

**R | C | S**

RUPERT CONSTRUCTION  
SERVICES

# Construction Management

## Commercial Developments & Remodels

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 Commercial Developers including new construction, tenant improvements, and rehabilitation or restoration 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 Commercial Developers and Tenants, working with design teams and general contractors to plan and manage our client's projects from scope through the construction. Our team is well versed in managing 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.



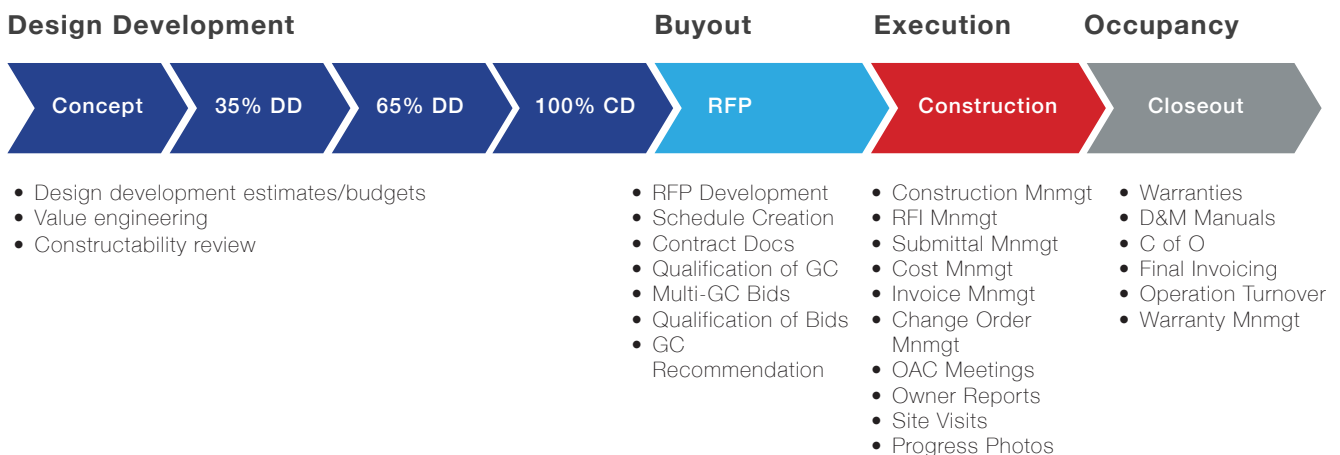
## Our Services

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, and tenants 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 stakeholders, their specific challenges, and the building, while underlined by principles and experience gained from years of working in the industry.

Our team utilizes management templates, processes, and procedures that result in effective project and construction management. Our team understands how to implement proven construction management fundamentals to deliver projects that surpass client expectations.

- Bid Analysis & Management
- Budget Development & Management
- Capital Planning
- Change Control
- Commission Management
- Construction Management
- Contract Administration & Negotiation
- Design Management
- Estimating & Cost Management
- Estimate Review
- 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
- Tenant Improvement Projects

## Project Life Cycle



# Project Experience

## Confidential Client

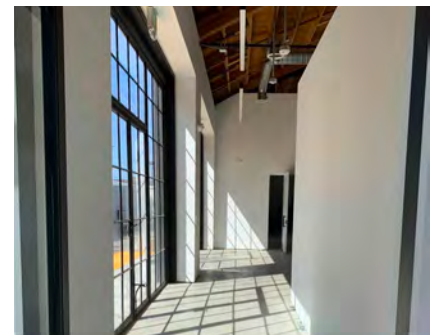
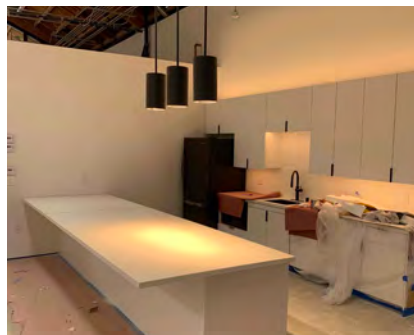
### Build-Out

Construction and Cost Management

Project Size 10,000 SF

South Santa Fe, CA

Conversion and build-out of a warehouse into a luxury design center consisting of office space, design studio, fully equipped kitchen, showroom, executive office, and conference room.



