



J. Francis Company LLC

GENERAL CONTRACTING AND REMODELING

1410 High Street • Pittsburgh, PA 15212 • phone: 412.322.6407 • fax: 412.322.6425

newsletter

Super Trivia Challenge

Here's your Chance at a \$20 Gift Card!

Trivia is a fun feature of the newsletter. The first correct answer emailed to jean@jfcollc.com will be the proud winner of a \$20 Gift Card of your choice.

Question: From what town did the Grinch steal Christmas?

Answer:

- a) Seussville
- b) Candyland
- c) Whoville
- d) Grinchville

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Thanks for the Kind Words

"The design details were excellent. They took careful attention to detail. The management professionals at J. Francis Company were always accessible. We were very satisfied with the results of the project upon completion."
Owner of Featured Project

December 2009

Greetings!

Merry Christmas, Happy Hanukkah. We wish you and your loved ones a very happy & relaxing holiday season. Despite the economic challenges of 2009, J. Francis Company is managing to remain strong as a business. We are grateful to our customers, employees, subcontractors and vendors for this.

Company Update



J. Francis Company Earns a 2009 AIA Design Pittsburgh "Award of Excellence"

Award of Excellence for Architectural Details & Craftsmanship - Warhol Museum Lobby

Client: Carnegie Museums of Pittsburgh

Architecture Firm: EDGE studio

Contractor: J. Francis Company, LLC

At the annual AIA Design Pittsburgh Awards Ceremony, J. Francis Company, LLC was recognized as earning an "Award of Excellence" for the Warhol Museum Lobby. The project was designed by **Edge Architecture**.

<http://pittsburghsfavoritearchitecture.com/dp2009>

Kitchen Modifications for Aging in Place

Whether it's for their parents or themselves, baby boomers are looking to remodel their kitchen and bathrooms, making them more visitable for those with limited mobility.

Kitchen Modifications:

The kitchen is the heart of the home. It can also be the most dangerous room in the house. The NKBA recommends several guidelines to keep your kitchen safe:

- Slide-out trays and bins in base cabinets also make storage items more accessible and eliminate the need to bend.
- Use proper lighting. Effective general lighting, supplemented by proper task lighting that is clearly focused on a work surface, can greatly decrease the likelihood of injury while preparing a meal.
- Place microwave oven above the floor to avoid reaching to retrieve food.
- Use slip-resistant flooring such as matte-finished wood or laminate, textured vinyl, or a soft-glazed ceramic tile. If there is ceramic tile, try using a throw rug with non-skid backing as an added precaution, particularly around areas that can get wet.
- Regulate water temperatures and devices. Install faucets with anti-scald devices that prevent water temperatures from rising to dangerous levels, or buy pressure-balanced valves that equalize hot and cold water.

Feature Project

Finished View



During Construction View



Finished View

- Caring
- Competence
- Integrity
- Respect
- Timeliness

J. Francis Company, LLC approaches business with our core values as a guide.

What Kind of Work Does J. Francis Company Do?

Our Typical Remodeling/Renovation Work Includes:

- Additions
- Bathrooms
- Basement Remodeling
- Classroom Improvements
- Demolition
- Drywall and Plasterwork
- Electrical
- Finished Carpentry
- Flooring
- Gut and Rehab
- Kitchens
- Mechanicals
- Office Build-Outs
- Painting
- Plumbing
- Roofing
- Rough and Trim Carpentry
- Siding
- Space Reconfigurations
- Tenant Build-Outs
- Windows
- Wood and Metal Framing
- and Much More !!

Referral Rewards Program

Could You Use \$100.00??

- For every referral you send our way that becomes a customer, you will receive your choice of: a \$100 gift certificate to the store or restaurant of your choice or a \$100



Finished View



Before View

donation to the charity of your choice in your name.

- By referring your friends, clients & co-workers to us for remodeling & renovation projects, you've helped our business grow. Offering these special rewards is our way of saying thanks. To take advantage of our Referral Reward Program, just email to jean@jfcollc.com or fax to 412.322.6425 the following contact information: your name & phone number, the name, address & phone number of the person you are referring. We will follow up on every referral.

