



TIM REILLY, ESQ.

PARTNER

(720) 576-7225 • treilly@bbglaw.com

EDUCATION

University of South Dakota School of Law
Juris Doctorate

Vermillion, SD

University of Michigan
Bachelor of Arts

Ann Arbor, MI

LICENSES

Colorado Attorney, Bar No. 26347

South Dakota (Inactive)

EMPLOYMENT

Beltzer Bangert and Gunnell LLP
Partner

Denver, CO
2021 - Current

BIOGRAPHY

Tim's diverse background includes leading the legal and risk management functions for one the region's premium providers of construction management, general contracting, and real estate development services. He understands the decisions contractors make to execute tactical projects and strategic programs and provides guidance and preventative legal advice to executive teams and business units regarding transactional and operational matters.

Tim drafts and negotiates construction agreements, utilizing AIA, DBIA, Consensus, or custom forms relating to various methods of project delivery. He is experienced in design-build and public private partnerships. He counseled project owners in the past and brings this knowledge to assist in project success. Tim also drafts and negotiates subcontracts, joint venture agreements, material supply agreements, purchase orders, master service agreements, operating and maintenance agreements, consulting services agreements, NDAs and confidentiality agreements, leases and easements, equipment rental agreements, and standard financing agreements such as parent company guarantees, estoppels, consents, subordination agreements, and assignments.

He assists project teams on all issues arising during the construction process, including issuing notices and pursuing claims for delay, change order disputes, mechanic's liens (and removing or discharging liens and verified claims), responding to regulatory notices and investigations, resolving labor and employment claims and issues, and responding to and resolving warranty claims.

Tim has efficiently managed and litigated hundreds of contested matters from discovery through settlement and trial. He assists clients with disputes relating to schedule delay, defects, trust fund violations, performance and payment bond claims, mechanic's lien, and termination.



SPEAKING ENGAGEMENTS

- Tim presents to groups of development and construction personnel on topics including construction contracting, insurance requirements, and legislative and regulatory changes.

REPRESENTATIVE MATTERS

- Represented general contractor on public-private partnership for municipal energy district including drafting and negotiating construction contract and related developer, corporate formation, and framework agreements.
- Represented contractor in negotiation of contract for the construction of a \$400 Million urban infill redevelopment into a mixed-use development including housing, office, retail, and parking.
- Lead counsel in drafting and negotiating contracts for the construction of a \$110 Million university commons and residential housing project.
- Lead counsel in negotiating contract for \$200 Million state university residential project.
- Represented contractor in negotiation of contract for \$100+Million redevelopment of base area infrastructure and public amenities for mountain ski resort.
- Lead counsel in negotiation of contract for construction of \$100+Million infrastructure and senior living complex.
- Lead counsel representing contractors, construction managers, and design-builders in negotiating contracts for dozens of commercial projects ranging in size from \$25 Million to \$100 Million.
- Managed local transactional and litigation matters for a national construction company.
- Supervised transactional and lease disputes for a national mixed-use developer.
- Advised clients on pending legislative and regulatory activities to ensure compliance.
- Lead counsel in a wide range of employment issues, including drafting and negotiating non-compete agreements, updating and revising Employee Handbooks, and regulatory compliance.