## Confidential Client

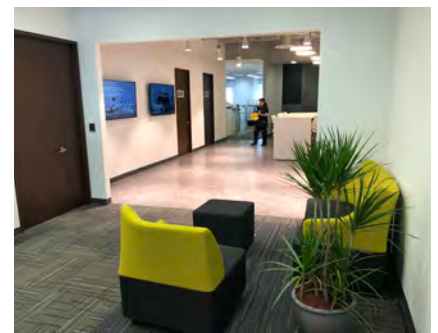
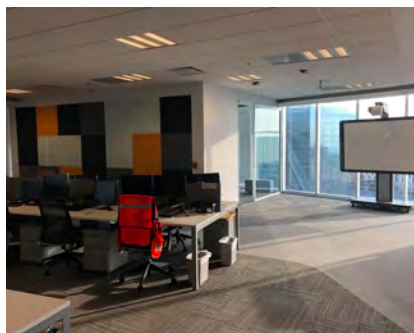
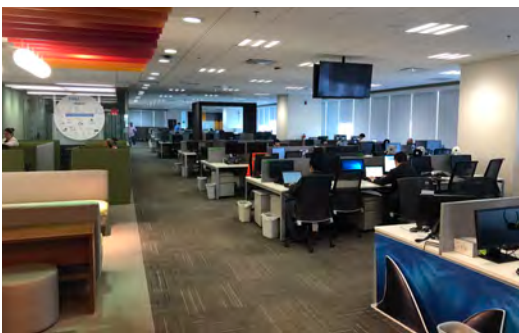
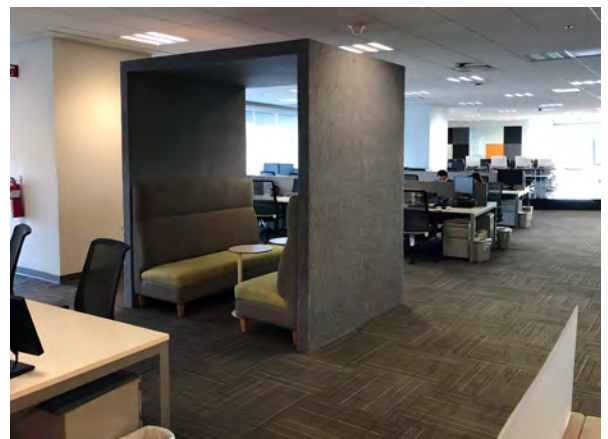
### Tenant Improvement

Project and Cost Management, and Owners  
Authorized Representative

Project Size 32,000 SF

Mexico City, Mexico

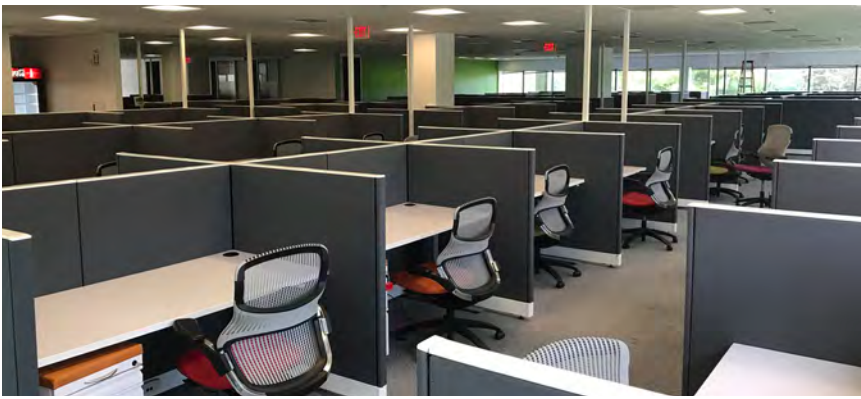
Consolidating multiple offices into one open plan office with break-out spaces and meeting space with sound absorbing partitions for better sound control.





