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RUPERT CONSTRUCTION
SERVICES

Construction Management

Homeowners Associations (HOA) & Multi-Family

Serving our clients, like we served our country

About Us

Rupert Construction Services Inc, a Service-Disabled Veteran-Owned Small Business (SDVOSB), specializes in Construction Management for the private sector with experience managing small, large, and complex projects, internationally. From scoping through to completion, we provide services for Homeowners Associations (HOAs) for rehabilitation, restoration, modification, and improvement projects.

With over 25 years of experience leading international and national projects, we are resourced with highly-skilled professionals and management templates, processes, and procedures that result in effective project delivery. We support HOA owners, tenants, and boards, as well as design teams and general contractors with the planning and developing and through the construction of their projects. We work to support HOAs and manage all stakeholders to find solutions that work for everyone and result in projects being delivered on budget and on time while mitigating risk.

The success of our business is the direct result of our long-standing client relationships and our strong operating principles:

- **dedication** to the process of delivering projects professionally with our clients' interests at heart;
- ensuring our team is **reliable**, working with our customers and with partner service providers; and
- always acting with **integrity** in a collaborative process.



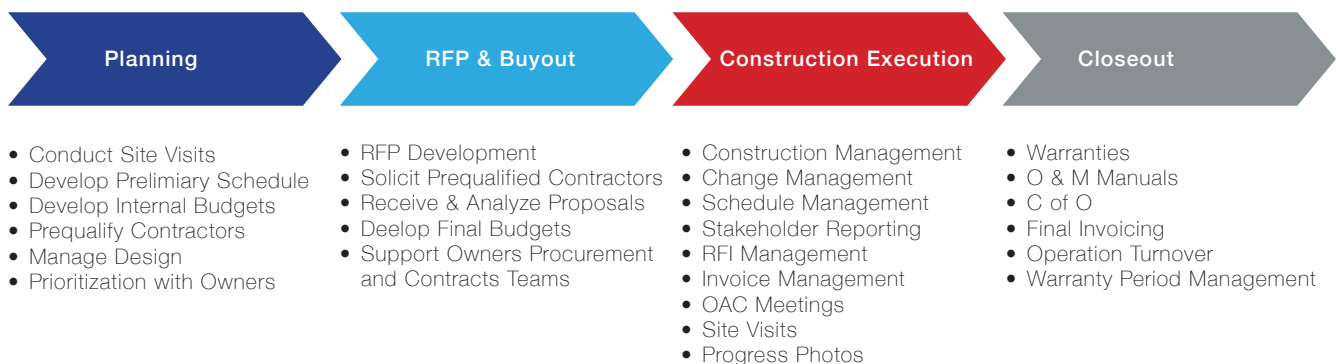
Our Services

Our construction management service offering includes all aspects of a project, from planning through to completion, closeout, and handover. We work with general contractors (GCs), architects, owners or tenants, and HOA boards to find solutions to cost-related and schedule issues that maintain quality while driving value and efficiencies. All of our services are tailored to each individual client and their specific challenges and building while underlined by principles and experience gained from years of working in the industry.

For HOAs we strive to work with all stakeholders to assess the unique variables from the start, allowing better control during construction and favorable outcomes for all parties. Our team understands how to implement proven construction management fundamentals to deliver projects that surpass client expectations.

- Bid Analysis & Management
- Budget Development & Management
- Change Control
- Construction Management
- Contract Administration & Negotiation
- Defect Analysis
- Design Management
- Estimating & Cost Management
- Estimate Review
- Improvement Projects
- Maintenance & Service Planning
- Portfolio & Program Management
- Procurement & Contract Management
- Project Planning, Execution, & Closeout
- Project Management
- Quality Control
- Rehabilitation & Restoration Projects
- RFP & Scope Development
- Risk Mitigation & Management
- Schedule Development & Management
- Stakeholder Management

Project Life Cycle



Project Experience

Hillcrest Ventures, LLC

336 Hillcrest Mixed-Use Development

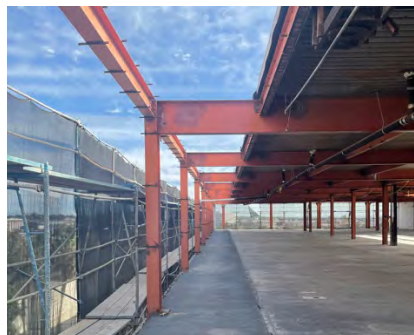
Construction Management and Owner-Builder

Staff Augementaation

Inglewood, California

Project Size 115,566 SF

Conversion of a six story office building into a 65-unit mixed-use facility with retail, parking, and residential, and construction of a rooftop events deck on the 7th floor.



