

Jeffrey A. Stone

Member

Contact

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Location: Cedar Rapids, IA

Practice Areas

- Construction and Design Practice
- Business and Commercial Litigation
- Trial & Appellate Advocacy

Biography

Jeff Stone is an experienced construction law attorney handling some of the largest and most complex cases in Iowa. He began practicing at Simmons Perrine PLC in 2007 and has experience representing clients in federal court, state court, arbitrations, and mediations.

Core Practice Focus

Quality of the Work. Mr. Stone has handled many claims arising out of disputes about the quality of the work. He has represented all of the various project participants in disputes. The disputes arose out of various projects, such as:

- Ethanol plants
- Electrical utilities
- Water treatment plants
- Wastewater treatment plants
- Interceptor sewers
- Ports
- Casinos
- Highways and streets
- Parking garages

- Residential construction

Price of the Work. Mr. Stone has experience in disputes involving claims seeking adjustments in the contract price. Mr. Stone has represented both contractors filing and owners defending claims for adjustments in the contract price based on constructive acceleration, failure of coordination on a multi-prime project, owner caused delays, damage to adjacent property, concealed conditions, extended general conditions, enforcement of liquidated damages and other circumstances.

Mechanic's Liens/Payment Bond Claims. Mr. Stone has litigated many mechanic's lien claims under Iowa Code chapter 572, mechanic's liens and payment bond claims under Iowa Code chapter 573 and labor and materials on public improvements. Mr. Stone has represented owners, general contractors, subcontractors, sub-subcontractors and material suppliers on these claims.

Defense of Design Professionals. Mr. Stone often defends architects, engineers and surveyors against claims of professional negligence. Mr. Stone has handled more than fifty different professional negligence claims, including claims arising out of many different types of projects:

- Highways and bridges
- Dams
- Landfills
- Parking garages
- Building collapses
- Chemical laboratories
- Mechanical systems
- Sanitary sewers
- Storm sewers
- Detention basins
- Surveys
- Schools and gymnasiums
- Pools
- Cladding
- Elevators

General Counseling. Mr. Stone acts as general counsel for many participants in construction projects, including owners, governmental entities, general contractors, construction managers, designers/builders, developers, architects, civil engineers, structural engineers, mechanical engineers, environmental engineers, surveyors, electrical engineers, roofing contractors, mechanical contractors, electrical contractors, heavy highway contractors, agricultural equipment contractors, excavation contractors, homebuilders and others. In his capacity as general counsel, he often provides advice to the project participants about the Iowa Construction Bidding Procedure Act. He also frequently advises clients regarding insurance coverage and indemnity.

Contract Drafting. Mr. Stone has drafted contract documents for many different types of construction projects. He has drafted everything from engineering-procurement-construction contracts for multimillion dollar industrial projects to purchase orders and standard terms and conditions for subcontractors.

Renewable Energy. Through his design and construction practice, Mr. Stone has had significant involvement with renewable energy projects. Mr. Stone has represented several general contractors in disputes arising out of photovoltaic solar projects. He has represented litigants in disputes arising out of the design and construction of ethanol plants, anaerobic digesters and landfill-gas-to-energy projects. He has also drafted contracts for renewable energy projects, including engineering-procurement-construction contracts, general construction contracts, design contracts and procurement contracts.

Bar Admissions

- State of Iowa, 2006
- State of Arizona, 2023

Education

- University of Iowa College of Law
    - JD, with high distinction, 2006
        - Order of the Coif
- Grinnell College
    - BA, Economics, with honors, 2003

Representative Experience

Mechanic’s Liens/Payment Bond Claims

- Multiple multimillion dollar claims arising out of the remediation of buildings in Cedar Rapids after the flood
- Ten different lien claims against an assisted-living facility after the general contractor defaulted
- Mechanic’s lien claims after the property had been damaged by a peril
- Payment bond claim on a law enforcement center
- Mechanic’s lien claims filed on owner-occupied property

Contract Drafting

- Contracts for a $10 million radio communication system
- Multimillion dollar commercial office buildings and complexes
- Design services for the national headquarters of an insurance company
- Design services for $80 million data center, hospitals, and museums

Professional Affiliations

- American Bar Association
- Iowa State Bar Association
- Linn County Bar Association

Publications

- Author, The Law of Contribution and Tort-Based Indemnity in Iowa, 55 Drake Law Review (2006)
- Co-author, Indemnity in Iowa Construction Law, 54 Drake Law Review (2005)