



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: What year did Congress pass the act making the first Monday in September - Labor Day a national holiday ?

Answer:

- a) 1901
- b) 1943
- c) 1857
- d) 1894

Thanks for the Kind Words

I want to thank J. Francis Company, LLC for the excellent work that you have completed on my newly renovated & expanded office space at

September 2007

We did it again! For the third year in a row, J. Francis Company, LLC has won the PBT's Pittsburgh Top 100 ranking. It has been a busy summer for us at J. Francis Company, LLC with our college & university work as well as residential & commercial remodeling projects but we make it a priority to keep in touch with you. Read on to learn about the latest news at J. Francis Company, LLC. We look forward to hearing from you!

Company Update



J. Francis Company, LLC earns Pittsburgh 100 Ranking.

For the third year in a row J. Francis Company, LLC has been named to the "Pittsburgh 100" by the Pittsburgh Business Times (PBT). Each year, the PBT seeks to find the fastest growing privately owned companies in the region, as ranked by percentage growth in revenue in the past three years. The award was received at a special ceremony on August 23, 2007 by John McCloskey at the Duquesne Club in Pittsburgh. "I am very pleased to be recognized again this year as part of a select group of our regions top 100 fastest growing companies. J. Francis Company, LLC's continued strong performance is a direct reflection on our employees' dedication to serve our customers everyday. We look forward to continued growth with a highly professional approach to general contracting and construction," said John McCloskey.

J. Francis Company, LLC was a sponsor for the "Swing 4 Sentner" fundraising event on September 7, 2007. This was a benefit for Rich Sentner, a young professional diagnosed with early dementia to help provide for his care as well as setting up an education

Beaver St. It was a challenging project requiring collaboration on the part of the contractor, municipality, architect & owner. J. Francis Company, LLC was involved from the start of the design & drove the process to a strong completion. The scope of work included adding a third floor to an existing two story building in the heart of a busy & crowded business district.

Effective project management on this job was critical to the initial design, coordination with borough officials & in minimizing any potential disruptions to the business district. You took what was a negotiated design/build project & added design features while the work was in progress. For example, salvaging the framing lumber & then using that salvaged lumber to make doors & trim enhanced the interior design. Being flexible with the finish specifications allowed the final stair design to include glass panels & wire roping reinforcing the open feel of the mezzanine. The new mezzanine structure appears as if it was always a part of the building.

The office space is striking & tasteful both inside & as viewed from the exterior. In difficult situations where design coordination & project management are critical, I continue to look to you and the relationships that J. Francis Company, LLC brings to the table."

*Tom McCargo, President of
Graham Realty Company*

Remodeling Tips

Fall Yard Cleanup

- **Cut Back Perennials** - By trimming perennials to the ground, there is less

fund for his young children. The *Richard J. Sentner Family Trust Fund* has been organized by his brother, Patrick Sentner, a Principal at NAI Pittsburgh Commercial. For further information or to make a donation, contact psentner@naipittsburgh.com .

Feature Project

Feature Project: Third Story Commercial Office Mezzanine in Sewickley

Scope of Work for this 3rd story office mezzanine included: gutting the 2nd floor original framed walls with plaster and lath, leaving the space wide open. The building dates back to the early 1900's. The creation of a mezzanine involved setting steel beams, additional block walls pinned onto the existing front to back brick party walls, over-building the new structure and then removal of the existing roof. A 3rd floor "roof top view" was achieved with full-panel windows on either end and enhanced by two large skylights. Glass panels on the railings and cable rails further enhance the open feeling of the space. White walls and raw, earthy finishes draw attention to the architectural elements of the space. Panel style doors were custom built by recycling the framing lumber existing in the building. J. Francis Company, LLC built the office mezzanine within the two story building structure and did not interrupt the retail business located on the first floor or other business in the Beaver St. Business district! Architectural & engineering services were provided by **Maynes Associates Architects, AIA** located on the South Side of Pittsburgh.

Before view of the 2nd floor from front of building to back



Finished view of the 2nd floor from front of building to back

work to do in the spring. This results in healthier spring gardens.

- **Trim Dead Tree Branches** - Protect trees and surrounding shrubbery from damage by trimming diseased or cracked branches close to the trunk.
- **Plant New Shrubs** - Planting shrubs in the fall gives the plants the time to establish roots in moist soil, compared to the dry heat of the summer.
- **Feed the Grass** - Grass roots keep growing until the ground temp gets to approx. 40 degrees Fahrenheit. Feed the lawn a high- phosphorus (12-25-12) mix to encourage root growth for a healthier, greener lawn in the spring.
- **Eliminate Standing Water** - Besides attracting insects for a breeding ground, standing water can freeze & cause damage.

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



Before view of 2nd floor from back of building to front



Finished view of 2nd floor from back of building to front



Finished view of mezzanine level office

- 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 !!

