Matthew Dials

Partner

Atlanta New York

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With a background in landscape architecture, Matthew represents clients in construction and development matters, advising them on transactional matters and risk mitigation by applying his experience to counsel owners and developers.

OVERVIEW

Matthew focuses his practice on representing owners and developers (including REITs) on complex issues arising from residential, commercial, and infrastructure projects throughout the U.S. He represents clients in an array of real estate projects, including new commercial and residential high rise towers, the repositioning of existing commercial and hotel buildings, airport and infrastructure projects, and other mixed-use developments. He draws on his background in landscape architecture and experience in defending clients from construction related claims to identify and resolve potential issues that may arise during the course of projects.

REPRESENTATIVE MATTERS

- Advised a financial services client in the selection and negotiation of project related agreements and evaluation of risks associated with $1 billion renovation of landmarked hotel in New York City.
- Provided general advisory services to the legal team of an international real estate company assisting with new developments and improvements to existing portfolio.
- Evaluated and provided direction to clients in response to COVID-19 delay and compensatory claims arising from pandemic and related cease work orders.
- Counseled owners in the implementation of project labor agreements for skyscraper and airport projects in order to increase labor harmony, incorporate use of new technologies for design and construction of projects, and increase safety requirements for union workers.
- Drafted and negotiated manuscript agreements for the design and construction of projects, including access and license agreements, architect and engineer agreements, general contractor agreements, construction management agreements, design-build agreements, remediation agreements, and development management agreements.
- Prevailed in the defense, which was later upheld on appeal, of client against a premises liability claim.
- Advised international hospitality corporation in response to claims arising from renovations to clients United States hotel portfolio.
- Represented Manhattan townhouse owners through trial to pursue affirmative claims against a state agency for

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damages caused by roadway and bridge construction.

- Defended an architect and structural engineer against claims exceeding $200 million arising from the settlement of an existing residential skyscraper.

AWARDS

- *Best Lawyers in America®: Ones to Watch*: Construction Law (2022-2025), Litigation – Construction (2022-2025)
- *New York Super Lawyers* “Rising Star” (2016-2023)

TOP AREAS OF FOCUS

- Construction
- Construction Litigation

ALL AREAS OF FOCUS

- Construction
- Construction Litigation
- Litigation + Trial
- Real Estate
- Real Estate Investment Trusts (REITs)

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Pro bono assistance provided to 14+ Foundation (the goals of which include expanding community, educational, and infrastructure resources in Zambia) and the Church of the Blessed Sacrament, New York, NY
- Construction Industry Forum, American Bar Association

PROFESSIONAL EXPERIENCE

- Landscape designer, AECOM, 2007-2009

EDUCATION AND CERTIFICATIONS

EDUCATION

- Atlanta's John Marshall Law School, J.D., 2012
- University of Georgia, B.L.A., 2007

BAR ADMISSIONS

- Georgia
- New York
- District of Columbia

COURT ADMISSIONS

- U.S. District Court, Southern District of New York
- U.S. District Court, District of Columbia

SPEAKING ENGAGEMENTS

- Speaker, "Business Development and Practical Responses in the U.S. Construction Market," Overseas Construction Association of Japan, Inc., May 19, 2026.
- Speaker, "Navigating Power, Capital, and Construction in Data Center Development," Troutman Pepper Locke Webinar Series: Navigating the Data Center Boom: Rethinking Contracts, Risk, and Regulatory Strategy for 2026 and Beyond, May 14, 2026.
- Guest lecturer, Masters of Landscape Architecture Professional Practice class, Bernard and Anne Spitzer School of Architecture, City College of New York, Nov. 12, 2013.

PUBLICATIONS

- Co-author, "Eleventh Circuit Addresses Duties of Loyalty Owed Between Joint Venturers in Case Involving Public-Private Partnership Design-Build Megaproject," *Troutman Pepper Locke*, June 11, 2026.
- Co-author, "New York Further Tightens 2023 Retainage Law: 5% Cap on Retainage Cannot Be Increased in Private Construction Contracts," *Troutman Pepper Locke*, January 21, 2026.
- Co-author, "US DOL Updates Prevailing Wage Rules for Construction Industry," *Troutman Pepper*, August 16, 2023.
- Co-author, "Immediate Steps for Owners and Developers in Response to COVID-19 Construction Delays and Cost Impacts," *Troutman Sanders*, June 9, 2020.
- Co-author, "Economic Intervention – Federal and State Government Immediate and Future Fiscal Actions in Response to the COVID-19 Crisis," *Troutman Sanders*, May 12, 2020.
- Co-author, "Key Considerations for the Use of Peer Reviews in Construction," *American Bar Association – The Construction Lawyer*, April 2018.
- Author, "Evolution of the Green Movement to Actual Green Performance," *New York Real Estate Journal*, February 2014.
- Researcher and editor, "State Contractual Liabilities and the Contract Clause: What Now?" VI *John Marshall L.J.* 1 (2012).
- Co-author, "Uniform Commercial Code – Article 9, Problems and Materials on Secured Transactions," *Carolina Academic Press*, January 2012.
- Researcher and editor, "American Bankruptcy Institute Southeast Bankruptcy Workshop Continuing Education Materials," *American Bankruptcy Institute*, August 2011.
- Researcher and editor, "Paloian, the Indenture Trustee and Securitization: Much Smoke; No Fire," *Journal of Bankruptcy Law and Practice*, January 2011.