



HIGHLAND ROOFING COMPANY



PHOENIX MONTESSORI

8010 McIlwaine Road
Huntersville, North Carolina

General Contractor: Swinerton Builders

Roofing Contractor: Highland Roofing Company

Project Type: New Construction

Roof System: TPO & SSMR

Roof Size: 30,000 Square Feet

Project Duration: June 28, 2024 – June 4, 2025

Warranty: Carlisle 20 Year Warranty

Project Overview & Scope of Work

Highland Roofing Company was selected to complete the roofing installation for Phoenix Montessori, a new construction project located in Huntersville, North Carolina.

This 30,000 square foot roofing system was installed as part of a growing educational campus, designed to provide a modern and durable learning environment. The project required careful coordination with Swinerton Builders and on-site teams to ensure seamless integration with the overall construction schedule.

Highland's reputation for responsiveness and reliability played a key role in being selected for the project, with the team delivering consistent communication and execution from start to finish.



The Challenge

One of the most significant challenges on the Phoenix Montessori project was site conditions during construction.

- The surrounding red clay created unstable ground conditions
- Heavy equipment such as lifts, lulls, and cranes had difficulty navigating the site
- Material movement required extra planning to avoid delays

These conditions demanded flexibility, coordination, and a proactive approach to keep progress on track while maintaining safety and efficiency.

Highland's Approach

Highland Roofing approached the project with adaptability and strong field coordination, ensuring work progressed despite challenging site conditions.

The team:

- Adjusted logistics and equipment usage based on ground conditions
- Maintained consistent communication with Swinerton Builders and site leadership
- Prioritized safe equipment operation in difficult terrain
- Executed the TPO installation with precision and attention to detail

Highland's ability to respond quickly and problem-solve in real time helped keep the roofing scope aligned with the broader construction schedule.



Results

- 30,000 SF TPO roofing system installed
- Successfully navigated challenging site conditions
- Passed metal inspection
- Passed TPO inspection
- Delivered a clean, high-quality finished product

The final result is a sharp, visually striking facility, highlighted by the building's red metal elements that complement the roofing system and overall design.

Why Highland

Highland Roofing Company was chosen for this project due to its responsiveness and ability to adapt quickly in the field.

Throughout the project, the team demonstrated:

- Quick response times
- Strong coordination with the general contractor
- Reliable execution in less-than-ideal conditions

Phoenix Montessori reflects Highland's ability to deliver high-quality roofing solutions while overcoming real-world jobsite challenges.



Author – Vicki Walter, Marketing & Operations Specialist

Vicki Walter is the Marketing & Operations Specialist at Highland Roofing Company, where she supports marketing initiatives, client relations, and community involvement. With a background in integrated marketing, she helps connect Highland's work with the clients and communities it serves. Vicki is involved with Cape Fear CREW and the National Association of Women in Construction (NAWIC) as she continues to grow within the commercial construction industry.