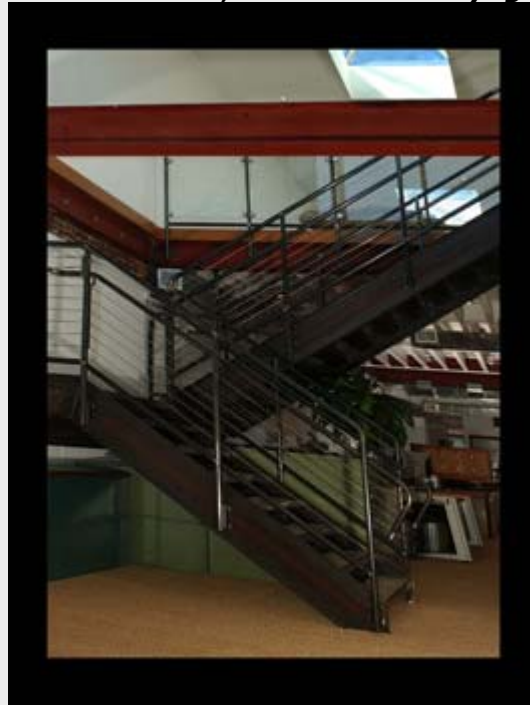
Referral Rewards Program

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 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



Finished view of staircase from 2nd fl to new mezzanine level, with view of skylight



Finished view from mezzanine level looking down staircase

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."

Contact us:

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Links



Before view of 2nd floor front office



Finished view of 2nd floor front office



Before view of bathroom



Finished view of bathroom w/closet storage



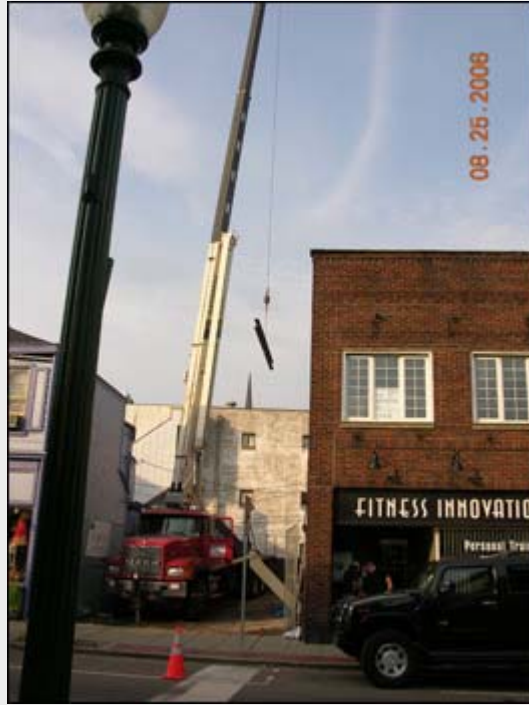
Finished view of custom door detail - doors & trim fabricated in our millwork facility from recycled framing lumber



During view of erecting wall for mezzanine level office



View of "flying" steel beams over rooftops to the new mezzanine level



***Finished exterior view of mezzanine level
and deck***



Team Update

Ed Bittner, new estimator/residential sales specialist for J. Francis Company, LLC has worked in construction for 14 years. His favorite type of work to do is finish carpentry from a well designed plan using quality materials. "Since joining J. Francis Company, LLC, I have begun to embrace a new style of construction management with an emphasis on customer service. From qualifying leads to negotiated estimates, I have a new sense of professionalism." Ed is married to Gina and has a 12 yr old son Christopher, 3 yr old daughter Emily, a dog & a cat. Ed is an avid outdoorsman, enjoying scouting, fishing & sports in his leisure time as well as art & history.

What's New in '07

Choosing a Kitchen Countertop - What suites your lifestyle & budget best?

Plastic Laminate: Seventy five percent of new kitchens in the U.S. utilize plastic laminate for countertops. The advantages of laminate include being inexpensive, relatively durable, easy to clean, does not require regular maintenance, and is available in dozens of colors & patterns. The disadvantages are that it can be damaged by heat or sharp objects such as cutting knives and cannot be repairs.

Solid Surface: The first solid surface countertop was DuPont's Corian. The material is acrylic resin. The advantages are that solid surface is non-porous & non-staining, easy to clean, repairable, durable and comes in a variety of colors & patterns. The disadvantages are the high cost and that it can be damaged by high heat & sharp knives.

Composite Stone Materials: Familiar brands of stone/quartz composite are DuPont's Zodiaq brand or Silestone. The advantages of quartz composites include being non-porous & non-staining, scratch & heat resistant and durable. The disadvantage is that it sells & installs at a relatively high cost.

Granite Slab Stone: Natural slab granite is the current favorite among high-end countertop choices. It offers high heat resistance and durability with a variety of colors & textures available. The disadvantages include high cost, and the fact that granite can stain, being susceptible to oil.

Stainless Steel: Restaurants like stainless steel for commercial kitchens. It is being installed in residential kitchens in increasing numbers due to the long life and low maintenance it offers. Stainless steel is non-porous & non-staining, resistant to heat, durable & easy to clean. The drawbacks of stainless steel include denting and high cost.

Concrete: Concrete countertops are cast upside down in molds or formed in place. Made correctly, they are hard, durable & heat/scratch resistant. The disadvantages are that concrete countertops can develop severe cracks as they cure and they can be pricey. Concrete stains easily although special products can be purchased to resist staining.



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