

If you were able to attend the informational meeting on Tuesday, December 10th, you were informed about the opportunity to have the labor cost to install a new patio door covered as part of the restoration project.

We inspected the doors on the first nine homes that had the work completed this fall and found that 7 of the 9 doors had delaminated on the exterior and the owners decided to replace them. The cost of the door, as well as the staining/finishing, is the responsibility of the homeowner and will be invoiced from Atlas to the owner.

You do not need to replace the door if you don't want to as we are installing PVC trim around all of the doors to match the current look and can be removed to replace the door without the need to cut out the stucco. We are looking to get a count of how many people would like to replace their doors as part of the 2020 restoration project. Unfortunately, with the lead time to order and receive the doors, we will need to know if you would like to install a new door by Monday, January 13th.

The two doors that have been approved the Board of Directors and will match the existing doors are Both Andersen. The 200 and 400 Series are the available options. Please see the below pictures of the doors and price for each type. Please feel free to contact me with any questions or concerns you have.

### **Door delamination**



**Andersen 400 Series: \$2,620**

**400 Series Exterior**



**400 Series Interior**



**Andersen 200 Series: \$2,175**  
**200 Series Exterior**



**200 Series Interior**



Hello,

A few questions have come up after my previous email. Hopefully, I can help clarify. If you do want to purchase a new door, I will need to enter you're, measure the door and note which side the door opens. This will all need to be completed before the January 13th deadline.

Q- Does this offer apply to patio doors regardless of location on the building?

A- The offer for the doors only applies to the areas of the building that will be having work completed as part of the cantilever balcony restoration project. This does include the first-floor homes with a balcony above them.

Q- Can Atlas assist with the finishing of the doors, walls, and ceilings after the work is completed?

A- Yes, we will be offering staining and painting of the affected doors, base, casing, walls and ceilings. The below pricing was used for the first three areas that had work completed the 08, 12, and 15 stacks. This will be a good baseline but there may be a difference depending on the layout of the home. **Please note you do not need to have Atlas complete this work and may complete the work yourselves or work with anyone you see fit.**

Q- When does payment for the door need to be made?

A- The doors need to be ordered by the week of January 13th but, **The invoice for the doors will not be sent out until after the doors are delivered to the site. This will be the first part of March at the earliest.**

Q- Can we purchase the door by credit card or do we need to send a check?

A- We can accept credit cards but there is a 3.5% fee that will be applied to the amount. Leaving or sending a check to the Coffman staff office has seemed to work the best. **Please note invoices will be sent out after the doors have been ordered. No prepayment is required.**

Q- Can you give me a website I can look at that will tell me what the difference is between these two doors?

A- The below links will bring you to the Andersen website where you will be able to read up on the product details. **Please note the doors will need to match the existing look and color.**

**No grids on the glass or colors other than a white exterior are approved by the Association. The prices provided assumes the interior wood will be pine.**

400 series link

<https://www.andersenwindows.com/windows-and-doors/doors/sliding-patio-doors/400-series-frenchwood-gliding-patio-door/>

200 series link

<https://www.andersenwindows.com/windows-and-doors/doors/sliding-patio-doors/200-series-naroline-gliding-patio-door/>

### Interior unit painting and staining

A Type: (wall, slider doors, base/casing on slider wall): \$940

B Type: (Living room ceiling/walls, slider doors, base/casing on slider wall): \$1,460

C Type: (Bedroom room ceiling/walls, slider doors, base/casing on slider wall): \$1,500

D Type (wall, slider, no base, no casing, no ceiling): \$860

E Type: (wall only, no base, no casing, no sliders, no ceiling): \$335

F Type: (Slider door, base, and casing): \$715

G Type: (Slider door only): \$575

**Notes: All pricing assumes 1 coat of color-matched paint will be applied. Any color change or additional coats of paint will need to be requested and a written change order will be provided.**

- **All wood doors and trim will receive one coat of stain and a clear coat finish for the price listed above.**
- **All units that have their ceilings painted, will be sprayed. Because of this, the surrounding walls painted as well.**
- **Stain/varnish colors will be color matched as close as possible.**
- **Painting options are based on the required work completed during the balcony restoration project. Each unit required a different amount of work.**

I hope this clears everything up. Please feel free to contact me with any questions or concerns moving forward.

Respectfully,