



MULTIFAMILY | SUPPORTIVE HOUSING

The Other Side Prep School

Historic district, Salt Lake City, Utah

IRONTOWN
MODULAR

48

MODULES, SET
IN 4 DAYS

4 stories

WITH ELEVATOR,
33,860 SF

32

TWO-BEDROOM
APARTMENTS

12 mo

FROM PRODUCTION
TO OCCUPANCY

7 mo

TOTAL ON-SITE
WINDOW

THE DECISION

A nonprofit developer needed a 4-story, 32-unit supportive housing building in a historic Salt Lake City neighborhood, and needed it open fast. Every month of construction was a month the mission waited. A conventional build meant a long vertical phase on a tight urban lot, next to a historic home, with all the neighborhood disruption that brings.

WHAT MODULAR DID

Factory production and site work ran in parallel. Modules were built indoors with 551 quality control checkpoints each, then craned into place in 4 days in October 2025. Brick and Hardie cladding with storefront glazing met historic district approvals. Doors opened January 2026, 12 months after factory production began.

"Equal or better quality than site built."

Kam Valgardson, President, Irontown Modular

The developer math

Modules in factory	\$6.0M
Transport and set	\$0.7M
Stitch and finish	\$1.0M
GC scope: site, foundation, cladding	\$2.0M
Total, \$312,500 per unit	\$10M

Costs as delivered, occupancy January 2026, on par with site-built in the same historic area. That equivalence is the point. The return was not a cheaper building. It was a faster one at the same price.

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. TOSA is the second case. A normal urban labor market meant direct costs landed at par, and the entire return was calendar.

Have a multifamily project on a tight urban site?

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

irontownmodular.com