

February 11th, 2025

Dear Cambridge Cohousing Owners,

This letter is about the windows and doors in your home. Many of the original windows and doors will need to be replaced as part of the Envelope Restoration Project. In this document, we will share information about the related decisions, the timing expectations for payment, and the options that will be available. We will also explain when more information will be shared.

For this project, each homeowner will:

1. Be responsible for the material cost of new windows and doors in their home
2. Choose which manufacturer of windows they want (Harvey or Andersen)
3. Choose whether to include the recommended acoustic upgrade for windows or sliding doors (on the railroad-facing elevations only)

There are options related to the windows and doors.

1. **Windows and Sliding Patio Doors** (please click the links to see details and pictures on the manufacturer's website)
 - a. [Harvey Classic Vinyl](#) - These are vinyl windows and patio doors. They are a high quality vinyl option, with integral flanges and frames. For owners who want a high quality window or slider, at a lower cost, this is a good option to consider.
 - b. [Andersen 400 Series](#) (tilt-wash double hung) - These are wood windows and patio doors, with a vinyl cladding on the exterior. At a higher cost, this option is worth considering for owners who want a wood interior that also performs well.
2. **Entry Doors**
 - a. [ThermaTru fiberglass doors](#) (Smoothstar line) have a composite frame, and composite edges on all 6 sides of the door slab. Owners will experience good insulating value from the fiberglass shell and foam core.

3. Acoustic Upgrades on the railroad side

There are options to upgrade the windows and patio doors to reduce the amount of noise transfer. This is measured by the Sound Transmission Class (STC rating). While the remaining components of the buildings are not affected by changing the STC rating of a window or patio door, an acoustic upgrade is a good consideration if you want to reduce the overall noise transfer. The STC rating on the original windows and patio doors is not known. Based on our research, we think they would have started at 25-26.

	Standard STC Rating	Acoustic Upgrade STC Rating
Harvey window	27	34
Harvey patio door	29	N/A
Andersen window	29	32
Andersen patio door	31	33

Aesthetics and Samples

Pending an upcoming design review decision, we plan to offer windows without grids (mullions), and entry doors that match the current style.

In late March, SPS will have a sample Andersen and Harvey window at Cambridge Cohousing, so owners are able to look at the options up close.

Proposed Payment Timeline (to be confirmed by Managing Board soon):

The homeowners should expect to pay for their new windows and doors at or around the same time that they are installed. That may be as early as June 1st, or as late as August 1st. For example: a homeowner meets with SPS in late March and decides to purchase new windows or doors. They would be expected to

arrive in mid-May, and be installed by early June. The homeowner would need to pay the association back at or around that time.

By backing the window and door payments to SPS, the association is avoiding the need for owners to pay for their new windows and doors upfront at the time of ordering. This creates an extended timeline of 6-8 weeks for owners to pay for their new windows or doors.

Cost to Replace all Windows & Doors by Unit

The table below reflects the **estimated** cost for your homes based on both options - the Harvey and Andersen windows & sliders. **An SPS manager will meet with each owner individually to review desired options and provide itemized exact pricing before ordering (these meetings will start the first week of March).**

Please see the table below. For budgeting purposes, it includes the cost for acoustic upgrades on windows and sliders on the railroad elevations.

Home #	Harvey Option	Andersen Option	Home #	Harvey Option	Andersen Option
101	\$ 19,907	\$ 37,927	211	\$ 1,749	\$ 3,794
102	\$ 15,821	\$ 26,528	212	\$ 4,130	\$ 8,847
103	\$ 15,647	\$ 28,770	214	\$ 5,492	\$ 11,261
104	\$ 18,375	\$ 40,128	215	\$ 8,864	\$ 22,118
105	\$ 9,987	\$ 23,896	219	\$ 4,791	\$ 12,614
106	\$ 11,390	\$ 26,160	220	\$ 9,124	\$ 24,207
107	\$ 10,861	\$ 25,241	308	\$ 8,219	\$ 23,169
108	\$ 8,945	\$ 22,631	309	\$ 6,157	\$ 17,326
109	\$ 5,627	\$ 11,150	310	\$ 8,264	\$ 22,990
114	\$ 6,127	\$ 12,614	311	\$ 3,390	\$ 7,224
115	\$ 13,250	\$ 31,300	312	\$ 4,946	\$ 11,170
116	\$ 20,288	\$ 42,458	314	\$ 5,492	\$ 11,261
117	\$ 12,624	\$ 29,100	315	\$ 8,425	\$ 21,061
118	\$ 13,000	\$ 29,994	319	\$ 4,791	\$ 12,614
119	\$ 6,730	\$ 15,709	320	\$ 7,915	\$ 18,455
120	\$ 7,915	\$ 18,455	410	\$ 9,817	\$ 27,841
121	\$ 16,740	\$ 31,630	411	\$ 2,533	\$ 5,263
122	\$ 17,444	\$ 34,352	412	\$ 4,946	\$ 11,171
208	\$ 7,678	\$ 21,944	414	\$ 5,492	\$ 11,261
209	\$ 6,157	\$ 17,326	415	\$ 8,425	\$ 21,060
210	\$ 7,790	\$ 21,450			

The payment for the overall Envelope Restoration Project will not be due for owners until late in 2025.

If you are concerned about your ability to pay for your windows and doors, please contact Joe or Bill on the Managing Board ASAP.

Sincerely,

Building Envelope Helping Circle (Annie, Art, Bill, Bob M, Joe), Alex Steinberg, and SPS