

JOHN RICE JR. - COMMERCIAL SUPERINTENDENT

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CONSTRUCTION PROFILE

Commercial Superintendent / General Contractor with 30+ years of construction leadership across ground-up projects, tenant improvements, retail renovations, multifamily, and specialty trades. Recent commercial work includes multimillion-dollar projects with direct responsibility for field execution, subcontractor coordination, schedule, inspections, QA/QC, punch, and turnover.

SELECTED COMMERCIAL PROJECT

Herc Rentals Facility | ~\$3M | 2025 | Superintendent / GC | 13-Month Build

- Managed full-site redevelopment and ground-up construction totaling approximately 60,000 SF, including demolition of existing structures and removal of septic and legacy water systems.
- Oversaw mass grading, compaction, drainage, propane, sewer, utilities, and construction of three steel warehouse/storage buildings totaling ~45,000 SF plus a ~15,000 SF office.
- Coordinated all trades and subcontractors across the full build cycle, managing sequencing, inspections, field conflicts, QA/QC, punch, closeout, and final turnover.

WORK EXPERIENCE

Bella Custom Homes Inc. | 2002-Present

General Contractor / Superintendent

- Since 2021, served as Superintendent / GC on more than \$12M across four major commercial projects, including a \$4M ground-up gas station, \$3M Herc Rentals facility, and two Starbucks projects at approximately \$2.5M each.
- Directed day-to-day field execution from mobilization through turnover, coordinating subcontractors, trade sequencing, inspections, material deliveries, schedule, quality control, and punch.
- Resolved field conflicts, maintained trade accountability, and kept projects aligned with plans, inspection requirements, workmanship standards, and completion schedules.

Commercial Construction Maintenance | 2016-2018

Superintendent | Retail Renovations & Tenant Improvements

- Led construction across approximately 150 Starbucks locations, including full-gut renovations, tenant improvements, retail refreshes, and off-hours maintenance scopes.
- Managed up to 5 active projects directly while overseeing 7 additional sites remotely, coordinating subcontractors, trade sequencing, material deliveries, inspections, punch, closeout, and turnover.
- Executed occupied-store and phased renovation work under hard reopening deadlines, while also managing multi-week shutdown remodels from demolition through final turnover.

Kmack Construction | 2015-2016

Superintendent / Field Supervisor

- Supervised 1-3 concurrent projects within a portfolio of approximately 250 commercial locations, including roughly 200 Starbucks stores, with scopes ranging from \$12K service and repair projects to larger multi-trade renovations.
- Managed day-to-day field operations including subcontractor coordination, scheduling, material deliveries, site logistics, quality control, punch, and turnover across renovation, repair, and maintenance scopes.
- Self-performed selective corrective and finish work while coordinating specialty trades on larger scopes, resolving field issues quickly and keeping projects aligned with schedule and client standards.

JR's Plastering Inc. | 1992-2010

Owner / General Contractor / Field Operations

- Built and operated a residential and commercial plastering contractor with up to 40 employees, managing as many as 10 concurrent projects across Southern California and select out-of-market jobs.
- Personally estimated and bid approximately 95% of projects, then directed staffing, scheduling, procurement, field operations, and QA through multiple superintendents and crews ranging from 2-person repair teams to 10-person project crews.
- Completed commercial work for apartments, hotels, and drive-through/retail projects, including DoubleTree, Home Depot, Taco Bell, and RadioShack, while generating substantial repeat and referral business.

CORE COMPETENCIES

Ground-Up Construction | Tenant Improvements | Retail Renovations | Subcontractor Coordination | Trade Sequencing | Scheduling | Site Logistics | QA/QC | Inspections | Material Procurement | Punch | Closeout & Turnover

LICENSES & TOOLS

California B General Building Contractor | C-35 Lathing & Plastering | Plan Reading | Estimating | Scheduling