

## HAMID BEHDAD, MS, PE

### SUMMARY PROFILE

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Over 37 years of professional work experience including:

- ▲ Eight (8) years as a Mayoral appointee, including earning the title of “Czar” of Adaptive Reuse Projects, citywide
- ▲ Five (5) years as a real estate development entrepreneur
- ▲ Fifteen (15) years of broad and progressive civil service in county and city governments, including code enforcement, project management, and economic development
- ▲ Six (6) years of comprehensive experience in real estate development, construction management, civil engineering, and structural design
- ▲ Three (3) years of academic work experience in technical research
- ▲ Excellent working knowledge of the City of Los Angeles government system
- ▲ Keen understanding of, and practical experience in, complying with national and municipal building and safety codes.

### PROFESSIONAL EXPERIENCE

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- Central City Development Group*** Los Angeles, California  
*President/Co-Founder* 2007-Present
- ▲ Established a development company to focus on urban infill and smart growth development in the greater Los Angeles and Southern California marketplace
  - ▲ Invested, secured agreements and provided management services for the development of over 550 residential units in several mixed-use buildings
  - ▲ Managed the development of a LEED Silver certifiable, 402-unit, 52-story luxury high-rise condominium tower in downtown Los Angeles, California
  - ▲ Prepared land uses analyses and submitted permit applications for seven buildings in Hollywood, California
  - ▲ Invested in a 93-unit new construction project in Oceanside, California
  - ▲ Provided development consultation for a 227 live/work building in downtown Los Angeles, California
- City of Los Angeles, Office of Mayor Antonio R. Villaraigosa*** Los Angeles, California  
*LA's Business Team, Economic Development Representative for Downtown Los Angeles* 2005-2007
- ▲ Facilitated business growth and real estate development projects in the Downtown Los Angeles area
  - ▲ Managed the *Adaptive Reuse Program*, a citywide effort to facilitate and streamline the development process for underutilized commercial and industrial buildings into residential and mixed-use projects
- City of Los Angeles, Office of Mayor James K. Hahn*** Los Angeles, California  
*Director, Citywide Adaptive Reuse Program* 2001-2005
- ▲ Worked with various elected officials, city council offices, city departments, and community stakeholders to establish, market and manage the city's first Adaptive Reuse Program - resulting in over \$6 billion of private investment to the city and the creation of over 14,000 new housing units during a citywide housing crisis
  - ▲ Conducted extensive outreach to investors, lenders, developers, and development services providers to stimulate real estate investment and economic growth into downtown Los Angeles
- City of Los Angeles, Office of Mayor Richard J. Riordan*** Los Angeles, California  
*Project Manager* 1999- 2001
- ▲ Augmented the efforts of LA's Business Team in creating jobs and stimulating the local economy by managing the development process for major commercial and industrial projects throughout the City of Los Angeles
  - ▲ Provided technical assistance to the Deputy Mayor in implementing long term economic planning for the city
  - ▲ Recruited businesses outside of the City of Los Angeles to relocate into the city, encouraged existing businesses within the city to remain and to expand in Los Angeles
  - ▲ Communicated as the Mayor's Office liaison, with different council offices, city departments, and outside companies in order to negotiate terms and conditions of city entitlements
  - ▲ Advised business representatives in LA's Business Team on technical aspects of real estate development projects and city department policies on relevant matters

***City of Los Angeles, Department of Building & Safety***

Los Angeles/Van Nuys, California

*Case Manager*

1989-2007

- ▲ Consulted for various major developments within the City of Los Angeles
- ▲ Navigated construction projects through the City's regulatory procedures
- ▲ Enhanced communication and customer relations with staff proactively to create a "win-win" scenarios
- ▲ Promoted the business-friendly image of the Department of Building and Safety by providing professional expertise and assistance for developers, architects, engineers and general public
- ▲ Furnished Los Angeles Business Team members and different council offices staff with expert consultation regarding Zoning and Building Codes related issues

*Plan Check Engineer*

- ▲ Checked plans for commercial, industrial and residential projects
- ▲ Reviewed and analyzed plans, designs, specifications and reports for various types of buildings to ensure compliance with life safety regulations and applicable municipal code requirements
- ▲ Interpreted and enforced building and zoning codes
- ▲ Applied accessibility and energy regulations
- ▲ Interacted and cooperated with other city departments in code-related issues
- ▲ Answered general public's inquiries pertaining to city policies and ordinances

*Grading Engineer*

- ▲ Acted as the responsible engineer for the Grading Division of the Van Nuys District Office for the Department
- ▲ Provided technical supervision and guidance to staff regarding the completion of work assignments
- ▲ Reviewed and approved grading plans, soils and compaction reports for conformity with code requirements
- ▲ Advised and assisted inspectors and contractors with conflict resolution during grading operations
- ▲ Investigated complaints and violations, visited project-site conditions and made recommendations on grading-related issues
- ▲ Prepared engineering and work progress reports

***County of Los Angeles, Department of Public Works***

Alhambra, California

*Senior Civil Engineering Assistant*

1989

- ▲ Designed storm drain systems and related structures
- ▲ Conducted preliminary and feasibility studies, analyses and calculations
- ▲ Prepared plans, specifications and cost estimates
- ▲ Designed retaining walls, edge beams and other transition structures

***South Dakota State University***

Brookings, South Dakota

*Research/Teaching Assistant*

1986-1989

- ▲ Conducted a research program in Fibrous Cellular Reinforcement Concrete
- ▲ Published and presented research results in the International Conference on Recent Developments in Fiber Reinforced Cement and Concrete at the University of Wales, England

***Sazeh Construction Company***

Teheran, Iran

*Project/Field Engineer*

1984-1985

- ▲ Assisted in supervising construction of a \$10 million industrial building project
- ▲ Served as a liaison between the construction company and consulting engineers
- ▲ Negotiated and prepared contracts between the construction company and subcontractors
- ▲ Advised subcontractors and construction inspectors on field problems
- ▲ Reviewed and analyzed construction details and inspected project sites
- ▲ Decreased costs by modifying the design of a joist-block system

*Engineering Assistant*

1980-1984

- ▲ Inspected project site and prepared progress reports for a \$74 million Federal Prison construction site
- ▲ Prepared plans, specifications and estimates
- ▲ Approved contractors' monthly request for payments
- ▲ Complete working drawings and conducted research on legal issues

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## **EDUCATION**

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*South Dakota State University*  
Dakota  
*M.S. in Structural Engineering, 1989*  
GPA: 4.0

Brookings, South

*Eastern Washington University*  
*Highest Honors in English, 1986*

Cheney, Washington

*Arya-Mehr University of Technology*  
*B.S. in Civil/Structural Engineering, 1984*

Tehran, Iran

## **AFFILIATIONS**

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Central City Association, Executive Member  
U.S. Green Building Council, Member  
International Conference of Building Officials, Member  
American Society of Civil Engineers, Member