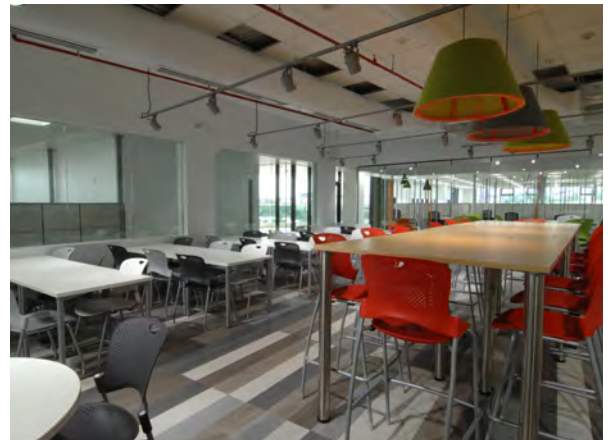
**Confidential Client**  
**Consolidation and Remodel**  
Project, and Construction Management  
Project Size 40,000  
Berwyn, Pennsylvania

The project was a fit-out and remodel of a new leased office space to accommodate 275 people. It included IT rooms, new finishes, new wall construction, A/V upgrade, mechanical upgrade, and access control.



**Confidential Client**  
**Tenant Improvement**  
Project Management and Estimating  
Project Size 26,000 SF  
San Jose, Costa Rica

Consolidation of multiple offices into one main site designed to align to corporate brand design standards within budget. The new open plan office included break out areas with sound partitions, conference rooms, and phone areas.



## Confidential Client

### Tenant Improvement

Project and Cost Management, and Owners

Authorized Representative

Project Size 45,000 SF

Bucharest, Romania

Consolidating multiple offices into one main site. The open office plan build-out included, break-out areas with large plush seating space, conference rooms, telephone areas, and a large reception.



## Confidential Client

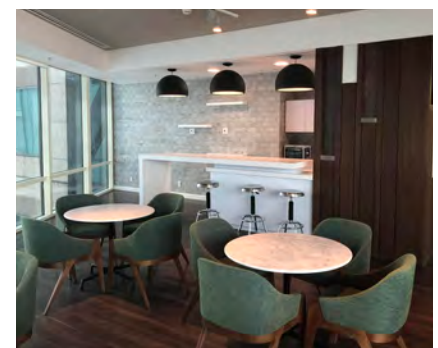
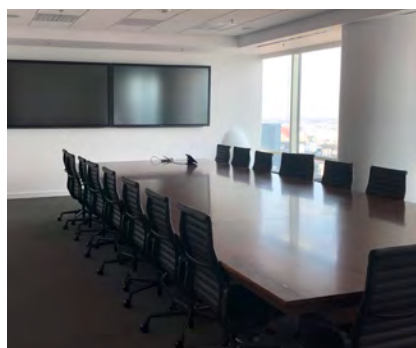
### Customer Solution Center

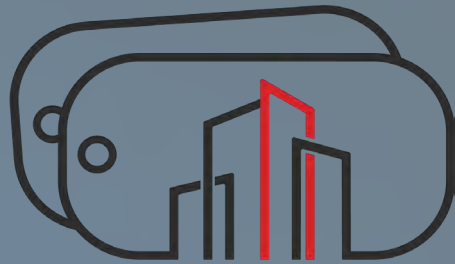
Project and Construction Management

Project Size TBD

Mexico City, Mexico

Our team ensured that the client's corporate brand design standards were met as part of the design management services. The design was created within budget and managed by our team to deliver on time and on budget.





**RICIS**  
RUPERT CONSTRUCTION  
SERVICES

Rupert Construction Services Inc  
9114 Adams Ave #340  
Huntington Beach, CA 92646

William (Bill) Rupert  
Bill@RupertServices.com  
310.667.2829

---

CA DGS SB-MB,  
DVBE #2017158

NAICS Code 236220  
Additional 236210,  
541611, 541618, 561110,  
561210, 561499



**CVI**

---