



weather-tek
commercial &
historic experts

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*Commercial &
Historic Renovations*

COMMERCIAL CONSTRUCTION SPECIALISTS

Fenestration solutions for all
commercial applications



Knowledge that is broad & deep across the entire window & door industry.

WELCOME TO WEATHER-TEK WINDOWS & DOORS

Commercial windows & doors for every application

Commercial construction professionals are continuously faced with unique technical, design, and budget requirements when selecting windows and doors. The Commercial Team at Weather-Tek provides the experience and expertise to help guide projects from concept to completion. We've built a strong name in the commercial construction industry across all applications and industries:

Applications:



Historic Renovation



New Construction



Replacement

Key Industries:



Multifamily



Mixed Use



Health Care & Assisted Living



Hospitality



Office Buildings

WHAT DOES IT REALLY MEAN FOR YOU?

Concrete examples of the Weather-Tek difference



Other companies tout communication, project management skills, vendor support, and more. We believe in providing concrete examples of what that really means for you. At Weather-Tek, we pride ourselves on our selection, knowledge, and service. Here are a few specific examples of what these industry buzzwords mean to us:

SELECTION.

- **Product Options** - Our team understands product pricing across a range of products and brands like Marvin, Andersen, Quaker, Weather Shield, and more.
- **Customization** - We produce intricate, customized window and trim profiles to match period-specific styles in historic renovations.

KNOWLEDGE.

- **Experience** - All of our team members are fenestration experts with years of experience, including two with architectural degrees.
- **Expertise** - Knowing about how a window needs to be installed with correct components and identifying design aspects not captured on a set of drawings.
- **Structural** - The ability to spot structural mulling challenges in initial design phases is critical. We're able to determine if window assemblies require structural mulls to meet design pressure specifications.

SERVICE.

- **Communication** - We ask specific questions to get to the heart of an issue. Are existing sills remaining? Can divided lights be replaced with simulated? Are flashing requirements being met? No stone goes unturned.
- **Staging & Logistics** - When navigating a tight job site, there are staging limitations. Our team looks ahead for logistical efficiencies such as sequencing deliveries to accommodate construction schedules.
- **Job Site Safety** - With asbestos and lead specialists on staff, we coordinate the timing of abatement. Removal works ahead of installation, ensuring when a window or door is removed, another is installed right behind it, leaving no openings for a length time.



Historic Renovations - Revitalizing Milwaukee Together

Preserving a piece of history? Weather-Tek helps commercial developers, contractors, and architects navigate Wisconsin's Historic Tax Credit (HTC) program, offering savings and incentives to support the redevelopment and reinvigoration of Downtown Milwaukee and surrounding areas.

In any historical project, we bring a unique focus on:

- Maintaining architectural and historical integrity
- Working with preservation councils on approvals
- Navigating Wisconsin's ever-changing HTC program
- Customizing intricate window and trim profiles to match period-specific styles

How to apply for and receive historic tax credits

Since 1989, the State of Wisconsin has offered historic tax credits on qualified expenditures for historic buildings across the state.

1 Initial Historic Concept

Owner provides a vision and plan for the historic renovation project.

2 Research & Validation

Application Part I - Establish that the building is eligible for the National Register listing and state tax credits.

3 Plans & Approval

Part II - Submit detailed plans, drawings, and specifications to be used in the renovation process.

4 Contract Execution

Owner works with the Wisconsin Economic Development Corporation (WEDC) to execute contract for state tax credits.

5 Project Completion

Part III - Document all project requirements ensuring preservation standards were met to claim tax credits.

BEFORE, DURING & AFTER A consultative, hands-on approach to fenestration



1 Opportunity & Vision

We walk with developers and their architects on prospective job sites to help craft the fenestration vision for a new project. Our team has helped bring Milwaukee's most iconic properties to life.

2 Discovery

Budget? Performance ratings? Building use? Understanding your specific needs helps us craft a plan for the best fenestration solutions.

3 Direction

With an extensive brand and product selection, we bring options to the table. Our wide product offerings allow us to propose multiple solutions.

5 Bidding & Award

We provide extensive options and competitive pricing. You won't have to decode what's included, our bids are inclusive of all project elements needed.

4 Specification

Exact specifications prevent surprises. We consult with the architectural team to ensure precise specifications are included in early plans.

