

Rock Solid Delivery

Every Time



**CONSTRUCTION
TECHNOLOGIES, LLC**

www.ConstructionTechKC.com

Construction | Renovation | Historic | Commercial | Multi-Family

Construction Technologies, LLC (CT)

provides construction management and professional construction services throughout the greater Midwest.

Review our projects to experience the attention to detail we bring to all of our existing clients.

Contact us today to see how we can make your construction project a reality.



Who We Serve

Owners, Managers and Developers of Commercial and Multi-Family Real Estate:

Are you tired of dealing with contractors that over-promise and under-deliver?

If you've ever suffered through construction efforts that were expensive, not delivered in a timely fashion, and typified by poor quality work? The biggest challenge in any commercial property or multi-family construction process is on time completion, at or below budget, and at a quality that's satisfactory both the owner and tenant.

Working with someone who understands how to deliver the services that can impact your overall investment or asset is the key. Which means:

- Working with someone who will act as an advocate for you on the project
- Working with someone who will act as a consultant and give you advice on a project before you even start – or before they are even hired
- Working with someone who will ask the right questions that will identify problems, define multiple solutions, and provide the costs up-front.

There is a difference in working with a team that's focused on creating value.

Since 1993, Construction Technologies, LLC has managed all types of construction projects in a number of different markets. From 700 square feet to projects of more than 200,000 square feet we provide effective enhancement to new construction, renovations, and historic restoration of commercial and multi-family projects.

Construction Technologies, LLC clients have saved millions of dollars as a result of design improvements, aggressive subcontractor bidding, national supplier relationships, and control over the construction process.

How We Work

We help you control the construction process

Since 1993, Construction Technologies, LLC has been helping the people who own, manage, or develop real estate find cost effective and timely solutions for their construction projects by working as a partner, not as a vendor. This page will share with you the kind of results our clients have reported. We'll also give you a sense of our guiding beliefs, approach to client work, and why we're different from other construction firms.

Construction Technologies, LLC provides reliable and cost-effective construction services. Whether it's enhancement of new construction, renovations, or historic restoration of commercial and multi-family projects, our goal is to deliver on time and under budget.

Construction Management Results – here's some of what you can expect when you work with us.

You can expect to see an advocate for the owner that is dedicated to ensuring that the owner receives the highest quality product and the lowest possible cost. You can rely on the fixed fee estimates and dates for completion you're given. You'll get expert advice regarding your real estate investment that you just can't get from other construction companies.

You can expect to be shown how to save money on almost every job. We'll find every possible way to save the owner money, even if it requires design changes for constructability. But, you can be certain that your plans and specifications will meet your needs.

You can expect to benefit directly from a firm that has managed all types of construction projects in a number of different markets. That's important because we don't mind giving advice up-front even before you make a decision on who to partner with. We want to make sure you're asking the right questions whether you or not you choose to work with us.

You can expect a team that wants to be viewed as a business friend, not a vendor. You'll always get straight answers. When there is a mistake, you can expect us to step up and solve it rather than trying to establish who's to blame.

Our Philosophy And Values

Our Philosophy and Values —the work we do with our clients is guided by these core beliefs.

- **Be Up-Front and Do What You Say** – We believe in putting goals out on the table and saying what is expected from the beginning of the relationship. Then if someone says they are going to do something, they should do it and not make excuses.
- **Integrity Is Not Optional** – Sure we're all in business to make a profit. But not at the expense of integrity. We believe in trying to guide customers to the best solution rather than accepting poor design and inferior products – even if that results in not winning the job.
- **The Value of A Partner-Oriented Relationship is Priceless** – We don't believe in just working with someone as a vendor where we're on opposite sides of the table and finger pointing often occurs. We want to be on the same side of the table. We're more concerned with enhancing a relationship than the profitability of a specific job.
- **Taking Responsibility Always Goes Further Than Blaming** – We don't mind admitting mistakes and stepping up to correct them. We don't seek to establish blame first, but instead correct the mistake and then figure out how to avoid them in the future.

Our Philosophy And Values

Our Approach – with this concept of construction service delivery, we really want to act as an advocate for our clients versus the role of a traditional general contractor.

We act as a consultant in providing construction services. We can help you reduce up front costs because you'll get advice on your project even before you start. We have knowledge of common work rules in various localities and we're familiar with local means and methods that saves time and money.

Construction services are delivered with an understanding of how a construction project impacts an owner, landlord, and tenants. Because a leading real estate company (Cohen-Esrey) was our origin, we have access to all the resource you need to address the issues from real estate to construction, space planning, and interiors. That gives us an ability to know and discuss your issues and helps provide non-stop for comprehensive construction analysis.

Attention to detail and responsiveness is guaranteed. Nothing is more frustrating than working with a contractor who doesn't answer their phone or return their messages. When you call Construction Technologies, you'll talk to a decision maker. You won't get passed around or talk to someone who can't help you. If an issue needs to be addressed, you can be sure that a response is on the way as quickly as possible.

Is This For You?

Who Construction Technology, LLC serves...

