NUNAVIK BUILDING

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2027

PRODUCTION MODELS

NUNAVIK BUILDING
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2027
PRODUCTION

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Nunavik Building :

The Solution for Northern Construction

Building in the North comes with its share of challenges, from the extreme climate to high costs, as well as delays and logistical difficulties. It's to overcome these obstacles that Nunavik Building modular buildings were designed. More than just a simple construction, they represent a robust, efficient, and durable solution specifically tailored for northern environments.

Unparalleled Speed and Flexibility

Unlike traditional construction, our modules are manufactured in a factory, which allows us to have better control over quality and costs. Once delivered to their final destination, the modules are assembled on-site in just a few days. This approach significantly reduces construction timelines and site disruption. Our adaptive modular concept offers the flexibility to create structures for residential, commercial, government, or municipal projects.

Designed for Robustness and Durability

Nunavik Building structures are designed to withstand the harshest climates. Their frame is composed of industrial-grade heavy and light steel, which gives them exceptional durability. Additionally, they are delivered with a ground-level structure onto which the modules are placed, eliminating the need for complex foundations. The modules rest on steel skids, which allows them to be moved as needed and provides a secure base, whether the ground is frozen or not. This design simplifies installation and guarantees long-term stability.

Superior Comfort and Energy Efficiency

Each building features superior insulation and simplified, yet extremely robust, building mechanics. This technical choice ensures above-average energy performance, thereby reducing heating costs and the ecological footprint. For optimal comfort, we integrate a radiant heating system into the floors, providing uniform and pleasant warmth.

Choosing a Nunavik Building is opting for peace of mind, performance, and a durable investment over time.

Style examples

Entrance and kitchen





Style examples

Living room and dining room





Style examples

Bathroom and bedroom





Style examples

Exterior style A



Style examples

Exterior style B



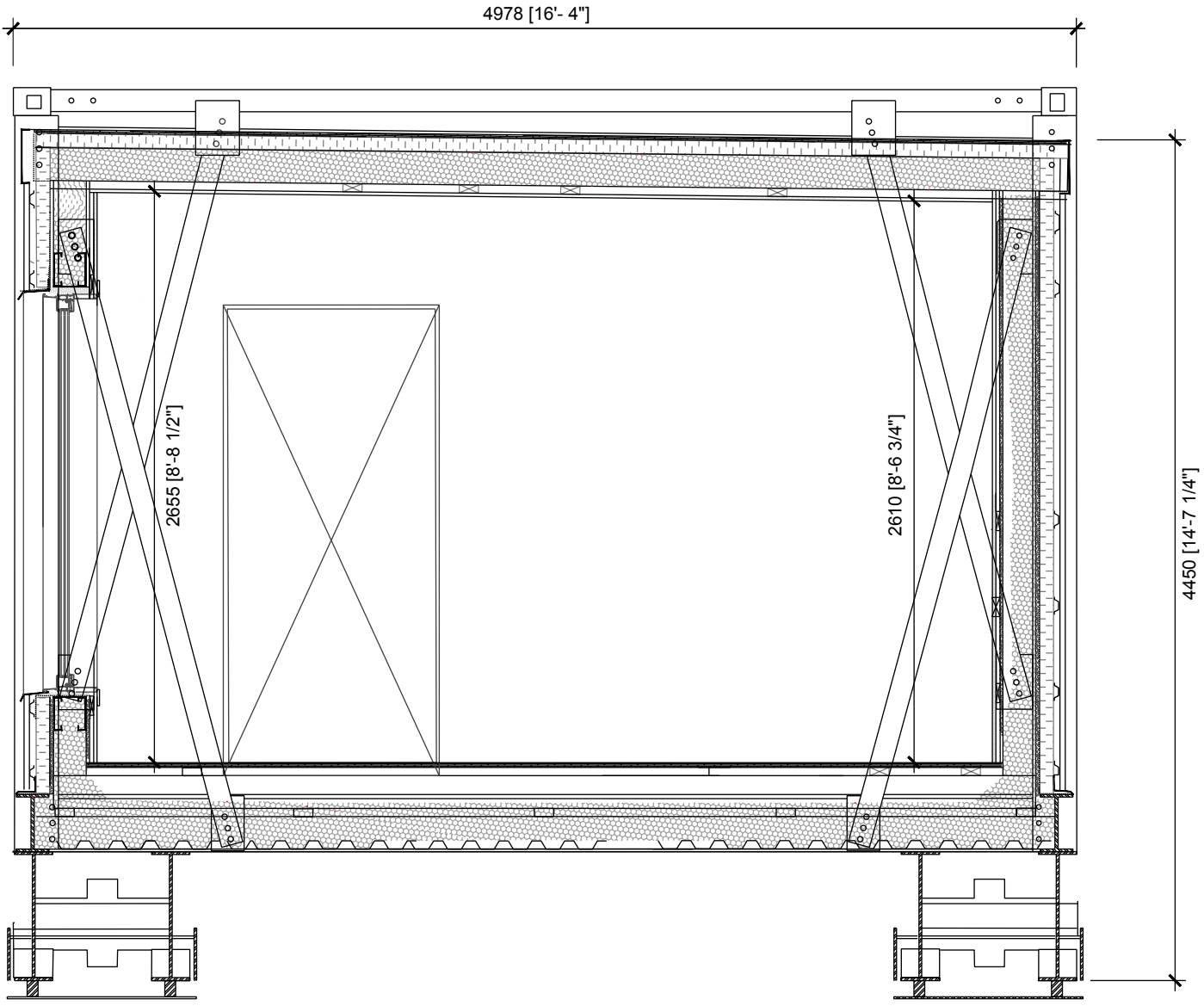
Mechanical room

Commercial Quality System





Cross-section of our buildings



Composition and RSI values

ROOF / CEILINGS

Effective RSI: 8.74

- DARK GREY PVC MEMBRANE, installed according to CSA or FM standards (See structural eng.)
- 5/8" STRUCTURAL OSB (Oriented Strand Board)
- 2.5" SOPRA-ISO V PLUS (Polyisocyanurate insulation)
- DOUBLE STEEL C-STUD JOISTS, 40 x 152 mm (6") @ 310 mm o.c. (See structural eng.)
- CAVITIES FILLED WITH AIRMÉTIC SOYA HFO spray foam (150 mm)
- DC 315 (Thermal barrier for spray foam protection)
- 2x4" SPF FURRING (Spruce-Pine-Fir)
- FINISH WOOD – PINE

WALL TYPE M1

DESIGN U423 | FRR: 45 min | Effective RSI: 5.05 | Ext./ Int. Ratio: 0.57

- PRE-FINISHED ENAMELED STEEL CLADDING (color variable), 22 ga., Americana profile, installed according to CSA or FM standards (See structural eng.)
- 7/8" STEEL FURRING, horizontal @ 16" o.c.
- 2.5" SOPRA-ISO V PLUS
- SOPRASEAL STICK VP (Vapour-permeable air barrier membrane)
- 5/8" SECUROCK GYPSUM BOARD
- 152 mm (6") STEEL STUDS (See structural eng.)
- AIRMÉTIC SOYA HFO SPRAY FOAM (100 mm / 4"), 152 mm above openings and at roof junctions
- 5/8" (16 mm) TYPE "X" GYPSUM BOARD – taped
- 1x3" WOOD FURRING @ 16" o.c.
- 5/8" (16 mm) VERTICAL TONGUE & GROOVE FINISH WOOD (pre-finished whitewashed varnish)

FLOOR ABOVE GROUND

Effective RSI: 8.10

- VINYL PLANK FLOORING
- 2 mm UNIFORM CONCRETE TOPPING
- 5/8" (16 mm) TOP NOTCH 350 OSB
- WOOD STRUCTURE
- HEATING CONDUITS – GLYCOL
- CONVECTION SPACE
- FLOOR STRUCTURE: LIGHT STEEL JOISTS, 16 GAUGE, 41 X 152mm @610mm
- AIRMÉTIC SOYA HFO SPRAY FOAM, 25 mm continuous layer
- 2x4 (x5) FURRING – 38 mm urethane
- SPRAY FOAM, 112 to 152 mm layer (Average effective RSI 5.43)
- STEEL STRUCTURE: W6 x 12 STEEL I-BEAMS (9 total)
- W 24 50 WELDED STEEL DECKING

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2027
PRODUCTION

MODEL

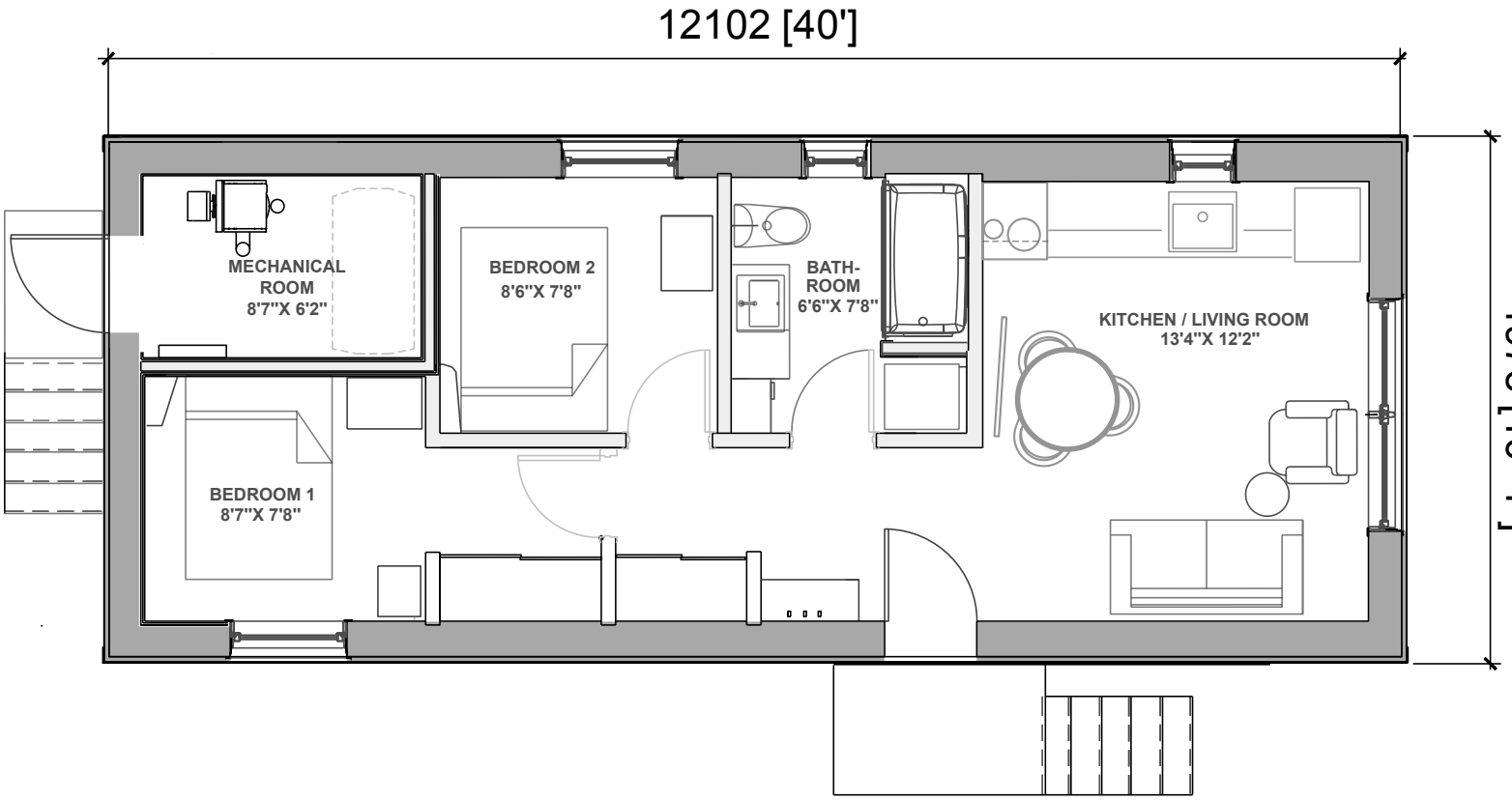
MICRO 40

Two-bedroom compact modular house (Footprint: 640 sq. ft.)

