



CASE STUDY

SEAWOLF VILLAGE STUDENT DORMITORIES

KEY FACTS

PROJECT NAME

Seawolf Village Dormitories

LOCATION

Stony Brook, NY

SUNBELT FACILITY

Specialized Structures

PROJECT TYPE

Residential – Student Housing

BUILDING SIZE

96,432 sq. ft. total

7 Buildings

5 - 2 story - 42 Dorm Rooms

2 - Support Buildings on ground floor
with 21 Dorm Rooms on 2nd floor

UNITS

7 two-story modular dormitories

Specialized Structures, a Sunbelt Modular company, partnered with Stony Brook University to address the urgent demand for additional student housing in Long Island, NY. The objective was to create fast, affordable, and sustainable dormitory space that could accommodate a growing student population.

The solution included seven two-story modular dormitories totaling 96,432 sq. ft., with each building measuring 166' by 42'. Two Buildings are support buildings with lounges, study areas, offices, and laundry rooms on the ground floor. The remaining five buildings are two levels of dormitories. Off-site prefabrication allowed for accelerated delivery and reduced costs, while on-site stair towers provided safe, efficient access. Each dormitory offers 15,000 sq. ft. of living space, designed with energy-efficient systems and eco-friendly materials to align with sustainability goals.

By leveraging modular construction, Stony Brook University gained high-quality, modern housing for its students in a fraction of the time of traditional construction—ensuring the campus could meet enrollment growth with cost-effective, durable housing solutions.



SEAWOLF VILLAGE STUDENT DORMITORIES

BUILDING FLOOR PLAN INCLUDES

- Seven modular dormitory buildings (166' x 42' each)
- Site-constructed stair towers for safe access
- Prefabricated modular units
- Two-story design with ~15,000 sq. ft. per building
- Energy-efficient systems and eco-friendly materials
- Sustainable design to meet growing university housing needs



KEY ACHIEVEMENTS

96,432 sq. ft. of student housing
across seven buildings

Housing capacity for Stony Brook's
growing student population

Accelerated construction timeline
through off-site fabrication

Lowered costs while maintaining
quality and durability