Contact Us

Our Mission Statement:

"J. Francis Company, LLC exists to provide our customers with competent general contracting services. We emphasize integrity, respect and timeliness in all our relationships. Our goal is sustained growth and profitability by continually exceeding expectations."

Our Vision Statement:

At J. Francis Company, first we build the relationship and trust. Then we build quality projects, on-time and on-budget. We recognize that the success of your remodeling project is based upon what you have experienced during the process. The quality of that experience is our success.

Contact us:

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Finished View



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Links



Before View



Condominium Update:

This residential project included a new office, master bathroom remodel, and kitchen updates. The condominium was comprised of two one-bedroom units that had been combined, but were opposing layouts.

A previous remodel included making one of the kitchens a whirlpool room with a sink, but not toilet. This room, on the master bedroom "side" was not used and the current bathroom was small and disconnected from the main bedroom. The entrance hallway, no longer used, was now open closet space.

The current owners decided to eliminate the whirlpool tub room and create a master bedroom suite. The master suit now includes an open area office space, additional closet space, and a larger and connected bathroom. J. Francis Company remodeled the master bathroom with aging in place considerations such as wider doors and no doors, creating a "master suite to eliminate doors, grab bars and blocking in walls for future needs, lower height cabinets and

comfort height toilets, functional closet space, and showers with hand held units." Kitchen updates included new appliances, countertops, and matching cabinets for additional storage. Crown molding was added to upgrade several rooms.

Perhaps the biggest challenge was the building's construction type. Block walls and concrete floors allowed noise to travel and the building management limited construction activities to minimize disruption to other tenants. We managed all aspects including performing the work while the owners lived in Florida for the winter. The condominium now reflects an updated and appealing appearance which will enhance their lifestyle in future years.

What's New in '09

"Home For Life...People Prefer to Remain in their Homes"

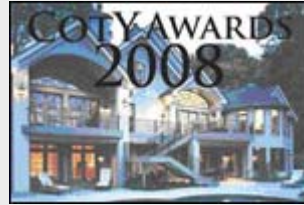
People who are 55+ are less likely to move and buy/build new homes and more likely to age-in-place because most of these households feel satisfied with their homes and the communities in which they live. According to the most recent [American Housing Survey \(AHS\)](#), 55+ households (on average) rated the overall satisfaction with their current home as 8.6 out of 10.

According to a recent study by the [National Association of Home Builders \(NAHB\)](#), by 2012, 40% of all U.S. households will be 55 or older and it projects that the nation's 55+ population will grow at well over 2% annually for the next decade, reaching 85 million by 2014.

The 55+ market is an important focus of the nation's housing industry as baby boomers approach traditional retirement age. But builders hoping to entice households into new homes will probably be disappointed because older Americans, by and large, are happy with where they currently live. This finding was made when the NAHB study considered both the personal desires and trends of this population as well as their home and community characteristics. Based on this data, the study determined the probability of baby boomers leaving their current homes, and the factors which influenced their decision to stay.

Also, nearly half of all households in the 55 to 64 age bracket rated their community as 9 on the same 10 point satisfaction scale. The survey also showed that positive responses increased with age, as nearly 60% of households age 75 and older rated satisfaction with their community as 9 out of 10. In addition, more than three-quarters of the 55 to 64 age group responded with a community satisfaction rating of 8 or higher. This opinion poll again shows that older home owners simply want to remain in their current residences and communities and are verifiably less likely to move. In fact, the survey even shows that as they grow older, their desire to age-in-place actually increases.

Overall, the data speaks volumes about the growing need for licensed and trained aging-in-place specialist to help baby boomers adequately achieve their desire to remain in their current homes. J. Francis Company, LLC would like to help you and your parents or other senior family members live with less worry and stress. [Contact us](#) today for an assessment of your family's home care needs. For more information, visit [J. Francis Company, LLC](#).



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