



WORKFORCE HOUSING | RESORT OPERATIONS

Employee Housing, Stacked Studios

Big Sur, California

IRONTOWN
MODULAR

12

MODULES,
STACKED STUDIOS

5,500 sf

TWO-STORY
BUILDINGS

4 mo

FACTORY
BUILD TIME

18 mo

FASTER THAN
SITE-BUILT

THE DECISION

A Big Sur resort needed employee housing, and needed it in one of the hardest places in America to build. Coastal permitting, Highway 1 access, no local trade base, and every subcontractor commuting hours each way. Site-building meant years of mobilization cost on a project too small to absorb it. Without staff beds, rooms and covers go unstaffed. This was operations infrastructure, not an amenity.

WHAT MODULAR DID

The buildings were manufactured in Spanish Fork while the site was prepped, then trucked in and crane-set as stacked two-story studios. Factory time was 4 months. Against a realistic site-built schedule in Big Sur, the project landed about 18 months sooner, with weathered steel cladding that sits quietly in the coastal landscape.

The site math

Local trade base	None
Subcontractor commute, each way	Hours
Coastal permitting and Highway 1 access	The constraint
Weather and access delays, inside the factory	Zero

Staff housed and operational 18 mo sooner

No dollar figure is published for this project. In labor-constrained resort markets the return shows up in operations: every month without staff housing is unstaffed rooms and unserved covers.

"There's more to the bottom line than just the hard cost."

Kam Valgardson, President, Irontown Modular

WHEN MODULAR SAVES MONEY

Modular is dramatically less expensive only when the site build is dramatically expensive and modular solves the biggest problems on that site. Otherwise savings are moderate or close to even, and the schedule is where the return is. Big Sur is the first case. Coastal permitting, Highway 1 access and no local trade base made the site build the expensive one.

Staffing constrained? Housing is the fix that pencils.

Request a feasibility review: irontownmodular.com/reduce-construction-risk

Building since 1984 | 551+ QC checkpoints per module | Factory in Spanish Fork, Utah | Serving the Western US

(877) 849-1215

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