



Success Is In The Details



EJCM



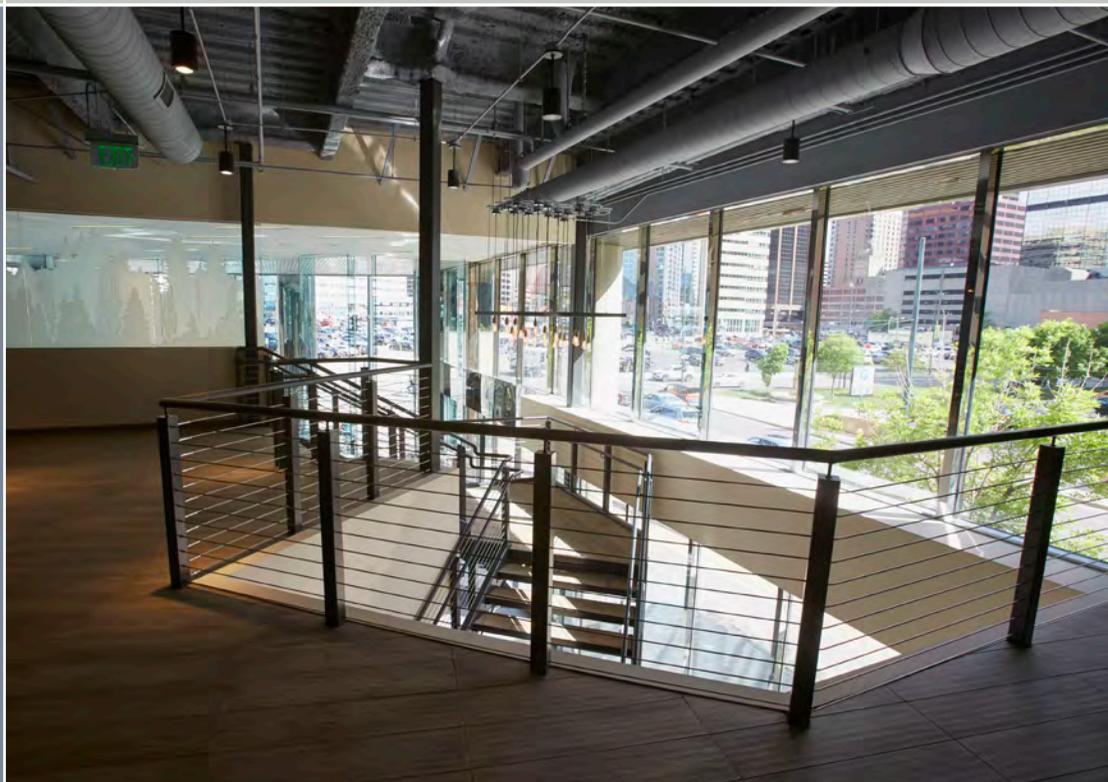
Success is In the Details.

Hi. We're EJCM. Construction is our passion and our pride. Tenant improvement is all we do. It's been our specialty since 1979.

Our experience ranges from \$10M multiple-floor build-outs to small restroom refinishes and common area updates. We've done more projects than you can shake a stick at. Thousands of projects, actually. Chances are, you've seen our work many times without even realizing it. And now you need to refresh or build-out space of your own. You've come to the right place.

At EJCM, our goal is simple: to provide the best quality workmanship available, on time, within budget, and to your satisfaction. We aim to end each project on the same high note as we started. That's what drives every decision our team makes and how we approach any hurdles we may encounter.

Discover why EJCM has been an industry leader for so long and how we can make your next tenant finish project a big success.





We've Formed Bonds That Even the Strongest Epoxy Can't Match.

Our relationships are the strongest part of our business. Over the years we've made lasting contacts, developed friendships and assembled a team of outstanding individuals, all of which have become factors directly responsible for our success.

For example, our long-standing relationships with a select group of subcontractors allows us to get jobs done on budget, on time and with a high degree of craftsmanship and quality. And because we've been in the tenant improvement business for quite some time, we've come to know a number of office buildings and medical facilities in Denver along with the people that manage them firsthand. Being familiar with building staff, layouts and guidelines allows us to operate more efficiently.

