POWERWOOL
MINERAL WOOL INSULATION

CASE STUDY

INSULATING MID-RISE MULTIFAMILY

How AEG Used PowerWool CavityBoard™ to Insulate The Clayborn, a 289-Unit Mixed-Income Community in Medford, Massachusetts

THE CLAYBORN | 970 FELLSWAY, MEDFORD, MA

Rendering courtesy of CUBE 3

Medford, Massachusetts is turning a former industrial site at 970 Fellsway into **The Clayborn**, a 289-unit mixed-income community where one in four homes is affordable.

Developed by The Davis Companies and designed by CUBE 3, The Clayborn pairs a six-level apartment building with townhomes, open space, and parking across roughly 375,000 gross square feet. In a cold New England climate, a building of this size needs an exterior wall that keeps heat in, lets moisture out, and meets the fire safety expectations of a mid-rise residential building.

For the continuous exterior insulation, contractor AEG installed PowerWool CavityBoard™, a semi-rigid mineral wool board made for rainscreen and exterior cavity walls. The result was a wall with similar performance to the competing product, and a crew that moved faster putting it up.

PROJECT HIGHLIGHTS

Location	970 Fellsway, Medford, MA
Build Type	Mixed-income multifamily, 25% affordable
Units	289 apartments and townhomes
Specs	Six-level apartment building plus townhomes
Size	Approx. 375,000 gross square feet
Developer	The Davis Companies
Architect	CUBE 3
Contractor	AEG
PowerWool Product	CavityBoard™
Application	Continuous exterior insulation, rainscreen wall

From Industrial Site to **289 Homes**

The Clayborn replaces a former industrial property along the Fellsway with new residences, shared open space, and parking. With a quarter of its units set aside as affordable housing, the project adds much needed mixed-income housing to Greater Boston.

On a building of this scale, the exterior wall is where performance and schedule meet. Every board of insulation has to go up the lift, get cut around window openings, and fit between cladding supports before the next trade can move in.

AEG needed a product that would perform on paper and hold up in the hands of the crew, level after level, across hundreds of window openings.

> PowerWool is the same, if not better, than the competition, and the crew works faster with it due to the durability of the material.”
>
> **Project Manager, AEG**

Built to Handle **the Jobsite**

At The Clayborn, CavityBoard™ went on over the building's air and water barrier, fit between horizontal cladding supports on all six levels, and was detailed around a dense grid of window openings. Crews worked from boom lifts, so every board had to be easy to carry, cut, and seat on the first try.

- **Holds its shape.** The semi-rigid board presses into place between supports without sagging, tearing, or crumbling at the edges.
- **Clean cuts at openings.** Boards cut cleanly on site for tight fits at windows, corners, and penetrations.
- **Ready for the weather.** Water-repellent, inorganic mineral wool will not rot or degrade while it waits for cladding.
- **Sized to the wall.** Available 1½" to 8" thick in ½" increments, in 16" x 48" and 24" x 48" boards.

> The payoff showed up on the schedule. According to AEG, the mono-density of CavityBoard let the crew **work faster** than with the competing product. Mono-density board is not directional, so either side can face out, increasing install speed.

Why CavityBoard Was **the Right Fit**

For a mid-rise residential wall in Massachusetts, CavityBoard™ checked every box AEG and the project team needed:

Noncombustible

Flame spread 0, smoke developed 0. Can be substituted into NFPA 285 and ASTM E119 tested assemblies.

Water Repellent

Sheds bulk water in the drainage cavity behind the cladding.

Vapor Permeable

Lets the wall dry to the outside, protecting the structure behind it.

Stable R-Value

R-4.2 per inch that does not degrade over the life of the building.

Jobsite Durable

Semi-rigid boards that hold their shape, so crews install faster.

CAVITYBOARD™ AT A GLANCE

R-4.2
per inch

0/0
flame spread / smoke developed

8″
thick, available from 1½″

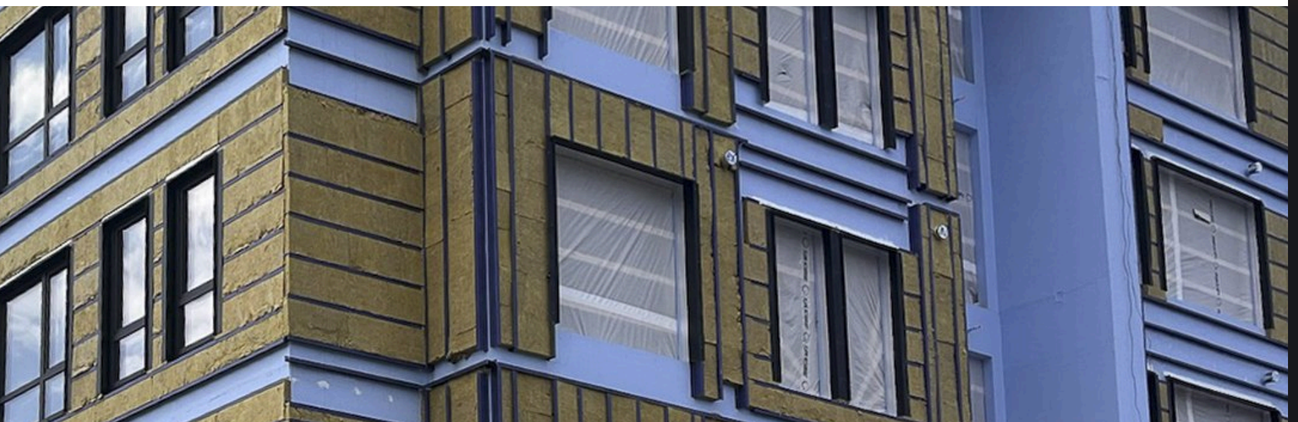
NFPA Compliant | **ASTM E84 Class A** | **ASTM E136 Pass**

Mineral Wool Performance. **Fast Install.**

For AEG, the decision came down to what matters on a jobsite: a product that meets the spec and helps the crew keep pace. CavityBoard™ delivered the thermal, moisture, and fire performance The Clayborn's exterior walls called for, in a durable, mono-density board that sped up installation.

That combination matters on multifamily work, where exterior insulation covers tens of thousands of square feet and every day on the lift counts. A product that performs on par with the competition and installs faster on the wall is an easy choice to repeat.

PowerWool is proud to be part of a project bringing new mixed-income homes to Medford, and to support contractors like AEG building high-performance multifamily housing across New England.



> “The crew works faster with it due to the durability of the material.”

Project Manager, AEG

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