

Rhian Cull

Director

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Rhian is a construction attorney focused on procurement, from basic design, bid or build to the more complex methods and public-private partnerships. Rhian has extensive international experience in the construction industry, having previously practiced in London, Hong Kong, and Southeast Asia. Rhian advises on national and international hospitality, development, energy, water, and transportation projects and is currently advising on cross-border projects as well as projects located throughout the U.S. and Canada.

Rhian advises clients at every stage of a construction project. She provides upfront counsel to clients in the structuring of their procurement as well as drafting Requests for Proposals and bid documentation. She also drafts and negotiates construction, design and consultant contracts tailored to reflect the project specific commercial objectives and the risk tolerances of the individual client. Rhian remains actively involved in every stage of a project and frequently provides real time project advice, including dispute avoidance guidance.

Rhian also specializes in the preparation and analysis of claims and represents clients in the resolution of disputes. She represents clients in resolving construction-related disputes in DRB, mediation, arbitration, and litigation proceedings.

Accolades

- *Best Lawyers in America*® (2022-2023): Litigation - Construction
- *Chambers USA*, Construction, Massachusetts, 2022 (Band 3)

Affiliations

- American Bar Association
- Boston Bar Association
- British American Business Council of New England, Inc.
- Design-Build Institute of America

- Law Society of England and Wales
- Law Society of Hong Kong
- Massachusetts Bar Association

Admissions

- Massachusetts
- England & Wales
- Hong Kong

Education

- University of Cambridge (LL.M., 1991)
- University of Essex (LL.B., 1990)

Publications

May 4, 2022

Contractors Are All But Guaranteed To Balk At GMPs. Here's What Project Owners Can Do About It

Bisnow

June 29, 2020

Which Mandatory Safety Standards Apply to Construction?

Associated General Contractors (AGC MA) of MA's Building Best Practices

Representative Matters

Iovino's JV Wins Bid Protest to Begin NYC Climate Change Project

Climate change is threatening all coastal cities, including prominent New York City. A collaboration between the city and the federal government introduced a one-of-a kind solution to protect Manhattan's East Side from coastal flooding: The East Side Coastal Resiliency (ESCR) Project. After an RFP process, two competitive bidders rose to the top. But when the city awarded the work to Iovino's joint venture, an Article 78 proceeding – more commonly known as a bid protest – was filed. Read how Goulston & Storrs used 'stacking' as a foundational legal strategy to clear the way for Iovino to start construction.

Successfully Defended Iovino in One of the Largest Bid Protest Actions in New York City

Represented an Iovino Enterprises joint venture in the successful defense of multiple challenges to the JV's winning bid of over \$1.2 billion for the East Side Coastal Resiliency Project that will protect lower Manhattan from flood risk due to coastal storms. See *details* [here](#). Our team defeated multiple applications for temporary restraining orders and preliminary injunctions sought in separate proceedings by a losing bidder and by community groups at both the trial court and appellate court levels.

Tricon Residential in Nationwide BTR and SFR Housing Projects

Tricon Residential in connection with all aspects of construction and development, including land and homebuilding, for numerous built-to-rent (BTR) and single-family-rental (SFR) housing projects across the U.S., including California, Nevada, and Texas.

Global Nonprofit in Construction Law Matters

A large global nonprofit institution in connection with construction law matters related to the company's headquarters located in Washington D.C.

Vicinity Energy in EPC Contract

Vicinity Energy in the drafting and negotiating of an Engineering, Procurement, and Construction (EPC) contract for a reverse osmosis water treatment plant in Philadelphia, PA.

Pembroke Real Estate Construction and Development in Boston's Seaport District

Representation of Pembroke Real Estate LLC, an international real estate advisor that acquires, develops and manages properties and places—specializing in mixed-use and office environments in the world's leading cities—in connection with construction, development, leasing and other aspects of the Commonwealth Pier Revitalization Project, a transformative project that will modernize and reposition the existing building and Commonwealth Pier for its next generation of use as a vibrant place for work, retail, events and active public waterfront experiences within Boston's Seaport District.

Millennium Tower \$775M Construction Loan

Represented Cale Street Partners, a London based real estate investment firm, in the \$775M construction loan for the Millennium Tower in Boston, MA. Our team conducted a risk assessment on the construction and design documents and provided permitting advice.

Northland Investment Corporation Construction Law Matters

Representation of Northland Investment Corporation, an industry-leading real estate private equity firm, in connection with construction law matters related to the company's portfolio of 13 residential and commercial properties across the United States. Our team works closely with Northland through each step of the construction and procurement process, including: selecting, negotiating and drafting contracts; advising on standard industry contract forms and how to leverage each for the greatest benefit; permitting and licensing issues; environmental and other regulatory compliance matters; requirements for insurance and surety bonds; change orders, schedule disputes and payment disputes; labor and employment issues; investigations, disputes

and litigation; inspections and warranty issues; claims for construction defects; and mechanic's liens.