



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: What state produces a majority of America's roses?

Answer:

- a) California
- b) Florida
- c) New Mexico
- d) Texas

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Thanks for the Kind Words

Loan applications, insurance policies, workers compensation, bank accounts, and numerous tours of leasing spaces until you find that right one-the one that puts a twinkle in your eye. You sign the lease and after months of preparations you are now a business owner. However, by that time you have filled out hundreds of pages of

February 2010

Greetings!

We send out very Happy Valentines wishes to our friends & customers. While you wait for the snow to melt, consider your options for remodeling: either commercial or residential and call us. Check out our Feature Project construction of **Eye Candy Optical Center**.

Company Update

Construction Trends:

During most of 2001-2007, easy availability of commercial loans and residential mortgages, low interest rates, eager investors and strong optimism caused substantial new development of homes, shopping centers and office buildings. From 2008- 2009, the construction industry shrank and adjusted to the new economic realities. J. Francis Company responded by taking cost-effective steps to reduce our overhead and remain healthy. We are able to recommend money saving options to our customers for commercial & residential remodeling. For commercial remodeling, the focus is on reusing and recycling products and building materials for cost reductions. In residential remodeling, the trend is on space reconfiguration: remodeling the existing space to fit with the needs of the homeowners and aging in place updates.

If you are planning a commercial renovation or residential remodeling project, contact us today at 412.322.6407 to assist you.

Feature Project

Finished View

paperwork, you have read hundreds of pages clauses and disclosures and the work has not yet began on the building of your dream space.

This was exactly where I found myself just 8 weeks ago. It was finally the time to transform that same space that put a twinkle in my eye into my dream work space. With all the horror stories of unfinished constructions, of unreliable contractors and hundreds of rules and regulations to follow, the task of finding the right company seemed daunting. As most business owner, I had a budget to adhere to but I wished for a company that would deliver a perfect "jewel box" on time and most of all on budget. I met with few too many until I met Jean Krak from J. Francis Company whose presentation of abilities and a list of past clients was music to my ears. But could a woman who just met me and listened to my vision care this much this fast? Most of all, what price tag did this care and personal attention carry?

Please do not repeat what you will read next- I was wrong! Jean and John McCloskey used our numerous conversations to get to know me in order to translate my vision into reality. And please note that I did not make the task very easy by leaving J. Francis Company with ONLY 6 weeks to deliver my "jewel box", but I never heard inkling of doubt. Not only did my dream require a full construction of a new space but in order to complete the office, they needed to remove and relocate my existing cabinetry, so I could complete the project not only on time but under budget.

Jean orchestrated a delicate dance of hundreds of moving parts, which allowed me to continue seeing patients as the



Before Construction View



Finished View

construction crew deconstructed cabinet by cabinet like a stealth army of soldiers. I took pride in each decision; most of all my color choices which I wished to protect my vision from spectators until the opening day. Once again, I did not hear "No" when I asked the site manager John to cover all the windows from public eye. And meeting after meeting, my "Dream Team" from J. Francis Company made me feel like this was the easiest task I ever encountered.

If you are not yet impressed by the level of professionalism or by the level of consciousness for the budget, or their ability to relocate, reuse and reclaim, maybe I will strike a cord with my last statement!

"We finished a week ahead of schedule and \$87 dollars under budget!"

*Dr. Monika Marczak
Owner of Eye Candy Optical
Center (Feature Project)*

Today I was engaged in a conversation with Senior Building Inspector for the City of Pittsburgh. He said "J. Francis Company does good work. They seem to be detailed and really put out quality. I would consider them to be one of the top five general contractors in the city. That's why we don't give them too much grief; we know they stand behind their work".

*Patrick Kusler - Lead Carpenter,
J. Francis Company*



Before Construction View



Finished View

Remodeling Tips

Winter Thaw Home Maintenance Tips:

1. **Ice dams** are common occurrences this time of the year given the recent accumulations of snow. When a snow pack builds up, melting snow on the roof / under the

snow pack, cannot spill off the house. With repeated thaw and freeze cycles, ice builds a dam at the bottom roof edge/gutters and this water then can infiltrate the shingles or other lapped roofing material. If you see icicles hanging off the edge (s) of your roof, this is a sign of an ice dam situation.

2. If your roof is a newer installation, and was installed by a reputable contractor, the installation most likely included **Ice and Water Shield**. This sticky membrane installed along the roof's leading edges and in valleys usually prevents water penetration around roof nails. This membrane does not prevent ice dams, only the water infiltration caused by the ice dam.