Clients trust EJCM to complete an operation on time. And we do. Every time. Because we know there's nothing worse than starting a lease agreement with construction still under way. And we also know that our relationships are the glue that holds EJCM together.

A Cell Phone:

We get it. Meeting in person is not always efficient. But we do like to hear our client's voices and keep all team members in the loop.



B Know the Territory:

Our knowledge of the tenant improvement landscape in the Denver metro area translates to efficiency on your project.



C One-on-One Interaction:

Nothing replaces face-to-face communication. It's the best part of relationship building.





The Trick is to Move the Fan Out of the Way Before Anything Can Hit It.

There are always hurdles with construction projects. It's our job to look ahead and solve them before they become a big deal. Over the years we've developed the ability to think creatively on the fly.

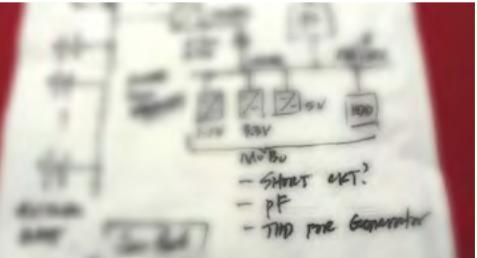
One thing that helps us minimize hurdles is upfront budgetary planning. It gives us insight into lead times, costs and the most efficient sequence of work in advance. Our estimates are extremely accurate. They have to be. Even when we're asked to come up with pricing extremely quickly – sometimes in under 24 hours.

Another skill that helps us plan every job successfully is our ability to visualize our clients' intentions– even if they can't quite visualize all the details themselves. Years of experience with many different clients on various types of jobs, gives us valuable insight as to what customers are aiming for and what their projects need.

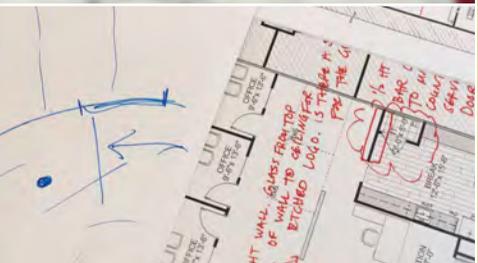
Even if you don't know quite what you're looking for, we can help you get to the best end point. Our planning process will save you headaches, money and time. And the jobsite fan will always be kept clean.



A Fire Extinguisher:
We put out fires. So you don't have to.



B Napkin Quote:
Our estimators can work with a water-stained napkin. They sharpen their pencils for the final deliverable of course.



C Quick Sketches:
We know how to get from here to built.





We Wish We Had a Nickel for Every Time the Phrase, “No Problem” was Uttered on Our Jobsites.

Our teams strive to give you a finished project on time, on budget and hassle-free. When it comes to your new office, medical or retail space, we coordinate the right people and materials for the job. Our goal is quality and efficiency.

We have great flexibility with our pool of resources because we treat them like partners. No job is too big or too small for them or us. Our sub-contractors are highly trained professionals (don't try this at home!). We know we can depend on them to exceed our expectations – and yours. And because we've all worked together before, and want to work with each other again, there's an understanding that deadlines are met. Period. When problems arise. We solve them.

We've even been known to do touch-ups AFTER the client moves into their new space. This takes care of light scuffs or dings that might occur during moving. The client starts out with a crisp, new space.

All those nickels would add up to a lot, but not more than the worth of our client relationships.

A Architect:
“The city requires a minimum 36” opening for that doorway, but there’s a mechanical chase in the way.”

B Interior Designer:
“The client wants a “floating” metal partition here.”



C EJCM:
“No problem.”

Proud Moments.



A Medical Office:
A bright and open reception desk complimented by earth tones and artful light fixtures make this a serene, handsome waiting area.



B Reception Area:
Crisp, modern and playful — pops of color on the floor, a green wall — a lively, durable space that is dog tested and approved.



