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John Geis / Dan Geis

Minnesota Exteriors



Minnesota Exteriors Commercial (MEC) has been a trusted family-run business for three generations, firmly established as the premier commercial contractor in the Minneapolis, St. Paul, and Twin Cities area. With over 70 years of excellence, their team of skilled professionals has delivered quality work on complex projects, earning a reputation as a leading commercial contractor. They specialize in new construction and renovations for commercial buildings, ensuring every construction project meets high standards of quality and efficiency.

Their deep industry knowledge enables them to stay ahead of the latest advances in siding and window technology, enhancing the value, comfort, and energy efficiency of your commercial properties. Choose Minnesota Exteriors Commercial for a complete solution that combines durable craftsmanship with the ability to handle even the most demanding commercial projects.



**HOA LEADERSHIP
NETWORK**

By Board Leaders. For Board Leaders.



WINDOWS THAT WORK

Making HOA-Friendly Choices on a Budget

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1



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FAMILY-OWNED AND OPERATED SINCE 1947

- Third generation
- Large Job Estimating Department
- Commercial Service Department
- Distribution center services
- Consultative approach
- Factory trained and certified installers
- A+ rated with the BBB for 30+ years



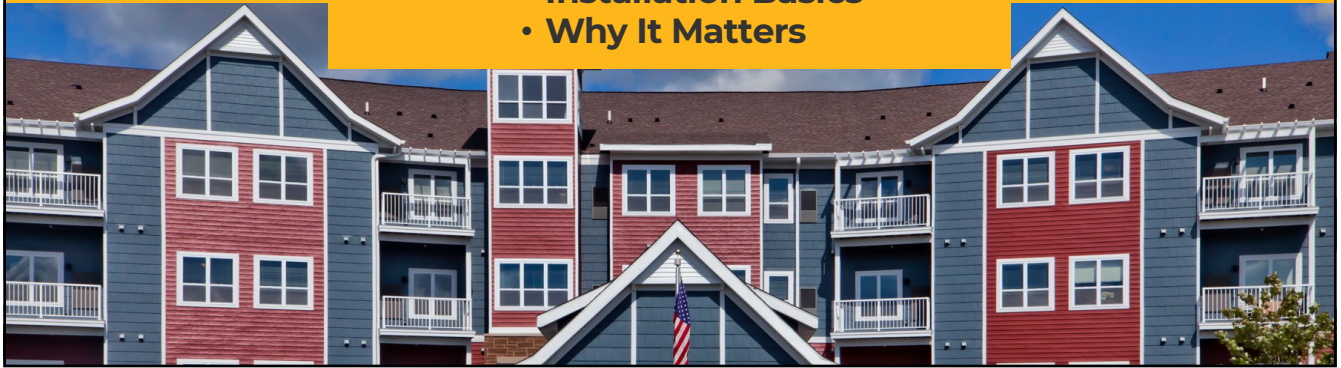
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WINDOWS

- Window Basics
- Installation Basics
- Why It Matters

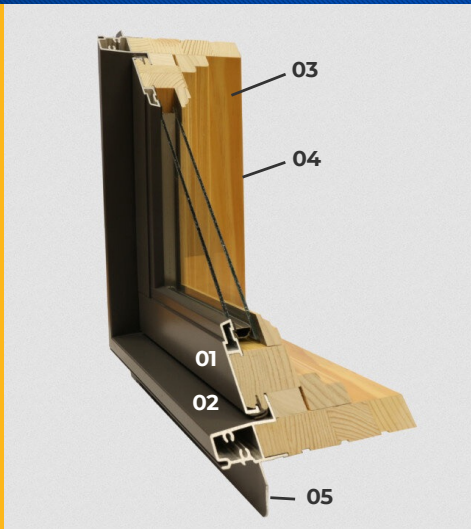


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4

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WINDOW COMPONENTS



01 Sash

02 Frame

03 Jamb

04 Casing

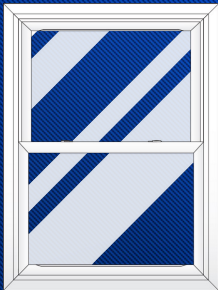
05 Nailing Flange

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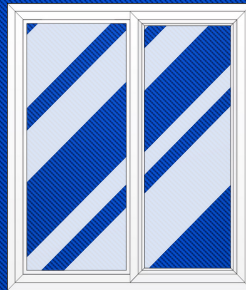
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WINDOW TYPES



01 DOUBLE & SINGLE HUNG

- Two sashes split horizontally
- Different profile than slider or casement



02 SLIDER

- Two sashes split vertically
- Most cost effective



03 CASEMENT

- One or two sashes that crank out
- Most energy efficient

5

6

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WINDOW MATERIAL VINYL

Several quality levels of vinyl based on frame thickness

Most cost-effective

Limited color options

- White, sand, clay inside and out

6

7

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WINDOW MATERIAL COMPOSITE

Better for darker exterior colors

Can be two-toned

Stronger material than vinyl

7

8

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WINDOW MATERIAL WOOD-CLAD

Unlimited exterior color options

Wood interior that can be stained any color

Most expensive option

Extruded aluminum vs. rolled aluminum frame

8

9

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WINDOW INSTALL METHODS



01

FULL FRAME

- New interior jamb and casing
- New interior insulation
- Best exterior seal
- Most expensive option
- Steel, hardboard siding, stucco and brick may consider a Z Flash hybrid install

9

10

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WINDOW INSTALL METHODS



02

INSERT INSTALL

- Least expensive option
- Only viable with older full wood frame sliders or double hung windows
- Doesn't include interior trim or insulation
- Usually involves wrapping the old wood frame
- Can affect siding installation in the future

10

11

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IMPORTANCE OF SETTING ARCHITECTURAL STANDARDS



- Have pre-approved window brands and colors
 - Option to substitute with committee approval
 - Not all window colors are the same between brands
 - White is the least expensive
 - Darker colors limit options

11

12

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IMPORTANCE OF SETTING ARCHITECTURAL STANDARDS



- Set a process of how people can replace windows through your architectural committee
- Create an Architectural Standards Form
- Enforce rules set by the committee

12

12

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GROUP PRICING

- Have pre-approved window options and work with vendors to get group tiered pricing
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 - sponsored promotions
 - On-site events to inform homeowners of options

13

14

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MOST COMMON WINDOW CONCERNS

01 SEAL FAILURES

- Most windows can be 'reglazed' by contacting a glass company

02 CONDENSATION

- Many condensation issues are the result of high humidity in the home
- Check mechanical and humidistat settings
- Keep air movement to windows



14

15

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GET IN TOUCH



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15



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16