



Education

- BS, Civil Engineering, University of Massachusetts, Amherst

REGISTRATION

- Professional Civil Engineer, CA No. C45583
- California Contractor License, A-Engineering #964163 (currently inactive)
- Project Management Professional #2081125

Tim Connors, PE, PMP Construction Manager

Tim Connors brings more than 40 years of private/public construction, engineering, construction management, and land development planning, engineering, and entitlements experience. His expertise includes program and site management oversight, project management, construction management, engineering design and permitting, development planning, design/build construction, scheduling and entitlements, development economic modeling, cash flows, Pro-Formas and cost to complete analyses, scheduling analysis, contract negotiations, RFP/RFQs, contracting under Prevailing Wage requirements, evaluation and resolution of contract disputes, project closeout, Community Facilities District/Mello Roos infrastructure municipal facilities establishment, funding and reimbursements.

Tim successfully performed in the public works realm in civil engineering, project management, construction consulting environments across a broad spectrum of large-scale public and private infrastructure engineering and construction developments, including run-of-the-river/small head hydroelectric power generation stations; commercial solar power development projects; light rail transit design; highway design and design/build; bridge seismic retrofitting structural design; residential/commercial/retail structures design and construction; utilities coordination; flood control facilities design; hydrologic analyses; open-channel hydraulics analyses; and land development planning, entitlements, funding, and engineering.

Tim has also served the private equity community in the roles of owner's representative as the Director of Engineering for Playa Capital Company to oversee the planning and engineering of the Playa Vista Project in Los Angeles, a privately held mixed-use development. That experience and exposure to public and private funding of large-scale land development projects lead to later serving as an experienced project management trouble-shooter on a wide variety of distressed assets in various of stages of development, formulating project construction completion, close-out, and disposition strategies and executions.

Executive Project Oversight and Construction Management

services assisting a private equity and capital management firms in replacing the in-place project management team and contractors, assumed project construction completion oversight responsibilities of a \$280 million golf-course and residential master-planned community construction through final certificate of occupancy completion and community facilities district close-out and reimbursements. Managed construction contracts awarded in excess of \$100 million, conforming to CFD bidding and implementation. Managed coordination of agency planning, design, permitting, and construction, through close-out and occupancies. Negotiated establishment of Community Facilities District and provided coordination through to reimbursements. President of the Homeowners Association.

Construction Management services assisting private equity to reconcile contractor default and surety takeover of an existing multi-family apartment complex involving negotiations with City of Indio and Surety to resolve completion bond claims related to uncompleted improvements by the prior contractor. In addition, CM services included public works projects for Metro, SBCTA, OCTA, and TCA.

Director of Engineering providing executive oversight of engineering design and permitting as Director of Engineering of the Playa Vista mixed-use residential development, Los Angeles, CA. Directed team of in-house construction management staff as well as outside consultants. Engineering design, approvals, bidding of onsite and offsite public utilities and infrastructure. Managed environmental and planning coordination process from inception through construction.

Relevant Experience

City of Rancho Palos Verdes, Emergency Deep Dewatering Well (DDW) Project, Rancho Palos Verdes, California. Construction Manager for this vital landslide stabilization effort focused on reducing groundwater levels within the Portuguese Bend Landslide Complex to slow ongoing land movement. Tim has played a key role in coordinating field activities, overseeing the installation of 11 deep dewatering wells, and ensuring work is completed on an accelerated emergency schedule. His leadership has helped drive successful collaboration between contractors, engineers, and City staff—resulting in the extraction of hundreds of millions of gallons of groundwater and early signs of reduced land displacement in critical areas. Most of the project area is located in the Palos Verdes Nature Preserve so close collaboration with the City's Parks and Recreation Department and the Palos Verdes Peninsula Land Conservancy was critical.

Highway Projects: Responsible for managerial design and construction oversight of Caltrans and Federal highway projects. Accomplishments include:

- SR73 - San Joaquin Hills Toll Road Orange County, CA (design / build) highway project
- Interstate 15 (design / build) highway reconstruction project - Salt Lake City, UT
- State Route 57 Freeway widening - Orange County, CA.
- Interstate 10 Freeway widening - San Bernardino, CA.
- I-15 Freeway/Glen Helen & Devore Interchange - San Bernardino, CA

Bridge Projects: Responsible for managerial design and construction oversight of bridge widening and seismic retrofitting projects. Notable bridges include:

- Mt. Vernon Viaduct Bridge Replacement – San Bernardino, CA
- Colorado Street Bridge Seismic Retrofit - Pasadena, CA
- North Broadway Street Viaduct Seismic Retrofit - Los Angeles, CA
- Carquinez Straits Bridge Design - Martinez, CA
- State Route 101 Bridge widening at Santa Clara River - Ventura, CA

Rail Transit Projects: Responsible for managerial design and permitting of light rail project.

- MTA Gold Line light rail project - Pasadena CA.

Flood Control Projects: Responsible for the engineering and construction management of land development and regional flood control projects. Notable projects include:

- Lake Matthews Dam regional flood control facility – Lake Mathews, CA
- Dove Canyon Dam – Rancho Santa Margarita, CA
- Eagle Canyon hydrology and hydraulic analyses for Environmental Impact Report at South Palm Canyon - Palm Springs, CA

- Aliso Wood Canyon Regional Park wetlands mitigation site off-grid irrigation systems design and construction – Aliso Viejo, CA

Hydroelectric Energy: Responsible for the engineering and construction management for run-of-the-river, low-head hydroelectric dam projects. Notable projects include:

- Collins Site hydroelectric plant, Wilbraham, MA
- Chicopee Falls hydroelectric plant, Chicopee, MA
- Suncook River hydroelectric plant, Pittsfield, NH
- Contoocook River hydroelectric plant, Hopkinton, NH

Solar Energy: Responsible for the site selection, acquisition, design, permitting, development, and interconnection of over 5 GW of commercial solar power development in central California, including:

- Westlands Solar Park Almonds (50MW)
- Westlands Solar Park Aquamarine (250 MW)
- Westlands Solar Park Solar Blue (250 MW)
- Westlands Solar Park Chestnut (150 MW)
- Westlands Daylight (150 MW)
- Golden State Clean Energy Wheeler Ridge (250 MW)
- Golden State Monarch (300 MW)
- Westlands Cherry (150 MW)
- Westlands Cluster 14 (1 GW)
- Valley Clean Infrastructure Plan (3 GW)

Community and Regional Parks: Responsible for the design and construction oversight of various community, regional, and national parks improvement projects, including:

- Yosemite National Park: roadway and flood control design of the reconstruction along Merced River of El Portal Road
- City of Orange, CA: managerial oversight of the design/build construction of the city-owned park
 - Schaffer Park
- Vellano Community Parks: managerial oversight of the design and construction of
 - Overlook Park
 - Vellano Country Club golf course
 - Vellano Park
- Playa Vista Parks: managerial oversight of the design and construction of
 - Playa Vista Dog Park
 - Playa Vista Sports Park
 - Fountain Park At Playa Vista
 - Playa Vista Central Park
 - Ballona Creek bicycle path
 - Ballona Discovery Park
 - Concert Park
 - Central Park
 - Riparian Corridor
 - Freshwater Marsh