presenter, “Session 1: Contract Management – Contractor/Subcontractor Responsibility,” Minnesota Subcontractors Association (October 8, 2020)
- Co-author, ABA Forum Committee on Construction Industry, Division 7, Insurance, Surety and Liens: 50 State Survey on Prerequisites to Filing a Mechanic’s Lien, North Dakota and Minnesota (pending)
- Panel Member, “Financial Risk Management,” Construction Success 2016, Minneapolis, MN (March 17, 2016)
- Presenter, “Knowing and Protecting Important Legal Rights in the Construction Industry,” Graham Construction Services, Inc., Eagan, MN (February 24, 2016)
- Co-Presenter, “Condominium Construction and Legal Issues,” PCL Construction Services, Inc., Burnsville, MN (Feb. 10, 2016)
- Mechanic’s Liens in Minnesota, Minnesota Continuing Legal Education Webcast (2015)
- Collecting from Third Parties, Minnesota Continuing Legal Education Seminar (2014)
- Construction Management/Design-Build in Minnesota, Lorman Seminar (2014)
- Speaker, “AIA Contracts: Overview of AIA Contracts; Owner/Contractor Agreements; Proving and Pricing Delay Claims,” Bloomington, Minnesota (September 13, 2013)

## Publications

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- *Comparing Theory and Practice: Survey Results of What Attorneys and Arbitrators Want in Construction Mediation and Arbitration*, 42 The Construction Lawyer 27 (Issue 3, 2023)
- Fifty State Bond and Lien Law: Minnesota (3rd Ed. Aspen, 2013; 4th Ed. in 2024)
- Debtor-Creditor Handbook, Minnesota Continuing Legal Education (2014, 2016,2019,2021 and 2024)

## Professional Organizations and Achievements

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- Fellow, Construction Lawyers Society of America

Member, American Bar Association

- Forum on Construction Law (Member, Division 1)

Member, American Bar Association

- Construction Law Section (Secretary, 2023-2024; Treasurer 2024-2025)

- Member, Associated General Contractors of Minnesota

- Member, Association of Women Contractors

## Recognitions

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- “Up and Coming” rating in Construction By Chambers USA (2023-2024)
- Selected for inclusion in “Best Lawyers in America” for Construction (2024)
- Selected for inclusion in “Best Lawyers – Women in the Law” for Construction (2024)
- Selected by Minnesota Journal of Law and Politics as a “Super Lawyer” for Construction (2021-2024)
- Selected by Minneapolis-St. Paul Magazine as one of the “Top Women Attorneys in Minnesota” (2021-2024)
- Selected by Minnesota Journal of Law and Politics as a “Rising Star” for Construction (2018-2020)
- Selected by Minneapolis-St. Paul Magazine as one of the “Top Women Attorneys in Minnesota – Rising Star” (2018-2020)

## Education

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- J.D., University of Minnesota Law School, *cum laude*, 2010
- B.A., St. Olaf College, *magna cum laude*, 2007

## Admissions

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- State of Minnesota, 2010
- United States District Court, Minnesota, 2013