Designed for the rigors of the North

Retail price: **553 200 CAD**

Plus applicable taxes.



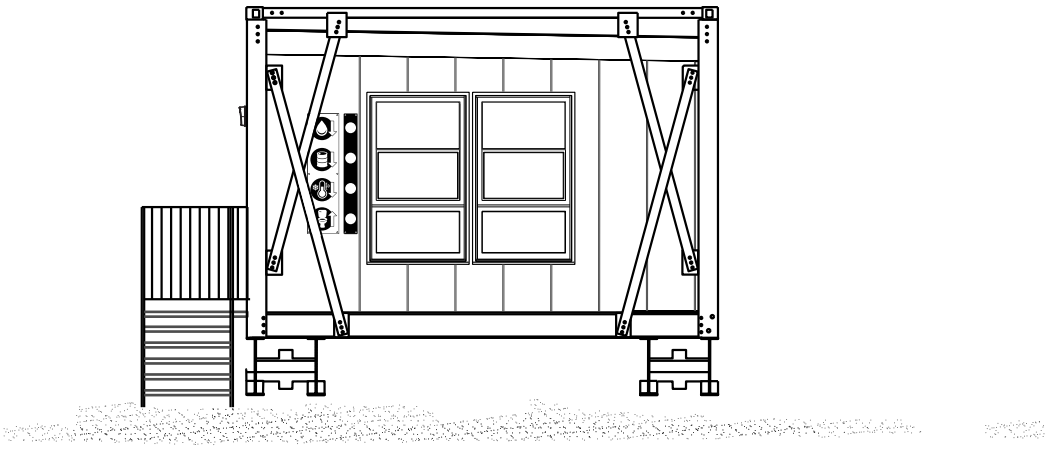
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Option set 2: Appliances, furniture and supplies – 34 000 CAD

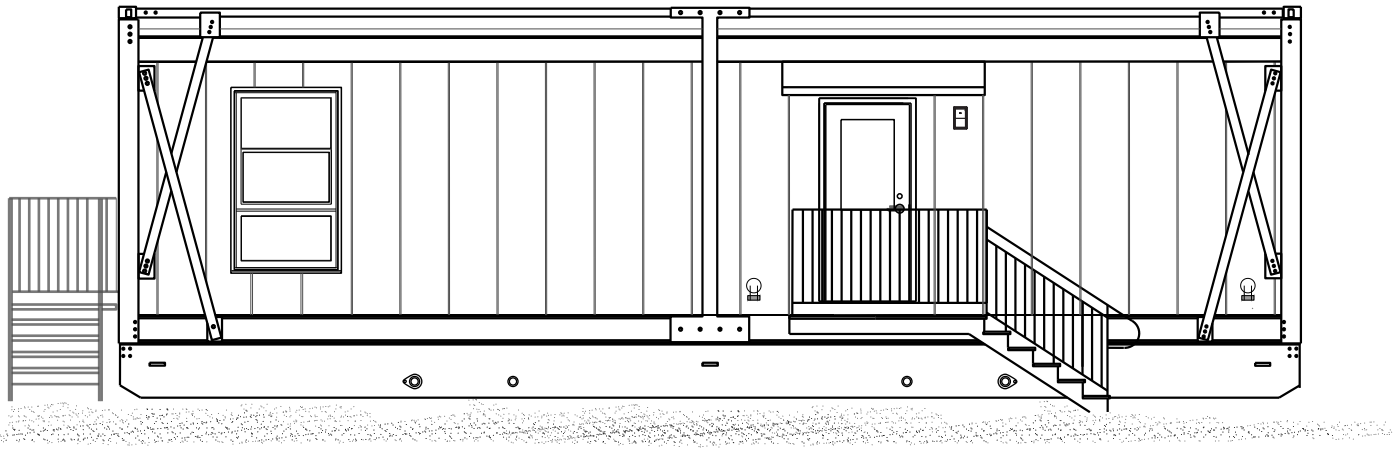
For illustrative purposes only. The actual layout may vary.

MICRO 40

Facade and entrance elevations



FACADE

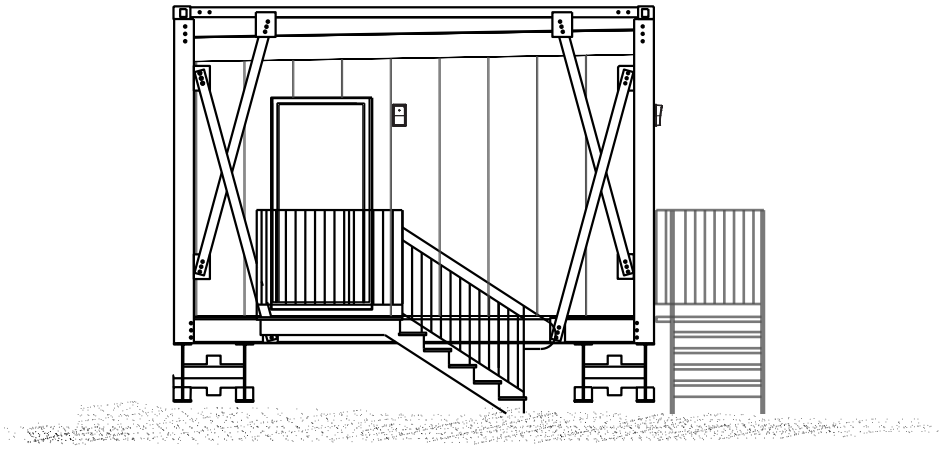


ENTRANCE ELEVATION

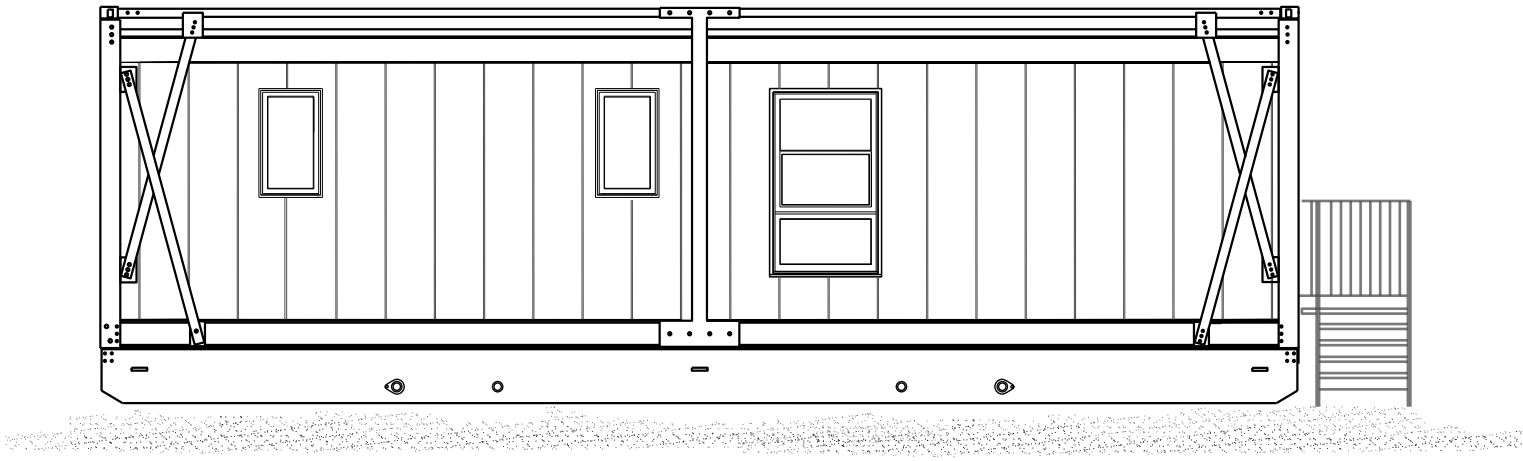
For illustrative purposes only. Actual layout may vary.

MICRO 40

Service entrance and rear elevations



SERVICE ENTRANCE ELEVATION



REAR ELEVATION

For illustrative purposes only. Actual layout may vary.

MICRO 40

Configuration description

House Configuration: One 16' x 40' module.

Rooms:

2 x bedroom.

Full bathroom.

Complete mechanical room.

Full kitchen.

Exterior Walls: 22 gauge, pre-painted steel sheet exterior wall.

Roofing: Premium grade commercial PVC membrane.

Outdoor Amenities: Aluminium balconies. Wind-resistant entrance balcony.

Tanks (Gallons):

Septic tank: 325 gallons.

Drinking water tank: 325 gallons.

Windows: Energy Star Triple-pane hybrid PVC/aluminum windows.

Exterior Doors: Energy Star rated.

Security: Secure mechanical code door handle (Kaba).

Heating: Glycol radiant floor heating system.

Flooring: Waterproof vinyl flooring.

MICRO 40

Continued...

Insulation (Urethane Foam):

Full building insulation.

Effective RSI: Roof: 8.74, Walls: 5.05, Floor: 8.10.

Soundproofing: Soundproofed interior walls.

Interior Finishes: Interior walls and ceilings covered in pre-stained pine planks, Ultra White color.

Documentation: Architectural and structural plans included.

