



Alan J. Wilhelmy ,Esq.
San Francisco,California



Current Employer-Title

Arbitrator-Mediator

Profession

Neutral-Construction, Real Estate, Commercial Litigation

Work History

Independent Full Time Neutral, 2021-Present; Shareholder, Rogers Joseph O'Donnell, 2009-2021; Partner, Richardson & Wilhelmy, 2004-2009; Partner, Field Richardson & Wilhelmy, 1996-2003; Partner/Associate, Field Baker & Richardson, 1992-1996; Associate, Stark Wells Rahl Field & Schwartz, 1988-1992; Associate, Gibbons Lees Schaefer & Edrington, 1986-1988.

Experience

Forty years' experience emphasizing construction, real estate and general business litigation.

Experienced with public works infrastructure including highways, tunnels and bridges, schools, hospitals, and jails, in addition to private work including warehouses, golf courses, pipelines, power plants, sports stadiums, solar and big box retail plus memory care facilities.

Represented public and private owners, architects, engineers, contractors, subcontractors and suppliers. Represented national, regional and local contractors in litigation and in arbitration and mediation. Represented engineers in professional negligence claims. Specific experience in the representation of construction suppliers including plumbing and electrical materials. Extensive experience in retail, big box and commercial construction.

Represented clients in disputes involving excavation, grading and paving, soils and compaction, underground utilities, above ground and underground

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Neutral ID: 146928

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

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

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fuel storage tanks, foundations, asphalt and concrete paving, windows, curtain walls and exterior metal panels, framing, seismic upgrades and repairs, EPC and MEP including high voltage and low voltage electrical, heating, ventilation, air conditioning, and fire sprinklers as well as waterproofing and roofing. Represented design professionals of all types including architects, geotechnical and structural engineers,

Experienced in matters of scheduling, delays, acceleration and impacts, consequential damages and liquidated damages.

Alternative Dispute Resolution Experience

Arbitrator and mediator. AAA Mega Project Panel and Large and Complex Case Panel. Twenty-eight years as a member of the AAA Construction Industry Panel. Contra Costa and Tuolumne County Superior Court mediator.

Representative cases include:

- LCCP case involving \$150 million renovation of resort in Hawaii.
- LCCP case on a dispute between EPC contractor and owner of rare earth mine.
- LCCP hearing \$60 million defect claim by general contractor against mechanical subcontractor on medical research facility.
- LCCP on Lake Tahoe lakeside renovation project dispute between owner and general contractor.
- Sole arbitrator on multi-million dollar dispute between general contractor and subcontractors on hospital renovation project.
- Chaired LCCP on multi-million dollar dispute between electrical contractor and low voltage subcontractor on new sports arena construction project.
- Sole arbitrator on sports arena water treatment plant dispute.
- Chaired LCCP regarding dispute between general contractor and mechanical subcontractor on community college expansion.
- LCCP dispute between prime contractor and electrical subcontractor on new hotel construction with large loss of business claim.
- Arbitration of claims arising from the construction of a memory care facility including schedule and construction defect issues.
- Chaired panel hearing highway construction dispute including schedule, extra work and changed work
- Dispute between owner and prime contractor involving schedule and diversion of funds issues on construction of new automotive dealership.
- Chaired a panel on a dispute regarding the cost to complete a \$100 million office park project.
- Several arbitrations arising from the extensive renovations of high end San Francisco homes.
- Chaired LCCP for a dispute involving termination for convenience of hazmat remediation contractor at U.S. energy lab.
- Owner/contractor dispute over construction of a solar energy project.
- Arbitration of payment and delay claims on multiple new apartment building construction projects.
- LCCP hearing regarding a San Francisco real estate development dispute

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among developer partners.

-Title insurance dispute involving Lake Tahoe lakeside property with an undisclosed sewer line that impacted custom home construction.

-Rule 39 Emergency Measures proceeding regarding delayed steel on airport terminal building.

Education

University of San Francisco School of Law (JD, 1985); University of California at Berkeley (BA, Political Science 1979).

Bar Association of San Francisco (Forty Hour Mediator Certification Course - 2015).

Professional Licenses

Admitted to the Bar: California (1986).

Professional Associations

The Mediation Society
Construction Lawyers Society of America

Recent Publications & Speaking Engagements

"Disproving Myths about Construction Arbitration", Associated General Contractors Legal Advisory Committee, 2024; "Dealing with Difficult Counsel, Parties and Witnesses in Arbitration" AAA Roundtable 2023; "Dispelling the Eight Myths of Arbitration" Construction Lawyers Society of America, 2020, The Alternative Dispute Resolution Guide, Chapters 3 and 12, Thomson-Reuters Publishing (2026); "Issues in Construction Mediation", LexVid 2014; "Arbitration for Litigators", California State Bar Annual Meeting, 2013; Speaker, "Pitfalls of the Subcontractor Listing Law", ACCE, February 2013; Author, Contractor Claims Where Public Agency Fails to Disclose Material Information, California Constructor, March 2011; Co-author, "Attorneys' Fees in Construction Disputes," Legal Brief, Associated General Contractors; Consultant, CEB California Mechanic's Liens and related Construction Remedies, 3rd Edition; Speaker, "Environmental Issues for Contractors"; Speaker, "Payment Remedies for Contractors"; Speaker, "Law for Design Professionals in California"; Speaker, "California Construction Law for Architects, Engineers & Contractors" and "Immunity for Public Agencies".

Citizenship

United States of America

Languages

English

Compensation:

Hearing:	\$5,650.00 per day
Study:	\$565.00 per hour
Cancellation:	\$5,650.00 per day
Cancellation Period:	21 days
Comment:	Plus expenses. Cancellation policy: compensation for each day of the first five days of hearings cancelled or rescheduled by any party within three weeks of the first scheduled hearing date.

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