R. Lee Mann III

Partner

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Services

Construction & Infrastructure

Construction Litigation

Litigation

Industries

Construction & Infrastructure

Lee Mann is the leader of Kilpatrick's Construction & Infrastructure Projects Team. The team has earned top national and state rankings from *Chambers USA* for the last 16 years, including two nationwide “Construction Team of the Year” awards. The team is ranked National Tier 1 in Construction Law and Litigation-Construction in the 2026 edition of *Best Law Firms*® and Tier 1 in Construction (including Construction Litigation) in the 2025 edition of *Legal 500 US*.

Lee’s father and grandfather were general contractors, and he grew up working on construction projects. As a lawyer, he has focused his practice almost exclusively on construction and government contracting law, including mechanic’s liens and bond claims. He has mediated, arbitrated, and litigated a wide variety of large and complex construction claims for owners, contractors, subcontractors, and suppliers on public and private projects throughout the United States and internationally, including gas pipelines, energy projects, hydroelectric facilities, road and bridge projects, pulp and paper projects, large dams, drinking water and wastewater treatment plants, hospitals, manufacturing facilities, commercial projects, condominiums, schools, casinos, military installations, and convention centers.

For instance, Lee has represented:

- An EPC contractor in the prosecution of claims in an ICC arbitration arising from a $2 Billion pulp project in South America;
- Contractors in the prosecution of claims on large gas pipeline projects in Louisiana, Texas, Illinois, Indiana, West Virginia, Pennsylvania, Ohio, North Carolina, South Carolina, and Georgia;
- The contractor in recovering $40 Million from the Corps of Engineers on the Seven Oaks Dam project in Southern California;
- The construction manager in successfully defending more than $50 Million in claims from contractors on the Phase IV Expansion of the Georgia World Congress Center;
- The owner in defeating more than $40 Million in claims on the $3.5 Billion Boston Harbor Project;
- The contractor in the successful defense of five lawsuits seeking more than $40 Million in damages arising from hospital projects in Florida, Georgia, and Texas;

- A hydroelectric supplier in litigation in the successful defense of lawsuits and arbitrations in California, Arkansas, and Connecticut;
- Highway contractors in litigation against the Georgia Department of Transportation and Caltrans; and
- A heavy civil contractor in the defense of $200 Million in claims brought by a *qui tam* plaintiff under the False Claims Act.

Lee is especially familiar with mechanic's lien law and bond law, having prosecuted or defended more than 100 mechanic's lien and payment bond claims. Lee is the co-author of the Georgia chapter of *Fifty State Construction Lien and Bond Law*, and he has prepared the annual updates for it from 1997 to the present. He is also the author of the Georgia chapter of the *State-by-State Guide to Design and Construction Contracts and Claims*, including its annual updates since 2006.

Lee is a Fellow of The American College of Construction Lawyers. He was recognized in *The Best Lawyers in America*® for Construction Law in 2027 and the 14 years immediately preceding. Lee is listed in the 2026 and the nine years immediately preceding editions of *Chambers USA: America's Leading Lawyers for Business* in the area of Construction and he is listed in the 2024, 2025 and 2026 editions as #1 in the area of Construction Law. He was also recognized in the 2010, 2012 and 2016-2025 editions of *Legal 500 US* for Construction. In 2026, Lee received *Lexology*'s Client Choice Award which recognized him as a law firm partner who stands apart for the excellent client care he provides and the quality of his service. He has been listed repeatedly in *The International Who's Who of Business Lawyers* for Construction and is AV® rated by Martindale-Hubbell.*

Lee enjoys the outdoors. Like his two sons, brother, father, and stepfather, Lee is an Eagle Scout. Lee was the Cubmaster for almost 200 Cub Scouts in Pack 298 for five years and then the Scoutmaster for 60 Boy Scouts in Troop 298 for six years. He now serves as the Committee Chair for both Pack 298 and Troop 298. He also serves at the Life-to-Eagle Advisor for Troop 298. In his roles as Scoutmaster and Life-to-Eagle Advisor, Lee has helped over 60 Scouts earn the rank of Eagle Scout.

Experience

Represented one of the world's largest suppliers of hydroelectric equipment and defended and asserted claims involving a hydroelectric project near San Diego, California. The dispute involved claims exceeding $30 Million among the owner, designer, equipment supplier, and contractor.

Represented the public owner on the largest construction project undertaken in the United States. We worked with the owner's team, including local counsel, since 2005 defending major contractor claims involving differing site conditions, impacts and inefficiencies associated with excavation work and other alleged delays and changes. In the same manner as FIDIC-format construction documents provide, all project disputes are presented to a disputes review board (DRB). Our extensive DRB experience preparing, evaluating, presenting and defending claims has been particularly beneficial to the public owner.

Represented a Florida construction company, specializing in contracting and construction management services, in defeating claims by *qui tam* plaintiff under the False Claims Act arising from the construction of the Seven Oaks Dam in Southern California. The district court for the District of Columbia granted our motion for summary judgment on the plaintiff's claims, and the court of appeals for the D.C. Circuit affirmed. No money was awarded to the plaintiff.