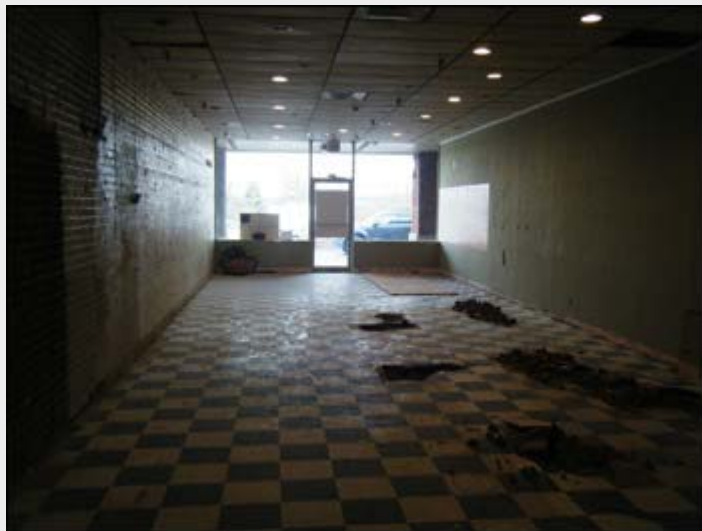
3. Consider **removing icicles** that hang off gutters or roof overhangs. To do so safely, stand off to the side with no one else around, and use a long pole to gently knock them off or even throw a snow ball at them as long as a window is not behind the area. Also, consider what is directly below. Be aware, these are very dangerous. Tell children not to play around ice accumulations. **Gutters and downspouts** should be inspected for damage during the spring thaw to ensure that they are working properly.

4. Ice dams will clear away with warmer weather leaving you with **the need to make any repairs**. Most home insurance policies will cover these repairs, usually to drywall, but not the cause, meaning you won't get a new roof with ice and water shield out of the situation.

J. Francis Company's staff is available to consult with you on these and other roof conditions. We can complete an estimate for you to submit to your insurance company, and then



Before Construction View



Finished View

make any repairs for you.

Our Core Values

- 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



Eye Candy Optical Center is located at Donaldson's Crossroads in Peters Township and is owned by **Dr. Monika Marczak, D.O.** Her optometry practice & eye wear store was located at the Giant Eagle in Peters Township. With the lease about to end, Dr. Monika needed to find a new location for the business.

Dr. Monika interviewed two contractors and received bids for the build out. She hired J. Francis Company because we were willing and able to value engineer the project to meet the construction budget. This was accomplished by salvaging the casework (there were a total of 53 cabinets), track lighting, eye wear displays, reception desk, and fitting tables from the old location. Dr. Monika was able to focus on design elements for the new store including sandblasting a painted brick wall to restore it to the natural brick color. Two curved walls with reclaimed wood supports continued the adaptive reuse theme in the store. A three month construction project, J. Francis completed the build-out in 7 weeks, reducing the number of days the business was closed to make the transition from the old to new location. The store is brightly colored, warm, and attractive with ample room for browsing the extensive eyewear collection.

Melissa Barnes of Desmone & Associates, Architects did the design drawings. Monika was represented by Pat Sentner & Ed Lawrence of NAI Pittsburgh Commercial for the lease signed with Zamagias Properties. Open now for business, you can check out their fabulous selection of eyewear at: 3923 Washington Road (Route 19 South) in Peters Township. Go to: www.eyecandyoc.com or call 724.941.5100.

What's New in '10

Building permits are a way of life!

will receive your choice of: a \$100 gift certificate to the store or restaurant of your choice or a \$100 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:

John McCloskey, President:
john@jfcollc.com

**Dave Myers, Vice
President/General Manager:**

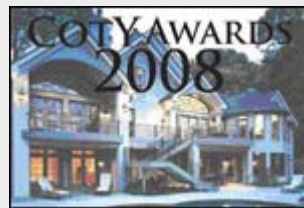
During remodeling, a professional remodeler is responsible for managing a variety of inspections to ensure that the project meets agreed upon quality standards and complies with applicable building codes. Inspections are even more involved when the work involves structural changes and/or mechanical work.

Building permits are required for every remodeling project that involves structural, electrical, plumbing, and HVAC work. A permit is issued after the local building department makes sure that the plans or drawings meet the building codes for occupant health and safety.

Inspections are required at certain points during the remodeling process, usually as a certain phase or type of work is completed. At each necessary stage, the building inspector comes to the house and meets with the remodeler's site supervisor. They walk through the project to discuss that the remodeled section of the home has been constructed according to plan and all work complies with the applicable building codes.

The work is signed off by the inspector at that point. Each inspection adds another signature to the Building Permit, allowing the work to move forward. When the project is finished, the inspector's final approval issues the Certificate of Occupancy (or CO), allowing the homeowners to occupy the remodeled area of their home.

It has been brought to our attention that there is a potential consequence for not filing for a building permit and following the proper steps for inspections. If there is a loss to the property such as fire, water, or other damage, the insurance company can check to see if a building permit and final certificate of occupancy was issued for changes made during renovations/remodeling. These are public record, available on-line. If there was not, the insurance company can deny the money for the claim based upon this.



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Links

