

**ELIZABETH A. TIPPIN, ESQ., FCIArb, LEED AP**  
50 California Street, Suite 1500  
San Francisco, California, 94111  
415.835.1332  
[etippinlaw@gmail.com](mailto:etippinlaw@gmail.com)

**Elizabeth A. Tippin** is recognized as an expert on dispute resolution in the construction, environmental and energy arenas. She has been appointed as an Administrative Law Judge, Arbitrator, Mediator, Special Master, Dispute Resolution Board Member and Partnering Facilitator for over 1500 projects. Her background includes over thirty years of experience as an attorney, providing private general counsel legal services to design professionals, contractors and owners. She was Adjunct Faculty for 17 years, teaching design and construction law and has lectured extensively on dispute resolution. She was appointed as a 2020 and 2021 Northern California Super Lawyer for Alternative Dispute Resolution and received the Award for Distinguished Contribution to the Field of Mediation from the Mediation Society. She is known for thorough preparation, technical knowledge, exceptional listening skills, calming influence, and impartiality.

## **BACKGROUND**

Over thirty years of experience as outside general counsel to architecture, engineering, sustainable design and related design professional firms, contractors and owners. Experience includes preparation and negotiation of domestic and international contracts, including AIA Documents, FIDIC and Consensus Docs; risk management consultation and strategy; general business and employee relations; and representation in negotiation, mediation, arbitration and litigation. Experience includes both public and private projects involved with various project delivery methods, including fire stations, police stations, airport, transit, water and wastewater projects, solar and alternative energy, wind power projects, museum, school and university, highway and bridge construction, sewage treatment plants, tunneling and micro-tunneling pipe projects, convention centers, banks, theaters, hotels, retail, residential and mixed-use commercial/residential projects.

## **NEUTRAL EXPERIENCE**

Administrative Law Judge, California Department of Administrative Hearings, five years of experience conducting hearings, arbitrations and mediations for disputes between state agencies and public parties.

Arbitrator/Mediator: Appointed as Chair, Panel, and Sole Arbitrator, and Mediator for over 1500 cases including public and private construction and energy projects with disputes between owners, design professionals, contractors and subcontractors. Scope of the projects included heavy civil and vertical construction involving a variety of project delivery methods, including P3 and Design Build, and a range of issues encompassing design error and omission, construction defect, delay and acceleration impact claims; change order evaluation, fee disputes, additional services analysis; environmental site assessment, hazardous waste, mold, contamination; fire; flood, landslides; land use issues; LEED sustainability; Americans with Disabilities Act claims and insurance coverage disputes. Member of numerous ADR panels including American Arbitration Association, Commercial, Construction and Large/Complex Construction Panels; California Contractors State License Board Arbitrator Panel; USCIB Arbitration and Mediation Panel, United States Bankruptcy Court Mediator Panel; and the U.S. District Court Northern District Mediation Panel.

Project Neutral: Appointed as Chair and Member of Dispute Boards and Partnering Facilitator to avoid and resolve disputes while the project was ongoing. Representative projects include:

DRB Member, Sound Transit, Downtown Redmond Link Extension Light Rail Project, Redmond, Washington, \$729M

DRB Member, San Gabriel Valley Council of Governments, Fullerton Road Grade Separation Project, City of Industry, California, \$82M

Chair of the DRB, Caltrans, State Route One /19<sup>th</sup> Ave Rehab project, San Francisco, CA, \$14M

DRB Member, Caltrans, Bay Bridge/Highway 80, 880, 580 Highway/Bridge Rehab Project, Alameda County, CA, \$16M

DRB Member, Caltrans, Hwy 101/280 Highway/Bridge Project, San Francisco, CA, \$10M

DRB Member, Omnitrans, Transportation Center, San Bernardino, CA, \$11M

Partnering Facilitator, San Francisco International Airport, Police Training Facility, \$11M

Partnering Facilitator, San Francisco Parks and Recreation, Sergeant John Macaulay Playground, Renovation and New Structures, \$1M

Partnering Facilitator, San Francisco International Airport, Airport Wide Uninterrupted Power Supply (UPS) Replacement and Upgrade, \$2M

Partnering Facilitator, San Francisco International Airport; SFO Materials Testing Lab, \$5M

Partnering Facilitator, San Francisco International Airport, SFO Duty Managers Office, \$500K

## **BACKGROUND AND EDUCATION**

Principal, Elizabeth A. Tippin Law & ADR	1997- Present
Adjunct Professor, Architecture Department, Academy of Art University	2003 - 2019
Administrative Law Judge, California Office of Administrative Hearings	2000 - 2005
Litigator/Mediator/Arbitrator, Pandell Novich & Borsuk	1990 - 1997
Litigator, Lynch Loofbourrow Helmenstine Gilardi & Grummer	1984 - 1990
Clerk, California Court of Appeals, Judge Raccanelli and Holmdahl	1982
J.D., Golden Gate University, School of Law	1983
B.F.A., Arizona State University	1975

## **PROFESSIONAL LICENSES AND CERTIFICATIONS**

California State Bar, License No. 113253  
California State Bar, Special Master Panel Certification 2005-2017  
U.S.G.B.C. LEED, AP Legacy, 2009  
US Coast Guard HAZMAT 24 Certification  
FEMA ICS 100 Certification  
NOAA, Farallones Marine Sanctuary Surveyor Certification

