

Client Welcome Pack



JM
CONSTRUCTION

PLAN BETTER. LISTEN BETTER. BUILD BETTER.

W e l c o m e .



Thank you for the opportunity to submit tender on your project! As a family founded business, we take great pride in the work we do and the relationships we build with our clients. Our core values—honesty, craftsmanship, and dedication—are at the heart of everything we do. We believe in open communication, attention to detail, and delivering projects that stand the test of time.

From the moment you engage with us, you can expect clear guidance, quality materials, and a team that genuinely cares about your project. We're committed to making the process as smooth and stress free as possible, from start to finish.

Again, thank you for trusting us to bring your project to life. We hope to partner with you!

Warm regards,

Michael Land

President/CEO | J & M Construction Services Inc.

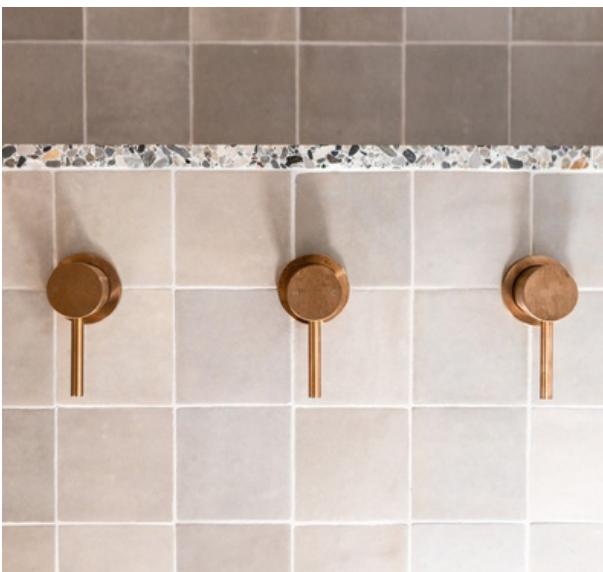


A b o u t U s

As proud residents of the GTA, we've been fortunate to contribute to the growth and transformation of our beautiful city. Our deep connection to this area fuels our dedication to shaping its architectural landscape. From contemporary homes to classic renovations, we're proud to contribute to the city's growth, building with a vision for the future while respecting its history.

With almost two decades of experience in the building industry, we're passionate about transforming homes into stunning, functional spaces that perfectly align with our clients vision.

Our team is committed to perfection, ensuring every project, regardless of size or complexity, is delivered to the highest standard.



Memberships & Certifications

J & M Construction's accolades within the industry give merit to our dedication and peace of mind that we will be here to help before, during, and after your project, backed by relevant certifications and memberships. We can proudly say we belong to respected industry associations. Simply put, we care.

MEMBERSHIPS

We are proud to be members of HouzzPro and Business Network International (BNI), two of the most respected organizations in Canada's construction and business community.



CERTIFICATIONS

Our awards reflect our commitment to excellence. Fully licensed and insured, we meet all relevant standards to ensure quality and compliance on every project.



Overview

The Journey

Our role goes beyond building—we're present at every step, on site and engaged from the first day until the last detail is complete.

1 INITIAL CONSULTATION:

We begin with an in depth discussion to understand your vision, needs, and budget. Our team provides expert advice and insights to shape your project.

2 SELECTIONS

We guide you through the selection process for materials, fixtures, and finishes. This can be done before hand with a designer or simply selected by you from our trusted list of top rated suppliers.

3 APPROVALS AND PERMITS

Our team can handle all necessary approvals and permits, navigating the regulatory landscape to ensure your project complies with the OBC (Ontario Building Code)

4 CONSTRUCTION

Our skilled team brings true craftsmanship to every detail, working efficiently and professionally to bring your project to life. We'll keep you updated every step of the way with weekly progress reports and photos.

5 HANDOVER

Upon completion, we conduct a thorough inspection and walk through with you to ensure every detail meets your expectations and standards.

