



Text Black, I do want it
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To The
Family.



Bespoke Mountain Modern Living



Where lifestyle, design, and place converge

At Loomis Construction, we believe a luxury home is more than square footage—it is a reflection of lifestyle, place, and vision. Specializing in bespoke mountain modern and organic modern design, we bring architecture into harmony with the surrounding landscape. By taking on only a select number of projects each year, we give clients direct access to ownership and ensure every home receives uncompromising focus and detail. The result is a residence where craftsmanship, design, and the Park City lifestyle converge in timeless form.

Our Distinction



Exclusivity & Personal Attention

We accept only a limited number of projects each year, ensuring each residence benefits from uncompromising attention and personal involvement from our principals.



Mountain Mastery

With three decades of experience building in Park City's most coveted enclaves, we have mastered the art and science of mountain living—from engineering against snow loads to sourcing materials that endure at high altitude.



Architectural Originals

We do not build “custom homes.” We create singular architectural statements—one-of-one residences that reflect our clients' vision while achieving enduring design integrity.



Seamless Experience

Transparency defines our process. From precise cost reporting and AI-powered documentation to regular updates, we provide clarity and confidence, ensuring the journey is as effortless as the destination is extraordinary.



Legacy of Trust

Celebrated in the Park City Showcase of Homes and sought after by discerning clients nationwide, Loomis is trusted for discretion, consistency, and a reputation for excellence.



Pillars of Service

Boutique Attention

Every client has direct access to ownership and senior leadership. Unlike larger firms juggling dozens of projects, Loomis intentionally limits volume to ensure each home receives uncompromising focus and personal involvement from start to finish.

Craftsmanship

Our residences are defined by their artistry: hot-rolled steel fireplaces, honed quartzite slabs, reclaimed wood walls, and biophilic elements that invite the outdoors in. Each material is curated with a connoisseur's eye and executed with the precision of master craftsmen.

Radical Transparency

We believe trust is built through clarity. Clients receive precise cost reporting, AI-powered documentation of meetings and selections, and regular progress updates. No surprises — just complete confidence in the process.

Collaboration

Collaboration is central to our approach. We work seamlessly with architects, designers, and artisans to ensure vision and constructability align—delivering homes that feel as effortless as they are enduring.





1. Pre-Construction Agreement

Before breaking ground, we establish a clear roadmap. This early agreement secures your place in our schedule, sets expectations, and allows us to begin preliminary design reviews, site evaluation, and budget alignment.



2. Conceptual Estimate & Budget Alignment

Transparency begins here. We create a detailed conceptual estimate based on architectural plans and selections, ensuring financial clarity and alignment with your goals before moving forward.