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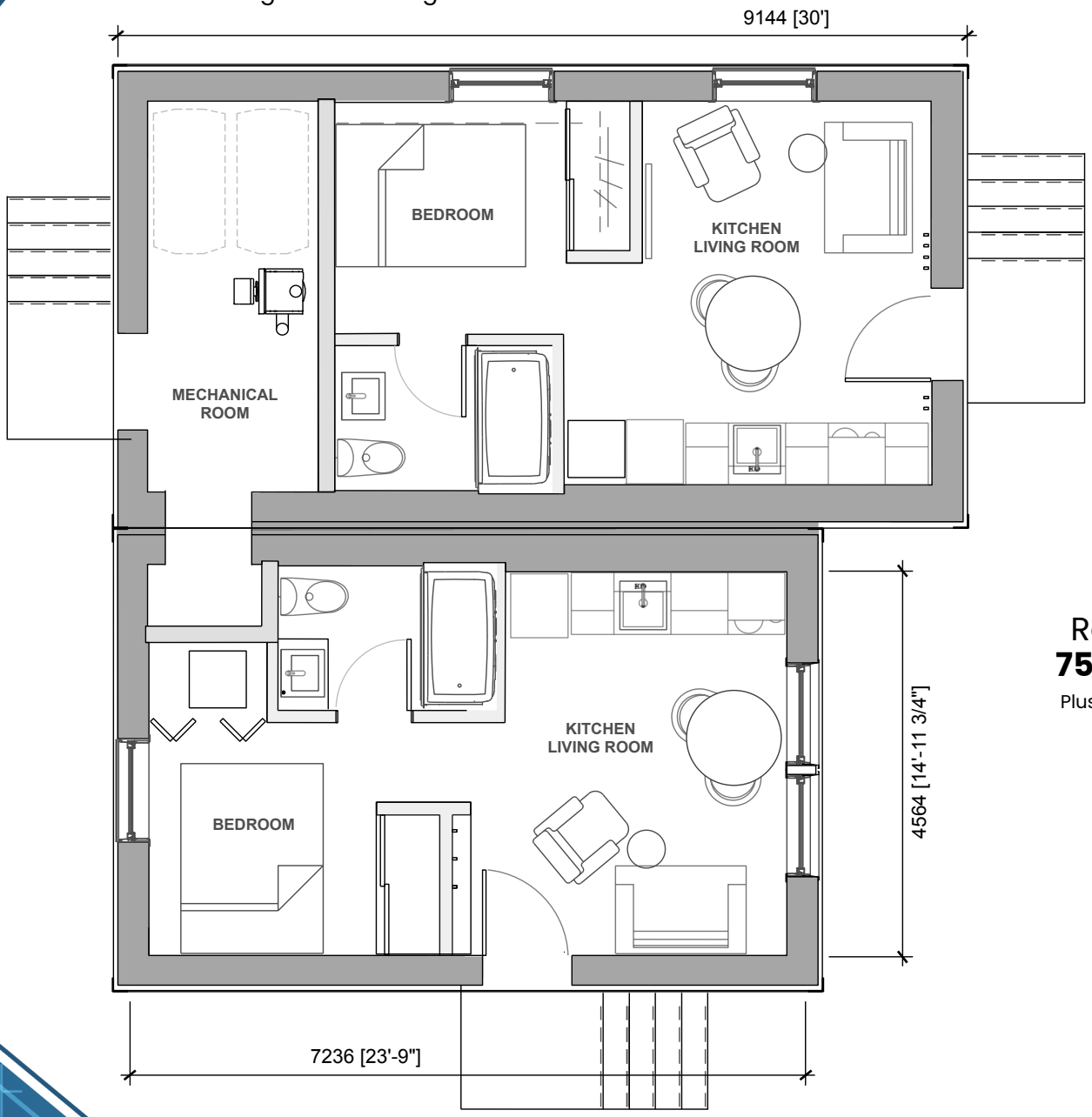
2027
PRODUCTION

MODEL

2 LOFTS

Two-loft compact modular house (Footprint: 898 sq. ft.)

Designed for the rigors of the North



Retail price:
756 000 CAD
Plus applicable taxes.

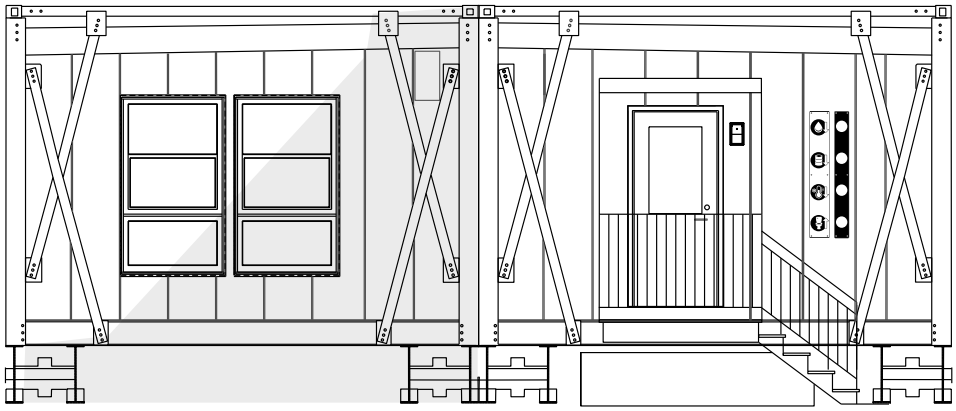
Option set 1: Sealift, installation and commissioning – 205 000 CAD

Option set 2: Appliances, furniture and supplies – 34 000 CAD

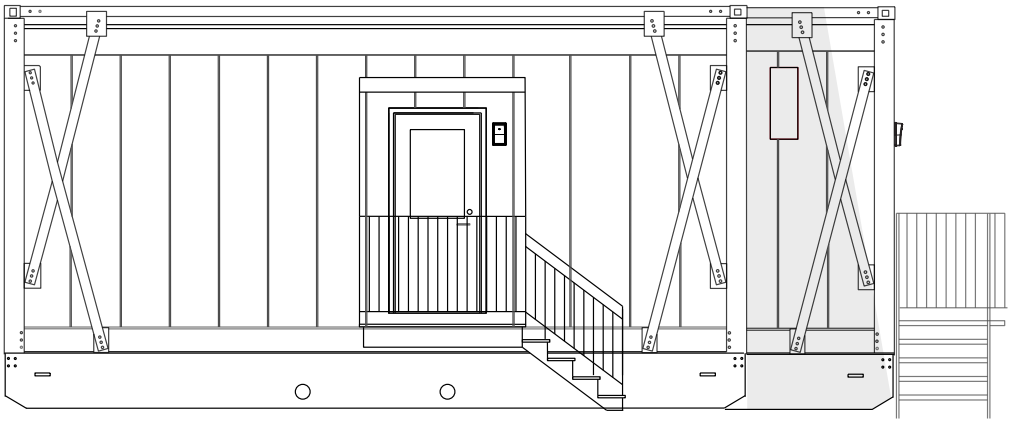
For illustrative purposes only. The actual layout may vary.

2 LOFTS

General facade and unit B entrance elevations



GENERAL FACADE

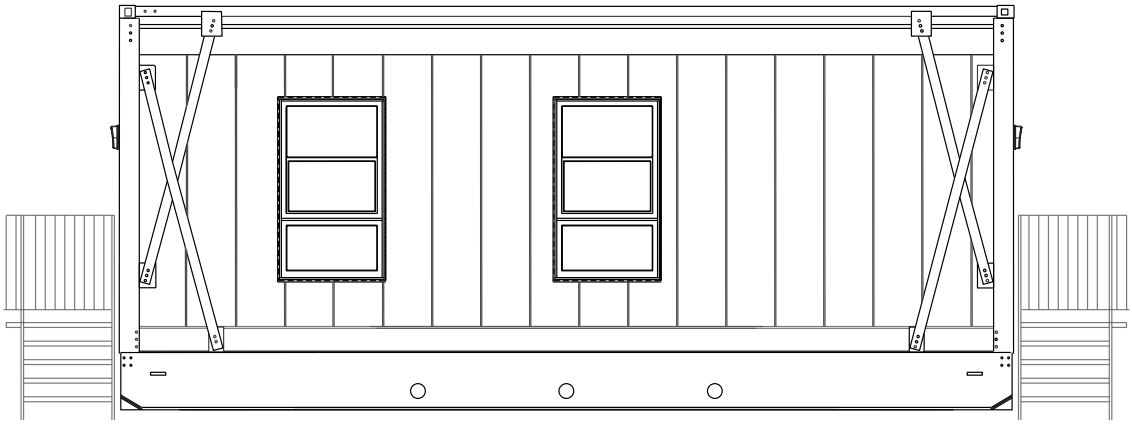


UNIT B FACADE

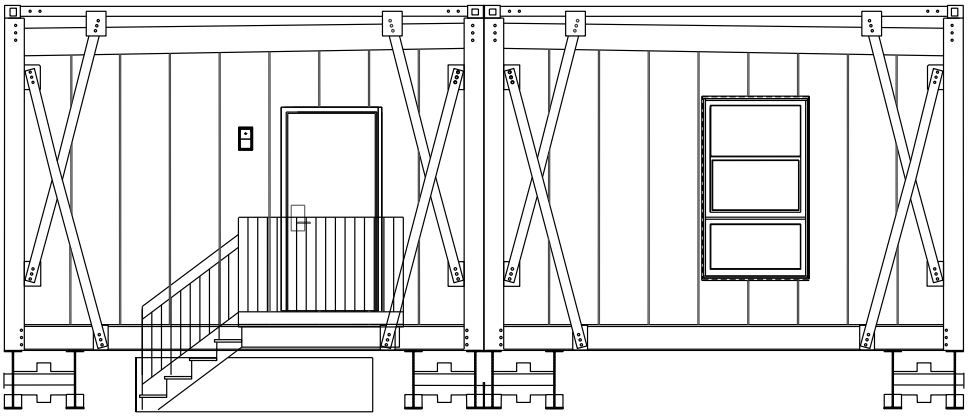
For illustrative purposes only. Actual layout may vary.

2 LOFTS

Unit A side and service entrance elevations



UNIT A SIDE ELEVATION



SERVICE ENTRANCE ELEVATION

For illustrative purposes only. Actual layout may vary.

2 LOFTS

Configuration description

House Configuration:

2-lofts house (1x 30ft module and 1x 25ft module).

Rooms:

1 x bedroom per loft.

1 x Full bathroom per loft.

1 x Full kitchen per loft.

Complete mechanical room, splitted between the 2 lofts.

Exterior Walls: 22 gauge, pre-painted steel sheet exterior wall.

Roofing: Premium grade commercial PVC membrane.

Outdoor Amenities: Aluminium balconies. Wind-resistant entrance balcony.

Tanks (Gallons):

Septic tank: 325 gallons.

Drinking water tank: 325 gallons.

Windows: Energy Star Triple-pane hybrid PVC/aluminum windows.

Exterior Doors: Energy Star rated.

Security: Secure mechanical code door handle (Kaba).

Heating: Glycol radiant floor heating system.

Flooring: Waterproof vinyl flooring.

2 LOFTS

Continued...

Insulation (Urethane Foam):

Full building insulation.

Effective RSI: Roof: 8.74, Walls: 5.05, Floor: 8.10.

Soundproofing: Soundproofed interior walls.

Interior Finishes: Interior walls and ceilings covered in pre-stained pine planks, Ultra White color.