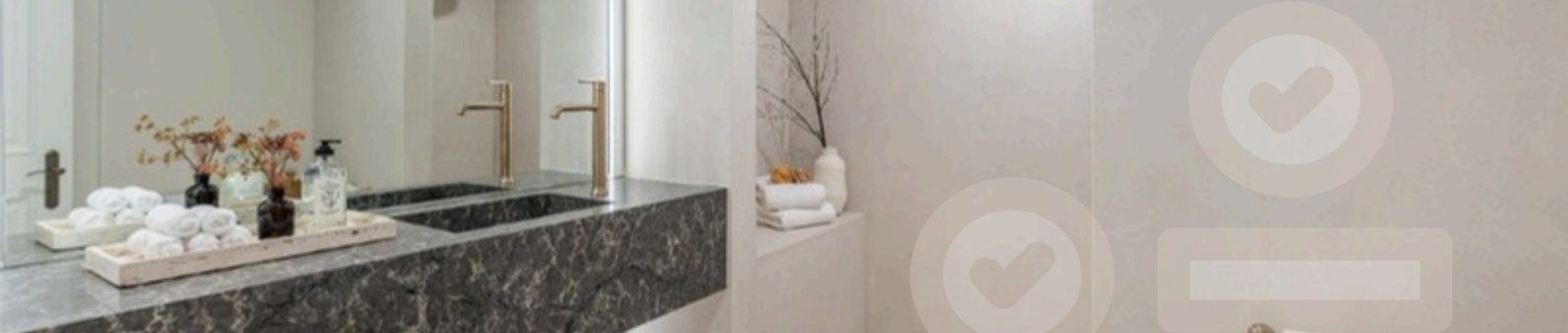


Project Stages

Building or renovating your home is an exciting journey, but it can also be complex and challenging. To help you navigate each phase with confidence, we've outlined the key stages of your project.

From laying the foundation to the final touches, this guide provides a straightforward breakdown of the process, so you'll know exactly what's happening and when.

Our goal is to make the experience as smooth, simple and transparent as possible, keeping you involved throughout the entire build.



Project Stages

01

PLANNING & DESIGN

This step includes laying out your budget, working with your/our designer and us to communicate your vision, securing permits for the build, and any other pre-planning steps. It's essential to establish a clear financial plan to ensure that your remodel stays on track and within your means.

02

DEMOLITION

You can't build in the new without tearing out the old! Demolition can run a full range of intensity, from a complete tear down, full interior gut, to simply tearing down a few walls or removing some flooring.

03

REBUILD & REFRAME

This phase is where your home's new structure begins to take shape, giving form to the layout changes you've envisioned. Whether it's the new structure going up, expanding existing spaces, or simply reconfiguring the flow, the framing process is crucial in defining the physical boundaries and bringing your design to life.

04

INFASTRUCTURE

This step includes all the "behind the scenes" elements and typically runs concurrently with rebuilding and framing. Basically, anything that needs to go inside floors, walls, or ceilings will be completed in this step. It could include some minor adjustments to plumbing and electrical or could be a full rewiring or replumbing of your home.

05

FIT OUT

Drywall can go up, primer, paint, and other finishes. At this stage, your space starts to feel more like a home again as the rooms take on their final shape. Whether it's laying down hardwood, tile, or carpet, this step is crucial in pulling the entire look of your home together. Anything that needs to be "fixed" into your space will be installed at this time. Kitchen and bathroom cabinets, along with other built-in fixtures, will start to go in, giving your rooms their functional structure.

06

FINAL TOUCHES

This is the stage where all the hard work starts to pay off. Backsplashes are installed, that perfect faucet you picked for the half bath goes in, wallpaper is put up, and accessories, art and furniture are moved in. As the final touches are added, your house transforms into a home.

Cost Breakdown

Understanding your Build Cost

COST BREAKDOWN

We completely understand the need to know where your money is going.

Far too often, little to no information is provided by other builders. This lack of information is then used to the advantage of the builder when mistakes are made.

Lets break that mold.

Every proposal comes with a clear cost breakdown, showing exactly what's included in your project. To keep things simple, the work is divided into those six stages, and payments are only made as each stage is completed. For added peace of mind, we also provide detailed pricing organized by trade, by line item, and by room, so you'll always know where your money is going.

MATERIALS

Thousands of choices from suppliers, countless selections to be made, selecting materials can be a difficult task.

To help better understand what needs to be selected and how it affects your budget we provide a full list of all the materials required for your build, their locations and the cost of each item once the selection is made. Where selections are pending, an allowance (average) is used to give you an idea of the complete project cost.

To ensure every project meets the highest standards, we work closely with some of the industry's most respected designers and suppliers. This allows us to source premium materials for your project, stay ahead with the latest design innovations, and deliver workmanship that stands the test of time.

Our Partners

Selecting Your Finishes

Every project deserves the best materials and finishes. That's why we partner with leading manufacturers who provide reliable, high-quality options tailored to your style, vision and budget.

