



John P. Ahlers ,Esq.
Seattle, Washington



Primary Areas of Expertise

Construction
Government Contracts

[View Video](#)

Current Employer-Title

Ahlers Cressman & Sleight, PLLC (Senior Status)

Profession

Attorney

Work History

Of Counsel, Ahlers Cressman & Sleight, PLLC, 2021 - Present; Co-founder/Partner, Ahlers Cressman & Sleight, PLLC, 2007 - 2021; Partner and Co-chair of Construction Industry Group, Short Cressman & Burgess PLLC, 2002 - 2007; Partner, Barokas Martin Ahlers & Tomlinson, 1982 - 2002; Legal Intern/Law Clerk, Judge Robert M. McNichols and Magistrate Smithmore P. Meyers, 1981 - 1982; Project Manager, Mullen Construction, 1978 - 1979; Operations Engineer, Mullen Mining, 1978; Project Engineer, Mullen Construction, 1976 - 1978.

Experience

Over 45 years of experience as civil trial lawyer specializing in construction and government contract law. Practice is focused on resolution of construction disputes and counsel to construction industry clients [heavy, highway, vertical buildings, mining (gold, coal, uranium) power generation (hydro, nuclear, wind, solar) fossil fuel refineries, renewable diesel, gas, kerosene and naphtha facilities, military and environmental]. Contracts public and private, Design Bid Build, Design Build, EPC (Engineering Procurement Construction), Cost Plus, Guaranteed Maximum Price, IPD (Integrated Project Delivery) and Incentive Construction Contracts. Primarily represented architects, engineers, contractors, subcontractors, owners, and material suppliers involving public and private projects (commercial, industrial, institutional), in matters ranging in value from \$30,000 to \$2 billion. Handled disputes relating to differing site conditions, defects in design documents, scope changes, change orders, construction failures, termination, bid protests, professional liability, defective

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Neutral ID: 95343

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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construction (EIFS, building envelope, moisture penetration, mold, sick building syndrome), ADA compliance, LEEDS compliance, warranties, and surety bond issues. Construction and government contract experience includes representing general contractors and subcontractors in contract negotiations with federal and state government agencies in connection with construction of defense housing jobs, school projects, building (wood concrete and steel framing), earthmoving (heaving highway and site preparation), bridges (concrete and steel), hazardous waste disposal and cleanup (Brownfield Construction), high-rise, and radar sites.

Substantial experience in emerging construction technology areas, including Building Information Modeling (BIM), numerous private and public projects on which issues arose involving BIM including clash detection, coordination among MEP trades, structural interference, ceiling space disputes, and a host of coordination issues all involving BIM. Virtual Reality and Augmented Reality, a number of the more recent projects in Seattle have involved this technology, but to date there have been no disputes arising from their technology. Alternative energy experience includes a variety of wind generation projects (in Hawaii, Oregon, Washington and Alaska), hydro power projects in Alaska, Washington and Oregon; Natural gas disputes involving pipeline and underground storage facilities, natural gas compressor stations, and nuclear plants including several disputes in the state of Washington.

Alternative Dispute Resolution Experience

Served as single arbitrator, co-arbitrator and chair of numerous arbitration panels concerning matters ranging from \$25,000 to \$500 million dollars among contractors, subcontractors, owners, sureties, insurers and design professionals involving disputes regarding contract terms, differing site conditions, scope of work, change orders, delays, impact, inefficiency, design defects, termination, and abandonment, 1984 - Present.

Technology Proficiency

Proficient with online platforms such as Zoom, Loop Up, MS Teams and several other (1) Online remote meeting software programs; (2) Project Management and CPM scheduling software (including Primavera P6, MS Project, Procore, Project Manager) Construction Accounting software (QuickBooks, Procore, Sage100); and (3) Electronically Stored Information (ESI) processes, efficiencies, and search methodologies including the identification collection and production of an effective management of the volume and complexity of ESI as may be relevant to a particular arbitration proceeding. Has conducted and is open to use of online remote platforms for hearings. Significant familiarity and growing experience with Artificial Intelligence (AI) driven tools to enhance case analysis within the parameters of appropriate ethical and disclosure requirements.

Education

Gonzaga University (JD, summa cum laude - 1982); Stanford University (MS, Construction Management, summa cum laude - 1976); Washington State University (BS, Civil Engineering, cum laude - 1975).

