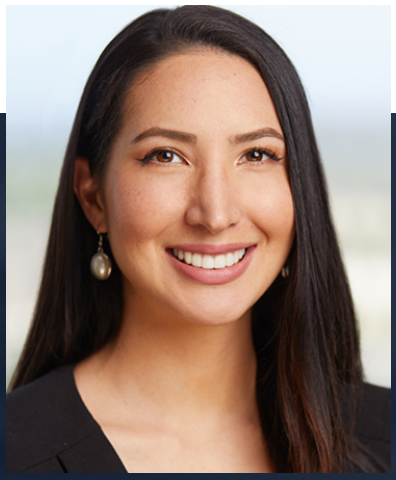


Vanessa Triplett Kuchulis

Partner

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"Great advocacy isn't just about knowing the law. It's about understanding what matters, thinking several steps ahead, and choosing the right battles. My goal is simple: delivering results that make a meaningful difference for my clients."

Vanessa Triplett Kuchulis helps businesses navigate complex disputes, manage risk, and protect their financial interests. Her practice focuses on commercial real estate and construction litigation, complex commercial disputes, high-exposure tort defense, and contract drafting and negotiation. She regularly advises clients on matters involving commercial property transactions, leasing, access and right-of-entry issues, redevelopment, construction defects, project delays, and contractual disputes.

Vanessa represents clients across a broad range of industries, including energy, construction, commercial real estate, transportation, manufacturing, healthcare, and technology. She has handled multimillion-dollar disputes in state and federal courts, arbitration, and mediation, including complex contract claims, construction disputes, and high-exposure litigation involving catastrophic personal injury and wrongful death.

She also drafts and negotiates sophisticated construction and commercial agreements, including engineering, procurement, and construction (EPC) agreements, AIA contracts, and other customized agreements governing commercial properties and construction projects, drawing on her litigation experience to anticipate risks and strengthen contractual protections. For renewable energy and infrastructure development projects, these agreements address project delivery, performance obligations, risk allocation, and dispute resolution.

Recognized by her peers for her work in real estate litigation, Vanessa was named the **2027 "Lawyer of the Year" for Litigation – Real Estate in Portland by *The Best Lawyers in America®***, a distinction awarded to just one attorney in each practice area and geographic region. She has also been recognized by *Best Lawyers* for construction litigation and by *Oregon Super Lawyers* as a Rising Star.

Known for her strategic thinking, responsiveness, and practical approach, Vanessa understands that successful advocacy requires more than winning legal arguments—

Education

J.D., University of Michigan Law School, 2015

- Executive Editor, *Michigan Journal of Race & Law*
- Student Attorney, Michigan General Clinic
- Domestic Relations Mediation Clinic

B.A., University of California, Santa Barbara, Asian American studies and English, *magna cum laude*, 2010

- Academic Achievement Award

Bar Admissions

Washington, 2024
Oregon, 2015

Court Admissions

U.S. District Court, Eastern District of Washington, 2026

U.S. District Court, Western District of Washington, 2024

U.S. District Court, District of Oregon, 2015

it requires achieving results that make business sense. She works closely with clients to understand their priorities, develop effective strategies, and resolve disputes efficiently while minimizing unnecessary expense and disruption.

Beyond her practice, Vanessa is actively involved in Oregon's legal and business communities. She serves on the Executive Committee of the Oregon State Bar Construction Law Section and the Board of Directors of the Oregon Asian Pacific American Bar Association, where she previously served as Treasurer. She also serves on the Board of Directors of The Red Gala.

Professional Activities

- Oregon Asian Pacific American Bar Association
  - Board of Directors, 2021-present
    - Treasurer, 2022-present
  - Representative to Oregon Judicial Diversity Coalition (OJDC)
- Oregon State Bar
  - Construction Law Section, Executive Committee, 2022-present
  - Oregon New Lawyers Division (ONLD), Past Executive Board Member

Civic Activities

- Asian Pacific American Network of Oregon (APANO)
  - Property Development Advisory Committee, Member
- The Red Gala
  - Board of Directors, 2022-present

Representative Experience

Energy & Infrastructure

- Represented the owner and developer of a biogas facility in parallel construction disputes in Oregon and Arizona involving complex contractual claims, project performance issues, and construction-related disputes.