Kinda cool to have the text outlined, but see-through

EXAMPLE

<div><div><div><div><div><div></div><div>LOOMIS</div><div>CONSTRUCTION LLC.</div></div></div><div>(NAME) - Project Estimate (DATE)</div></div></div></div>									
Home sq.ft. (S)		Owner Information (Name)		Owner Information (Name)		Architect Information (Name)		Estimated Start Date (Date)	
Location (Name)		Owner Information (Name)		Owner Information (Name)		Architect Information (Name)		Estimated Start Date (Date)	
Lot # (Number)		Owner Information (Name)		Owner Information (Name)		Architect Information (Name)		Estimated Start Date (Date)	
Address (Address)		Owner Information (Name)		Owner Information (Name)		Architect Information (Name)		Estimated Start Date (Date)	
City/State (Address)		Owner Information (Name)		Owner Information (Name)		Architect Information (Name)		Estimated Start Date (Date)	
#	Line Items	Original Budget	Options/Addition	Notes/Description					
Pre-Construction									
1	Architectural Drawings	\$	-	-	-	-	-	-	-
2	Engineering	\$	-	-	-	-	-	-	-
3	Survey	\$	-	-	-	-	-	-	-
4	Insurance	\$	-	-	-	-	-	-	-
5	Permits	\$	-	-	-	-	-	-	-
6	Road Mitigation	\$	-	-	-	-	-	-	-
7	Utility Connection/Valve(s)	\$	-	-	-	-	-	-	-
8	Soils Engineer	\$	-	-	-	-	-	-	-
9	Plan Copies	\$	-	-	-	-	-	-	-
10	LOD Finishing - Remit/Installation	\$	-	-	-	-	-	-	-
11	LOD Finishing - Removal	\$	-	-	-	-	-	-	-
12	Demolition	\$	-	-	-	-	-	-	-
Total		\$	-	-	-	-	-	-	-
Site Work									
13	Site Preparation/LOD/SWPPP	\$	-	-	-	-	-	-	-
14	Site Preparation - Misc.	\$	-	-	-	-	-	-	-
15	Excavation	\$	-	-	-	-	-	-	-
16	Excavation - Utility Connection	\$	-	-	-	-	-	-	-
17	Shoring	\$	-	-	-	-	-	-	-
18	Retaining	\$	-	-	-	-	-	-	-
19	Gravel	\$	-	-	-	-	-	-	-
Total		\$	-	-	-	-	-	-	-
Foundation									
20	Pumpers	\$	-	-	-	-	-	-	-
21	Footings/Foundation - Material & Labor	\$	-	-	-	-	-	-	-
22	Concrete - Floor Slab	\$	-	-	-	-	-	-	-
23	Concrete - Garage Slab	\$	-	-	-	-	-	-	-
24	Concrete - Misc. w.o. steel, hold-downs, rebar	\$	-	-	-	-	-	-	-
25	Concrete - Curing	\$	-	-	-	-	-	-	-
26	Footings/Drain	\$	-	-	-	-	-	-	-
27	Waterproofing	\$	-	-	-	-	-	-	-
28	Waterproofing - Options	\$	-	-	-	-	-	-	-
29	Pool	\$	-	-	-	-	-	-	-
Total		\$	-	-	-	-	-	-	-
Framing									
30	Framing Material - Including Hardware	\$	-	-	-	-	-	-	-
31	Framing Labor	\$	-	-	-	-	-	-	-
32	Framing Labor - Warmboard	\$	-	-	-	-	-	-	-
33	Framing Labor - Misc.	\$	-	-	-	-	-	-	-
34	Framing Material - Misc.	\$	-	-	-	-	-	-	-
35	Structural Steel	\$	-	-	-	-	-	-	-
36	Structural Steel - Misc.	\$	-	-	-	-	-	-	-
37	Concrete - Lightweight	\$	-	-	-	-	-	-	-
38	Built-in BBQ	\$	-	-	-	-	-	-	-
Total		\$	-	-	-	-	-	-	-
Shell									
39	Roofing	\$	-	-	-	-	-	-	-
40	Roofing - Gutter, Heat Cable, & Snow Retention	\$	-	-	-	-	-	-	-
41	Windows	\$	-	-	-	-	-	-	-
42	Windows - Skylights	\$	-	-	-	-	-	-	-
43	Windows - Well and Cover	\$	-	-	-	-	-	-	-
44	Windows - Installation	\$	-	-	-	-	-	-	-
45	Exterior Door(s)	\$	-	-	-	-	-	-	-
46	Exterior Door(s) - Custom Entry	\$	-	-	-	-	-	-	-
47	Exterior Door(s) - Firedoor	\$	-	-	-	-	-	-	-
48	Exterior Door(s) - Door	\$	-	-	-	-	-	-	-

<div><div><div><div><div><div></div><div>LOOMIS</div><div>CONSTRUCTION LLC.</div></div></div><div></div></div></div></div>									
Interior - Finishes									
49	Glass - Options	\$	-	-	-	-	-	-	-
50	Mirror(s) - (Number)	\$	-	-	-	-	-	-	-
51	AV - Network	\$	-	-	-	-	-	-	-
52	AV - Home Theater	\$	-	-	-	-	-	-	-
53	Window Treatments - Shade(s)	\$	-	-	-	-	-	-	-
54	Window Treatments - Drapes(s)	\$	-	-	-	-	-	-	-
55	Window Treatments - Frosted Glass	\$	-	-	-	-	-	-	-
56	Epoxies - Mechanical Room(s)	\$	-	-	-	-	-	-	-
57	Epoxies - Garage	\$	-	-	-	-	-	-	-
58	Spa - Coping	\$	-	-	-	-	-	-	-
59	Pool - Coping	\$	-	-	-	-	-	-	-
60	Pool - Coping	\$	-	-	-	-	-	-	-
61	Ornamental Steel - Misc.	\$	-	-	-	-	-	-	-
62	Built-in BBQ	\$	-	-	-	-	-	-	-
Total		\$	-	-	-	-	-	-	-
Landscaping									
63	Concrete - Front Porch	\$	-	-	-	-	-	-	-
64	Concrete - Rear Porch(s)	\$	-	-	-	-	-	-	-
65	Concrete - Rear Steps(s)	\$	-	-	-	-	-	-	-
66	Concrete - Landscape Patio Walls	\$	-	-	-	-	-	-	-
67	Concrete - A.C. Pad	\$	-	-	-	-	-	-	-
68	Concrete - Gas Meter Pad	\$	-	-	-	-	-	-	-
69	Concrete - Hot Tub Vault	\$	-	-	-	-	-	-	-
70	Concrete - Shrubbery	\$	-	-	-	-	-	-	-
71	Driveway - Pave	\$	-	-	-	-	-	-	-
72	Driveway - Concrete	\$	-	-	-	-	-	-	-
73	Driveway - Asphalt	\$	-	-	-	-	-	-	-
74	Landscaping - Rock	\$	-	-	-	-	-	-	-
75	Landscaping - Steel Retaining	\$	-	-	-	-	-	-	-
76	Landscaping - Fencing	\$	-	-	-	-	-	-	-
77	Landscaping - Rock Wall Veneer	\$	-	-	-	-	-	-	-
78	Landscaping - Monument	\$	-	-	-	-	-	-	-
79	Fire Feature(s)	\$	-	-	-	-	-	-	-
80	Fire Feature(s) - Table	\$	-	-	-	-	-	-	-
81	Water Feature(s)	\$	-	-	-	-	-	-	-
82	Water Feature(s) - Stream	\$	-	-	-	-	-	-	-
Total		\$	-	-	-	-	-	-	-
General Conditions									
83	Temporary Toilet	\$	-	-	-	-	-	-	-
84	Trash Removal	\$	-	-	-	-	-	-	-
85	Temp. Utilities	\$	-	-	-	-	-	-	-
86	Snow Removal	\$	-	-	-	-	-	-	-
87	3D Photo (4-Way)	\$	-	-	-	-	-	-	-
88	Equipment - Rental Misc.	\$	-	-	-	-	-	-	-
89	Equipment - Gradall Rental (Loomis)	\$	-	-	-	-	-	-	-
90	Equipment - Crane	\$	-	-	-	-	-	-	-
91	Labor - Punch List	\$	-	-	-	-	-	-	-
92	Labor - Job Site Clean Up	\$	-	-	-	-	-	-	-
93	Labor - Misc.	\$	-	-	-	-	-	-	-
94	Cleaning - Monthly	\$	-	-	-	-	-	-	-
95	Cleaning - Final	\$	-	-	-	-	-	-	-
96	Cleaning - Windows	\$	-	-	-	-	-	-	-
97	Superintendent	\$	-	-	-	-	-	-	-
Total		\$	-	-	-	-	-	-	-
Fees									
98	Contracting Fee	\$	-	-	-	-	-	-	-
99	Hard Costs	\$	-	-	-	-	-	-	-
100	Administration	\$	-	-	-	-	-	-	-
101	Contingency Reserve	\$	-	-	-	-	-	-	-
Total Estimate		\$	-	-	-	-	-	-	-

