

JOHN RICE JR. - RESIDENTIAL SUPERINTENDENT

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CONSTRUCTION PROFILE

Residential Superintendent / General Contractor with 30+ years of construction experience across custom homes, ground-up residential, rehabs, renovations, and specialty trades. Built and delivered 50+ ground-up homes and 100+ residential rehabs, with full-cycle responsibility from lot acquisition and preconstruction through inspections, punch, and homeowner turnover.

SELECTED RESIDENTIAL PROJECT

Custom Residence - Tehachapi, CA | 2026 | 2,366 SF | 4 Bed / 2.5 Bath | ~\$435K All-In Construction Cost

- Took the project from raw lot through final turnover, handling plans, permitting, estimating, purchasing, subcontractor selection, scheduling, inspections, punch, and closeout without a separate project manager or superintendent.
- Directed full site development on a 0.75-acre lot, including approximately \$20K in grading, drainage, sitework, slab-on-grade foundation, utilities, acrylic stucco exterior, and all major trade scopes through completion.
- Delivered the home 10 months from lot acquisition to completion despite roughly 3 months of permitting delay, maintaining trade sequencing, material flow, quality control, and field accountability throughout the build.

WORK EXPERIENCE

Bella Custom Homes Inc. | 2002-Present

CEO / General Contractor

- Built and delivered 50+ ground-up single-family homes and 100+ residential rehabs, including custom homes valued up to \$3M.
- Managed projects from acquisition, estimating, and plan development through trade scheduling, inspections, punch, and homeowner turnover.
- Maintained a 98% first-time inspection pass rate by holding trades to plans, identifying deficiencies before inspection, and driving quality through final completion.

Commercial Construction Maintenance | 2016-2018

Superintendent

- Supervised renovation and construction work across approximately 150 Starbucks locations, including full-gut remodels, interior renovations, and occupied-site work.
- Managed up to 5 active projects directly while overseeing 7 additional sites remotely, coordinating trades, materials, schedules, inspections, punch, and final completion.
- Delivered both fast-turn occupied renovations and multi-week shutdown remodels, maintaining quality and schedule through demolition, rebuild, inspection, and turnover.

Kmack Construction | 2015-2016

Superintendent / Field Supervisor

- Supervised 1-3 concurrent renovation and repair projects within a portfolio of approximately 250 properties, with scopes ranging from \$12K smaller projects to larger multi-trade renovations.
- Coordinated trades, schedules, material deliveries, inspections, quality control, punch, and final completion, maintaining day-to-day field accountability from start through turnover.
- Self-performed corrective and finish work as needed while managing additional trades on larger scopes, bringing hands-on construction knowledge to field supervision and quality control.

JR's Plastering Inc. | 1992-2010

Owner / General Contractor / Field Operations

- Built and operated a specialty contracting company with a workforce of up to 40 employees, running as many as 10 residential and commercial projects concurrently, with approximately 80% of work in residential construction.
- Personally estimated and bid approximately 95% of projects while overseeing scheduling, crews, purchasing, field production, and quality control across stucco and plastering scopes.
- Developed a strong base of repeat and referral business by maintaining workmanship standards, responsive field execution, and consistent delivery across projects throughout Southern California.

CORE COMPETENCIES

Custom Homes | Ground-Up Residential | Rehabs & Renovations | Site Development | Trade Coordination | Scheduling | Estimating | Purchasing | Plan Review | Inspections | QA/QC | Punch & Homeowner Turnover

LICENSES & TOOLS

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