Simply select a supplier, send us your selections and we will provide you with our best possible price.

Need a Sample? No problem. Just ask.

TRIM & DOORS

BRENLO
CUSTOM WOOD MOULDINGS & DOORS

DOORLAND
Experiences Start at the Door.

RIVERSIDE
MILLWORK GROUP

METRIE
THE ART OF FORM

TRIMLITE

TRIM CARPENTER SUPPLY

FLOORING

mirage

MERCIER
The original prefinished wood flooring

COSWICK
Solid Hardwood Floors



CRAFT

TORLYS
smart floors

COUNTER TOPS

CAMBRIA

caesarstone

DEKTON

silestone
Designed by COSENTINO

MSI

HARDWARE

EMTEK

BALDWIN

TOP KNOBS

KAC
K.A. CROWDER MFG. INC.

NUVO IRON
A New Era in Fencing

Dirichlet

KITCHEN & BATH

KALLISTA

BRIZO

ROHL

hansgrohe

GROHE

DURAVIT

THE BOLD LOOK
OF **KOHLER**

Agua

LIGHTING

CASA DI LUCE

LA

ROBINSON | LIGHTING & BATH

PARADISE LIGHTING
INDOOR - OUTDOOR - ACCESSORIES

lightform

SIDING

GENTEK

LONGBOARD
INSPIRING ARCHITECTURE

JamesHardie

Cape Cod
Finished Wood Siding

ALUCOBOND

maibec

STONE

UNILOCK

TUUP

PERMACON
A CRH COMPANY

BASALITE
Concrete Products - Vancouver, ULC

Stonepark INC.

