



HOSPITALITY | RESORT CABINS

Explorer Cabins at Tenaya Lodge

Fish Camp, California, at the south gate of Yosemite National Park

IRONTOWN
MODULAR

50

CABINS, FACTORY
BUILT

9 mo

FACTORY BUILD,
TWO PHASES

2 weeks

TOTAL SET TIME,
ALL 50 CABINS

\$1M

OPENING PENALTY
AVOIDED

\$6.8M

SAVED VS.
SITE-BUILT

THE DECISION

Tenaya Lodge needed more keys and faced a choice: a steel and concrete hotel wing meaning 2 to 3 years of construction in a remote mountain market, or a standalone cabin product built in a factory. The site sits at 5,000 feet with a 5-month winter shutdown, scarce local labor, and a hard June opening date carrying a \$1M penalty.

WHAT MODULAR DID

While civil work ran on site, cabins came down the line in Spanish Fork. 27 foundations were ready in October and 27 cabins were set in October. 23 more were set in March, straight off the winter shutdown. Total set time for all 50 cabins: two weeks. The resort opened in May, ahead of the penalty date, with paving and landscaping finishing around occupied cabins.

"Is time a cost factor, and is it being considered?"

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. Tenaya is the first case. At 5,000 feet, with a five-month winter shutdown and scarce local labor, the site build was the expensive one.

The developer math

Schedule advantage vs. site-built cabins	3-4 months
Revenue from opening early, at \$700 per night	\$3.8M-\$4.2M
Direct cost savings, about 30% under site-built budget	\$2M
Missed-opening penalty avoided	\$1M
Total impact of going modular	\$6.8M

Cabin modules were \$6M of a \$22M total project. Figures are from Irontown's post-completion project review, as presented by Kam Valgardson at industry conferences.

Have a hospitality project that has to open on time?

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

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