C Retail:
A full glass storefront allows feature lighting from within to shine through, along with the sparkle of jewelry in the cases.





We Stand Behind All of Our Work. Not Literally of Course, Otherwise We Might Get Sealed In.

Our warranty begins right after we complete the punch list to your satisfaction. Simply put, our warranty is a long-term commitment to you to make things right and to continually maintain your satisfaction. No ifs, ands, or buts.

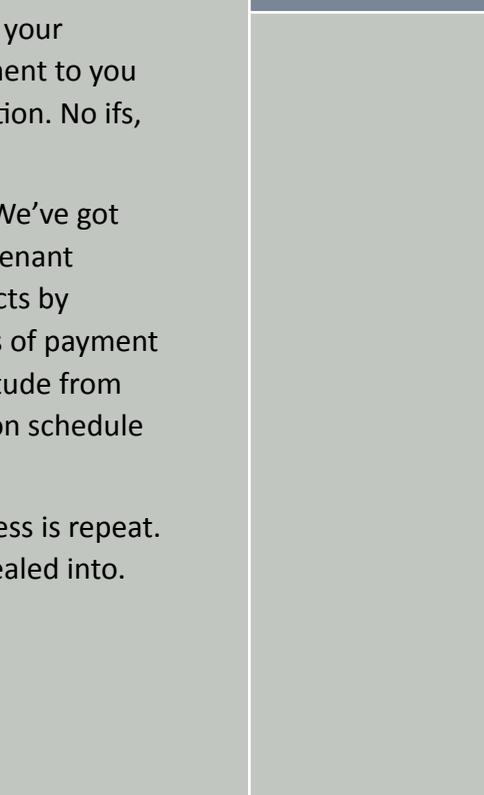
We stand behind our work because it's the right thing to do. We've got skin in the game. EJCM is one of the very few, if not the only tenant improvement contractor in town that commits to client projects by consistently paying their subcontractors in 30 days, regardless of payment from client. Our clients benefit from a "jump... how high" attitude from our subs. EJCM can ensure close adherence to the construction schedule by allocating scarce labor resources to client's project.

And people appreciate that. Maybe it's why 90% of our business is repeat. Repeat business is something we're more than happy to be sealed into.

A Door:
We'll re-hang a door. Absolutely no problem. For us it's an open and shut case.

B Light Fixture:
If a fixture goes bad, we'll replace it. Hey, we're afraid of the dark too.

C Painted Wall:
When a mover accidentally scuffs the paint, we touch it up. Why? Because it's a lot easier than bubble wrapping the wall.





Management is on the Job, Not Out on the Green.

Management can be described in one word: hands-on. We're not a few names on the plaques of empty office doors but hardworking people who believe in investing time with customers and our company. We work the occasional late night, miss a lot of lunches and do everything in our power to keep the company and in particular, your project, running smoothly.

We're a concierge contractor. Our leadership is here to ensure that our clients are satisfied with all aspects of the construction process. You can count on EJCM to be here when you need us. Yes, we actually enjoy working through estimates ourselves and doing the legwork on the job site. Construction management is our passion and our pride.

We're here to help you and guide your job every step of the way. Quite honestly, we feel it's the best way to do business. And besides, we're much better managers than golfers.



A Coffee Cup:
Caffeine is one of the four basic food groups at EJCM.

B Boots on the Ground:
The EJCM people you meet in the interview are not a sales team. We are the boots on the ground who will be on your project through completion.

C Plans in Hand:
Management walks each jobsite with plans in hand to confirm details and discuss options.



Why EJCM

A We Care About What Drives Your Project

Knowing what's behind your deadline allows us to think ahead and ensure you move in on time.

B Streamlined Permitting

Our in-house permitting team alleviates stress for the client and the design team.

C Chalk and Box Walk

Our team walks your space with you at the start, marking electrical box locations in chalk. You'll know if more power is needed, or if outlets should be shifted to fit your furniture layout.

D We're Invested in Your Project

We treat our subcontractors like partners, because they are. We pay them 30 days net — a rare practice in construction. Our subs deliver for us, which means we deliver for you.

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