

Senior Project Manager

Retail and Commercial Tenant Improvement • Southern California

Our client is a premier commercial general contractor specializing in high-volume, rapid-turnaround retail, restaurant, banking, and commercial tenant improvement projects. The company name is shared with candidates once they clear an initial screen. This search is managed exclusively by Loom Haven Advisors.

Location	Southern California. Regional office in North Orange County, with regular field visits. Local residency required.
Compensation	Competitive senior base, plus auto allowance, profitability bonus, and business development incentives.
Position type	Full-time, in-office and field. This is not a remote or hybrid role.
Experience	10 or more years of commercial construction management. Projects of \$10M to \$30M.

Role summary

Our client is seeking an exceptional Senior Project Manager with genuine operational horsepower to join its Southern California leadership team. Operating out of the North Orange County office, this individual will independently manage complex commercial projects ranging from \$10 million to \$30 million. The ideal candidate combines refined executive communication and financial acumen with strong on-site field experience, allowing them to lead subcontractors, guide superintendents, and navigate difficult client conversations with confidence and urgency.

Key responsibilities

- **Full lifecycle project leadership.** Autonomously manage commercial and retail tenant improvement projects from pre-construction and buyout through closeout, on scopes ranging from \$10 million to \$30 million.
- **Client relationship and negotiation.** Serve as the primary client-facing executive. Show confidence and poise in difficult client negotiations, budget expectations, and schedule impacts.
- **Financial and contract management.** Own project budgeting, subcontractor buyout, contract administration, change orders, cost forecasting, and monthly billing to protect project margin.
- **Field and operational synergy.** Use personal field experience to work seamlessly with traveling superintendents. Conduct regular job site visits to troubleshoot constructability challenges and hold the schedule.
- **Urgency and decision-making.** Drive projects forward with a strong sense of urgency. Make independent, authoritative operational decisions that keep fast-paced rollouts moving without executive hand-holding.

Qualifications

- **Seniority and runway.** More than 10 years of professional construction management experience, with a documented record of managing multi-million-dollar commercial builds in the \$10M to \$30M range.
- **Local residency (mandatory).** Must currently reside in Southern California and be able to work from the regional office, relocating to North Orange County at the end of the year. Remote workers and out-of-state relocations will not be considered.
- **Field experience prerequisite.** Strong prior hands-on field experience is required, for a practical understanding of the construction process and trade workflows.
- **Retail and commercial TI expertise.** Extensive experience in commercial interiors, retail rollouts, restaurant renovations, and tenant improvements is strongly preferred.