

# HEIDI TRIBELHORN

## Professional Construction Manager • Pre-Construction Strategist

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[www.sunbursthomesolutions.com](http://www.sunbursthomesolutions.com)

### Professional Summary:

Willing to relocate for the right opportunity. A qualified, focused leader who excels at creating customized solutions for clients as well as companies. Refined construction manager with 20 years' experience in pre-construction planning, estimating, project management, business, finance and tactical strategy in micro to medium sized custom residential construction companies with strong operating systems or need for development. Focused on the technical and business aspects of full-cycle residential construction and superior client services. A responsible and innovative problem solver with proven experience maximizing resources and working within budget and schedule parameters, performance standards, business policies and procedures. Special focus on risk analysis and protection.

**"HEIDI'S PROFESSIONALISM AND DEDICATION ALLOW HER TO HAVE A GREAT SENSE OF HOW TO GET THINGS "DONE" (WILLIAM MOORE, AIA)**

### Areas of Expertise:

- Define customer goals and project scope, guiding design, strategy, risk management for complex residential projects.
- Lead estimating, bidding, contract negotiations, and material procurement to optimize cost and timelines.
- Deliver excellent client services from pre-construction to closeout fostering trust and satisfaction.
- Ensure compliance with codes, safety standards, high-performance standards while mitigating legal risks.
- Deliver projects under budget and ahead of schedule, and with high-quality technical expertise.

### Professional History:

Sunburst Homes and Construction Management Consulting — Louisville, Co. Nov. 2010 - present

- Construction Manager/Owner's Rep. Services/Pre-Construction Service/Risk Strategist/Inspections who will engage in builder-to-builder and builder-to-owner contract relationships on custom residential projects as well as for financial, and legal institutions.
- Harms Residence — Louisville, Co. Oct. 2023 — Nov. 2024 - Project and Field Management for a Passive House Certified, Marshall Fire Rebuild residence. This home is a very technical project with 14" pre-manufactured panels, Passive House Certified long lead European windows, all-electric, no thermal bridge, Blower Door Test at 3ACH50 of .46, (9.5X code requirement), Scope: \$3M (\$1450/SF, typical in area is \$475 - \$750/SF). Took over client contract and restored client confidence successfully.

Hammerwell Incorporated — Louisville, Co. Jul. 2023 - Jul. 2024

- Passive House Training, Buildtools Software Setup, basic information management setup, taught basic Microsoft Excel, gantt chart, scope definition, general CSI division code to others, performed minor pre-construction planning for passive house projects.

### Other Project Highlights Include:

Austin Signature Homes/Sunburst Homes Collaboration — Denver, Co.

Rogers Residence - Cherry Hills Village, Co. 2015-2019

- Full-service estimating, planning, project & field mgmt. for a 10,000 SF residence with pool house and swimming pool. Advanced methods for stabilization including 20,000 CY over-dig process with structural steel floors. The amount of disturbance on the project required the issuance of special permits and additional site and administrative procedures unusual for this type of project along with fun and unusual changes in scope. Scope: \$8.5M. Achieved 100% owner satisfaction.

Hammerwell Incorporated — Denver, Co.

Flug Residence — Polo Grounds Neighborhood, Denver, Co.

- Estimating/Planning/Project Management/Field Management for a 6500 SF residence with demolition, outbuildings and swimming pool using non-traditional residential techniques and materials including geothermal systems, zinc siding, SIP panels, timber-frame structure, and high velocity heating systems. Scope: \$9M. Achieved under budget with on-time delivery.

Big D Signature — Jackson, Wy.

- Pre-construction planning for a 4500 SF residence with outbuildings and swimming pool. Challenges included blasting, limited schedule, sub-zero climates, European windows and methods, metrics measurements with limited work forces. Scope: \$15M.

### Credentials/Technical Skills:

ICC/IRC Contractor 'C' License Holder — Louisville, Co.

Bachelor of Science Degree in Construction Management, Colorado State University - Fort Collins, Colorado

Certified Passive House Tradesperson (PHI) — February 2023, OSHA 10-hour, 3/26/2019 — Denver, Colorado

City of Louisville Building Code Board of Appeals, Board Member— Louisville, Co. 2015-2019

Technical Skills — Procore, BlueBeam, Primavera P6, Microsoft Project, MS Excel, Power Point, Visio, Teams, SharePoint, Word and various other design, scheduling, estimating, pdf, excavation, management and finance software solutions.