

GAF Project Profile

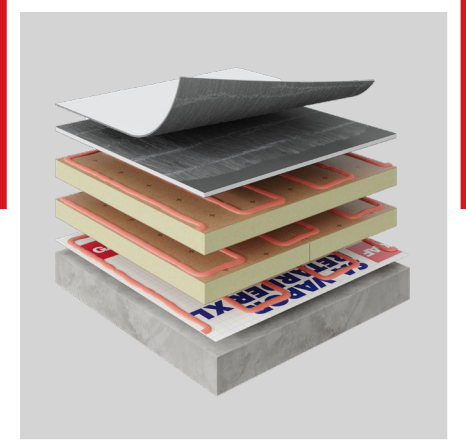
Built for Resilience: How Capeway Roofing Systems Met the Challenges of The Revington

About The Revington

Located in Worcester, Massachusetts' thriving Canal District, The Revington is a mixed-use development featuring 228 residential apartment units and ground-level retail space. With a 48,000 sq. ft. roof spanning both wood and concrete deck areas, the project required a roofing system that balanced durability, versatility, and structural integrity to support tenant amenities.

Recognizing the opportunity, Capeway Roofing Systems took on the challenge, working closely with Plumb House Inc., the project's general contractor, and the GAF Technical Support team to ensure precise installation and long-term performance.

"The TPO roof system installed on The Revington seems to be favored by many designers and installers," notes Robert DeMelo, Project Manager at Capeway Roofing Systems. "It is a roof system that is specified for versatility, which is key for mixed-use projects. As a mixed-use building, the roofs provide a durable substrate for amenities for tenants with the right assembly and structural considerations, which contractors are seeing more building owners lean towards."



Project Summary

- Roofing System: EverGuard® SA TPO Self-Adhered Roof Membranes
- Insulation: EnergyGuard™ Polyiso Insulation
- Key Features: High-wind resistance (85-MPH Wind Addendum), custom GAF TPO vent boots, and non-penetrating freestanding guardrail system
- Scale: 48,000 sq. ft. across six roof assemblies

Job Details

- Location: Worcester, MA
- Roof Size: 480 Squares
- Completion Date: June 2023
- System Type: TPO
- Building Type: Multi-Family / Mixed Use

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The Revington

Challenges

Installing a complex roofing system on a busy new construction site presented several challenges:

- Multiple Roof Assemblies & Deck Types – The project required six distinct assemblies across wood and concrete decks, each with its own installation method.
- Winter Construction – Roofing work took place across three seasons, with harsh New England winters complicating material handling and installation.
- Logistics & Safety – Coordinating material delivery, crane lifts, and personnel safety on an active construction site required meticulous planning.
- High Wind Resistance Requirements – The 85-MPH Wind Addendum required a robust roofing system capable of withstanding extreme weather conditions.

Solution:

Capeway Roofing Systems implemented a comprehensive roofing plan, leveraging GAF's innovative products and technical expertise to ensure a seamless installation.

"We look to manufacturers such as GAF and their innovative products to keep us roofing throughout all seasons allowing us to complete the project on or ahead of schedule, including their GAF EverGuard® SA TPO, which can be installed during the winter months to eliminate the flash-off time with adhesives while increasing productivity year-round," said Robert DeMelo, Project Manager at Capeway Roofing Systems.

The installation process included:

Concrete Deck Areas:

- Adhered GAF SA Vapor Retarder XL
- GAF EnergyGuard™ Tapered Polyiso Insulation System
- DensDeck® Prime, adhered with OlyBond 500™ SpotShot adhesive
- GAF 60-mil smooth EverGuard® TPO adhered with GAF EverGuard® TPO Quick Spray

Wood Deck Areas:

- Mechanically attached flat and tapered insulation and cover board
- Self-adhered GAF EverGuard® SA TPO for fast installation

Additional components included:

- Over half a mile of GAF EverGuard® EZ Fascia edge metal
- Custom pre-made GAF TPO vent boots (500 units)

- Gutters at glass canopies, roof hatches, and a non-penetrating freestanding guardrail system

Given the tight construction timeline and complex logistics, Capeway Roofing prioritized safety and efficiency:

- Implemented a site-specific safety plan with crane lifts, temporary railings, tie-off points, and flagging
- Coordinated with the general contractor and local authorities for aerial lift operations, including police details for portions of the roofing work
- Relied on GAF's Technical Support team for assistance with design specifications, wind pressures, and system performance

"This project required a lot of collaboration, and the GAF Technical Support team helped the design team on the assembly, pressures, and wind speed coverage — demonstrating GAF's ability to support the contractor and project teams with not only products, but also expertise," noted Dean Brown, GAF Sales Representative

A Collaborative Success:

Through expert planning, innovative materials, and seamless teamwork, Capeway Roofing Systems delivered a durable, high-performance roof that met the structural and functional requirements of The Revington.

About the Contractor:

Capeway Roofing Systems, Inc. — Westport, Massachusetts

Capeway Roofing Systems, Inc. a GAF GoldElite™ Commercial Contractor, is a leading commercial and industrial roofing company specializing in schools, public safety buildings, warehouses, malls, and other large-scale structures. With expertise in roofing, waterproofing, and sheet metal services, they provide full-service solutions tailored to complex commercial projects.



"Anytime we can increase productivity and decrease the workload on our employees, we're interested, and the GAF SA Vapor Retarder XL helps us achieve those goals."

Robert DeMelo

Project Manager, Capeway Roofing Systems



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