Barker Blocks HOA

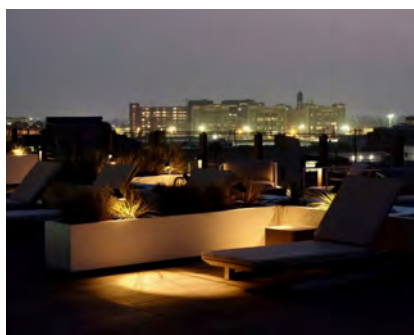
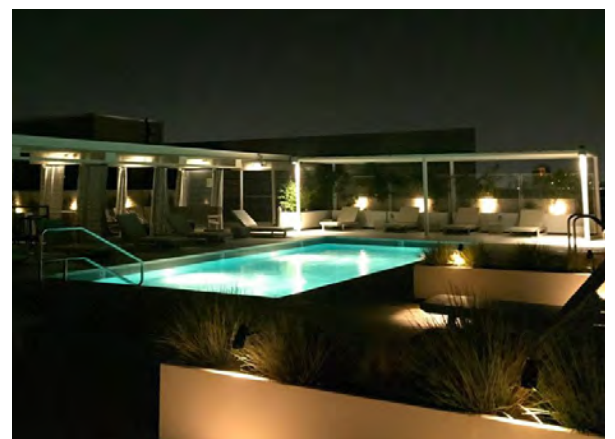
Rooftop Pool Deck Restoration

Cost and Construction Management

Los Angeles, California

Project Size 7,000 SF

The team reestablished an achievable schedule and managed the restoration of the existing 6th floor rooftop pool deck. The project included refinishing the pool, a new pedestal deck system, structural reinforcing, and metal canopies.





Meridian at Newport Beach HOA
Housing Complex Repairs & Maintenance
Construction Management
Newport Beach, California
Project Size TBC SF

Restoration of podium deck planters, roof repairs, pool reconstruction, stucco repairs, paver deck replacement, parking structure waterproofing.



Pulte Homes
Del Webb - Rancho Mirage The Outlook
Cost and Construction Management
Rancho Mirage, California
Project Size 32,000 SF

Construction of sales office, gate house & clubhouse in 1,000 unit Age Qualified Community including two pools, spa, tennis courts, pickle ball courts, fitness center, golf simulator, putting green, and entertainment areas.





Pulte Homes

The Clubhouse at Buena Vida

Cost, Project, and Construction Management

Brea, California

Project Size 7,000 SF

Construction of this Active Living Community Clubhouse and pool building including a fitness center, billiards room, ballroom, pool, spa, pickle ball courts and other outdoor amenities.



Pulte Homes

Del Webb - Rancho Mirage Gatehouse & Sales Office

Cost and Construction Management

Rancho Mirage, California

Project Size 1,000 SF

Construction of sales office & gate house in 1,000 unit Age Qualified Community.



Chevron

La Floresta Community Swim Club

Cost, Project, and Construction Management

Brea, California

Project Size 6,500 SF

Construction of 6,500 SF community swim club with pool, spa, ballroom, kitchen and outdoor amenities. (Owner Authorized Representative)

*Team experience prior to RCS Inc



Klein Financial Corporation

West Harbor Park Apartments

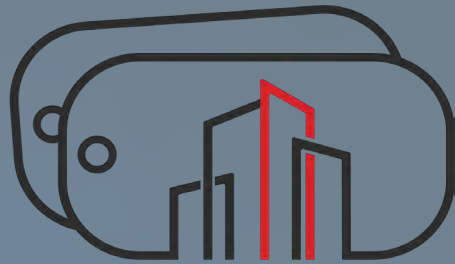
Design Development Estimating, Budgeting and Construction Management

Vallejo, California

Project Size TBD

Ground up construction of three apartment buildings, one maintenance building, site improvements and amenities including a pool, basketball courts, and tot lots.





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