Documentation: Architectural and structural plans included.

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2027
PRODUCTION

MODEL

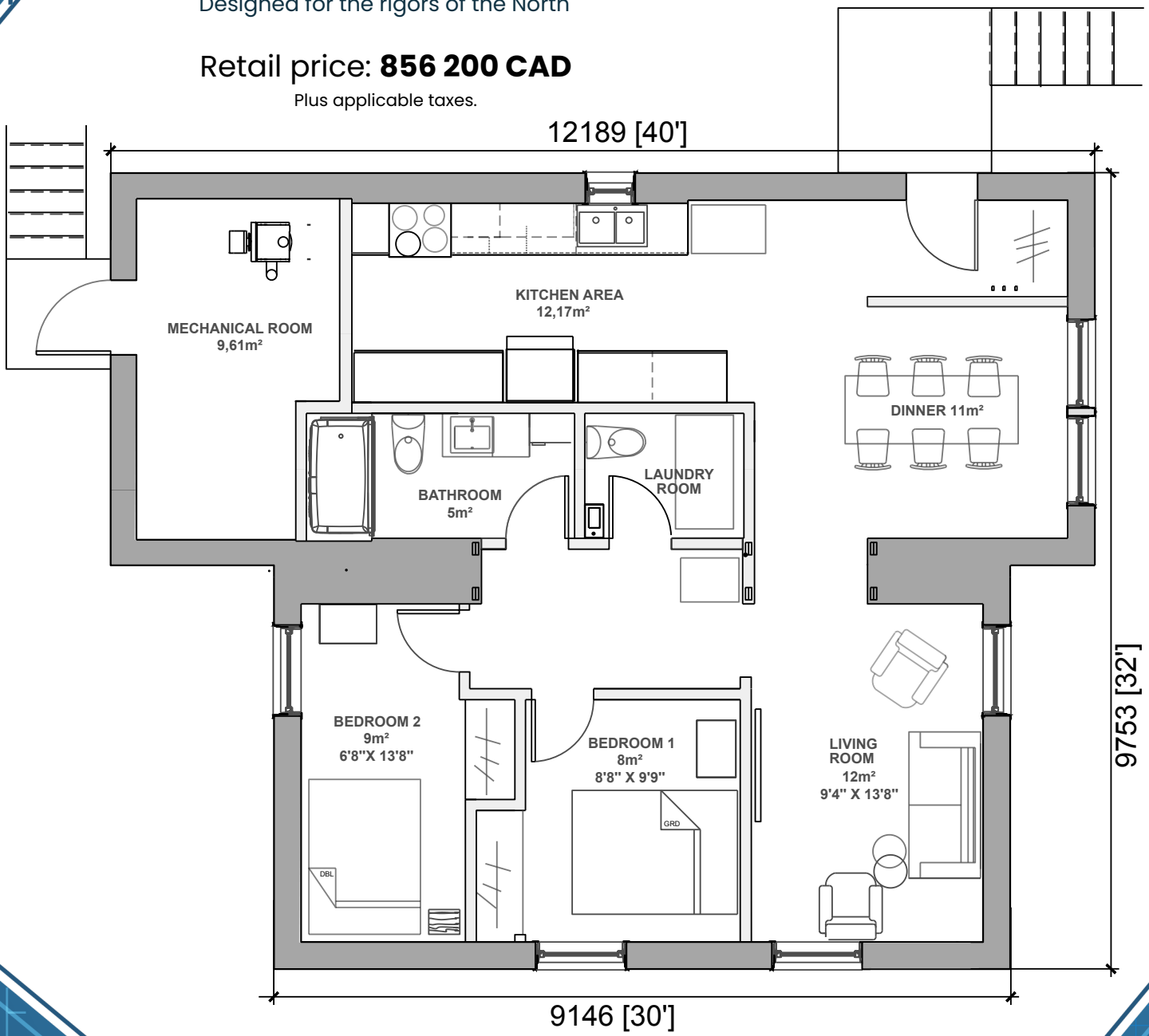
EVO CORE 2

Two-bedroom modular house (Footprint: 1,120 sq. ft.)

Designed for the rigors of the North

Retail price: **856 200 CAD**

Plus applicable taxes.



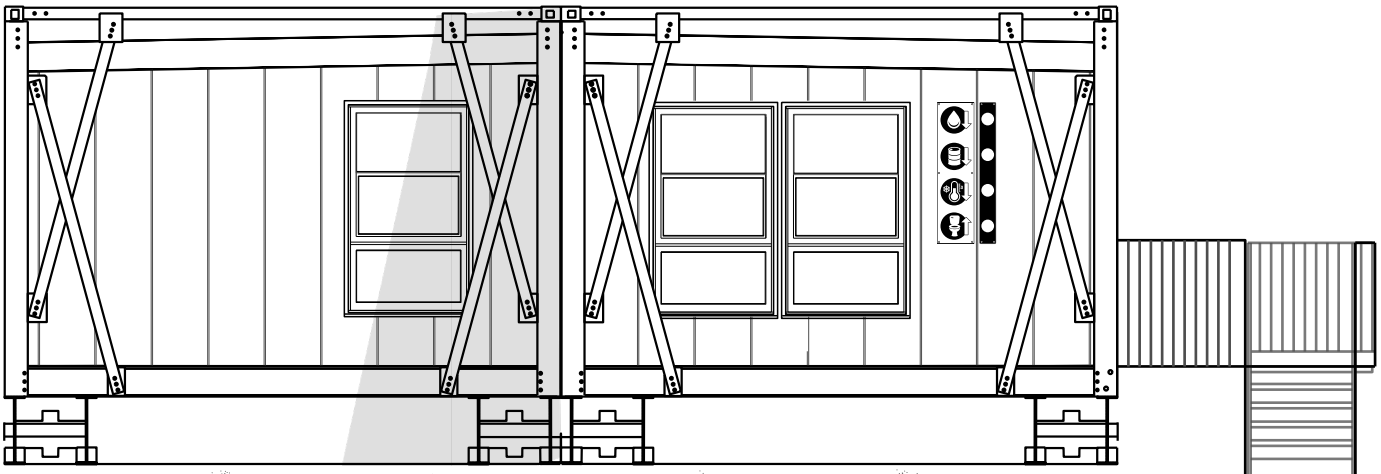
Option set 1: Sealift, installation and commissioning – 255 800 CAD

Option set 2: Appliances, furniture and supplies – 34 000 CAD

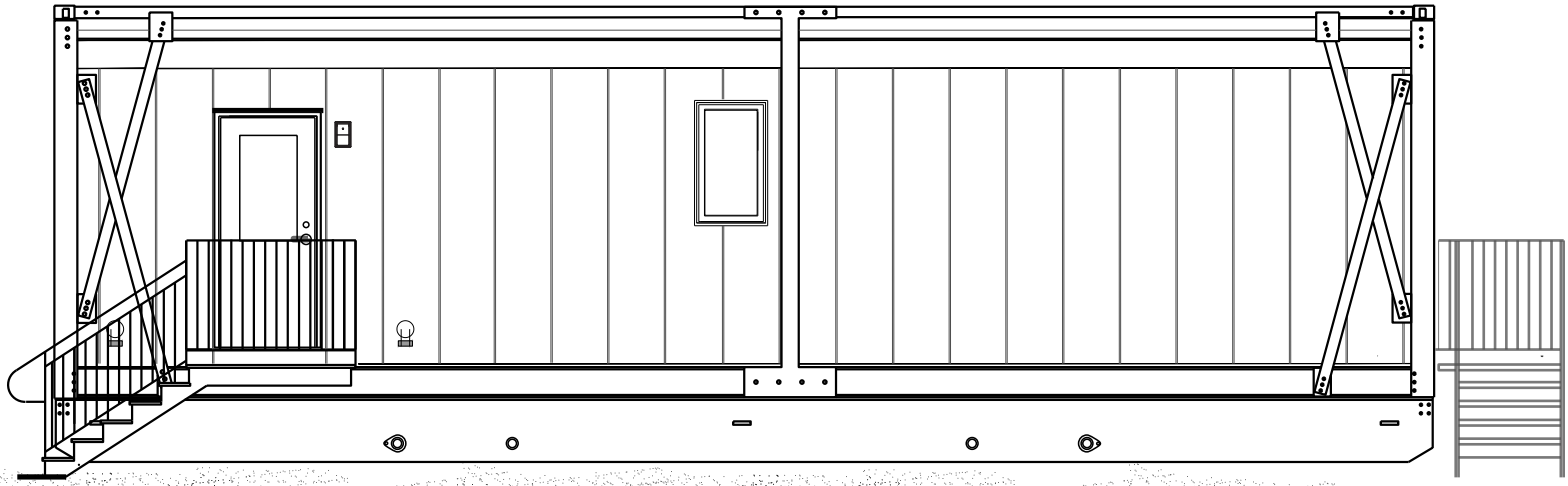
For illustrative purposes only. The actual layout may vary.