Real Estate Litigation

- Successfully defended real estate brokers against claims involving alleged failures to disclose material property conditions, obtaining dismissal of all claims on summary judgment and an award of attorney fees in favor of the client.
- Represented property owner in real estate sale dispute, securing favorable six-figure settlements through strategic pre-litigation investigations and negotiations.
- Represented commercial landlords and tenants in disputes involving the enforcement and defense of commercial lease provisions for retail spaces in shopping centers and malls, including claims arising from lease obligations, defaults, and contractual rights.

Construction

- Represented a commercial lumber manufacturer in litigation involving construction defects, project delays, and contractual disputes arising from the reconstruction of a manufacturing facility following a fire.

Languages

French

- Represented the owner of an apartment complex in terminating a plumbing contractor who performed defective and untimely work on a multi-building re-pipe and drafted new, multi-million-dollar contract to engage replacement contractor.
- Represented a general contractor and owner in negotiating the release of 20+ liens from subcontractors on largescale commercial project.
- Represented an electrical subcontractor in a complex federal construction dispute involving payment claims against the general contractor and project owner arising from project delays, material price escalation, change orders, and increased construction costs.

Commercial & Tort Litigation

- Defended transportation and trucking companies in high-exposure litigation involving catastrophic personal injuries and wrongful death claims, including complex disputes involving commercial vehicle operations and significant potential liability.
- Represented Oregon higher education institutions in complex litigation involving multimillion-dollar claims asserted by the U.S. Department of Veterans Affairs concerning veterans' education benefits.

Publications

- "Recent Developments in Oregon's Renewable Energy Efforts," Oregon State Bar, *Construction Law Newsletter* (Fall 2022)
- "'Home Sweet Home': The Impact of Urban Growth on Real Estate Property Disclosures in Oregon," Miller Nash, *From the Ground Up* (Mar. 2022)
- "Getting Paid During the Pandemic and Beyond: Important Contract Provisions for Subcontractors and Suppliers," National Association of Minority Contractors—Oregon, *NAMC-OR Newsletter* (Winter 2020)
- "Dealing With the Ups & Downs: The Importance of Price Escalation Clauses in Construction Contracts," National Association of Minority Contractors—Oregon, *NAMC-OR Newsletter* (Summer 2019)
- "Chapter 5: Local Practice in the District of Oregon—2017," *Practicing Law in Oregon*, Oregon State Bar, coauthor (Jan. 2017)

Presentations

- "For the Public Good: Sharpening Your Skills Through Pro Bono Practice," Multnomah Bar Association, CLE, panelist (Nov. 2019)
- "Rule 21 & Other Responsive Motions," Multnomah Bar Association, CLE (Oct. 2019)
- "Getting Paid and Protecting Your Company During a Construction Project," Miller Nash Graham & Dunn, Construction Roundtable Series (Oct. 2018)

Recognition & Honors

- Selected for inclusion in *The Best Lawyers in America*® (Portland, OR)
  - Litigation—Construction, 2027-present
  - Litigation—Real Estate, 2026-present; "Lawyer of the Year," 2027
- Selected for inclusion in *Best Lawyers: Ones to Watch*® (Portland, OR)
  - Commercial Litigation, 2024-2025
  - Construction Law, 2024-2025
  - Litigation—Construction, 2022-2025
- Selected for inclusion as an Oregon Super Lawyer—Rising Star, 2020-present
- Oregon New Lawyers Division Member Service Award, 2018
- United States District Court, District of Oregon—Certificate of Appreciation for Contribution to Pro Bono Program, 2018

Personal Activities

Outside the office, Vanessa enjoys getting creative with art projects, traveling around the world, and spending time with her husband, daughter, and their dog, Sansa (named after the *Game of Thrones* character).