



Jonathan M. Ciriello

Member

Philadelphia

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Practice Areas

- Commercial Litigation
- Construction Law
- Condominiums & Cooperatives

Industry Sectors

- Insurance
- Real Estate & Construction

Education

- Villanova University School of Law, J.D., *cum laude*, 2014
- Hamilton College, B.A., 2011

Bar Admissions

- New Jersey
- Pennsylvania
- Connecticut

Court Admissions

- U.S. Supreme Court
- U.S. District Court -- Eastern District of Pennsylvania
- U.S. District Court -- Middle District of Pennsylvania

Affiliations

Philadelphia Youth Basketball "PYB," Member

NextGen, Committee Member

Pennsylvania Bar Association, Member

New Jersey Bar Association, Member

Philadelphia County Bar Association Young Lawyers Division

Awards & Honors

- Pennsylvania Super Lawyers "Rising Star" 2022-2024. This award is conferred by Super Lawyers. A description of the selection methodology can be found [here](#). No aspect of this advertisement has been approved by the Supreme Court of New Jersey.
- Reader's Choice Best Lawyer in Delaware, 2015

Jon is an experienced commercial litigator focusing his practice primarily on construction law. He counsels and represents project owners and developers, contractors, and design professionals in all stages of construction projects, including contract formation/negotiations, project management, pre-suit investigation and development of potential claims, and litigation of claims in state and federal trial and appellate courts across the country. Jon's practice includes public and private projects, agency appeals, and alternative dispute resolution in the form of arbitrations and mediations relating to traditional vertical construction, as well as some of the largest linear infrastructure and energy projects in the United States. In addition to traditional breach of contract actions and extracontractual claims, Jon regularly handles claims and issues relating to performance and payment bonds, insurance, and mechanics' liens.

Jon also serves the Philadelphia community through his pro bono work, working with the Philadelphia Volunteers for the Indigent Program (VIP).

Jon earned his undergraduate degree from Hamilton College where he was a two-year captain of the varsity men's basketball team. Jon then earned his law degree, *cum laude*, from Villanova University's Charles Widger School of Law. While earning his law degree, Jon was a judicial intern to The Honorable Michael M. Baylson of the U.S. District Court for the Eastern District of Pennsylvania.

Experience

Represented the equity investment partner in a joint venture transaction with a development partner in connection with the demolition of an industrial building in Los Angeles that also involved the rezoning, entitlement, development, and construction financing of 376 low-income housing units as well as 6,500 sq. ft. of retail space. With the project subject to Housing Authority of the City of Los Angeles vouchers, Los Angeles land use restrictive covenants, and California Revenue and Taxation Code (Section 214(g)) real estate tax exemption criteria, the representation involved negotiating real estate tax exemption documentation, a guaranteed maximum price construction contract, not-for-profit welfare asset management participation, public sector welfare subsidy investment, environmental remediation, and construction loan documentation.

Represented the lender of a \$340 million construction loan financing for a mixed-use hotel condominium project in downtown Miami. The 50-story project is slated to include a 219-room hotel with 310 residential condominium units above the hotel portion, as well as ground-floor retail space that will include five restaurant and bar areas.

Successfully represented a development partnership in connection with one of the largest real estate deals in downtown Pittsburgh in 2020, transforming an iconic department store building into a premier Class A-plus, mixed-use facility. Assisted primarily with resolving more than \$6 million in mechanics' liens and claims filed by approximately 75 contractors and vendors relating to work performed or materials provided for the prior owner's redevelopment efforts.

Successfully represented a Fortune 100 midstream energy company (joint venture) in defense of claims of more than \$100 million by a pipeline contractor arising from the construction of the 700-mile Rover

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natural gas pipeline through Pennsylvania, West Virginia, Ohio, and Michigan. After a 9-day trial in Harris County, Texas, the court awarded the contractor only \$1.1 million of \$63.1 million in breach of contract damages and denied all other tort and quasi-contract claims. The court then awarded the client \$13.7 million on its counterclaims for breach of contract, as well as attorneys' fees and costs. *U.S. Pipeline, Inc. v. Rover Pipeline LLC*, 333rd Judicial District of Harris County, Texas, No. 2018-39920.

Secured a favorable settlement at mediation, after substantial litigation, on behalf of a property owner in a matter centered on improper underpinning performed by contractors on a project, resulting in a partial collapse of an adjacent structure in West Philadelphia. The representation involved both defending claims filed by the adjacent property owner and prosecuting claims against the responsible contractors.

Negotiated a favorable settlement, after substantial litigation, on behalf of a developer who was sued by a homeowners' association for alleged construction defects, delays, and regulatory non-compliance relating to the construction of a 50+ unit residential housing development in a Philadelphia suburb.

Secured a favorable settlement at mediation, after substantial litigation, on behalf of a general contractor facing claims by a property owner for construction defects, delays, and change order disputes relating to the construction of a veterinary hospital in Philadelphia.

Negotiated a favorable settlement on behalf of a property owner who was sued when a structure collapsed mid-construction due to excessive winds, injuring a contractor's employee.

Negotiated and drafted agreements with various contractors on behalf of a construction industry client, and advised on regulatory compliance relating to the construction of a multi-million dollar waste water treatment system in North Carolina.