

# JOHN RICE JR.

# UP TO \$3M

GENERAL CONTRACTOR | CONSTRUCTION CONSULTANT | OWNER'S REPRESENTATIVE

PROJECTS MANAGED OR DELIVERED

661-978-0647

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## CONSTRUCTION LEADERSHIP ON DEMAND

Helps builders, investors, and property owners complete projects, control costs, solve field problems, and take on more work without adding permanent overhead.

|                                                    |                                                              |                                                        |                                               |
|----------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------|
| <b>UP TO \$3M</b><br><small>PROJECT VALUES</small> | <b>98%</b><br><small>FIRST-TIME INSPECTION PASS RATE</small> | <b>30%</b><br><small>MATERIAL SAVINGS ACHIEVED</small> | <b>40</b><br><small>EMPLOYEES MANAGED</small> |
|----------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------|

### AVAILABLE FOR PROJECT-BASED SUPPORT

Estimating | Preconstruction | Temporary superintendent coverage | Plan review | Project recovery | Owner representation

## EXECUTIVE PROFILE

Licensed general contractor and construction executive with more than 30 years of residential, commercial, and specialty-trade experience. Brings company-owner judgment and field-level accountability to estimating, planning, subcontractor coordination, quality control, inspection readiness, client communication, and delivery.

### BELLA CUSTOM HOMES INC. / 2002-PRESENT

#### CEO / GENERAL CONTRACTOR / B LICENSE

- Direct custom residential projects from acquisition and estimating through final delivery.
- Manage and deliver residential and commercial projects valued up to \$3 million.
- Build around buyer priorities while protecting schedule, quality, margin, and budget.
- Achieved a 98% first-time inspection pass rate and material savings of up to 30%.

## SELECTED RESIDENTIAL PLAN RECORD

|                                            |                                          |                                          |                                          |                                          |
|--------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|
| <b>1,302</b><br><small>BAKERSFIELD</small> | <b>1,680</b><br><small>TEHACHAPI</small> | <b>2,095</b><br><small>TEHACHAPI</small> | <b>2,366</b><br><small>TEHACHAPI</small> | <b>2,744</b><br><small>TEHACHAPI</small> |
|--------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|------------------------------------------|

PROFESSIONAL EXPERIENCE

Commercial Construction Maintenance

2016-2018 | SUPERINTENDENT

Supervised remodel and maintenance programs supporting Starbucks contracts across approximately 150 locations.

Kmack Construction

2015-2016 | SUPERINTENDENT

Directed employees and subcontractors on Starbucks locations while improving project time efficiency by 25%.

NTS

2010-2014 | FOREMAN

Kept crews aligned on deadlines, jobsite safety, and consistent field standards.

DeFrenchi Pool Plastering

1993-2006 | FOREMAN

Managed field operations and finish-quality expectations for specialty pool construction.

JR's Plastering Inc.

1992-2010 | CEO / ON-SITE SUPERVISOR / C-35

Coordinated as many as 10 concurrent jobs and a workforce of up to 40 employees.

CONSULTING CAPABILITIES

|                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Custom-home delivery</li><li>• Preconstruction and bidding</li><li>• Budgeting and cost control</li><li>• Temporary field supervision</li><li>• Contracts and subcontractors</li><li>• Plan review and redesign</li></ul> | <ul style="list-style-type: none"><li>• Quality and inspection readiness</li><li>• Project recovery and troubleshooting</li><li>• Owner representation</li><li>• Safety and team leadership</li><li>• Land and lot evaluation</li><li>• Schedule and KPI control</li></ul> |
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BEST FIT

Builders who need overflow capacity, temporary superintendent coverage, estimating support, jobsite problem-solving, or an experienced second set of eyes. Also available to investors and owners who need independent construction oversight.

PROFESSIONAL AND COMMUNITY

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| Kern County Builders' Exchange        | Associated Builders and Contractors |
| Kern County Home Builders Association | Pyles Boys Camp                     |

NEED EXPERIENCED CONSTRUCTION LEADERSHIP WITHOUT A FULL-TIME HIRE?

Call 661-978-0647 or email john.ricejr@icloud.com