



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 john@jfcollc.com will be the proud winner of a \$20 Gift Card of your choice.

Question: What was the name of the act that started the Labor Day holiday?

Answer:

- a) The Stanley Act
- b) The Wilson Act
- c) The Coolidge Act
- d) The Adamson Act

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Thanks for the Kind Words

" Although a novice to commercial construction and renovation projects, I knew all too well how architectural dreams can be marred by exploding budgets and poor communication. My new ophthalmology office and optical store, Eyepolis, at the Waterfront was my dream. I

September 2010

Greetings!

As the nights cool down and we inch towards fall, it is time to get your home ready for the change in seasons. J. Francis Company professionals are available to work with you on your next renovation/remodeling project.

Check out our latest renovation of "Eyepolis" Eye Boutique Store at The Waterfront under Featured Project. We love hearing from you!!

Company Update

J. Francis Company is a Certified Firm in Lead Safe Remodeling

All key staff at JFCo have been certified in Lead Safe training. As of April 22, 2010 the EPA requires that contracting/remodeling firms performing renovation, repair, and painting projects that disturb lead paint in pre-1978 homes, child care facilities and schools be certified by the EPA. They must use certified renovators who are trained by EPA-approved training providers to follow lead safe work practices. This involves containing the work area, minimizing the dust, & cleaning up thoroughly.

For more information, check out:

www.epa.gov/lead/pubs/renovation.htm

Feature Project

Finished View

wanted to make sure it came true to life without problem. My out-of-state architect researched various companies in Pittsburgh who would be right for the job and only came up with one...J. Francis Company. This was impressive.

My first meeting with Dave Myers was so positive; I decided to give the job to J. Francis Company without bidding the job elsewhere. We set a budget and discussed details in a very upfront manner. Amazingly, we worked together to stay on budget and all work was completed on time. Throughout the entire process, there wasn't one problem. My new space was built as I had pictured it in my mind, and I am truly very pleased. Everyone on site was so respectful and hard-working.

It was clear that everything was done with the aim of upholding the company's established reputation. Wonderful work and a stellar reputation was what brought me to J. Francis Company. These are the same qualities that make me proud to share my wonderful experience with others. It is a great feeling to know that Pittsburgh companies are invested in the community and care to do good work. "

*By Viki Christopoulos, MD,
Owner of Eyepolis
"Featured Project"*

Remodeling Tips

Fall Home & Yard Preparation

- **Cut Back Perennials** - By trimming perennials to the ground, there is less work to do in the spring. This results in healthier spring gardens.
- **Trim Dead Tree Branches** - Protect trees and surrounding shrubbery from damage



Finished View



During Construction View



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.
- Have your **furnace and chimney** cleaned and inspected by a qualified technician annually.
- Clean and/or replace your **furnace filter**.
- Clean the clothes **dryer exhaust duct** and space under the dryer. Remove all lint, dust, and pieces of material or cloth.
- **Insulate exposed water pipes** in areas exposed to cold temperatures.
- Check for damage to your roof, and **clean gutters** and downspouts to keep debris from accumulating. This is especially important during the fall season to keep leaves from building up in gutters.
- Check the **caulking** around doors and windows for deterioration. Check caulking around showers, bathtubs, sinks and toilet base, and make repairs as needed.
- Keep a multi-purpose **fire extinguisher** accessible that is filled and ready for operation.

Finished View



During View



Finished View



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

Before View



Finished View



Finished 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 john@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:
dave@jfcollc.com

Toni Shar, Comptroller/Office Manager:

Finished View



eyepólis

The Waterfront
www.eyepolis.com
412-464-2020

This 3000 sq ft commercial buildout at The Waterfront called, "Eyepolis" is now open for business. Owned by Dr. Viki Christopoulos, M.D., the store features eyewear displays and exam rooms. The scope of work involved demolition; new walls, flooring, custom casework and ceiling for a fabulous new look to this retail space. Dr Viki is a Board Certified Ophthalmologist who specializes in cataract surgery, corneal problems/transplantation, and refractive surgery. In addition, she sees eye patients for exams and her collection focuses on European style eyewear.

Grand Opening This Week - Wednesday, September 15th thru Friday, September 17th!

See the testimonial letter from the owner in the "Thanks for the Kind Words".

What's New in '10

Backyard Living

Remember when fixing up the backyard meant doing landscaping and maybe adding a pool? Now it means that and more from extended porches and patios, waterfalls, sheds, fireplaces/pits, decorate stone, lighting and more! Trends show that upgrading your outdoor living space can add 25% or more to your home's value.

Just because summer is winding down doesn't mean you have to give up your outdoor living just yet. The changing

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Links



fall leaves and cooler temps can make for a more cozy space to enjoy with your family and friends. Here are several new ideas to turn your outdoor space into a comfy place to relax on a cool autumn evening.

Outdoor fireplaces are bigger than ever this season. They create warmth and atmosphere for your outdoor space. Selections can vary from wood burning to gas fireplaces, ring fireplaces to chimineas.

Area under the 2nd floor deck can be turned into great spaces for storage or protected outdoor living. Under deck systems are basically ceilings that get installed under the planks to keep the area under the deck dry. Think of the possibilities with the new space available!

There are also many **heaters available for outdoors** - some are small and can warm a 96 square foot area or umbrella stand heaters can warm up your toes!

What about the **decorative cement and paving stone products** now available?

Outdoor living is exciting - these ideas can help you tack on a couple more months of usability at the beginning and end of warmer months.



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