About the Contributors

Michael J. Baker is a partner in the Cerritos and Irvine, California, offices of Atkinson, Andelson, Loya, Ruud & Romo. Baker represents public and private owners, design professionals, and contractors in business and contractual matters, as well as disputes before mediators, arbitration panels, and state and federal courts involving construction projects collectively valued in excess of $15 billion. This representation has included contract negotiations, bid document preparation, contract performance disputes, professional liability, due diligence investigations, monitoring counsel, surety bond claims, and the full range of insurance issues involving public and private construction projects, engineering systems, and specialized facilities.

L. Margaret Barry is an attorney in the Environmental Client Service Group in the New York office of Bryan Cave LLP. She received her J.D. from New York University School of Law, where she was the editor-in-chief of the *New York University Environmental Law Journal*.

Kenneth Block is the construction chair of Tannenbaum Helpern Syracuse & Hirschtritt LLP’s Real Estate, Environmental, and Construction Law Department and has more than 35 years of experience in the practice of real estate and construction law as both litigator and transactional attorney. Over the course of his career, Block has represented developers, owners, tenants, lenders, cooperative and condominium associations, and design and construction professionals. Block is an industry expert on sustainable construction, and he counsels clients regarding the evolving LEED rating system established by the U.S. Green Building Council (USGBC). He also serves as general counsel to the New York Chapter of the USGBC.

Erica Brabon is the pipeline manager of existing buildings for Steven Winter Associates, Inc., with specific experience in LEED certification, energy efficiency in multifamily and commercial buildings, sustainable business practices, environmental footprint reduction, training in energy efficiency practices, and environmental health and science. As pipeline manager, Brabon evaluates all existing buildings to determine the best program and incentives to pursue. Brabon is currently working with UBS Financial Services to certify its headquarters in Stamford, Connecticut, under the new LEED for Existing Buildings: Operations and Maintenance as well as multiple buildings in New York City and Boston.

Chris Cheatham is an attorney in Crowell & Moring LLP’s Washington, D.C. office. He practices in the Government Contracts Group, with a focus on construction and green building matters. Cheatham represents both established and emerging companies in the green building industry, including contractors, design professionals, consultants, and owners. He provides analysis of green building regulations, prepares contracts to
Paul S. Cooley is a senior associate in the Cerritos, California, office of Atkinson, Andelson, Loya, Ruud & Romo. Cooley’s practice concentrates on construction-related issues from conception through litigation, including bid protests, construction defect, component part products liability, construction accidents, and related insurance coverage issues arising before, during, and after litigation. Cooley is a member of the American Bar Association and NESA.

Alexandra Dapolito Dunn is the assistant dean of Environmental Law Programs and an adjunct professor of law at Pace University School of Law. She served as general counsel of the National Association of Clean Water Agencies in Washington, D.C., from 2001 to 2007 and served as counsel to the American Chemistry Council in Arlington, Virginia, from 1996 to 2001. Dunn is an officer of the American Bar Association’s Section of Environment, Energy, and Resources and serves on the Environmental Committee of the Association of the Bar of the City of New York. Dunn began her career in Washington, D.C., as an environmental associate at Winston & Strawn.

Stephen Del Percio is a construction and real estate attorney admitted to practice law in New York and New Jersey. He is a LEED AP and a member of the construction group at Arent Fox LLP in New York, where his practice focuses exclusively on servicing the design, construction, and real estate industries in both litigation and transactional matters, with particular emphasis on the emerging legal and regulatory issues associated with green building. Del Percio is also the publisher of the Green Real Estate Law Journal, an on-line forum that explores the intersection of legal issues and green building, at http://www.greenrealestatelaw.com.

J. Kevin Healy is a member of the Environmental and the Real Estate Client Service Groups in the New York office of Bryan Cave LLP. He has practiced environmental and land use law for more than 30 years. He represents a wide range of clients, including industrial and commercial corporations, major New York utilities, railroads, public authorities, and municipalities. He served on Governor Pataki’s Climate Change Task Force and chaired the emissions-trading subcommittee of that group. He co-chairs the Global Climate Change subcommittee of the Environmental Law Section of the New York State Bar Association. He also served as a member of the New York State Bar Association Task Force on Global Warming. He has lectured and written extensively on the subject of climate change over the last several years.

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Murray L. Levi, AIA LEED AP, is an award-winning architect and a lifelong environmental advocate who, for three decades, has participated in many groundbreaking, sustainably designed projects and performance studies, and regularly consults with institutional and corporate clients seeking to reduce their environmental footprint and carbon burden. Levi is vice president of the LiRo Group, where he serves as director of architecture and sustainability of LiRo Architects + Planners P.C. He teaches sustainable design at the Newman Real Estate Institute and the Schack Institute of Real Estate at New York University.

