



Robert S. Schein

Partner
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Robert Schein focuses his practice on construction, governmental, municipal and real estate law and has extensive experience with construction owners, developers and contractors, municipalities and governments. Rob has represented numerous owners (public and private), contractors, designers, manufacturers and suppliers in all aspects of construction projects and disputes, including litigation, arbitration, contract dispute resolution, and contract negotiation and contract dispute avoidance. Rob has considerable experience involving noteworthy construction projects, including roads and bridges, hospitals and surgery centers, manufacturing plants, mixed-use projects, city, state and federal public works projects, commercial projects, schools and universities, alternative energy projects, performing arts centers, parks and trails and sporting facilities. Rob has pursued and defended all types of complex claims including claims for defects, delay, acceleration, bonds and liens, change orders, termination and breach of contract that have ranged from several thousand dollars to claims in excess of one hundred million dollars.

Having been involved in all aspects of the dispute process has provided valuable experience in managing risk when drafting and negotiating contracts both for public entities and private ones.

Rob also represents municipalities and governmental entities in all facets of their legal needs. He has served as City attorney and outside legal counsel to the city councils and other boards, including redevelopment commission, plan commission, board of zoning appeals, economic development corporation, parks board and community development corporation. His experience has included general counsel roles of managing legal needs, contract drafting and negotiating, drafting and review of ordinances and resolutions for City government, drafting and negotiating construction and economic development agreements, managing and handling litigation involving construction, employment, land use, annexation, zoning and general contract dispute matters. Rob has also been involved in a number of economic development and public finance projects, and has been involved from the conception of providing various incentives for those projects through completion.

Rob has additionally represented all types of businesses involving general day-to-day business needs and issues, as well as specific growth needs. One of the most enjoyable aspects of Rob's practice is being able to meet with clients and their team in order to understand better their businesses and their needs. Rob finds this aspect as critical in being able to assist clients in accomplishing their goals and solving their problems.

Services

- Construction Industry
- Corporate & Transactional
- Municipal & Government
- Litigation
- Real Estate
- Real Estate Construction

Education

- Indiana University Robert H. McKinney School of Law (J.D., 1997)
- Indiana University (B.A., 1992)

Bar Admissions

- Indiana

Court Admissions

- U.S. District Court for the Northern District of Indiana
- U.S. District Court for the Southern District of Indiana
- Supreme Court of Indiana

Affiliations/Memberships

- Boone County, Indiana Economic Development Corporation Board, 2012-2018; 2013-2016 (Executive Committee)
- Indiana State Bar Association - Construction & Surety Law Section, 2004 - 2006 (treasurer); 2006 - 2008 (secretary); 2010 (vice chair); 2011 - 2012 (chair-elect); 2012 - 2014 (chair); 2015 - 2016 (immediate past-chair)
- Zionsville Boys & Girls Club Board, 2011 - present; 2014- 2015 (vice president); 2017 - 2020 (president); 2021-present (executive committee)
- Zionsville Precinct Committeemen, 2005-present
- Zionsville Consolidation Transition Committee Member - Member of Governance and Land Use Subcommittees, 2008-2009
- American Bar Association - Forum on the Construction Industry, Litigation, and Real Property Sections (member)
- Indiana State Bar Association - Construction Law, Litigation and Probate and Real Estate Sections (member)
- Indianapolis Bar Association- Commercial Law and Bankruptcy Section (member)
- Boone County and Hamilton County Bar Association (member)

- Zionsville Presbyterian Church (member and former Member of Hispanic Task Force Committee)
- Neighborhood Christian Legal Clinic (volunteer)
- Several Local and Statewide Republican candidates (volunteer)
- Bruins Baseball Coach, 2016 - 2017
- Zionsville Baseball Club Coach, 2017 - 2019
- Zionsville Little League Baseball and Softball Coach, 2006 - 2015
- Zionsville Youth Soccer Association Coach
- Zionsville Youth Football League Coach, 2012 – 2018

Distinctions

- Indiana *Super Lawyers*®, 2014-2023
- "Distinguished Hoosier Award" issued by Governor Mitch Daniels, 2010
- Indiana *Rising Stars*®, 2009-2010

Publications

July 13, 2023

Show Me the Money: Plan Now or Be Prepared to Pay More Later

September 8, 2021

Open Door Law Update: "Declared Emergency" Virtual Meetings Continue Under Governor Holcomb's Eighteenth Renewal of the Public Health Emergency Declaration

August 9, 2021

Court Bulldozes Indiana Contract Provision Requiring Florida Litigation

May 19, 2021

Public Access Alert: New Law Permits Electronic Meetings, but Requires Planning

February 26, 2021

Indy's Amazon HQ2 Records Shielded by APRA (and What it Means for Local Economic Incentive Records)

February 1, 2021

Emergency Public Works Project? In Addition to Obtaining Bids, Declare the Emergency on the Record

July 22, 2020

Preserving (or Defeating) Mechanic's Lien Rights Amid COVID-19

July 19, 2020

Local Governments at Risk if Agent Waives Notice Requirement Under the Tort Claims Act

May 21, 2020

Exceptions to Indiana's Open Door Law and Access to Public Records Act Extended Until June 13, 2020

May 14, 2020

Exceptions to Indiana's Open Door Law and Access to Public Records Act Set to Expire on May 23, 2020

April 3, 2020

Indiana's Public Access Laws Further Suspended in Response to COVID-19

March 26, 2020

COVID-19: What Every Construction Owner and Entity Should Do Right Now

March 21, 2020

During a COVID-19 Public Health Emergency, What Constitutes an "Essential Matter," Thus Warranting a Public Meeting by Local Governmental Entities?

March 20, 2020

Indiana's Public Access Counselor Provides Open Door Law ("ODL") Guidance Following Governor Holcomb's Most Recent COVID-19 Executive Order

March 18, 2020

Indiana's Open Door Law ("ODL") Partially Suspended in Response to COVID-19

November 6, 2019

Indiana's "Little Miller Act" Alleviates Concern that Public Works Projects Remain Immune to Mechanic's Liens

June 24, 2019

Mechanic's Liens Remain Unavailable to Certain Construction Suppliers

May 1, 2019

Investigatory Records Exception to Indiana's Access to Public Records Act ("APRA") Analyzed by Court of Appeals

March 19, 2019

Immunity under the Indiana Tort Claims Act ("ITCA") unavailable to government entity after student murdered away from school premises

February 7, 2019

AIA form documents offer predictability, cost-savings to contractors and subcontractors

December 13, 2018

Court's finding that property violated Indiana's Unsafe Building Law provides best practices to local units of government

June 5, 2018

Community Crossings Program provides matching grant funds for local roads and bridges

May 7, 2018

Local Trax" Program provides local entities a resource for improving rail grade crossings