Banas Stones

APPLIANCE

WOLF

SUBZERO

COVE

GAGGENAU

Miele

JENNAIR

FISHER & PAYKEL

KitchenAid

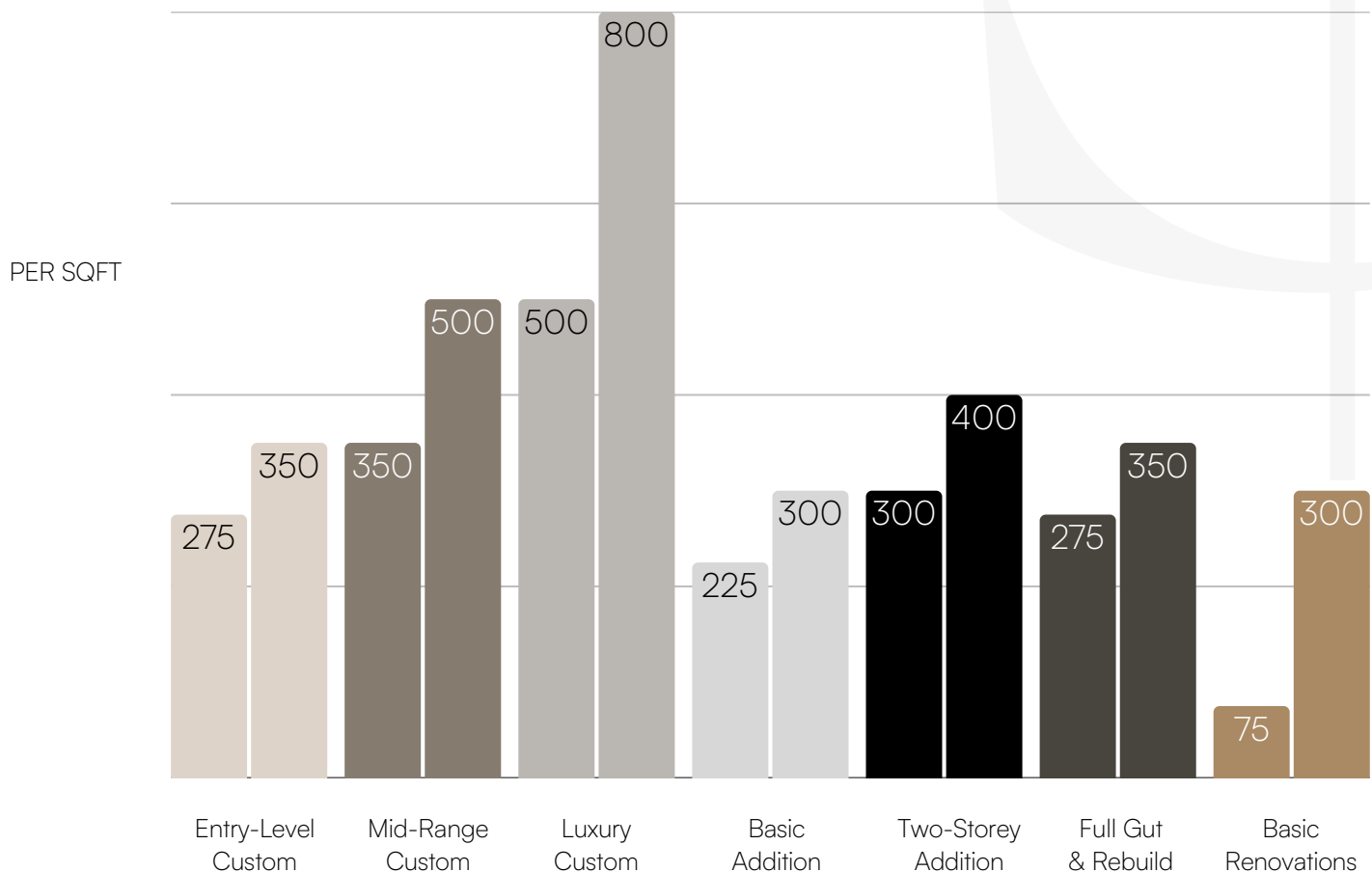


Cost to Build

The question everyone wants to know...

What does it cost?

The cost of constructing or renovating a home can vary greatly due to factors like location, material quality, labor costs, and design complexity. Urban areas are generally more expensive to build in than rural ones, and high-end finishes or custom designs can further increase costs. To assist with budgeting, we've compiled square footage averages. These averages provide a benchmark to help estimate costs and align your project with your financial goals.

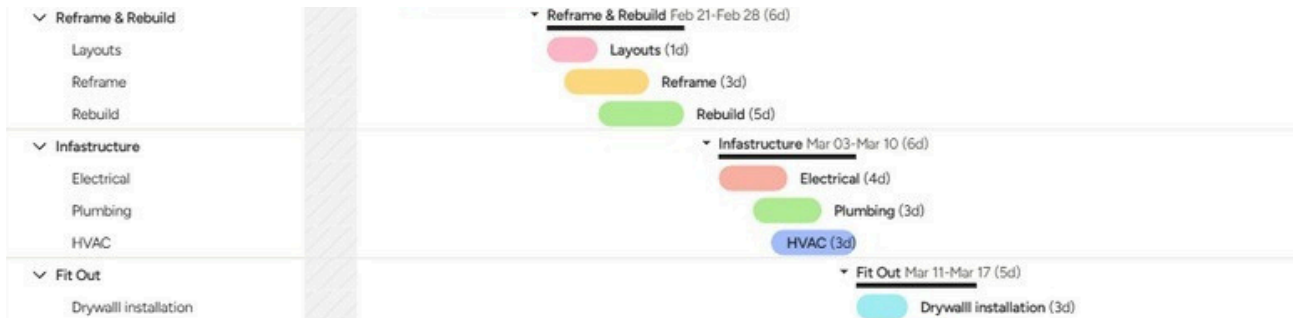


Timeline

We understand that staying on schedule is crucial to your peace of mind. Here's a simplified overview of what you can expect to receive.

