

RESUME

Ronald R. Leaders, Esq.



Current Positions: Contract Solutions Group ~ President
Buckley & Leaders, Counselors at Law ~ Principal

Work Experience

Over 30 years in the design and construction industries, with an emphasis in providing legal advice and problem-solving in business environments. Instructor and trainer in over 20 contract negotiations, design/build contracting, risk management, dispute avoidance/early dispute resolution and project management improvement subjects. Claims manager for captive insurer, underwritten by Lloyd's of London, developing and implementing training and risk management programs.

Areas of technical emphasis include: *Water resources*, including sewage and wastewater treatment, dams, pipelines and potable water treatment; *Electrical facilities*, including hydro electrical generation, power plants, cogeneration projects, electrical substations, transmission and distribution systems; *Transportation*, including highways, tunnels, bridges, runways, railroads and light-rail; *Commercial and Residential*, including commercial malls, multi-family, residential and construction defects disputes; *Petrochemical and industrial facilities*, including refineries, chemical plants, environmental remediation, hazardous material abatement, metallurgical and welding studies, and protective and painting systems.

Areas of legal emphasis include: Contract negotiations, design/build contract documents, design and construction contract documents, resolution of disputes, claim analysis and assessment, claim management, litigation management, advocate in mediation and arbitration of disputes, employment dispute resolution, and software licensing.

Positions and Responsibilities

President and Senior Consultant, Contract Solutions Group, Inc.

Vashon, Washington
1999 - Present

Provide management consulting and training on various types of construction industry contracting issues, focusing on use of best practices to avoid or minimize design and construction contract performance deficiencies or claims. Best value contracting principles and mutual interests negotiation principles are integrated in contract documents, contracting practices and conflict management practices to improve project results. Services requiring the rendering of legal advice in a specific jurisdiction are provided through the law firm Buckley & Leaders.

Principal, Buckley & Leaders

Vashon, Washington
1993 - Present

Provide general counsel, risk management and legal advisory services to engineering and scientific professional service firms and owners in construction industry. Practice also includes corporate environmental, risk management and construction dispute resolution.

General Counsel, R.W. Beck and Associates

Seattle, Washington

1979 - 1993

Provided all legal advice to consulting engineering firm of 675 personnel. Developed and implemented:

- ! Risk management program emphasizing preventive measures and alternative dispute resolution early in the dispute process.
- ! Variety of risk management, contract administration, and legal training programs for staff.
- ! Collection program consistent with special needs of a professional services firm, recovering in excess of \$500,000 considered uncollectible.
- ! Litigation management program emphasizing early alternative dispute resolution that reduced litigation costs by factor of five.

Senior Management Responsibilities, R.W. Beck and Associates

Seattle, Washington

Executive Committee, 1990 - 1993

One of 9 members responsible for establishing and implementing firm policy and strategic decisions.

Managing Director, 1992 - 1993

One of 6 directors responsible for establishing and managing the firm's overall operations.

Chairman, National Training Advisory Committee, 1987 - 1993

One of 12 employees responsible for developing training programs and strategic training goals.

Manager of Legal Affairs, Morrison-Knudsen Company

Saudi Arabian Consortium

Columbia, Maryland

King Khalid Military City, Saudi Arabia

1978 - 1979

Provided all procurement, international law, employment and general corporate legal advice through staff of two supervised attorneys for a Saudi Arabian megaproject involving design and construction of King Khalid Military City, a new 100,000 person city located near Hafar al Batin, Saudi Arabia. Responsible for contract administration of \$2.3 billion contract.

Associate General Counsel, Morrison-Knudsen Company

Boise, Idaho

1975 - 1978

Provided all legal advice to domestic engineering and construction activities of Fortune 500 construction company. Emphasized contract evaluation and negotiations. Performed claims preparation and negotiations. Extensive experience on large international design and construction projects.

Contracts Manager, Bechtel Corporation

San Francisco, California

1972 - 1975

Prepared and negotiated contract documents and negotiated contracts for petrochemical and industrial projects, such as boilers for electrical generation stations. Field contract administration of subcontractors on \$50 million petrochemical project.

Design Chemical Engineer, Chevron Oil Company

Materials Engineer/Researcher

San Francisco and Richmond, California

1967 - 1972

Designed components and selected new materials for petrochemical facilities. Performed failure analyses, recommended replacement materials or recommended changes in process or operations to achieve acceptable service life.

Alternative Dispute Resolution Experience

Arbitrated more than 20 disputes, ranging from a multi-million dollar environmental remediation and differing subsurface condition disputes to individual residential construction disputes. Advocate in more than 15 arbitrations and mediations involving construction industry disputes with total claims in excess of \$50 million.

Alternative Dispute Resolution Training

Member, Institute of Chartered Arbitrators (United Kingdom), 2001; American Arbitration Association (AAA) Arbitrator Update 2001, AAA Advanced Arbitrator Training, 1995; AAA Mediator Training, 1994; Harvard Law, Project on Negotiation, Certificate to Train Negotiation, 1998 and Facilitated Negotiation Skills Training, 1994; Dispute Review Board Foundation, Chair and Panel Member training, 1999.

Publications and Presentations

Managing Contractor Claims by Public Owners, <i>Washington Counties Risk Pool</i>	October 2003
Design-Build and Construction Management Contracting, <i>Lorman Education Services</i>	December 2002
Strategic Alliances Need Infrastructures: Use of Long Term Contracts to Improve Contracting Results, <i>Electrical World</i>	September 1998
New Contracting Approaches for Cost Control and Risk Allocation, <i>Northwest Construction Consumer Council, Seattle, Washington</i>	February 1996
Teaming and Partnering, A Design Professional Perspective <i>American Public Works Association, Spokane, Washington</i>	October 1995
Remediation Contractor Liability Issues, <i>Washington State Bar Association</i>	January 1995

Continuing Education

Prepared and presented more than 100 courses and training workshops with emphasis on

- Construction Industry Contract Formation and Management
- Improving Contractor Performance
- Avoiding and Managing Disputes
- Partnering and Negotiation Skills
- Construction Claims
- Advising and Defending Professional Clients
- Copyright and Intellectual Property
- Insurance

Internet-Based Continuing Education

Developed a live, interactive internet-based training delivery method, to provide design and construction industry training to participants around the world, from leading presenters. A U.S. patent application for this training method is pending.

Developed and presented more than 20 web conference programs in conjunction with various national engineering professional societies and professional liability insurers.

Professional Associations

American Bar Association (Sections on Dispute Resolution, Public Contracts, Forum on Construction Industry); Washington State Bar Association (Sections on Dispute Resolution, Construction Law and Business Law); American Council of Engineering Companies, Legal Counsel Forum, Founding Member and Past President; Engineering Joint Contract Document Committee member and drafter of Design/Build documents.

Education

Georgia Tech (B. Chemical Engineering - 1966, M.S. Metallurgy - 1971)
University of San Francisco Law School (Juris Doctor-1975)
Attended Georgetown Law School Masters of Tax Law Program (1978)

Professional Licenses

Admitted to the Bar: Washington, 1980; California, 1976 (currently inactive); Idaho, 1976 (currently inactive).

Additional Information

Websites: www.buckleyleaders.com
www.contractsolutionsgroup.com

PO Box 775, Vashon Island, WA 98070
Telephone: 206.463.7487
Facsimile: 206.463.7488