Stephen M. McLoughlin is an associate in the Cerritos, California, office of Atkinson, Andelson, Loya, Ruud & Romo. McLoughlin advises school districts, community colleges, county offices of education, and special districts on transactional matters, including lease-leaseback, design/build and traditional school facility construction, school site and property acquisition, disposition of surplus property, and school facilities fees.

Walter Mugdan serves as director of the Emergency and Remedial Response Division at the Region 2 office of the U.S. Environmental Protection Agency (EPA), located in New York City. He heads a staff of some 220 employees responsible for the region’s Superfund toxic waste cleanup and emergency response programs. Previously he headed the region’s Division of Environmental Planning and Protection, where his staff of about 180 scientists, engineers, and planners managed the region’s air, water, hazardous waste, and environmental review programs. Prior to that appointment, he served as deputy regional counsel and then regional counsel for Region 2, where he headed a staff of 80 attorneys. He joined EPA in 1975 as a staff attorney, and subsequently served in various supervisory positions in the Office of Regional Counsel, including chief of the units responsible for Superfund, RCRA, TSCA, and the Clean Air Act.

Joshua Nichols, LEED AP, is a principal with Cloudbreak Planning Group (CPG), a boutique sustainable land development consulting firm in West Palm Beach, Florida. Prior to starting CPG, Nichols worked as a senior land use planner at the international law firm of Greenberg Traurig and focused on large-scale project management, due diligence support, and providing policy evaluation/recommendations to specific development scenarios.

Margery Perlmutter is a land use lawyer and a member of the Land Use and Real Estate Client Service Groups in the New York office of Bryan Cave LLP. She coun-
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Patricia E. Salkin is the Raymond & Ella Smith Distinguished Professor Law, associate dean, and director of the Government Law Center at Albany Law School, Albany, New York. She is the past chair of the ABA State and Local Government Law Section and the current chair of the New York State Bar Association’s Municipal Law Section. She is the author of numerous articles and columns on land use and sustainable development law, as well as the author of the five-volume *American Law of Zoning* (5th ed. 2008) and the four-volume *New York Zoning Law and Practice* (4th ed. 1999 & Supps.).

Hilary Semel has been practicing law for more than 10 years in New York City, specializing in environmental, construction, and sustainability law. She has been involved in a wide range of environmental matters, including brownfields remediation, environmental due diligence and compliance, wetlands and water quality regulation, hazardous and solid waste management, regulatory counseling and permitting, and oil spill litigation. She also has handled major construction and design contract negotiation and has advised on all aspects of green building and renovation. Semel is the chair of the Board of Directors of Sustainable South Bronx and is a member of the Social Equity Committee of Urban Green Council, the New York chapter of the U.S. Green Building Council. She is a LEED AP.
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Shari Shapiro is an associate with Obermayer Rebmann Maxwell & Hippel LLP, where she is a member of the Environmental Department. Shapiro is a LEED AP. She focuses her practice on green building law, which includes sustainable project financing, regulatory drafting, land use approvals, contracts, and conflict resolution. She is the sustainability coordinator for Obermayer’s Sustainability Initiative. Shapiro maintains a green building blog at http://www.greenbuildinglawblog.com. She is the co-chair of the ABA State and Local Government Section Subcommittee on Land Use/Environmental Law, and is on the board of directors of the Delaware Valley Green Building Council.

Geoffrey M. White is a senior associate in the Real Estate Group of the Business/Corporate Department at Frost Brown Todd. He is AV® Preeminent™ Peer Review rated by Martindale-Hubbell, as well as a LEED-Green Associate and a Fellow of the Institute of Green Professionals. He and Dale Ahearn (a member at Frost Brown Todd) recently co-authored the chapter “Understanding and Mitigating the Legal Risks of Green Building” in *Inside the Minds: Negotiating and Structuring Construction Contracts* (West/Reuters 2009). White is licensed to practice law in Kentucky and Ohio.

Jeff York, LEED AP, is an in-house attorney at the international architecture firm HOK. At HOK, he drafts and negotiates contracts for projects of all sizes around the world as well as handling other corporate matters. He has taken on the role of advising HOK on the risks and legal issues associated with building green, sustainable design, and contracting for providing LEED services. York received his J.D. and M.B.A. from Washington University in St. Louis. Before working at HOK, he was in private practice, where he focused on construction litigation.

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