3. Contract & Initial Deposit

Once scope and budget are aligned, we formalize our partnership. The contract clearly defines responsibilities, timelines, and financial structure. An initial deposit secures trade partners and long-lead materials — a crucial step in today's market.



4. Permitting & Approvals

Our team navigates the complexities of municipal approvals, HOA design reviews, and permitting. With deep experience in Park City and surrounding communities, we streamline approvals to keep the project moving without unnecessary delays.



* maybe
make this
half feel
like a
Plan set...





5. Construction Phase

This is where vision becomes structure. We manage every detail: scheduling, trade partner coordination, inspections, and ongoing client updates. Through weekly progress reporting and AI-powered documentation, you're always informed — no surprises.



6. Interior Detailing & Finishes

Our craftsmanship shines in the details. From custom steelwork to stone and wood finishes, we curate materials and work with artisans to ensure each element embodies your design vision.



7. Final Walkthrough & Handover

We deliver more than a finished home; we deliver peace of mind. A comprehensive walkthrough ensures every detail meets our standards — and yours. You receive a digital project archive for full documentation, warranties, and maintenance guidelines.



8. Post-Completion Care

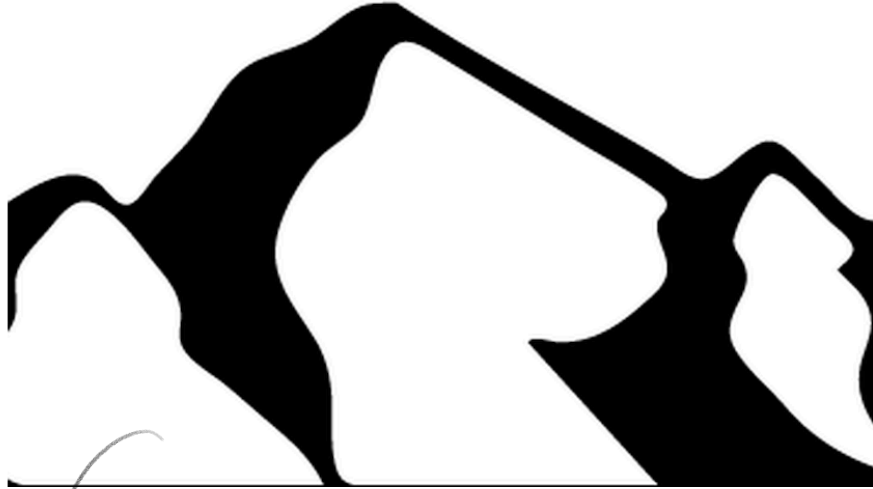
Our service extends beyond move-in. We remain your trusted partner for maintenance guidance, seasonal check-ins, and future enhancements. Your relationship with Loomis is built to last, just like your home.

Every great home begins with a conversation. At Loomis Construction, we are more than builders—we are partners, stewards, and advocates in the creation of a residence that reflects your lifestyle, your vision, and your legacy.



Ready to begin?

Let Loomis make your dream home a reality—together.



Contact



www.loomis.build



info@loomis.build



loomis construction