






2026
AWARDS OF
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FIRST PLACE AWARD

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Modular Education-
over 10,000SF

Beachside High School

Vertical Modular Expansion Solves Rapid Growth

 Customer: St. Johns County School District	 Facility Type: Two-Story Modular Classroom	 Square Footage: 19,008 total
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THE CHALLENGE

As student populations climbed, Beachside High School urgently required 12 additional classrooms, but the campus faced several critical bottlenecks. First, available land on the active campus was highly restricted, meaning traditional single-story portable classrooms would consume too much ground area and strip the school of valuable open space. Additionally, the district had to balance the critical need for student space against tight budget limits and aggressive construction schedules. Finally, standard single-story modular setups posed footprint limitations, as they would require sprawling, space-consuming ramp and stair networks to satisfy accessibility requirements, further compounding the land-use issue.

OBJECTIVES

To successfully address these challenges, the project focused on several key objectives. The district aimed to maximize land utilization by delivering 12 high-quality classrooms within a heavily restricted physical footprint, while significantly accelerating the delivery and construction schedule compared to conventional onsite building methods. Controlling costs and maintaining operational flexibility were also critical; the district utilized a lease model that would allow them to easily reconfigure or scale the space as student populations changed. Finally, the project prioritized delivering high-quality, green spaces that emphasize structural durability, energy efficiency, and student and teacher comfort.

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THE SOLUTION

The district selected Mobile Modular's Eco II Xpand system—a highly engineered, flexible, and sustainable modular solution. Rather than committing to costly, time-consuming conventional construction, the district chose to lease a two-story modular configuration. This approach maximized available campus land, minimized site disruption, and gave the district the long-term financial flexibility to adapt to fluctuating student populations without the capital burden of permanent structures.

OUTCOME / RESULTS

Mobile Modular successfully delivered a state-of-the-art, two-story modular classroom expansion utilizing the Eco II Xpand system. The expansion was executed using an innovative, phased vertical installation approach—starting with a single story and later adding a second story. This unique method vastly accelerated the construction schedule compared to conventional building techniques. By building vertically, the project maximized available space and eliminated the sprawling web of ramps and steps typically required by single-story portables, thereby preserving crucial campus ground space.

The physical structure itself represents a high degree of technical innovation and durability. The building features a rigid steel chassis, steel stud walls paired with Structural Insulated Panels (SIPs), and high-performance insulation with ratings of $R\text{-}21$ in the floors and $R\text{-}19$ in the walls, all finished with highly durable, attractive interior and exterior materials. For weather and wind resistance, the design incorporates a mono-pitch roof that effectively diverts rainwater away from doors and openings, while fully meeting Florida's stringent local wind speed safety requirements. Inside, the classrooms are equipped with highly efficient HVAC systems, programmable thermostats, and a ducted air supply to ensure a highly comfortable, quiet, and eco-friendly learning environment that supports student success.

Deployment and installation were further streamlined through the use of pre-designed foundation, deck, railing, and stair plans, which included integrated provisions for ADA lift attachments. This pre-engineered approach simplified the permitting and setup process, saving both time and overhead costs for the district.



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