

Client: City of Lynn

Fire Department Dormitory

Temporary Housing



Project Details

Location
Lynn, MA**Square Feet**
2,835**Modular Units**
4**Factory Partner**
Whitley East

In 2024, the City of Lynn Fire Department faced a critical need for a temporary dormitory while their main firehouse was under renovation. With an established relationship already in place, the city turned to Triumph Modular for a solution that could meet both their space requirements and their tight timeline.

The project went out for bid in September 2024 and Triumph Modular was awarded the contract by December. The city had a ready-to-use site with utilities already in place, eliminating the need for additional site work and allowing us to move forward without delay. Four modular units were delivered on May 7, 2025, creating a 2,835-square-foot space that would serve as the firefighters' temporary home. By July 3rd, we handed over the keys meeting the city's move in date goal.

Inside, the dormitory offers all the comforts of home. There are eight sleeping quarters, two ADA compliant bathrooms with showers, a full kitchen complete with a dishwasher, and a laundry room featuring one washer and two dryers. The layout also includes dedicated areas for dining, exercise, and relaxation, ensuring the firefighters have everything they need.

Since the site was open and easy to access, the building sits on a block and plate foundation, designed and installed by Triumph Modular. Heating and cooling are provided by four Bard units. To ensure a quiet and comfortable environment, we installed extra insulation in the walls where the Bard units are hung, reducing noise and vibration while they are running. To keep the project cost-effective and on schedule, the city chose our standard colors, fixtures, and VCT flooring throughout the building. All utilities were seamlessly connected to the city's main lines, and two water heaters were installed to provide reliable hot water for the facility.

The project's success was largely due to the city's collaborative approach and Triumph Modular's extensive, thoughtful predesign preparation. Firefighters frequently stopped by during construction, offering compliments on the speed and quality of the work. The City of Lynn is leasing the building for one year and has expressed complete satisfaction with their comfortable, modern, and fully functional temporary home.