Professional Licenses

Admitted to the Bar: Washington (1983), Alaska (2007), Oregon (2007); U.S. Court of Appeals: Ninth and Tenth Circuits; U.S. Court of Federal

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Professional Associations

American College of Construction Lawyers (Fellow); Litigation Counsel of America (Fellow); Construction Lawyers Society of America (Charter Fellow); American Bar Association (Forum Committee on the Construction Industry, Section of Contract Law and Litigation Section); American Society of Civil Engineers; American Subcontractors Association; Associated Builders and Contractors (Government Affairs); Associated General Contractors (Legal Affairs Committee, Past Chair, Member of Government Affairs Committee); National Utility Contractors of America (Board of Directors); Washington State Bar Association (Construction Section, Past Chair); Oregon State Bar Association (Construction Section); Alaska State Bar Association (Public Contracts Section); Appointed by Washington's Governor to the Capital Projects Advisory Review Board (CPARB) (Past Board Member and Work Group Chair 2010-2017).

Recent Publications & Speaking Engagements

Washington State Bar Association - (2026 "Current ADR Issues on Arbitrator's View"); Washington Construction Law Deskbook coauthor, Chapter 11 – Changes: Scope of Work, Cardinal Change, Notice, Documentation, Pricing, Audits; and Chapter 12 - Contract Performance Issues (WSBA 2026); Washington Construction Law Construction Changes and Differing Site Conditions, Seminar Group (2008–2025); ABA Forum on Construction Law "Managing Termination" Fall Meeting (October 2021); Ahlers Sheldon Blake "Managing Termination on Construction Contract," The Construction Lawyer, Vol. 42, No. 1 (2021); University Lecturer (Legal Aspects of Construction and Engineering, University of Washington and Washington State University); Differing Site Conditions: A Utility Contractor's Guide to DSCs and Locates, National Utility Contractors Association (November 2015); Swinging Deals – Should Crane Swing Agreements Cost Money? (The Northwest Lawyer, Spring 2015); Public Contracts – Inside the Public-Private Partnerships and More, American College of Construction Lawyers (February 2015); New USDOT Disadvantaged Business Enterprises (DBE) Rules Pertinent to Construction (ACCL 2015), "Construction Contract Draconian Notice Provisions: Is Prejudice Still the Issue?," Washington State Bar News, May 2012 and July; "Major Changes to the "One-Call" Statute are Coming: Washington's Underground Utility Damage Prevention Act Goes Into Effect Next Year," NUCA Focus (May 2012); "Taming the Under-Ground Beast: Deciphering Differing Site Conditions in Construction," King County Bar Bulletin Article; "Car Rental Insurance Basics for the Construction Contractor," UCAW Focus 2010; Co-author, AGC of Washington Lien Manual, 1983-Present; "Construction Changes" UW Construction Management Program (November 2013); "Lien & Bond Claims," American Society for Professional Estimators (October 2013); "AIA Contracts", Lorman Ed. Services (2010 - 2013); "Construction Changes and Entitlement Theories," Construction Management Program, UW (December 2011); "Bidder Responsibility," Port of Olympia (May 2011); "Capital Projects Advisory Review Board Bidder Responsibility Workshop," (March 2011).

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Citizenship United States of America

Languages English, German

Compensation:

Hearing:	\$685.00 per hour
Study:	\$685.00 per hour
Cancellation:	\$685.00 per hour
Cancellation Period:	14 days
Comment:	The hearing hourly rate is charged for all time associated with the engagement, including communications with co-arbitrators, coordination w/AAA admin, budgeting/financial review of panel/arbitrator fees, travel time, cost estimates and all other matter-related activities. Reimbursable expenses are in addition to fees. Available to travel domestically and internationally and will consider waiving or reducing hourly rates for travel time in appropriate circumstances. Business class for international travel. First class for domestic flights exceeding 2.5 hours. Postponement or Cancellation Fee: None if postponed/canceled more than 14 days in advance of the first scheduled hearing. If canceled/postponed within 14 days of the first scheduled hearing date, a cancellation fee of eight times the hourly rate per canceled hearing day will be charged plus any applicable expenses, which may be waived in appropriate circumstances.

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