

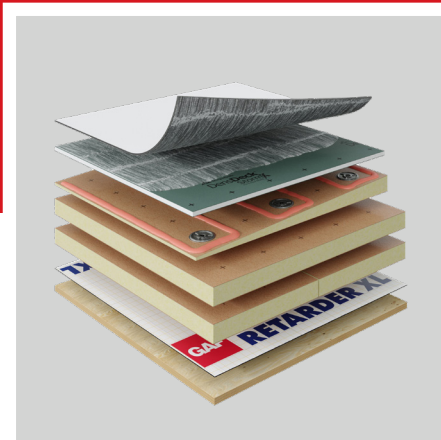
GAF Project Profile

A Unified Roofing Solution for a Large-Scale Mixed-Use Community

About Avalon Bothell Commons

Avalon Bothell Commons is an expansive residential and mixed-use community in Washington, featuring more than 675 apartments, 70 townhomes, and a club building with a fitness center and pool. As one of the region's most significant developments, the project required a comprehensive, high-performance roofing system capable of accommodating both steep-slope and low-slope roof designs.

With a project of this scale, Chinook Building Envelope Services needed a single manufacturer that could efficiently support the complex scope of work, ensuring durability, warranty coverage, and long-term performance.



Project Summary

- Low-Slope Roofing System: EverGuard® TPO 60-mil Membrane, EnergyGuard™ Polyiso Insulation, and DensDeck® Roof Board
- Steep-Slope Roofing System: Timberline HDZ® Shingles, Feltbuster® Synthetic Roofing Felt, and WeatherWatch® Mineral-Surfaced Leak Barrier
- Warranty Coverage: GAF Silver Pledge Limited Warranty (steep-slope) & EverGuard® Diamond Pledge™ NDL Roof Guarantee (low-slope)
- Scale: Multiple buildings, including townhomes and apartments

Job Details

- Location: Bothell, WA
- Roof Size: 700 Squares Steep-Slope, 800 Squares Low-Slope
- Completion Date: 2024
- System Type: TPO and architectural shingle
- Building Type: Multi-Family

We protect what matters most™

GAF

Project Profile

Avalon Bothell Commons

Challenges

The Pacific Northwest's unpredictable weather and the size of the project introduced several logistical challenges:

- Weather Conditions – Frequent rain and moisture required careful planning and scheduling to ensure proper installation.
- Multi-Phase Construction – With the project spanning over a year and a half, multiple mobilizations were required to coordinate work across various buildings.
- Warranty & Coverage Requirements – AvalonBay Communities, the developer, wanted a single, streamlined warranty solution that covered both steep-slope and low-slope roofing systems.

Given these factors, the project required a reliable, all-in-one roofing solution that could simplify logistics, improve efficiency, and provide long-term protection.

Solution:

By selecting GAF's roofing system, Chinook Building Envelope Services ensured a cohesive, manufacturer-backed approach for both steep-slope and low-slope installations.

"On a big project like this, you want a single place where everyone can go for all your roofing needs. Given the different types of roofs installed on this project, we were looking for a single manufacturer that could supply the materials and provide strong coverage for the entire roofing project, and GAF delivered on that along with its high-quality performance," said Duane Hadley, President, Chinook Building Envelope Services.

The installation included:

- Low-Slope Roofing System using EverGuard® TPO 60-mil Membrane, EnergyGuard™ Polyiso Insulation, and DensDeck® Roof Board
- Steep-Slope Roofing System featuring GAF Timberline HDZ® Shingles, Feltbuster® Synthetic Roofing Felt, and WeatherWatch® Mineral-Surfaced Leak Barrier
- Comprehensive Warranty Coverage, with:
 - EverGuard® Diamond Pledge™ NDL Roof Guarantee for low-slope roofing
 - GAF Silver Pledge Limited Warranty for steep-slope materials

By working with a single manufacturer, the project team was able to streamline material sourcing, installation, and long-term maintenance, ensuring warranty-backed protection for years to come.

A Community Built to Last:

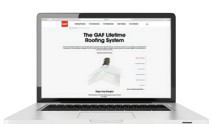
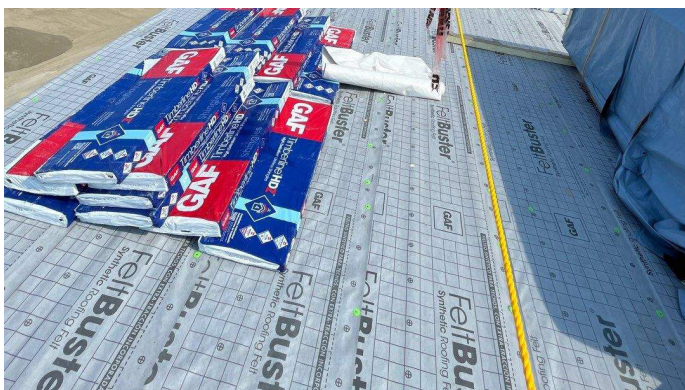
Avalon Bothell Commons is positioned to become a key residential destination in the Bothell area, with Phase Two expected to bring even more homes to the community.

Through careful coordination, expert craftsmanship, and a unified roofing system, Chinook Building Envelope Services and GAF delivered a high-quality, long-lasting solution that meets the demands of this large-scale development.

About the Contractor:

Chinook Building Envelope Services — Seattle-Tacoma, Washington

Chinook Building Envelope Services provides reliable commercial roofing solutions for business owners and national builders across the greater Seattle-Tacoma region. From new roof installations to repairs and complete re-roofing, Chinook Building Envelope Services specializes in delivering high-quality, long-term roofing solutions for commercial and mixed-use properties.



Visit gaf.com/projectprofiles

We protect what matters most™

