



AAA Mediation.org™

## **FN-1760536 MN-1760536 LN-1760536, Esq.**

Seattle, Washington



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<b>Current Employer-Title</b>	Ahlers Cressman & Sleight PLLC - Senior Partner
<b>Panelist Video</b>	<a href="https://www.adr.org/videoresume?paramName=249104998">https://www.adr.org/videoresume?paramName=249104998</a>
<b>Profession</b>	Attorney
<b>Work History</b>	Senior Partner, Ahlers Cressman & Sleight PLLC, 2021-Present; Partner, Ahlers Cressman & Sleight PLLC, 2017-2020; Partner, Ahlers & Cressman PLLC 2007-2017; Partner, Short Cressman & Burgess PLLC, 1976-2006.
<b>Experience</b>	Practiced construction law since 1976. Represents general contractors involved in building and heavy construction, electrical contractors, mechanical contractors, painting contractors, numerous other types of subcontractors, as well as many public and private owners, both in drafting construction documents and in handling disputes. Routinely asked to speak at continuing legal education programs, as well as to present programs to construction trade organizations addressing construction law topics. Speaks at least two times each year on recent developments in Washington Construction Law. Has also testified before the Washington Legislature on legislation of significance to the construction industry.
<b>Mediator Experience</b>	Construction cases of all types, primarily between owners and general contractors, and between general contractors and subcontractors.
<b>Representative Issues Handled as a Mediator</b>	Change orders and extra work, delay damages, impact damages, lost-efficiency damages, design deficiencies, and construction defects.
<b>Mediator Style &amp; Process Preferences</b>	Mediation is an effective process that allows parties in construction disputes to resolve them timely and economically. Thorough preparation is important to the success of a mediation, both by the parties and the mediator. It is important for the parties and the mediator to be flexible and creative. One size does not fit all. It is often important for me to present to the parties the counter-positions of the other parties and challenge the positions of each party. All parties must properly evaluate the

risks and costs of not resolving the dispute. A facilitative approach, coupled with ensuring that the parties understand their relative strengths and weaknesses, and reality testing are usually the most effective initial approach. It is common that at some stage of the mediation, a more evaluative approach is necessary and appropriate.

Hosting a joint session in which the parties engage in discussion of some of the issues in the presence of one another and the mediator is effective in certain situations. It can be an underutilized tool. Such sessions can assist the parties in a quicker understanding of the issues and what they understand the facts and law to be, and accelerate resolution.

I have represented all of the various parties in the construction process. There is very little that I have not seen. My background and experience with construction law and construction disputes, coupled with my ability to be conversant with the parties on the issues, makes me an effective mediator.

If for some reason resolution is not reached during the formal mediation, I will follow up with the parties and counsel, so long as it is fruitful to do so, to see if resolution can still be reached.

<b>Education</b>	University of Washington (JD, Order of the Coif-1976; BA, Business Administration-1973, Magna Cum Laude).
<b>Professional Licenses</b>	Admitted to the Bar: Washington (1976), Alaska (2006), Idaho (2006), Oregon (2007).
<b>Professional Associations</b>	Washington State Bar Association (Construction Law Section; Past Trustee; Past Treasurer; Past Secretary; Past Vice Chair; Past Chair); Associated General Contractors of Washington (Legal Affairs Committee, Past Chair; Board of Trustees, Past Board Member); National Electrical Contractors Association.
<b>Recent Publications &amp; Speaking Engagements</b>	Lien and Bond Claims Manual, Ahlers Cressman & Sleight PLLC, 2007-Present; Manual for Lien and Bond Claims, Short Cressman & Burgess PLLC, 1986-2006; Chapter on "Miller Act Bond Claims on Washington Construction Projects," AGC of Washington's Lien and Bond Claims Manual, Associated General Contractors of Washington, 1986-Present; Washington Case Law Update, WSBA Construction Law Midyear Meeting, 1991-2023; Washington Construction Law, New Developments, The Seminar Group, 1994-2023, Instructor, Construction Law for the NECA Superintendent, National Electrical Contractors Association, Puget Sound Chapter, 2000-2019; and authored numerous other CLE papers.
<b>Mediation Rate</b>	\$550 Per Hour
<b>Languages</b>	English
<b>Citizenship</b>	United States of America
<b>Locale</b>	Seattle, WA

The AAA's Rules provide the AAA with the authority to administer a mediation including, mediator appointment, general oversight and billing. Accordingly, mediations that proceed without AAA administration are not considered AAA mediations, even when the parties select an mediator who is on the AAA's Roster.

The information contained in this resume has been supplied solely by the individual mediator and may, or may not, be a complete recitation of their experience. The AAA assumes no responsibility for the content, completeness, accuracy, or reliability of the information contained in a mediator's resume. If you have any questions about a mediator's experience or background, you are encouraged to contact your case manager.

Mediators on the AAA Roster are not employees or agents of the AAA.