



CONSTRUCTION BREAK

GENERAL CONTRACTORS | DESIGN/BUILD | BUILD/LEASE | BUILDING FOR TOMORROW...TODAY.

SUMMER 2009

Now Is A Great Time To Build!

Given the uncertainty of the current national economy, you may think it counterintuitive to suggest now is the best time to undertake a construction project. However, we believe there are several reasons why it is a good time to build or renovate.

Over the last few months, many construction materials have actually decreased in price due to lower demand. These cost savings ultimately lead to lower total construction costs to the owner.

Due to the downturn in the construction market, the majority of building contractors and their subcontractors have smaller workloads. This decrease in work typically leads to them pricing their scope of work more competitively. A smaller workload also equates to quicker response times and shorter lead times, decreasing project schedules.

An integral part of every successful project is the relationship formed with the governing municipality. Many of these governing agencies are also slower and are attempting to stimulate job growth and spur the local economy by offering tax and investment incentives. Approval periods and permitting processes may also be shorter, leading to time savings in the overall project schedule.

Another very important aspect to a successful project is the ability to borrow money. Although lending standards have tightened, money is still available at low interest rates to those with good credit history. Remember, banks are in the lending business and a well-planned



Offices under construction, the third phase of a \$4.2 million project located in Lexington Industrial Park in Lexington, Ohio.

project can often find quality funding.

Zoning and permitting can be a lengthy process, sometimes taking as much as several months to a year before construction can begin. Starting the process now is critical if you want to get a jump on the competition when the economy picks up. And you probably have more time now, while things are a bit slow, to focus on planning your project.

Finally, if purchasing land is a requirement for a project, sellers are often more aggressive and eager to sell in downturns. Now may be a great time to search for the new location for your business or development.



Phase I of a manufacturing facility, including an overhead crane system, located in Fredericktown, Ohio.

As a buyer of construction services, all of the above point to the fact that now is a good time to build. All lead to either saving time or money—the two most important facets of a successful construction project.



COMMERCIAL | INDUSTRIAL | RETAIL | INSTITUTIONAL
RELIGIOUS | RENOVATIONS

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Local Company Bounces Back Quickly

Advanced Fiber Technology, owned by Doug Leuthold and located in Crossroads Industrial Park in Bucyrus, Ohio, recently suffered an explosion and fire at its manufacturing facility. Though the cause of the blaze is still undetermined, there was substantial damage to the building, but no major structural damage. The offices experienced considerable water damage and required a total renovation. Fortunately, only one worker suffered minor injuries from the fire.

Shortly after the fire, Doug Leuthold noted, "We are extremely grateful for the outpouring of support from the community. Our employees are working and we were back in operation in eight days. No orders were missed to our customers during the downtime."



The original first phase of a manufacturing/warehouse/office facility in Crossroads Industrial Park, Bucyrus, Ohio, built in 2001, with multiple expansion phases through 2007.

Advanced Fiber Technology is a client of J&F Construction and we have performed multiple projects for the Leuthold family over many years. We were on the site within minutes of the fire following a call from Doug. We mobilized electricians, plumbers, HVAC techs, sprinkler pipe fitters, cleaning crews and carpenters, along with industrial cleanup services for the chemical spill, bringing them on the scene within hours.

J&F always does its best to be prepared to assist its clients during times of crisis and hardship. Though it's always an unfortunate and unpleasant experience for everyone involved, our strong business relationships and friendships carry us through these challenging situations. Our associates, suppliers and subcontractors know what we expect of them and have proven themselves willing to do what's needed when asked.

Planning A Project? Give us a call and we'll be glad to work with you to develop a project you can be proud of. Contact Jim Mayes or Steve Bridgford at 800-819-1088 or e-mail office@jfconstruction.com. And, while you're at it, visit our website at www.jfconstruction.com



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What's Goin' On?

Major Projects Under Construction and Recently Completed

Next Generation Ohio

Two-Story Office Addition/Manufacturing Facility/Distribution Facility
Lexington, Ohio

Ohio National Guard - Camp Perry

Educational Training Facility
Port Clinton, Ohio

Victory in Truth Ministries

New Educational Facility
Bucyrus, Ohio

Preservation Parks of Delaware County

Deer Haven Learning Center
Delaware, Ohio

UMD Automated Systems

Manufacturing Facility
Fredericktown, Ohio

The Salvation Army

Renovation
Bucyrus, Ohio

Ryder-Heil Bronze Inc.

Office Renovation
Bucyrus, Ohio

Advanced Fiber Technology

Building Renovations
Bucyrus, Ohio



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