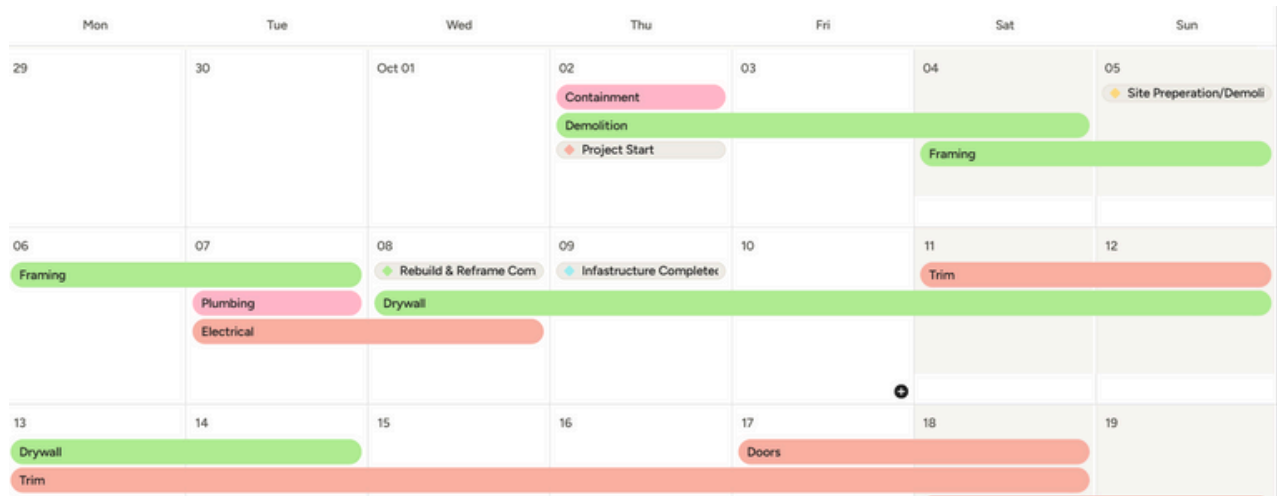
GANTT SCHEDULE

A gantt style view of your project timeline



CALANDER SCHEDULE

A clander style view of your project timeline



WEEKLY REPORTS

Weekly photos, projected completion percentages, and project notes or changes

WEEKLY REPORT

JM
CONSTRUCTION

	% Completed Last Week	% Completed This Week	Total % Completed	Notes
Stage 1: Design Stage				
Architecture	0%	+100%	100%	✓
Engineering	50%	+50%	100%	✓
Interior Design	50%	+50%	100%	✓
Landscape Design	50%	+50%	100%	✓
		Stage % Completed	100%	✓
Stage 2: Site Preparation/Demolition				
Demolition	50%	+50%	100%	✓
Excavation	50%	+50%	100%	✓
Site Fencing	50%	+50%	100%	✓
Concrete	50%	+50%	100%	✓
Travel	50%	+50%	100%	✓
		Stage % Completed	100%	✓
Stage 3: Rebuild & Reframe				
Framing	65%	+5%	70%	
Deck	35%	+30%	65%	
Exterior Doors	20%	+15%	35%	

Communication

CONTACT DETAILS

✉ mike@jandmconstruction.net

☎ 905 464 0532

🌐 www.jandmconstruction.net

OFFICE HOURS

📅 M-F 7:00am - 5:00pm

RESPONSE TIME

🕒 24-48 hours except weekends

Your Role as a Client

Please complete this Pre-Project Checklist before the project gets underway.

☐ 01

FINALISE DESIGN CHOICES

Ensure all design elements and materials have been selected and approved.

☐ 02

REVIEW THE CONTRACT

Double check the contract for accuracy and make sure you understand all terms and conditions.

☐ 03

SET A COMMUNICATION PLAN

Confirm your preferred method of contact.

☐ 04

PREPARE THE SITE

Clear the work area of any personal belongings and ensure access to necessary utilities.

☐ 05

ARRANGE PAYMENT

Insure you are ready to pay your deposit to secure your commencement date.

☐ 06

NOTIFY NEIGHBOURS

Inform your neighbours about the upcoming construction to prevent any potential disruptions.

Payment

Your payment schedule is designed to align with the key aspects of your project, ensuring a smooth flow of work and resources. Below is an outline of the payment process. These may vary depending on project scope.

1. DEPOSIT

35% payment due upon completion of the stage.

2. DEMOLITION COMPLETE

15% payment due upon completion of the stage.

3. REBUILD COMPLETE

15% payment due upon completion of the stage.

4. INFRASTRUCTURE COMPLETE

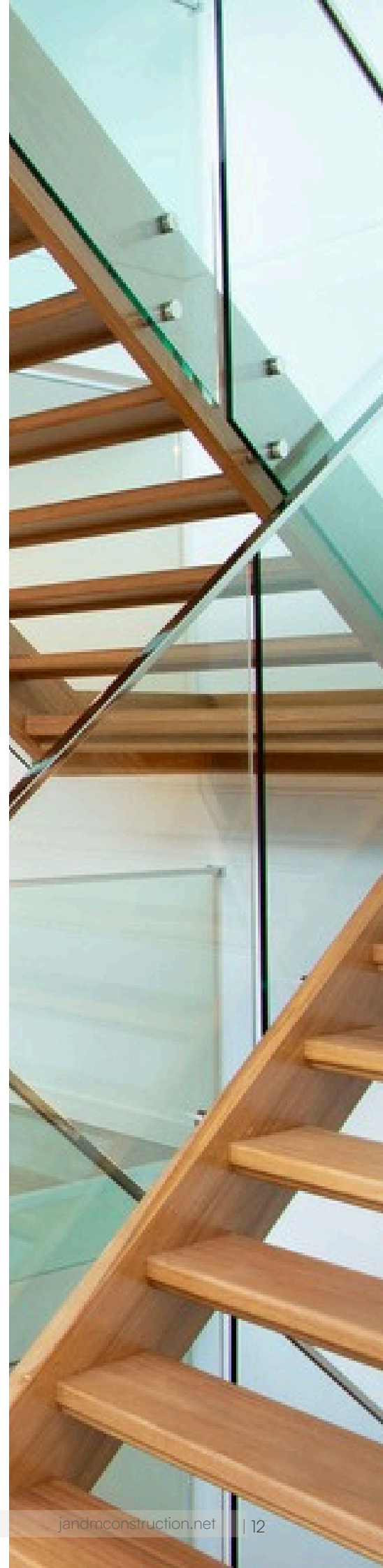
15% payment due upon completion of the stage.