We provide cost and time solutions for:

- Affordable Housing Developers
- Property Managers of Affordable Housing
- Owners of Market Rate Multi-Family
- REIT's and Institutional Investors
- Commercial Office - Landlords and Tenants
- Retail Business - Owners and Landlords
- Developers of Commercial and Retail Projects

Construction Technologies, LLC clients are the people who own, develop, and manage real estate. They're the real estate brokers, the property managers, the owner/operators, the developers, and the landlords that deal with commercial property and multi-family affordable housing tax credit apartments.

When tenant improvements or construction renovations aren't completed on time and at or below budget, then nobody's needs are adequately satisfied. Our clients expect cost effective and timely solutions to their construction projects.

Do any of the following scenarios sound familiar to you?

- You're tired of suffering through construction projects with contractors who are too expensive, don't deliver in a timely fashion and perform poor quality work.

Is This For You?

- You wish you could work with someone on your construction project that's sensitive to an occupied building environment and works with all parties to minimize disruptions to the occupants.
- You'd prefer to work with someone who will ask the right questions up front so they can provide advice and define the solutions and costs before you start on a project.
- You want a relationship with someone who understands how the delivery of services can impact your overall investment or asset.

If one or more of these scenarios is ringing true for you, then please read on.

You're definitely in the right place. Construction Technologies, LLC is focused on delivering the highest quality commercial property tenant improvements and low income housing tax credit renovations.

We're most successful in working with clients who...

Our clients typically share many common characteristics. If these sound like you, then we've found that we'll likely work very well together.

- You do what it takes to deliver professional quality service to clients. Services delivered are, without exception, your best effort. Striving for excellence and continuous improvement are built into everything you do.
- You understand the construction process, but you're not interested in micro-managing. If you believe that getting the job done on time means having to question everything we do, then we're not for you. If you're focused on superior project outcomes by letting us excel at what we're good at, then we'd like to help.
- You're someone Construction Technologies, LLC can get to know. We want to become business friends with our clients. That means getting beyond the typical client-vendor relationship. We have fun getting the job done, which is one of the things our clients love about us.

General Contracting

Renovations and Additions

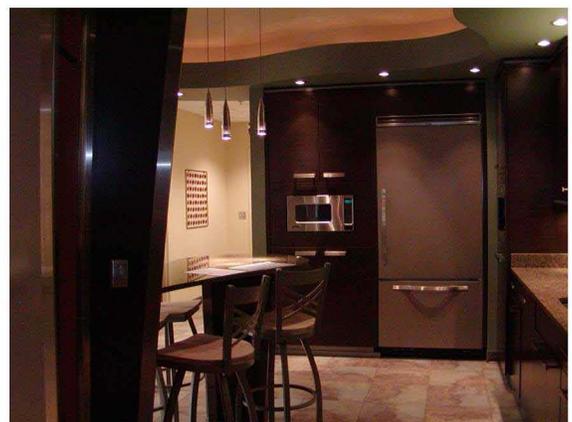
Our business was started in 1993 with the approach that, besides cost and schedule, the most important objective is to add value to the customer's asset.

Tenant Improvements

This business has been a core business for Construction Technologies, LLC.

Ever since we were formed by Kansas City's largest commercial brokerage and property management firm in 1993, we have served this part of the industry.

Our attention to customer service and our sensitivity to customer ongoing operations is our hallmark of our approach to this business.



General Contracting

New Construction

A green field site and a new building start with so much promise and great expectations. Using a construction partner that follows closely those expectations is critical to a successful project.

Using the construction company as a design partner, greatly helps establish a constructible project within your budget.

Multi-Family

Affordable Housing

Construction Technologies, LLC's experience in affordable housing rehab is long and successful. Our developer clients are receiving value from our delivery schedules.

Placing units in service, working with property management, holding the line on costs are the primary features of using Construction Technologies, LLC

These features deliver the benefits of tax credits quicker to the developer.

Residents are pleased with the results and are more likely to establish long term leases.

Renovations

Owner or investors are faced with four major cost categories.

- Structural problems
- Life Safety issues
- Deferred maintenance
- Marketability



We add value by solving any one of these cost issue categories in a timely manner. Clients know that CT has covered all the potential issues and identified several solutions for the owner.

New Construction

Delivery of an on time and on budget project is always what an owner asks for, but what about constructability?

Including Construction Technologies, LLC up front in the design process, allows any developer, to gain value by our oversight and experience being shared with the owner and the architect.

Construction Management

Owner's Representative

Using Construction Technologies, LLC to represent you at the construction on-site meetings, bank finance or design stage is adding value to your project. We share our experience from years of management and project development with you and your investment team.

Oversight of design, reviewing contracts, assisting with scheduling, inspecting work progress and applications for payment, can save you money and avoid uncertainties.

Program Manager

We stand beside the developers and investors to provide oversight from the very beginning of the project.

Working with you through City planning, Project site engineering, project financing, construction cost estimates before and during design, all add value to the project.

A good plan at the start increases the chance of success at the end.



Contact Construction Technologies, LLC today. We look forward to working with you.

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