

Aaron Gruber represents local, domestic, and international owners (public and private), developers, design professionals, and general contractors in the resolution of disputes relating to delays and acceleration, cost overruns, mechanic's liens (including clearing title and resolving lien priority issues), stop notices, construction defects, coverage disputes, code compliance, and design liability. He also frequently provides pre-litigation consultation to eliminate or reduce future conflicts.

Additionally, Aaron advises clients in the drafting and negotiation of construction and design agreements and compliance with jurisdictional requirements for the performance of construction and design services.

Aaron is also a certified mediator, specializing in the resolution of construction and real estate disputes.

Aaron is a licensed civil engineer in the state of California. After graduating from college, he worked as a structural engineer in Southern California (designing and overseeing the construction of both residential and commercial structures) and at a consulting firm where he consulted on the completion of construction projects for performance bond sureties.

Aaron has been an adjunct professor at San Francisco State University and coauthored a three-volume treatise on engineering evidence and a civil practice treatise chapter on expert witnesses. He frequently lectures on issues involving construction litigation and preventative measures available to avoid construction claims. He is a former chair of the board of the Bay Area chapter and advises the national board for the ACE Mentor Program (a national mentoring program focused on introducing high school students to professions in the construction industry and providing scholarships to pursue the same). He is a member of the American Bar Association (Forum on the Construction Industry) and has been recognized as a Northern California Super Lawyer for construction litigation.

## **PRIOR EXPERIENCE**

Prior to forming Ralls Gruber & Niece, Aaron worked for over 15 years with large international law firms where he obtained extensive experience managing complex litigation matters and drafting construction agreements. A representative list of matters from both Ralls Gruber & Niece and prior firms is listed below:

**University projects:** Advised university counsel and litigated several matters involving disputes on large university construction projects.

**Large Public Works projects:** Advised contractor clients regarding dispute review board hearings and litigated matters arising out of large transportation projects in California.

**Private development:** Negotiated agreements and litigated disputes related to private large scale residential development projects.

**Miscellaneous hospital projects in California:** Drafted and negotiated contracts for the design, construction and management of hospitals and medical buildings.

**Public Private Partnership:** advised client on issues related to contract interpretation, performance of work, and management of the claims process under a Public Private Partnership agreement in California.

**Multi-billion dollar Nevada development:** Advised owner on disputes arising out of the \$8.5 billion CityCenter development, including cost claims, delay claims and construction defects.

**Tenant improvement work and telecommunication upgrades:** Advised owner on disputes involving the seismic retrofit and abatement of an eight-story laboratory sciences building and the construction of a campus-wide telecommunication upgrade project.

**Hospital construction:** Advised contractor and surety on disputes related to the design and construction of a hospital building and the design and construction of a public safety facility.

Senior Care facility construction: Advised owner in a dispute over the design and construction of a multistory elder care facility.

Telecommunication disputes: Advised contractor in a dispute over telecommunication networks, including the construction of substations and the installation of underground conduit on public property

Entertainment complex: Advised contractor in a dispute over the design and construction of multiuse commercial structure housing both theaters and retail.

Residential development: Advised large developer/contractor in a dispute over multi-plaintiff homeowner suit involving litigation of complex indemnity and additional insured claims.

#### **PUBLICATIONS (prior and current firms)**

Nevada Civil Procedure Manual (6<sup>th</sup> Edition; 2016) – Chapter Author: Expert Witnesses

California Expands Use of Construction Manager at-Risk to Counties on Projects Over \$1 Million - January 2014

Foreign Forum Selection Clauses: Limitations on Enforceability - October 2013

Keep Watch Of Calif.'s Health Care Construction Bill, Law360 - August 8, 2013

California Hospitals and Health Care Systems Beware: Proposed California Bill Would Require Payment of Prevailing Wages on Construction Funded by Conduit Revenue Bonds - August 2013

California Decision Approves Shortening Statutes of Limitation and Eliminating the Discovery Rule Via Contract - June 2013

Forum-Selection Clauses: Limitations on Enforceability - May 2013

#### **RECENT SPEAKING ENGAGEMENTS**

AIA Contract Document Seminar - 2011, 2014

Construction and Insurance Strategies to Manage Risk on Capital Improvement Projects - 2013

Construction and Energy Legal Updates - 2012, 2013, 2014

Construction Documentation: Preparing Effective Job Records - 2012, 2013, 2014, 2015, 2016

#### **EDUCATION**

University of California, Hastings College of the Law (J.D. 2000)

California State University, Long Beach (M.S. in Civil Engineering 1997, construction management emphasis)

California Polytechnic State University, San Luis Obispo (B.S. in Architectural Engineering 1994; award for academic excellence)

#### **BAR ADMISSIONS**

California

Nevada

U.S. Court of Appeals for the Ninth Circuit

U.S. District Courts for the Eastern, Northern, and Southern Districts of California