EVO CORE 2

Facade and side entrance elevations



FACADE

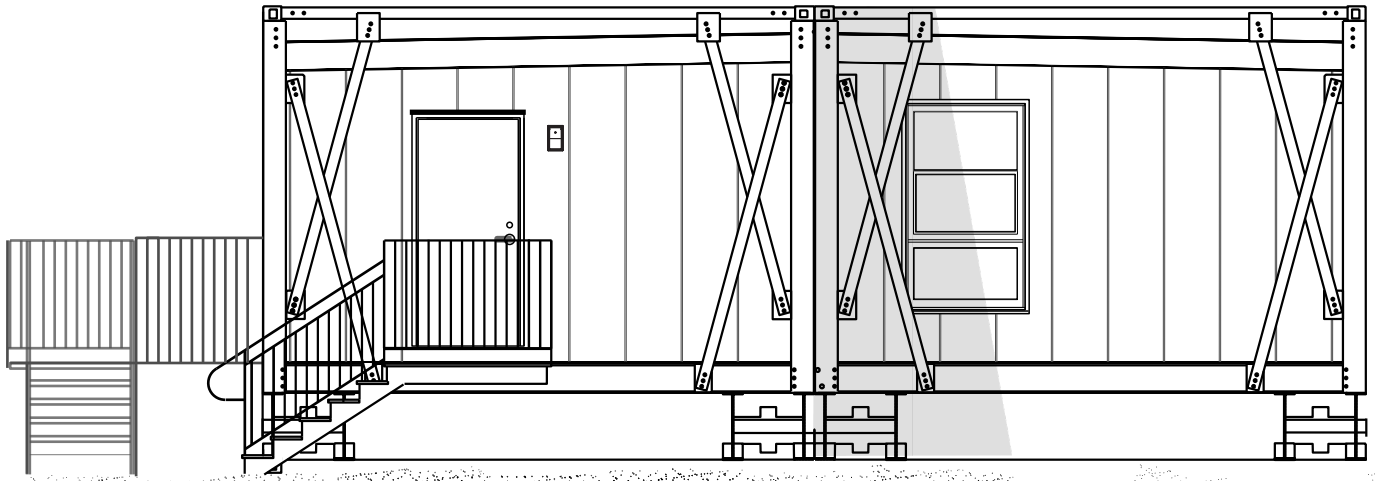


SIDE ENTRANCE ELEVATION

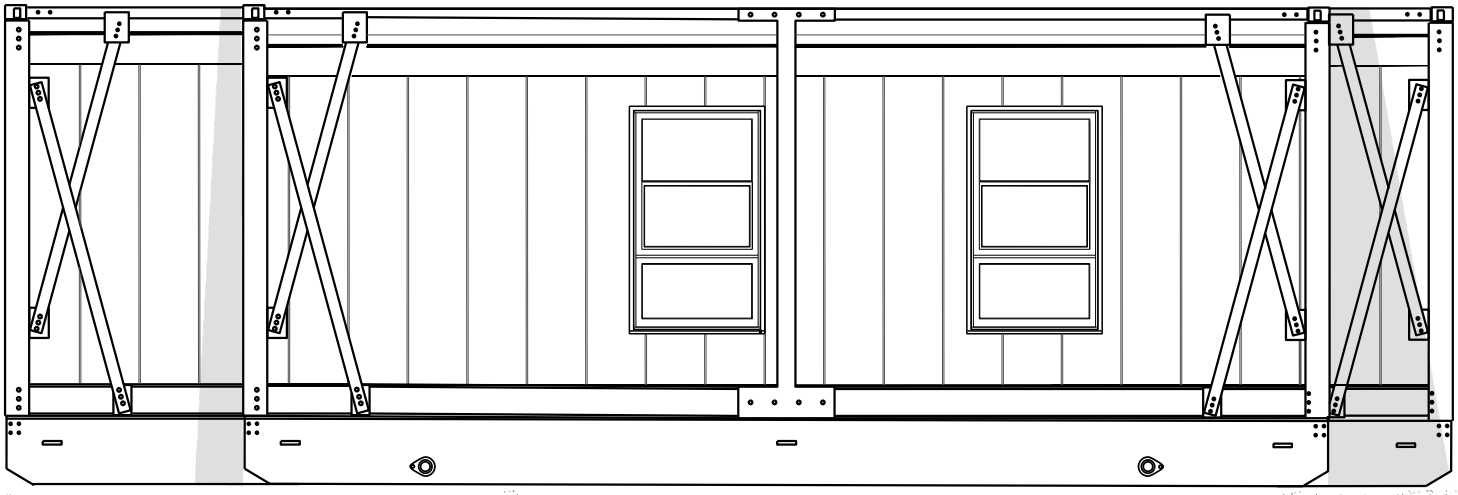
For illustrative purposes only. Actual layout may vary.

EVO CORE 2

Rear and side elevations



REAR ELEVATION



SIDE ELEVATION

For illustrative purposes only. Actual layout may vary.

EVO CORE 2

Configuration description

House Configuration:

2-bedroom house (1x 40ft module and 1x 30ft module).

Rooms:

1 Complete mechanical room.

1 Bathroom

1 Laundry room with toilet

1 Kitchen

1 dining room

1 Living room

Exterior Walls: 22 gauge, pre-painted steel sheet exterior wall.

Roofing: Premium grade commercial PVC membrane.

Outdoor Amenities: Aluminium balconies. Wind-resistant entrance balcony.

Tanks (Imperial Gallons):

Septic tank: 400 imp. gal.

Potable water tank: 350 imp. gal.

Fuel oil tank: 220 imp. gal.

Foundation: Metallic foundation structure anchored to the ground.

Windows: Energy Star Triple-pane hybrid PVC/aluminum windows.

Exterior Doors: Energy Star rated.

EVO CORE 2

Continued...

Security: Secure mechanical code door handle (Kaba).

Heating: Glycol-based radiant floor heating system.

Flooring: Waterproof vinyl flooring.

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.74, Walls: 5.05, Floor: 8.10.

Soundproofing: Soundproofed interior walls.

Interior Finishes: Walls and ceilings finished with pre-stained white pine boards.

Documentation: Architectural and structural plans included.

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2027
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MODEL

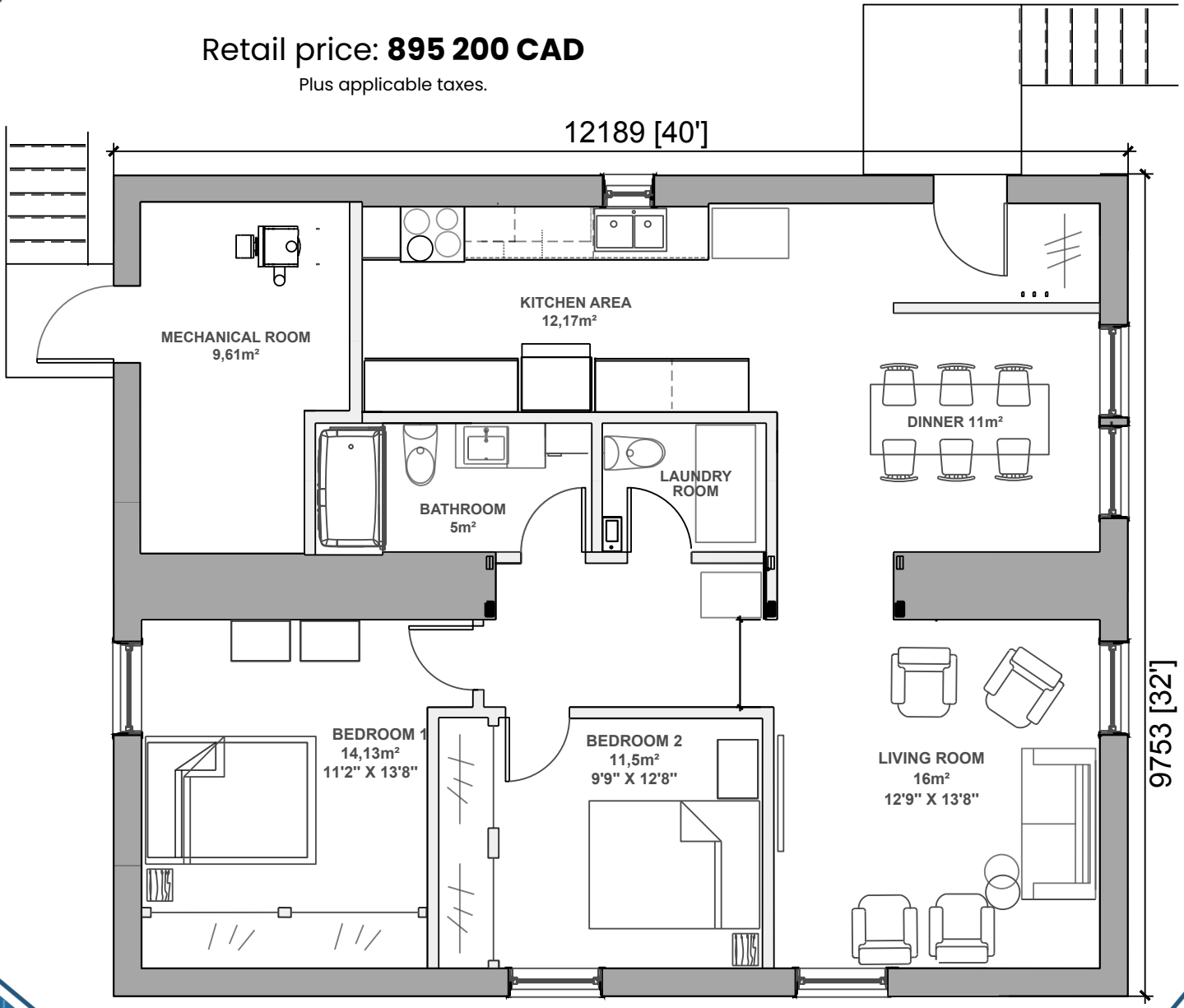
EVO CORE 2+

Two-bedroom modular house (Footprint: 1,280 sq. ft.)

Designed for the rigors of the North

Retail price: **895 200 CAD**

Plus applicable taxes.



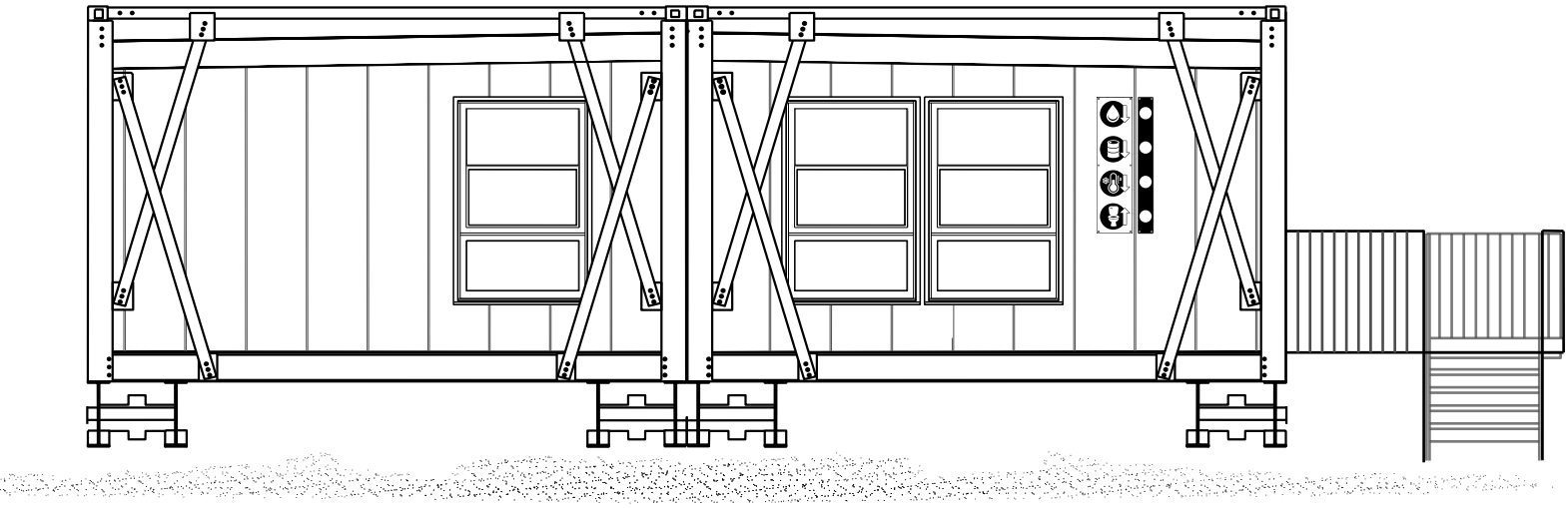
Option set 1: Sealift, installation and commissioning – 292 400 CAD

