

■ CRATE Modular Turns to Offsight to Manage Multi-Family Projects in Southern California

Over the last year and into 2021, Southern California and the City of Los Angeles has seen a rapid rise in [modular construction projects](#). This was driven by an increased demand for supportive housing. As a result, [Housing funds based in Southern California](#) are turning to new methods in financing paired with offsite and modular construction to deliver housing in record time. Some funds are raising upwards of a [\\$1 Billion in financing](#) to invest in new supportive housing projects in the Los Angeles area. Our customer, [CRATE Modular](#), a well-recognized modular container manufacturer, is at the forefront of [delivering multi-family supportive housing in Southern California](#).

In this case study, we dive into how CRATE Modular uses [Offsight](#) to manage multiple multi-family modular projects from San Diego to Los Angeles. We discuss the benefits of modular containers as a solution to providing supportive multi-family housing quickly and affordably and how software like Offsight ensures a high quality standard is achieved. We also review how Offsight allows manufacturers like CRATE Modular to address reporting requirements from owners who are making large financial investments upfront and expecting a degree of visibility throughout the project production process.



As the demand for new multi-family and supportive housing begins to accelerate in the Southern California market, it's clear that developers and owners must seek new methods of construction to meet community needs. CRATE Modular's steel container manufacturing process [addresses both these goals](#). One unique advantage to leveraging modular steel containers during construction is the easy access to raw materials. In fact, most major ports including the ports of Los Angeles and Long Beach have shipping containers readily available that can be customized in factory production to build modular units for residential buildings, commercial properties or healthcare facilities.



Another major advantage is scalability and repeatability in production as shipping containers come in standard sizes and shapes which can be easily retrofitted. This standardization in materials and designs also allows for higher accuracy in predicting project timelines and costs. [CRATE Modular multi-family projects](#) have achieved per unit costs of \$86,000, well below the target \$200,000 for supportive housing and have been completed in 5 months or less, well below the multi-year timeframe for similar projects, leveraging traditional construction methods.



CRATE Modular turned to Offsight to visualize their entire production process in a simple digital workflow. They were able to build digital quality travelers and non-conformance checklists for each individual module that would need to be reviewed and completed by operators, quality inspectors, supervisors, and team leads in Offsight's mobile app.

Quality inspectors would flag non-conformance, assembly or installation issues to trigger real-time alerts in Offsight. Supervisors and managers track these issues live and confirm they are resolved before shipment. This ensures all modular steel units meet the highest quality standards and would arrive on the project site without costly rework issues that could detract from the overall project cost and lengthen the delivery schedule.



Offsight acts as our primary platform for managing the quality and delivery of our affordable housing modular projects. Their real-time dashboard provides visibility for everyone in our factory, our owners, and other project stakeholders. We look forward to working with the team on many exciting projects to come.

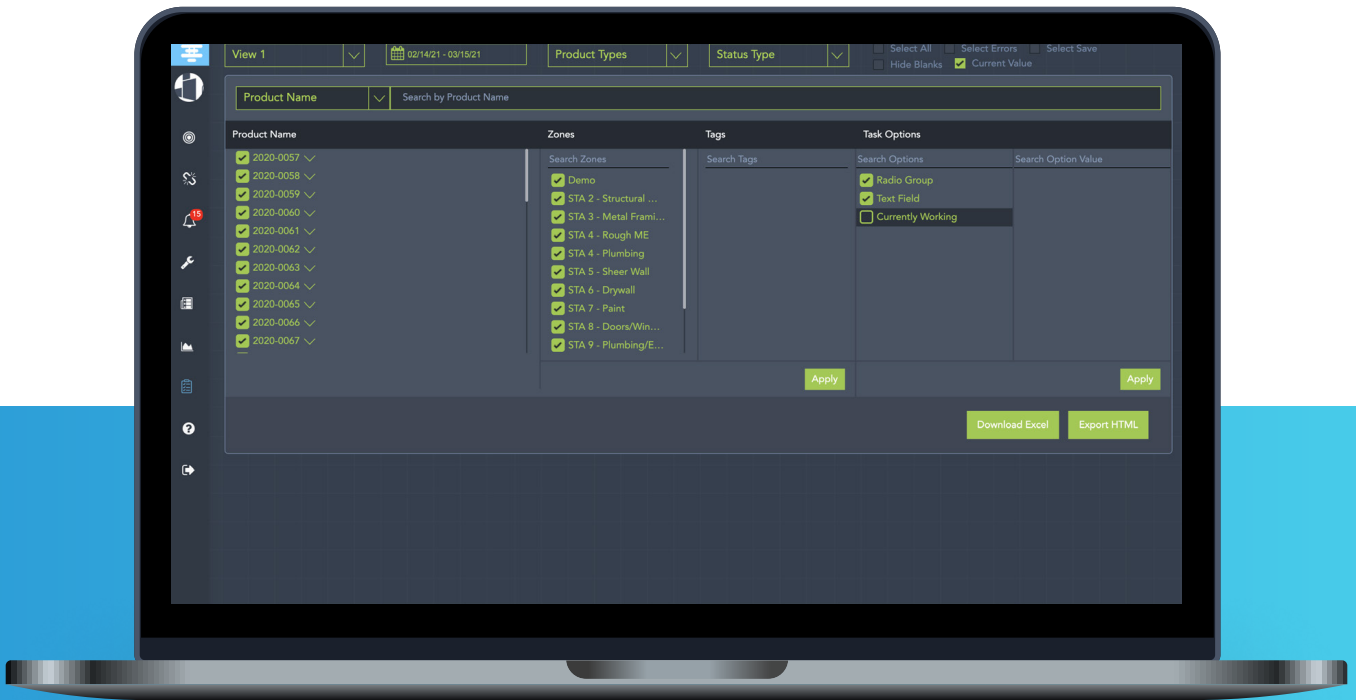
CRATE Modular

Dennis Tyson, VP of Operations





As the demand for multi-family housing in Southern California continues to rapidly grow, owners are turning to modular construction as the most viable solution. However, large upfront financing is required to start production and owners are demanding more visibility and progress reports from the factory floor. **Offsight's Reporting tab** allows owners access to production progress and progress photos at the module level, providing assurances that high quality standards and crucial delivery expectations will be met from start to finish.



CRATE Modular leverages Offsight's reporting features to pull live delivery and status reports for owners, executives and other stakeholders.



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