

People



## Stephen B. Hurlbut

Partner, Real Estate  
Construction

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Described by *Chambers USA* as “incredibly knowledgeable and pragmatic,” Steve Hurlbut focuses on construction and government contract litigation, with an emphasis on resolution of delay and other schedule-related claims. He assists clients on projects throughout the United States, including government, commercial, medical and industrial projects, as well as projects for design and construction of power production, petrochemical and energy-related facilities.

Steve represents virtually all parties in the construction sector before federal and state trial and appellate courts, boards of contract appeals, and arbitration panels. Steve also has substantial experience in contract drafting, including nearly all types of owner-contractor agreements, EPC contracts, and design-build contracts. Additionally Steve has substantial experience representing clients involved in government contracting and federal procurements.

An active thought leader, Steve has co-authored multiple publications on construction scheduling and contracting, and has served as an instructor on the topic of postal contracting and leasing.

### Notable Work

**Construction Claims and Defenses:** Represented Architect of the U.S. Capitol in claims and allegations of delay, inefficiency, and defective design in the construction of the \$200 million-plus Phase 2 of the Capitol Visitors’ Center to include analyzing multimillion-dollar claims from contractors and subcontractors and providing legal, contractual, and factual defenses.

**Construction Contractor Litigation:** Represented construction contractors in litigation with United States Army Corps of Engineers in various claims for delay and additional compensation on major lock and dam projects.

**Construction Claims:** Represented EPC contractor as lead litigation counsel in arbitration and mediation of claims for contract changes,

### Areas of Experience

Construction  
Real Estate  
Construction Litigation and Dispute Resolution  
Energy and Infrastructure  
Government Contracts  
Power Generation, Petrochemical, and Process Construction

### Education

J.D., Washington University School of Law, 1981  
B.A., University of Virginia, 1977, with distinction

### Admissions

#### Bars

District of Columbia  
Virginia

#### Courts

U.S. Court of Appeals, Federal Circuit  
U.S. Court of Federal Claims  
U.S. District Court, District of Columbia  
U.S. District Court, Eastern District of Virginia  
U.S. Supreme Court

### Related Content

*Benchmark Litigation* Recognizes 34 Akerman Lawyers in its 2025 Rankings of the Leading Litigators in the United States  
October 17, 2024

*The Legal 500* Ranks Akerman Among Top National Firms  
June 14, 2024

34 Akerman Lawyers Recognized in Benchmark Litigation  
October 03, 2023

delays, disruption, acceleration, and defective work on 1,000 megawatt gas-fired power plant project in San Marcos, Texas.

**Construction Contractor Litigation:** Represented general contractor as lead counsel on Stamford, Connecticut, General Mail Facility Project in litigation of claims against the U.S. Postal Service for acceleration, labor inefficiency, and differing site conditions.

**Construction Contractor Litigation:** Represented general contractor in litigation and arbitration of owner's claims for structural failure and in litigation and negotiations with contractor's general liability carrier for reimbursement of litigation costs.

**Wastewater Treatment Plant Contractor Claims:** Represented general contractor on major wastewater treatment plant project in litigation of claims for delays and labor inefficiencies due to design errors and adverse soil conditions.

**Electrical Subcontractor Litigation Claims:** Represented electrical subcontractor for commercial high-rise office tower project in Los Angeles in litigation of claims against general contractor and owner for changes, acceleration, and schedule disruption.

**Mechanical Contractor Litigation Claims:** Represented mechanical contractor as litigation counsel in claim for labor inefficiency and defective specification claims against General Services Administration on NOAA laboratory and office facility project in Boulder, Colorado.

**Construction Arbitration Defense:** Represented municipal owner as lead litigation counsel in arbitration defense of contractor delay, acceleration, and inefficiency claims arising out of construction of waste-to-energy facility in Hempstead, New York.

**Government Contracts:** Represented a postal mechanization contractor in a multi-million dollar claim for changes, delay, disruption, and inefficiencies.

**False Claims Act Defense:** Represented numerous government contractors in the defense of False Claims Act and related fraud and debarment actions; negotiation of Corporate Integrity Agreements and development and implementation of corporate compliance programs.

**False Claims Act Suit:** Represented as litigation counsel in a multi-million dollar False Claims Act suit against a postal IDIQ construction contractor.

**Government Contracts:** Represented as counsel in litigation protesting award of multi-year contract valued at \$100-230 million for design and installation of national data communications network for the federal court system.

**Government Contracts:** Represented security system contractor for U.S. Supreme Court renovation project in arbitration against construction manager to recover contract balance and extra work claims and defense of fraud claim.

**Postal Facilities Purchase and Lease Disputes:** Represented owners of postal facilities in litigation involving Postal Service's exercise of purchase options and other lease-related disputes.

**Government Contracts Bid Protests:** Represented government contractor in several bid protests at the Government Accountability Office (GAO) on a \$200 million contract for upgrades to Navy ships.

**Government Contracts:** Representing clients and supporting Akerman's Corporate practice in connection with mergers and acquisitions involving government contractors.

**Government Contracts:** Represented GSA contractor as litigation counsel before CBCA on claims arising from the government's failure to incorporate proper Davis Bacon Act determination.

**Government Contracts:** Represented government contractors in the evaluation and preparation of requests for equitable adjustment and Contract Disputes Act claims.

**Government Contracts:** Represented government contractors in prime-subcontractor disputes.

## Related Professional Experience

- U.S. Postal Service, Office of Contracts and Property Law, Trial Attorney, 1985-1987
- U.S. Postal Service, Assistant Regional Counsel, 1982-1985

## Published Work and Lectures

- Project Management College of Scheduling Webinar, Speaker, "Evolving Case Law in Recent Schedule-Related Court Decisions," March 30, 2021
- Association of U.S. Postal Lessors 2019 Annual Conference, Presenter, "Resolving Lease Disputes with USPS;" Panelist, "Understanding the New USPS Lease," March 7-8, 2019
- Construction Scheduling: Preparation, Liability, and Claims, Co-Author, Fourth Edition, February 2019
- Project Management College of Scheduling Annual College of Fellows Meeting, The Breakers, Panelist, "Recent Legal Developments," January 10-12, 2019

## Affiliations

- American Bar Association, Public Contract Law Section, Member
- District of Columbia Bar, Government Contract and Litigation Sections, Member
- Project Management College of Scheduling, Fellow

## Honors and Distinctions

- *Best Lawyers*, 2023-2025, Listed in Washington, D.C. for Construction Law, Litigation - Construction
- *Best Lawyers*, 2013-2022, Listed in Virginia for Construction Law, Litigation - Construction
- *Benchmark Litigation*, 2013-2025, Listed in Washington, D.C. as a "Local Litigation Star" for Construction and General Commercial
- *Chambers USA*, 2020-2021, 2008-2018, Ranked in Virginia for Construction
- *Chambers USA*, 2024, 2022, Ranked in Washington, D.C. for Construction
- *The Legal 500*, 2016, 2013, 2020-2022, 2024, Recommended for Real Estate and Construction – Construction
- *Who's Who Legal*, Recommended for Construction, 2021-2023

- *The Legal 500*, 2010, Recommended on the East Coast for Construction
- *The Legal 500*, 2009, Recommended in the Southeast for Construction
- *Super Lawyers* Magazine, 2016-2021, 2007, Listed in Washington, D.C. for Construction Litigation: Business, Construction/Surety
- *Super Lawyers* Magazine, 2017-2021, 2014-2015, 2006, Listed in Virginia for Construction Litigation, Construction/Surety