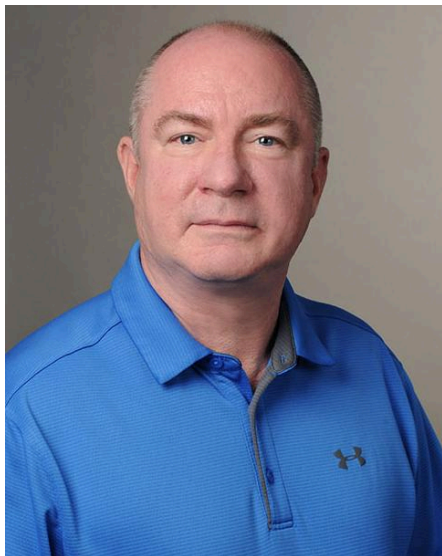




Robert F. Carney

PARTNER

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COLUMBIA

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BIOGRAPHY

Mr. Carney regularly represents national and local owners, hospital systems, continuing care retirement communities, developers, community associations, general contractors, and specialty contractors in all aspects of construction law, including contract drafting and negotiation, government contracting, contract performance advice, claims analysis, alternate dispute resolution, mechanic's liens, construction defect and warranty claims, and construction litigation.

RECOGNITIONS

- *Chambers USA*, Construction, Maryland (2022-Present)
- *The Best Lawyers in America*®, Columbia Construction Law and Litigation - Construction (2021-2027) Real Estate Law and Litigation - Real Estate (2025-2027); Baltimore Construction Law and Litigation - Construction (2010-2020); Construction Law and Litigation - Construction (2026)
- "Lawyer of the Year" Construction Law and Litigation - Construction (2016)

PRACTICES & INDUSTRIES

[Contract Preparation and Negotiation](#)

[Construction and Real Estate Litigation](#)

[Alternative Dispute Resolution](#)

[Construction](#)

[Surety Bond Claims](#)

[Community Associations](#)

EDUCATION

University of Maryland School of Law, 1990, J.D., Order of the Coif

Haverford College, 1983, B.A.

ADMISSIONS

District of Columbia

Maryland

U.S. Supreme Court

U.S. Court of Appeals: District of Columbia Circuit

- *Maryland Super Lawyers*®, Construction Litigation, Construction/Surety (2013–2022, 2025–2027)
- AV®: Martindale-Hubbell® Peer Review Ratings™
- *Virginia Lawyers Weekly*, Legal 250 Honoree, Business Litigation 2026

U.S. Court of Appeals: Fourth Circuit
 U.S. District Court: District of Columbia
 U.S. District Court: District of Maryland
 U.S. Court of Federal Claims

MEMBERSHIPS & ACTIVITIES

- Member: ABA Forum on the Construction Industry
- Member: Associated General Contractors
- Member: ABA Public Law Section

CONSTRUCTION CONTRACT PREPARATION AND NEGOTIATION

- Regularly represents institutional and developer clients in drafting and negotiating contracts in the amount of \$100,000 to \$300 million with cumulative value in excess of \$3 billion
- Drafting and negotiating design-build energy modernization and co-generation contracts and leases
- Drafted and negotiated over one thousand design and construction contracts in each project delivery system and contracting methodology
- Broad experience in the analysis, presentation, and defense of time extension, delay, and labor productivity claims and requests for equitable adjustment with cumulative settlement value over \$75 million

CONSTRUCTION AND REAL ESTATE LITIGATION

- Successful representation of clients in mechanic's lien action involving novel legal issues
- Successful representation of community associations in various litigation matters including alleged fraud, warranty and defect claims, and breach of fiduciary duty
- Jury and bench trial and ADR experience

ALTERNATIVE DISPUTE RESOLUTION IN CONSTRUCTIONS DISPUTES

- Successful resolution of over one hundred cases in mediation
- Successful resolution of cases in arbitration before different arbitration providers

INSIGHTS

Author of Chapter 2 "Contracting Methodologies and Project Delivery Systems" of the Maryland Construction Law Deskbook

Regular Author and Presenter at various seminars for construction design professional education

Regular Author and Presenter at various seminars for continuing legal education

Author of Maryland Chapter of Fifty State Construction Lien and Bond Law