Option set 2: Appliances, furniture and supplies – 34 000 CAD

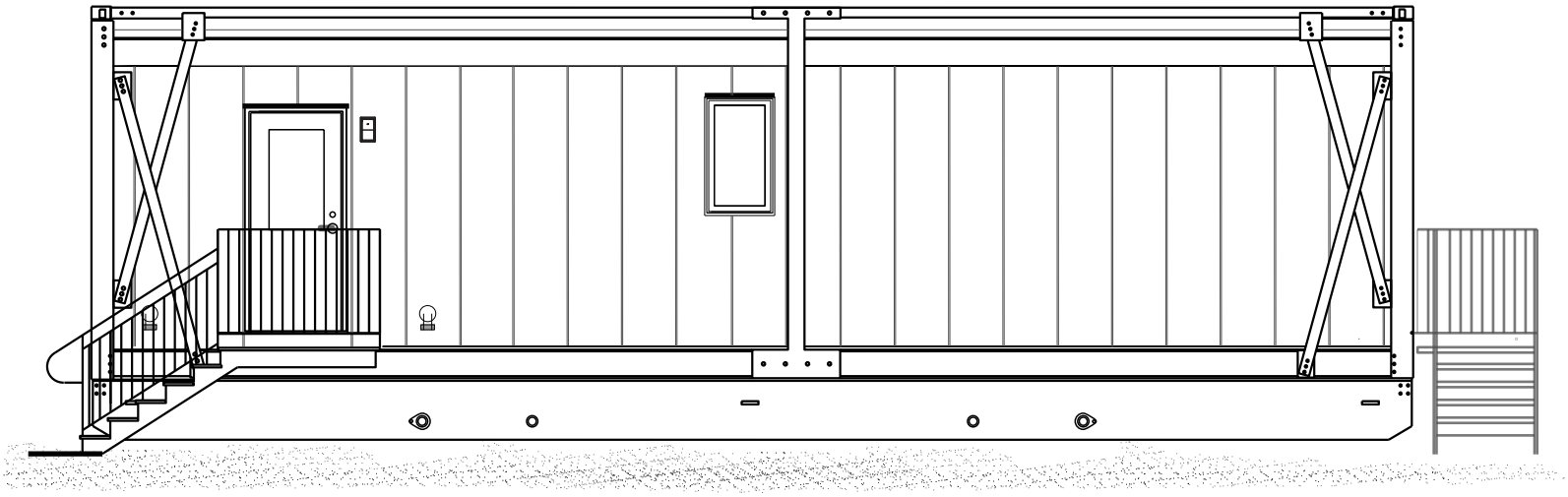
For illustrative purposes only. The actual layout may vary.

EVO CORE 2+

Facade and side entrance elevations



FACADE

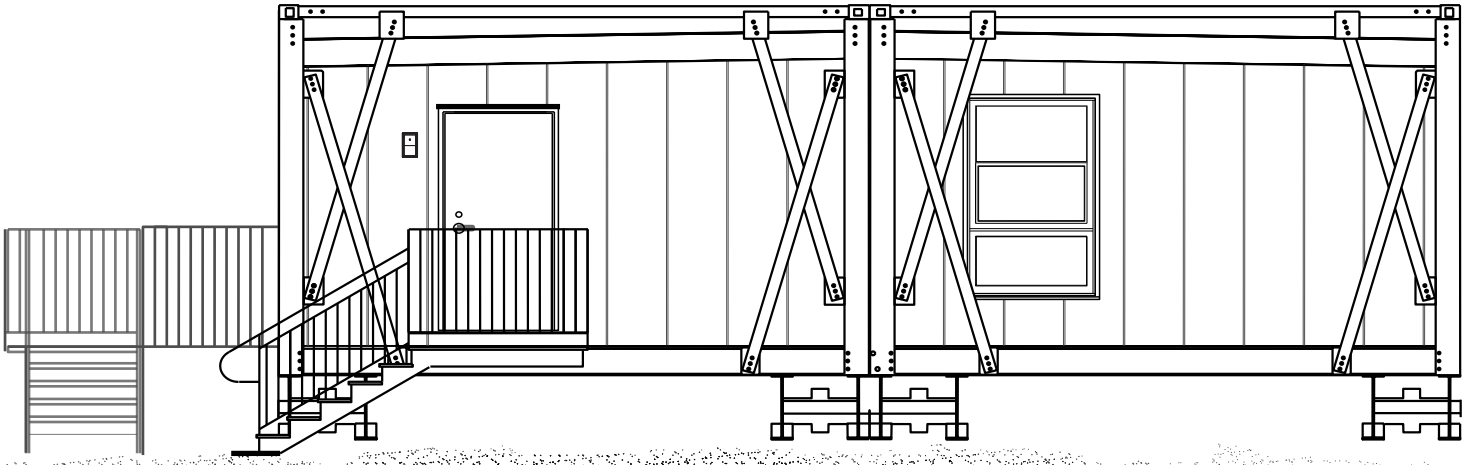


SIDE ENTRANCE ELEVATION

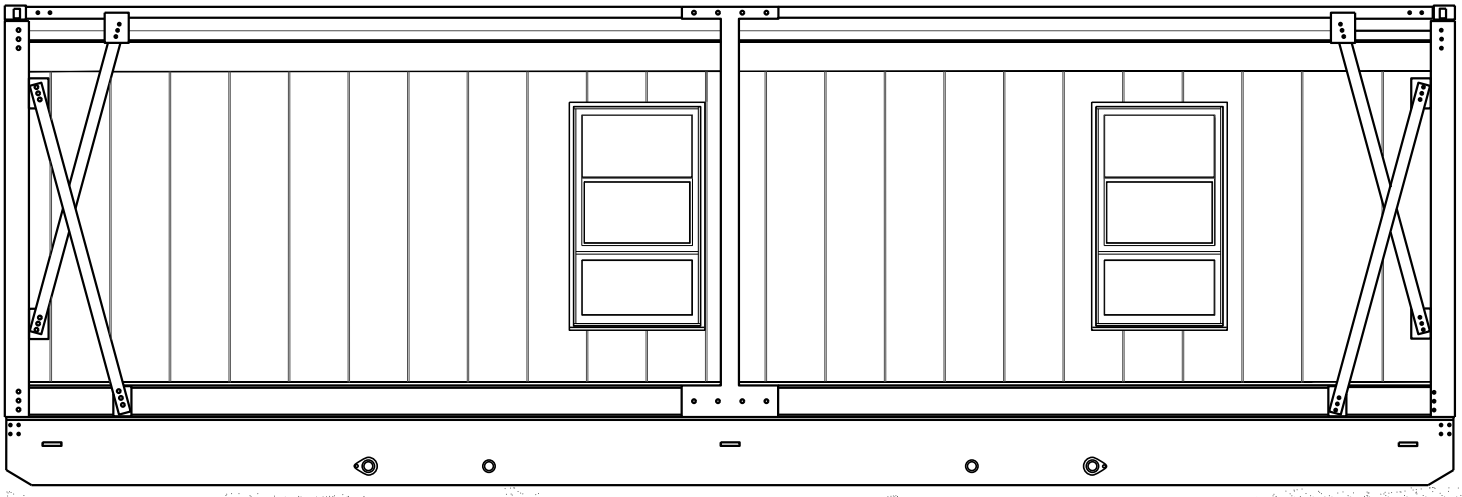
For illustrative purposes only. Actual layout may vary.

EVO CORE 2+

Rear and side elevations



REAR ELEVATION



SIDE ELEVATION

For illustrative purposes only. Actual layout may vary.

EVO CORE 2+

Configuration description

House Configuration:

2-bedroom house (2x 40ft module).

Rooms:

1 Complete mechanical room.

1 Bathroom

1 Laundry room with toilet

1 Kitchen

1 dining room

1 Living room

Exterior Walls: 22 gauge, pre-painted steel sheet exterior wall.

Roofing: Premium grade commercial PVC membrane.

Outdoor Amenities: Aluminium balconies. Wind-resistant entrance balcony.

Tanks (Imperial Gallons):

Septic tank: 400 imp. gal.

Potable water tank: 350 imp. gal.

Fuel oil tank: 220 imp. gal.

Foundation: Metallic foundation structure anchored to the ground.

Windows: Energy Star Triple-pane hybrid PVC/aluminum windows.

Exterior Doors: Energy Star rated.

EVO CORE 2+

Continued...

Security: Secure mechanical code door handle (Kaba).

Heating: Glycol-based radiant floor heating system.

Flooring: Waterproof vinyl flooring.

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.74, Walls: 5.05, Floor: 8.10.

Soundproofing: Soundproofed interior walls.

Interior Finishes: Walls and ceilings finished with pre-stained white pine boards.

Documentation: Architectural and engineering plans included.