5. FIT-OUT COMPLETE

15% payment due upon completion of the stage.

6. FINAL PAYMENT

5% payment due upon completion of the stage.





Sustainable Practices

At J & M Construction Services, we are committed to environmentally responsible building practices. We utilize a range of eco friendly materials, such as sustainable and recycled materials, to reduce our environmental footprint whenever possible. Our architects, engineers and designers can incorporate energy efficient features like high performance insulation, energy star rated windows and doors, low voltage lighting, and water saving fixtures to minimize energy consumption and lower utility costs. By focusing on these practices, we aim to create homes that are not only beautiful but also kind to the planet.

Your Contribution

You can play a significant role in supporting sustainability throughout your project. Here are a few ways you can contribute:



- ✓ MATERIALS
Ask us about sustainable or recycled materials for finishes.
- ✓ ENERGY EFFICIENCY
Consider incorporating energy efficient appliances and lighting in your home.
- ✓ WASTE MANAGEMENT
We work to reduce all construction waste by recycling materials like concrete, clean fill and steel across all our projects.
- ✓ WATER CONSERVATION
Select water efficient fixtures and systems to help reduce water usage.

FAQ

DO WE GET A FINAL INSPECTION?

As we approach the final stages of your project, we will schedule a thorough walk through to ensure everything meets your expectations. During the final inspection, we'll go over all completed work, answer any last minute questions, and address any outstanding details. Once everything is in order, we'll officially hand over the keys and provide you with all relevant documentation, including warranties and maintenance guides. Your satisfaction is our priority, and we'll ensure everything is perfect before we conclude the project.

HOW LONG WILL MY PROJECT TAKE?

We will endeavour to complete your project within the agreed timeline, provided everything stays on track as planned. While we aim to meet all our deadlines, certain factors such as weather, material availability, or unexpected site conditions may cause delays. Rest assured, our team will keep you updated throughout the process and promptly inform you of any changes.

WHEN CAN I VISIT THE SITE?

Depending on the size and complexity of your build or renovation, you may be able to continue living on site, or in some cases we may require you to temporarily vacate. It's important to discuss this with us prior to project commencement so we can provide proper guidance based on your specific project. If you're off site, we can arrange site visits at key stages to keep you updated on the progress.

DO YOU OFFER WARRANTY ON YOUR WORK?

We offer comprehensive warranties on all our work in line with Canadian Construction standards. For structural components, we provide a 6 year structural warranty. For non structural aspects, we offer a 2 year warranty covering any issues related to workmanship. These warranties are designed to give you peace of mind and confidence in the quality of our work. If any concerns arise, our team is here to assist and address them promptly.

Next Steps

If you decide J & M Construction is the right fit for your project, here's what to do next:

- Review this Welcome Pack: Take a moment to go over all the steps and details in this document to ensure you're familiar with the process ahead.
- Communication Preferences: Make sure we have your preferred method of contact so we can keep you updated at every stage of your project.
- Get Your Design Completed : Whether you choose to use our designers, have your own, or plan to take on the design yourself. Double check your design choices, materials, and any other preferences before we begin.
- Request a quote: Shoot us an email or give us a call! We will provide you with a comprehensive proposal.
Secure Your Project Start Date: Pay your deposit to secure your commencement date, any required materials and your PC items.
- Stay Connected: Follow us on social media for updates & inspiration.


We're looking forward to starting this journey with you.

Should you have any questions, feel free to reach out to us via email or phone.

 /we.build.better

 /jandmconstructionservices

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