6 Pre-Construction

From taking field measurements to examining existing conditions for unforeseen challenges, before your product is ever ordered we are working with your team of experts.





7 Shop Drawings

Timely, accurate, and thorough. Our team produces shop drawings to ensure the architectural team and general contractor approve and understand all specifications before ordering.

8 Ordering & Production

By partnering with the best window and door manufacturers, your products are made to exact specifications. Ongoing communication ensures timely production, while our strong relationships with vendors help expedite critical needs.

9 Delivery Coordination

All at once, batches of delivery, product storage, building access. Logistics is a critical step that often goes overlooked. Starting in pre-construction project management, we propose delivery coordination plans that align with your project schedule and job site needs.

10 Installation & Inspection

Expert installation means appropriate products are installed, per manufacturer specifications, by our team of fully trained and certified installers.



11 Project Close Out

Warranty items. Cut sheets. Final shop drawings. Packaged and recorded for posterity! You'll have clean records and documentation of all products for your permanent files.

12 Service & Warranty

We're not done. With an extensive service department and direct connection to manufacturer warranty and service, should problems ever arise with your fenestration products or installation, Weather-Tek is here to help.



HISTORIC RENOVATIONS

We've had the pleasure of being part of some of Wisconsin's most iconic developments

Fenestration solutions for all commercial applications

1. Blatz Boiler House **H**
2. Empire Building **H**
3. Historic Mitchell Building **H**
4. Haymarket Lofts **H**
5. Casablanca Milwaukee
6. Renaissance Building
7. Marquette - Johnston Hall **H**
8. Oakland Apts **H**
9. Traction Factory
10. Milwaukee Marriott **H**
11. Posner/MKE Lofts **H**
12. The Brewhouse Inn & Suites **H**
13. Cambridge Ave. Apts **H**
14. Florida Lofts/The Brix **H**
15. Junior House Lofts **H**
16. Milwaukee Fortress Building
17. Water Accelerator Center **H**
18. Wisconsin Hotel **H**
19. Frederick Lofts **H**
20. The Overlook on Prospect **H**

Key
H - Historic Renovation



To view a full list of our Commercial projects throughout Wisconsin visit our website Weather-TEK.com.



4. HAYMARKET LOFTS

Product: Marvin Aluminum-Clad (Historic), Quaker Aluminum (Historic)

Architect: Quorum Architects

General Contractor: Herman & Kittle Properties

11. POSNER BUILDING - NOW MKE LOFTS

Product: Marvin Aluminum-Clad (Historic)

Architect: Engberg Anderson Architects

General Contractor: KBS Construction



12. THE BREWHOUSE INN & SUITES

Product: Marvin All Wood (Historic), Quaker Thermally Broken Aluminum (Historic)

Architect: Gorman & Company

General Contractor: Gorman & Company

16. MILWAUKEE FORTRESS BUILDING

Product: Marvin Wood (Historic), Quaker Thermally Broken Aluminum (Historic)

Architect: The Alexander Company

General Contractor: JP Cullen



COMING SOON!



weather-tek
replacement windows,
doors & more

Working with homeowners at their convenience to find the right product options to fit their home, their lifestyle, and their budget.

Our Replacement Division Features:

- A single source for the entire project
- Wood, vinyl & composite products
- Expert, professional installation services
- Exclusive product & install warranties
- Attractive financing options



weather-tek
residential products
& trade partners

Home building and remodeling professionals appreciate the wide variety of products and services we provide at Weather-Tek.

New Residential Construction Services:

- Homeowner education & selection assistance
- Design consultation
- Job site support & services
- Installation services & training programs
- Ongoing service & warranty support



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commercial &
historic experts

Commercial projects and historic renovations require extensive knowledge and experience, along with exceptional project management skills.

Commercial Construction Services:

- Commercial products for every industry
- Architectural & design resources
- Historic renovation & tax credit expertise
- Exclusive products & manufacturer offerings
- Project management support



weather-tek
installation &
field services

Product selection is only half of the equation, which is why we provide a broad array of installation, service, and warranty support.

Providing Installation & Support:

- Professional installation services
- Contractor training center & classes
- Installation inspections & audits
- Service & repair department
- Warranty programs & services



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Visit our Design Gallery and see why selection, knowledge, and service make us Wisconsin's choice for homeowners, builders, architects, and commercial contractors alike!