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2027
PRODUCTION

MODEL

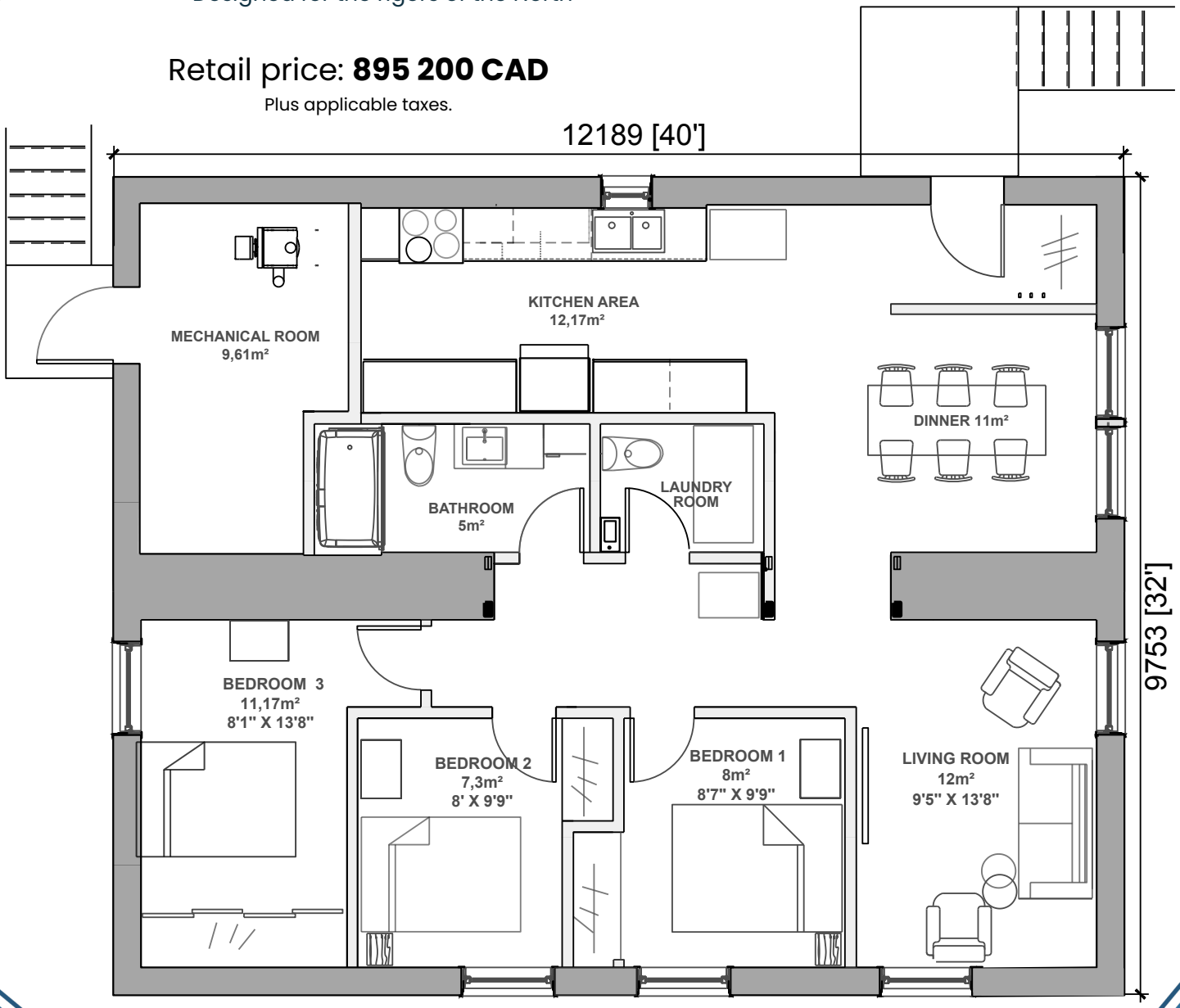
EVO CORE 3

Three-bedroom modular house (Footprint: 1,280 sq. ft.)

Designed for the rigors of the North

Retail price: **895 200 CAD**

Plus applicable taxes.



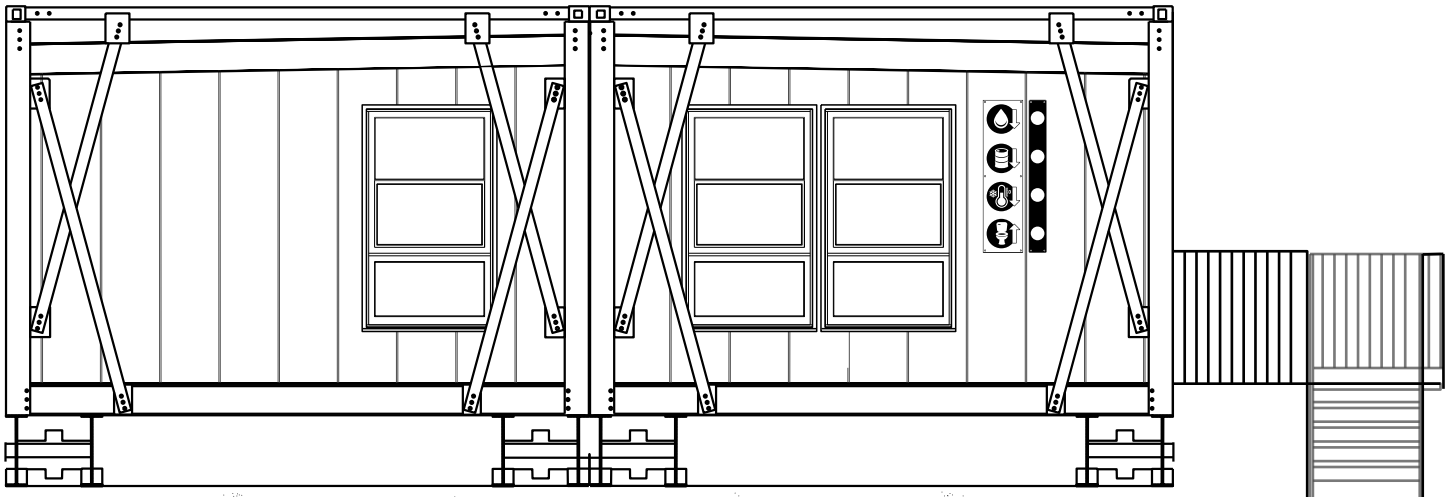
Option set 1: Sealift, installation and commissioning – 292 400 CAD

Option set 2: Appliances, furniture and supplies – 34 000 CAD

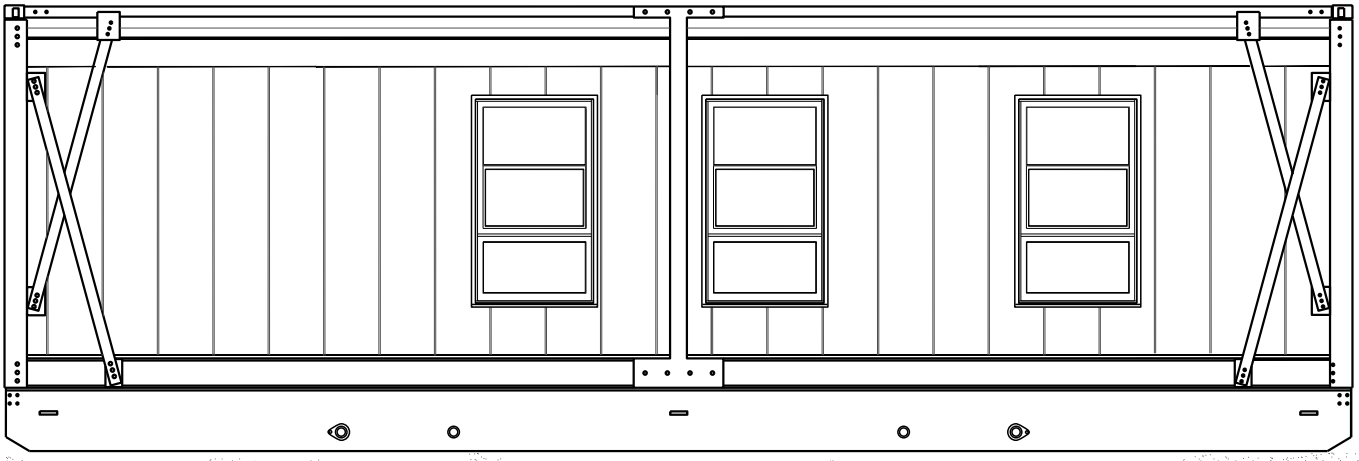
For illustrative purposes only. The actual layout may vary.

EVO CORE 3

Facade and side entrance elevations



FACADE

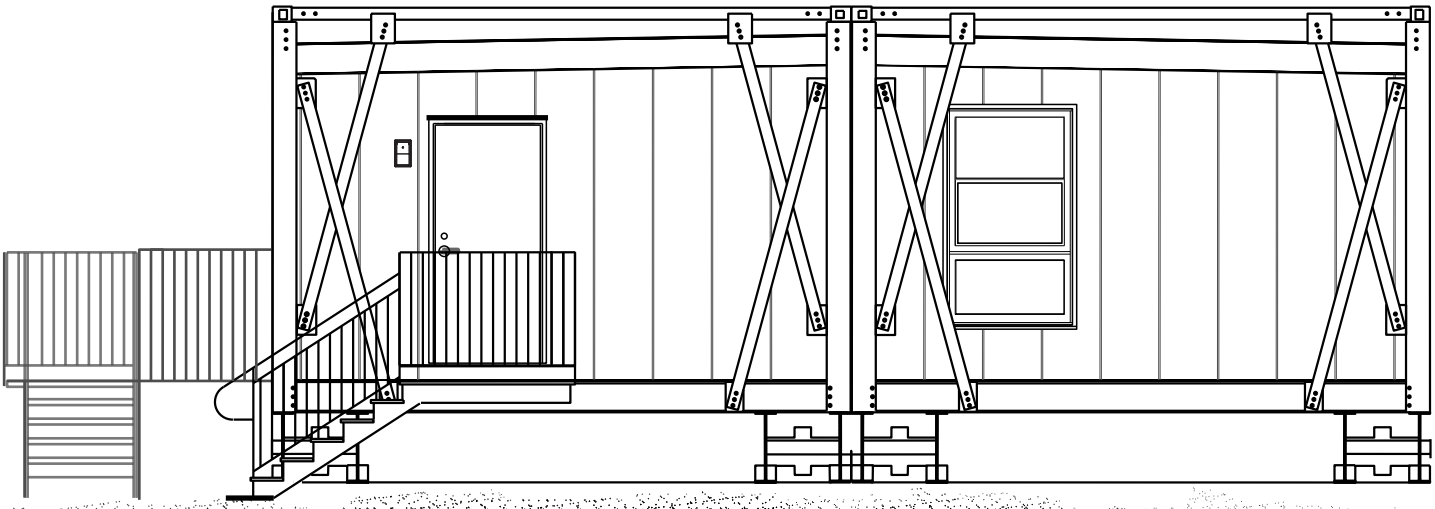


SIDE ENTRANCE ELEVATION

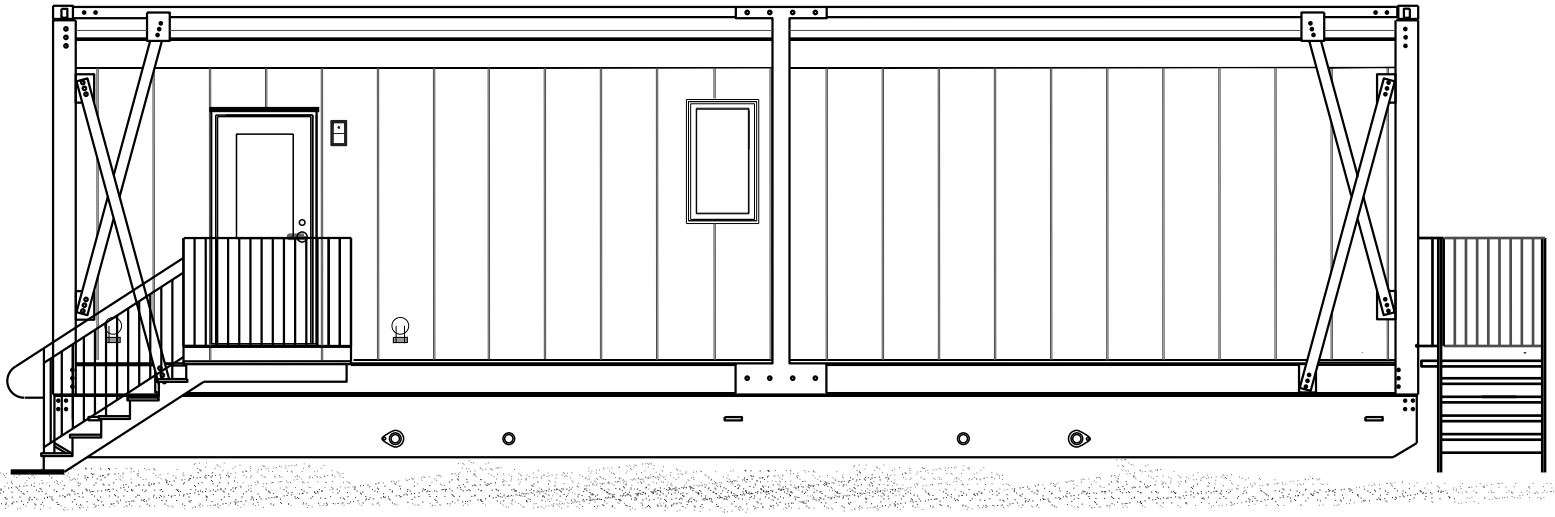
For illustrative purposes only. Actual layout may vary.