Represented a pipeline contractor in a Texas state court in the defense of $40 Million in claims asserted by a pipeline owner and the assertion of a $14.8 Million counterclaim against the pipeline owner arising from the

construction of a 31-mile pipeline project in Indiana and Illinois. During the course of this representation, we obtained rulings that: the pipeline owner was guilty of spoliation of its project emails; the pipeline owner was guilty of spoliating the surplus pipe from the project; the pricing terms in the contract were unambiguous and applied regardless of the actual costs incurred by our client, which eliminated the owner's primary defense to $2.8 Million of the claims asserted by our client; excluding evidence of settlement offers made by our client, which the owner intended to use as admissions of liability; denying the owner's motion for summary judgment on our client's claim for interest under the Texas Prompt Pay Act; and prohibiting the owner's damages expert from opining that our client was responsible for the vast majority of the owner's claims. The pipeline owner and our client subsequently settled the claims between them. The terms of the settlement are confidential.

Represented the Massachusetts Water Resources Authority (MWRA) on the U.S. $4 Billion Boston Harbor Project, which involved over 100 separate design and construction contracts, and during the peak of construction was one of the largest public works projects in the United States. The treatment plant and associated facilities on Deer Island in Boston Harbor provide 61 communities and 2.5 million people with state-of-the-art wastewater treatment with a capacity of over 900 million gallons per day. Construction included new primary and secondary treatment plants, a new headworks, a sludge-to-fertilizer plant, a dedicated power plant, a 5-mile inter-island tunnel and a 9.5 mile effluent outfall tunnel. As a fully integrated member of MWRA's management team, worked directly with the MWRA's legal and technical staff on a day-to-day basis to avoid as many problems as possible and to resolve quickly and efficiently those problems that could not be avoided during the construction of a massive tunnel/wastewater project.

Represented a pipeline contractor in Texas state court against one of the largest pipeline owners in the United States arising out of a 135-mile pipeline crossing Louisiana. The pipeline owner claimed damages against our client in excess of $45 Million, plus attorneys' fees, costs, and interest. Our client asserted a counterclaim against the pipeline owner in excess of $51 Million, plus attorneys' fees, costs, and interest. We settled the dispute on terms that, at the owner's request, are confidential.

Represented one of the world's largest suppliers of hydroelectric equipment in the defense and prosecution of a claim involving a hydroelectric project in Minnesota.

Represented a pipeline contractor in Alabama federal court against two affiliated subcontractors. The subcontractors asserted over $15 Million in claims against our client. We moved to dismiss one of the subcontractors' claims on the grounds of improper forum. The court granted our motion, and the parties later settled the claims on favorable terms for our client. The terms of the settlement are confidential.

Represented an international construction company in claims against the U.S. Army Corps of Engineers arising from the Seven Oaks Dam in Southern California. The Seven Oaks Dam was, at the time, the largest civil works project under construction by the Corps and is the largest earthen dam ever built in North America. The client encountered differing site conditions and defective specifications during construction of the dam and filed to recoup the extra costs it incurred. After we successfully tried several claims before the Armed Services Board of Contract Appeals, the Corps agreed to mediate the client's largest claim which stemmed from the placement of

15 million cubic yards of material on the dam. The mediation was successful and the Corps ultimately agreed to resolve all of the outstanding claims on the dam, with a total recovery for the client in excess of $40 Million.

Education

University of Georgia School of Law J.D. (1995) *magna cum laude,* Managing Editor of *Georgia Law Review, Order of the Coif, Woodruff Scholar*

Georgia Institute of Technology Bachelor of Industrial Engineering (1985) *with highest honors*

Admissions

Georgia (1995)

Florida (1996)

Court Admissions

Supreme Court of Florida (1996)

Supreme Court of Georgia (1995)

U.S. Court of Federal Claims (1997)

U.S. District Court for the Middle District of Georgia (1997)

U.S. District Court for the Northern District of Florida (2008)

U.S. District Court for the Northern District of Georgia (1995)

U.S. District Court of the Eastern District of Arkansas (2009)

Professional & Community Activities

Georgia Law Review, Managing Editor

American College of Construction Lawyers (ACCL), Fellow

Boy Scout Troop 298, Troop Committee Chair and past Scoutmaster

Cub Scout Pack 298, Pack Committee Chairman and past Cubmaster

Insights

News Releases

Kilpatrick Attorneys Once Again Earn Outstanding Recognitions in 2027 Edition of The Best Lawyers in America®

August 20, 2026

News Releases

Kilpatrick Attorneys Earn 102 Rankings in 2026 Chambers USA and Global Guides

June 5, 2026

News Releases

Kilpatrick Adds Leading Construction Energy Partner in Houston

February 4, 2026

News Releases

Kilpatrick Attorneys Earn a Record 100 Recognitions in 2025 Chambers USA

June 6, 2025

News Releases

Kilpatrick Attorneys Continue to Earn Distinction on Managing Intellectual Property's Prestigious IP Stars List

June 2, 2025