## **ALTERNATIVE DISPUTE RESOLUTION TRAINING**

AAA ongoing training programs for arbitration and mediation skills, from 2008 to the present  
The Mediation Society, ongoing training for advanced mediation skills from 1998- present  
Caltrans DRB and DRA Training 2009, 2010, 2013, 2014, 2016, trainer 2018  
Dispute Resolution Board Foundation, DRB Advanced Chair Training 2013; Trainer Annual Conference, 2018;  
Trainer, JAVA, Indonesia, 2018, Trainer, Sanul, Bali, 2017, speaker at numerous conferences  
Chartered Institute of Arbitrators, Training and Testing for Fellow Membership, 2017  
International Federation of Consulting Engineers (FIDIC) Training and Testing for Module 3, Dispute Boards, 2017  
Colorado DOT, DRBF Administration and Practice Training 2013  
National Arbitration Forum, Advanced Arbitrator Training 2007  
Contractors State Licensing Board, Advanced Arbitrator Training, 2003, 2007  
Partnership, Reference, and DRB's, State Bar Annual Meeting 2006  
National Arbitration Forum, Construction Panel Training 2005  
Contractors State Licensing Board, Advanced Arbitrator Training 2004

California First District Court of Appeal Advanced Mediator Training 2003  
California Office of Administrative Hearings Administrative Law Judge Training 2000-2005  
California First District Court of Appeal Mediator Training 2000  
Equal Employment Opportunity Commission Mediator Training 1998, Trainer Mock Mediation Program  
Center for Mediation in Law Mediator Training 1996  
State Bar Attorney Client Fee Dispute Arbitrator Training 1995  
California Community Dispute Services Mediation/Arbitration Training 1992  
Bar Association of San Francisco, Advance Mediator Training 1991  
United States Arbitration and Mediation Neutrals Training 1990

## PROFESSIONAL ACTIVITIES

Dispute Resolution Board Foundation, member Board of Directors, President Region One 2020  
Chartered Institute of Arbitrators, Achieved Fellow status 2017  
California International Arbitration Council, Inc. (CIAC), Board of Directors, 2018 – present  
Arbitral Women, Member  
State Bar of California, Member, Appointed Special Master, Member Real Property Law Committee  
American Bar Association, Member, Dispute Resolution Committee and Construction Law Forum  
The Mediation Society, Founding Member and Past President  
Bar Association of San Francisco, Past Chair of the Arbitration Committee  
American Institute of Architects, Member Board of Directors 2014-2016  
Northern California International Arbitration Club, Member  
U.S. Green Building Council, LEED Accredited Professional (AP) 2009

## SPEAKING/PUBLICATIONS

P3 Airport Conference, Effective Use of DRBs on Airport Projects, Speaker, 2020  
CMAA 2020 Convention, *Innovative Ways to Resolve Disputes Using DRBs*, Speaker, 2020  
Convention, Sports, Entertainment Convention, *Using DRBs to Avoid and Resolve Disputes*, Speaker, 2020  
P3 Water Summit, *Innovative ways to Avoid Construction Disputes*, Using DRBs; Webinar Speaker, 2020, 2021  
DRBF, *The Effect of Covid 19 on DRBs*, Webinar speaker, 2020  
P3C - Conference, *Win Win Strategies - Effective Use of DRBs*, Speaker, 2019  
*The Puzzle: DRBs and Partnering*, Speaker, Construction Super Conference, 2018  
Destination, Australia and Cambodia: Construction and ADR, Article, Bar Association of San Francisco Recorder  
*Stop the Pain- Using DRB's*, Article, ABA Just Resolutions  
*Construction ADR Tools in the Field, paper and presentation*, ABA Annual Meeting  
*A Field Guild for Dispute Resolution in Construction Projects*, Speaker, American Institute of Architects  
*The Twinkie Defense Applied to ADR Cases*, Speaker, The Mediation Society  
*Getting to Yes-Using ADR Effectively*, Speaker, Bar Association of San Francisco  
*Zen and the Art of Mediator Selection*, Speaker, California State Bar Annual Meeting  
*Negotiating at the Mediation Table: Nine Steps to Achieving a Better Outcome*, AIA/SF  
*Negotiating Fee Disputes in the Bankruptcy Era*, Speaker, American Institute of Architects  
Intensive Advocacy Trial Program, Faculty, University of San Francisco  
*Mediation Tips and Strategies*, speaker, American Institute of Architects  
*The Paradigm Shift in Conflict Resolution Methodology*, Article, Common Ground Magazine  
*Race, Gender, and Culture in ADR*, speaker, California State Bar, Annual Meeting  
*Mastering Stellar Negotiations Skills I, II and III*, speaker, Queens Bench Bar Association  
*Conflict Resolution Strategies*, speaker, American Institute of Architects  
*Mediating Criminal Cases*, speaker, Stanford Law School  
*Mediating Multi-Party Disputes*, speaker, Golden Gate University  
*Americans with Disabilities Act*, speaker, Victor O'Schinnerer Invited Attorneys Conference  
*Developing a Mediation Practice*, speaker, San Francisco Barristers Club  
*Using Mediation to Resolve Fee Disputes*, speaker, American Institute of Architects  
*Conflict Resolution and Personality Type*, 2-day seminar, Bar Association of San Francisco  
*Mediation Isn't As Easy As Clicking Your Heels*, Article, Common Ground Magazine