

Daniel A. Spirn

Partner



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St. Louis

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Overview

Dan Spirn concentrates his practice in the areas of construction, real estate and other complex commercial litigation. He has represented owners, developers, contractors and architects in significant construction projects throughout the country. Dan's construction practice emphasizes dispute resolution, mitigation and avoidance, along with project development through various contracting and delivery method strategies. Throughout his career, he has analyzed, assessed, negotiated, litigated, arbitrated and otherwise resolved hundreds of millions of dollars in disputes relating to project delay, lost productivity and other impact claims, mechanic's liens, construction and design defects, betterment, payment and performance bonds and insurance coverage.

As lead trial counsel, Dan has deposed architects, project and construction managers, chemical, civil, structural and other professional engineers, as well as scheduling, defect and damage experts, on all types of building design and construction systems. He has litigated, arbitrated and mediated a wide array of construction projects throughout the country, both in state and federal court, including power and ethanol plants, hospitals, high-rise hotels, skilled and assisted living facilities, museums, apartment complexes, highway projects and military air force bases.

Dan works with clients during project development to devise a contracting strategy that minimizes and properly shifts risk. Should disputes arise during the course of a project, he is called upon to evaluate the situation, assess risk and work with the client's construction team to manage, control and otherwise mitigate the dispute through early resolution. Through early engagement and experienced construction-related risk assessment, Dan has counseled clients through severely troubled projects, enabling the client to achieve the desired result without enduring the cost, distraction and uncertainty of litigation, or further disruptions to the project. In the event the desired result can not be achieved through a proactive, negotiated solution, Dan uses his extensive construction experience to mobilize the necessary experts, resources and team, consistent with the size and complexity of the dispute, to efficiently and aggressively prosecute and/or defend the client's interests, always cognizant of the client's goals and objectives.

Dan's practice also includes navigating developers through planning, zoning and other land use disputes, and representing commercial lenders in mortgage foreclosure and receivership actions.

Recognition

Honors and Awards

- *Best Lawyers in America*: Recognized as a Best Lawyer - commercial litigation, 2024

Activities and Affiliations

Presentations

Dan has been a frequent speaker on construction and real estate matters, including:

- "Construction Disputes and Claims and Enforcement" and "Defense of Mechanic's Liens Under Missouri Law," Lorman Education Services, 2008 and 2009
- "Real Estate Foreclosure Basics," SNR Denton's Real Estate practice, 2008
- "Critical Issues for the Construction Professional in Missouri," Lorman Education Services, 2007
- "Fundamentals of Construction Contracts: Understanding the Issues in Missouri," Lorman Education Services, 2005 and 2006

Memberships

Professional Affiliations

- The Missouri Bar - Construction Law Committee
- Bar Association of Metropolitan St. Louis - Construction Law Subcommittee
- American Bar Association - Litigation Section and Forum on Construction Law
 - Contract Documents Division
 - Dispute Avoidance and Resolution Division
 - Project Delivery System Division

Boards

- St. Louis Children's Hospital Development Board

Prior and Present Employment

Dan started his law career as an assistant attorney general for the state of Missouri. Prior to joining Dentons, Dan practiced with the law firm of Bryan Cave in St. Louis.

Areas of focus

Practices

- **Commercial Development**
- **Litigation and Dispute Resolution**
- **Real Estate**
- **Real Estate Litigation and Dispute Resolution**

Industry sectors

- **Construction**

Education

- Washington University, 1996, JD
- The George Washington University, 1992, BA, *magna cum laude*, Phi Beta Kappa

Admissions and qualifications

- Illinois
- Missouri
- US District Court for the Eastern District of Missouri
- US District Court for the Southern District of Illinois