

## Craig H. O'Neill

Partner

Philadelphia, PA  
t: 215.864.6309  
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Craig's extensive litigation experience helps him to examine and understand issues from various vantage points.

### OVERVIEW

Craig O'Neill has a broad range of experience handling construction and surety and other commercial litigation matters. Craig represents project owners, general contractors, subcontractors and design professionals in a wide range of matters, including construction delay and disruption claims, breach of contract claims, defective design and construction claims, and mechanics' lien claims in federal and state court. He regularly drafts and negotiates construction agreements and advises clients on construction contract management and administrative issues. Craig also routinely works with surety clients on an array of matters, including payment and performance bond claims and actions to enforce indemnity agreements.

Craig also counsels insurance company clients on complex coverage issues under general liability policies and other lines of coverage. He has extensive experience representing insurers in coverage litigation involving environmental pollution, asbestos and other hazardous substances, and construction defect claims. His broad litigation experience helps him to examine and understand issues from multiple vantage points.

Prior to joining the firm, Craig was with a regional law firm where he focused on handling commercial litigation and professional liability matters on behalf of design professionals.

### RECOGNITION AND INVOLVEMENT

Craig serves on the Board of Directors of the Philadelphia Surety Claims Association. He has volunteered as a "Big Brother" for Big Brothers and Big Sisters of America and also volunteers regularly at clinics held by the Senior Law Center to assist seniors in the preparation of life planning documents including simple wills and powers of attorney.

### PRACTICES

Construction and Surety  
Commercial Litigation  
Insurance Coverage and Bad Faith

### BAR AND COURT ADMISSIONS

Pennsylvania  
U.S. District Court for the Eastern District of Pennsylvania  
U.S. District Court for the Middle District of Pennsylvania  
U.S. District Court for the Western District of Pennsylvania

### EDUCATION

Villanova University School of Law, JD, 1999  
State University of New York - College at Oswego, BS, 1996

### MEMBERSHIPS

American Bar Association  
National Bond Claims Association  
Philadelphia Surety Claims Association

## REPRESENTATIVE MATTERS

Second Circuit Court of Appeals Affirms Summary Judgment in Favor of Arch Insurance Company  
5.12.21

Construction Group Wins Final Judgment on Indemnity Claims and Defeats Bad Faith Claims  
7.19.19

NY Federal Court Reaffirms White and Williams Win in Former Gas Plant Pollution Coverage Dispute  
5.17.18

Coverage Team Obtains Summary Judgment Based on Employer's Liability Exclusion  
6.13.17

Represented subcontractor in multifaceted litigation in Pennsylvania state court involving delays and construction issues on a 50-plus story hotel

Represented owner in litigation in Pennsylvania state court involving delays and construction issues concerning the design and construction of a new multi-story medical center

Obtained summary judgment in federal court in favor of surety client in regard to indemnity claims arising out of the construction of a minor league baseball stadium in Hartford, Connecticut

Successfully dismissed Mechanics' Lien Claim on preliminary objections on behalf of project owner client due to claimant's failure to conform to the requirements of the lien statute

Represented general contractor and its payment bond surety on a multi-million dollar Miller Act claim brought by a subcontractor involving claims for breach of contract and delay damages arising from a federal dam project on the Colorado River

Drafted and negotiated AIA construction contracts on behalf of a national fitness center franchise, a large Philadelphia co-op apartment building and dozens of other owners, contractors, subcontractors and design professionals

Represented insurers on complex, long-tail environmental and toxic tort insurance coverage actions in state courts and federal courts throughout the country

Represented subcontractor's performance bond surety on claims brought by the general contractor alleging breach of contract and defective work in connection with the construction of a multi-unit apartment complex

Represented excess insurer in a coverage dispute arising from the asbestos liabilities of a furnace manufacturer

Represented architect and engineering firm at a compulsory arbitration resulting in a defense verdict on claims of professional negligence and breach of contract

Prepared and successfully argued a motion for summary judgment on behalf of an engineering firm in a Pennsylvania state court action involving professional liability claims

## **EVENTS**

Philadelphia Surety Claims Association Presentation  
Philadelphia Surety Claims Association  
Philadelphia, PA, 9.17.25

## **PUBLICATIONS**

Five Frequently Overlooked Points of Construction Contracts  
*Construction and Surety Alert I*, 9.24.21