
W&S Wright, Constable & Skeen, LLP

Attorneys At Law

www.wcslaw.com | 410.659.1300 | 100 N. Charles Street, 16th Floor, Baltimore, MD 21201

Louis J. Kozlakowski, Jr., *Partner*

Direct Dial (410)-659-1314 | Fax (410) 659-1350 | Email lkozlakowski@wcslaw.com

Areas of Practice

Construction Law, Corporate & Business, Government Contracts, Insurance Defense, Litigation, Mediation/Arbitration, Surety & Fidelity



Lou Kozlakowski fixes things. That is what he is known for. Whenever something breaks at home or around the office, Lou is there with the right tool to take care of it. That type of problem solving mentality comes naturally to him, and is something he has become known for providing to his clients as well.

Mr. Kozlakowski centers his practice on commercial law, construction law and litigation providing a range of services to clients from preventative lawyering through dispute resolution. He is an experienced litigator distinguished for seeking resolution of disputes in a timely and efficient manner, often using alternative dispute resolution process. He has litigated matters before a variety of forums such as the American Arbitration Association (AAA), various Boards of Contract Appeals, the GAO as well as federal and state courts.

His legal success within the construction industry comes as no surprise to those who know him. People are best with subjects they are familiar with, and construction is a natural topic for Mr. Kozlakowski. He has litigated across the spectrum on construction projects including commercial buildings, condominiums, highway and bridge construction, hospitals, multifamily housing buildings, schools and waste water treatment facilities.

Mr. Kozlakowski is a lifelong Baltimore resident who proudly supports his local community. He has taught “Construction Law for Contractors” at the Community College of Baltimore County, Catonsville campus. He also is a frequent guest lecturer for professional and non-professional groups on construction related topics.

Lou is a family man outside of work who prefers spending free time with his wife, three daughters and grandchildren. However, don’t be surprised to find him at Home Depot preparing for his next project.

Representative Clientele

Lou represents owners, contractors, subcontractors, sureties, insurance companies, and individuals in commercial and construction related disputes. He has also represented Boards of Education and other Governmental entities in contract formation and constructions disputes.

Experience

- Government Accountability Office (GAO)
- Attorney General of Maryland, Contract Litigation Unit

Selected Professional Affiliations

- Maryland State Bar Association, Member, Public Contract Law Section
- American Bar Association, Member, Public Contract Law Section
- Associated Builders & Contractors – Baltimore Metro Area
- American Institute of Architects (AIA)

Community Activities

- Provides pro bono legal consultation to the Maryland Interscholastic Athletic Association (M.I.A.A.) and the Interscholastic Athletic Association of Maryland (I.A.A.M.)
- Counsel to the non-profit group “Rebuilding Together with Christmas in April”, which performs home repairs at no charge for the elderly and for low-income families.
- As seen in The Catholic Review “Baltimore Catholic Lawyer takes Hands-On Approach to Volunteering”
- MIAA IAAM – Athletic Girls/Boys Private Programs throughout Maryland – Pro Bono
- CCBC – Advisory Board – Construction Management, School of Applied & Information Technology
- Association of School Business Officials – Counsel to Building Information Modelling (BIM) Committee

Articles/Publications

Co-Author, “Mechanic’s Lien and the Maryland Trust Fund Law and the Maryland Prompt Pay Statute,” The Maryland Institute for Continuing Professional Education of Lawyers, Inc. (MICPEL).

Selected Presentations

“What to do when construction projects go bad” (2011-2012); “Maryland Public Contracts and Procurement” (2012); “AIA Contracts” (2012) presented by Lorman Business Institute, Inc. He also is a frequent guest lecturer for professional and non-professional groups on construction related topics. Adjunct Faculty, Community College of Baltimore County, teaching “Construction Law for Contractors.”

Recognitions

- Avvo Rated
- **Maryland Super Lawyers®**, for Construction/Surety, 2007-2015
- **AV Peer Review Rated, Martindale-Hubbell**
- **Martindale-Hubbell's** 2014 Washington D.C. & Baltimore’s Top Rated Lawyer

Education

- University of Baltimore, J.D. 1974
- University of Baltimore, B.S., *cum laude*, 1970

Bar Admissions

- Maryland State Bar
- U.S. District Court, District of Maryland
- U.S. Court of Appeals, Fourth Circuit