



J. Francis Company LLC

GENERAL CONTRACTING AND REMODELING

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newsletter

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Super Trivia Challenge

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

Trivia is a fun feature of the newsletter. Each & every month brings a new question & opportunity for **you** to win! The first correct answer emailed to jean@jfcollc.com will be the proud winner of a \$20 Gift Card of your choice.

Question: : Approximately how many boxes of chocolate were sold for St. Valentine's Day in 2003?

Answer:

- a) 25 million
- b) 36 million
- c) 115 million
- d) 125 million

Thanks for the Kind Words

February 2007

Good news – Punxsutawney Phil predicted spring will arrive early this year. Not so good news – the winter weather does not look like it's leaving any time soon! So bundle up and check out the progress on our "Reality Remodel" and the rest of J. Francis Company news!

Company Update

We listen to our customer's feedback!! Our web address of j-francis-company.com was cumbersome with the dashes. We have updated our address to be: www.jfcollc.com with new email addresses to correspond. Our old email addresses still work too. If you haven't gone to our web site recently, check it out!

Team Update

A lifelong resident of Pleasant Hills, Joel Minjock enjoys working with J. Francis Company. Joel said, "I have known John McCloskey for most of my life and appreciate all the support J. Francis Company has given me over the years. John's biggest attribute is his loyalty." Prior to starting his own painting business Joel was a Social Worker. Joel enjoys spending time with his wife and three children. On the weekends Joel especially enjoys racing his 3 cars he owns with his brothers.

Feature Project

Colleges and Universities are bursting at the seams with students. Remodeling existing space is in high demand! J. Francis Company, LLC was hired by Duquesne University to remodel a student recreation center. The existing center was showing its age with cement block walls, poor lighting and did not draw enough students to utilize it. The goal of Residence Life was to create a warm and inviting lounge for students to relax, socialize and meet. The scope of work included fabricating a custom oak drink rail with crown molding trim (custom built in J. Francis Company's millwork

"The room is beautiful. I appreciate all of the extra help your guys gave us in that room. Between fixing other contractors mistakes and altering plans for last minute additions, I couldn't have asked for more. The drink rail looks great and the lighting and ceiling are a vast improvement. I'm very happy with the end result, as are the assistant, associate and directors for Res. Life. Father Hogan commented that he liked the room a lot also. Many students have commented on how great it looks and how useful it will be. I know that many RA's and student organizations have started having meetings in that room. So, our level of satisfaction is VERY high! Thank you!"

Laura Harrison, Residence Life (commenting on the "Featured Project")

Remodeling Tips

Here are some tips for creating a realistic home remodeling budget:

- Research the areas you are interested in. Check out the following link for Remodeling Magazine 2006 cost vs. value data: [Remodeling Magazine 2006](#)
- Establish a budget based upon what the homeowners can afford to spend combined with realistic costs for the proposed project. Decide how long you plan on

facility), laminating the cement block walls with drywall for a residential look, reworking a wall with existing HVAC grill & ductwork to become a corner seating area with drink rail for socializing & studying, replacing the ceiling and light fixtures with parabolic lighting and new ceiling tiles, and building a storage closet for recreation items. The result is a cozy, residential feeling multi-purpose recreation room that is frequently used by the students!

Before View



Finished View



Before View

staying in your home. The length of time you intend to stay in a home will affect how much money you may want to invest in it.

- Many homeowners prefer to call a remodeling contractor and team up with them to create a scope of work, budget and realistic plan for them.
- Avoid major changes once home improvement begins - changing plans mid-project can be very costly.
- Keep in mind that unexpected surprises can occur. For example, once a wall is opened up for plumbing work there may be more damage and unforeseen conditions than anticipated. Being flexible will alleviate some of the stress associated with remodeling!

Our Core Values

- Caring
- Competence
- Integrity
- Respect
- Timeliness

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

What Kind of Work Does J. Francis Company Do?

Our Typical Remodeling/Renovation Work Includes:



Finished View



Finished view of drink rail

- 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 \$50.00??

- For every referral you send our way that becomes a customer, you will receive your choice of: a \$50 gift certificate to the store or restaurant of your choice or a \$50 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



Finished view with new storage closet



Before View

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 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."

Contact us:

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Finished View



Before View

Links



Finished View



What's New in '07?

Home Sweet Home Remodel

Our remodeling project is the home of Tom and Sally*. They have three young children and a dog. Their goal was to remodel the basement to become a gameroom where their children can play, relax, invite friends over to and extend the living space in their home. The finalized scope of work includes moving the basement laundry room to the third floor and changing the first floor front hall closet into a powder room. This is where we pick up from last month. As remodeling projects can almost certainly provide surprises, there has been a fair share of these for Tom & Sally.

The sewer stack going from the basement to second floor was cracked/leaking and needed replaced. (The house is over 50 years old). The method by which the plumber expected to be able to rough in the vent for the first floor powder room & third floor laundry was rejected by the City of Pittsburgh code inspector. As a result, additional plaster walls & ceilings needed to be opened up. This by our standards caused the need for additional set up & isolation (zip walls – see photo) to prevent “dusting” the house. We found electrical wires buried in the ceiling & walls on the third floor that had been cut & repaired without being housed in metal junction boxes. This certainly was a fire hazard & did not meet code. The good news is that the third floor laundry and first floor powder room are now roughed in. These additional challenges have added two plus weeks to the job schedule.

The ductwork is in the process of being reworked. This is important to gain additional floor to ceiling height. In the process of reworking the furnace plenum, we discovered that the air conditioning coil and exterior unit are over 20 years old. The good news is that we reworked this equipment in place with out taking it apart. The bad news is that it is still over 20 years old! Rerouting the ductwork along the perimeter of the room certainly opened up the middle sections but created its own set of challenges. As a result, we have gotten creative with designing storage closets and built-in shelving.

During this period of time was one of the coldest periods in Pittsburgh in recent years. Tom & Sally’s children were off school sick a few days. School was closed for several days due to subzero temperatures and snowy roads. Try remodeling the central core of the house during the daytime with children looking for a place to play! While the quality of the work has not suffered, productivity and the timeline has! Of course, we all worked & played together.

Stay tuned for next month’s series of “Reality Remodeling”.

**The owner's names have been changed to protect their privacy.*

During pictures of the project:



During of Powder Room



Ductwork Rerouting



Sewer stack repair (notice how neat & clean)



Zip Walls to keep dust out



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