EVO CORE 3

Rear and side elevations



REAR ELEVATION



SIDE ELEVATION

For illustrative purposes only. Actual layout may vary.

EVO CORE 3

Configuration description

House Configuration:

3-bedroom house (2x 40ft modules).

Rooms:

1 Complete mechanical room.

1 Bathroom

1 Laundry room with toilet

1 Kitchen

1 dining room

1 Living room

Exterior Walls: 22 gauge, pre-painted steel sheet exterior wall.

Roofing: Premium grade commercial PVC membrane.

Outdoor Amenities: Aluminium balconies. Wind-resistant entrance balcony.

Tanks (Imperial Gallons):

Septic tank: 400 imp. gal.

Potable water tank: 350 imp. gal.

Fuel oil tank: 220 imp. gal.

Foundation: Metallic foundation structure anchored to the ground.

Windows: Energy Star Triple-pane hybrid PVC/aluminum windows.

Exterior Doors: Energy Star rated.

EVO CORE 3

Continued...

Security: Secure mechanical code door handle (Kaba).

Heating: Glycol-based radiant floor heating system.

Flooring: Waterproof vinyl flooring.

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.74, Walls: 5.05, Floor: 8.10.

Soundproofing: Soundproofed interior walls.

Interior Finishes: Walls and ceilings finished with pre-stained white pine boards.

Documentation: Architectural and structural plans included.

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2027
PRODUCTION

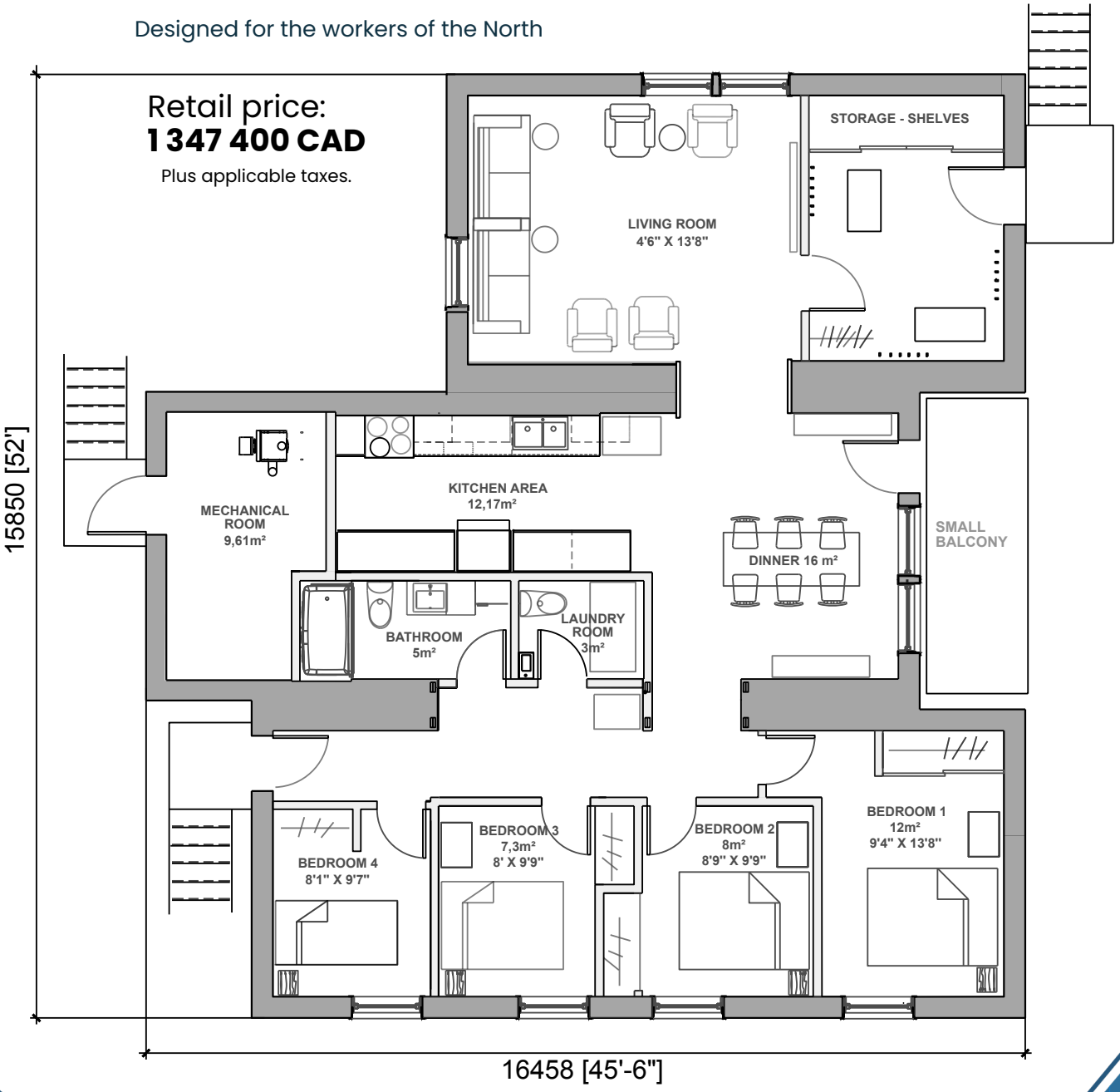
MODEL

EVO CORE 4

Four-bedroom modular house (Footprint: 1,760 sq. ft.)

Designed for the workers of the North

Retail price:
1 347 400 CAD
Plus applicable taxes.



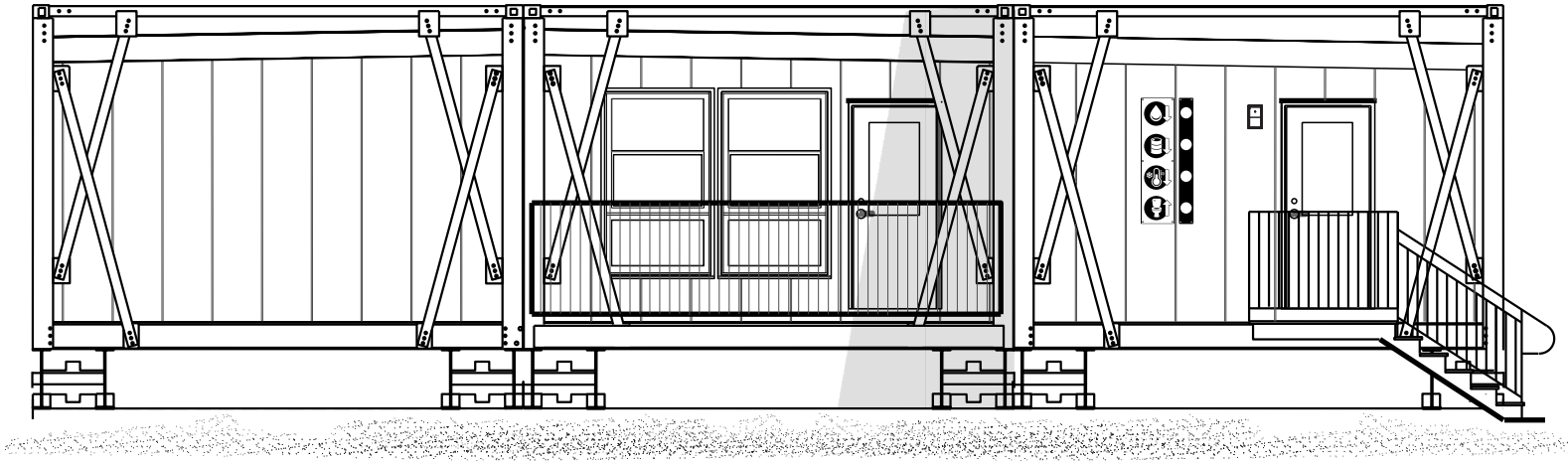
Option set 1: Sealift, installation and commissioning – 383 800 CAD

Option set 2: Appliances, furniture and supplies – 34 000 CAD

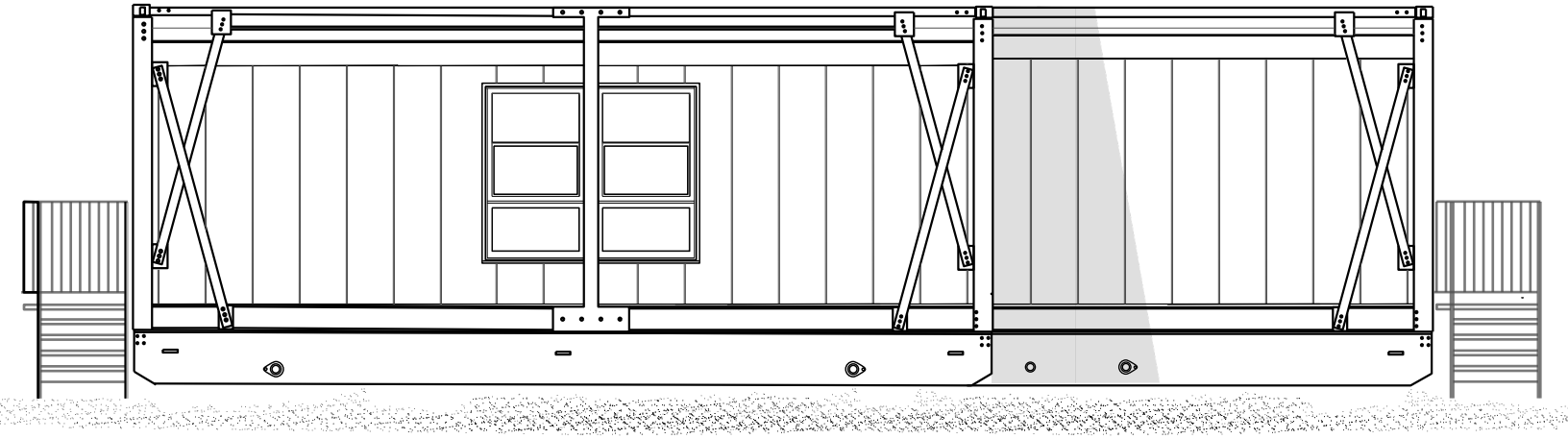
For illustrative purposes only. The actual layout may vary.

EVO CORE 4

Facade and side entrance elevations



FACADE

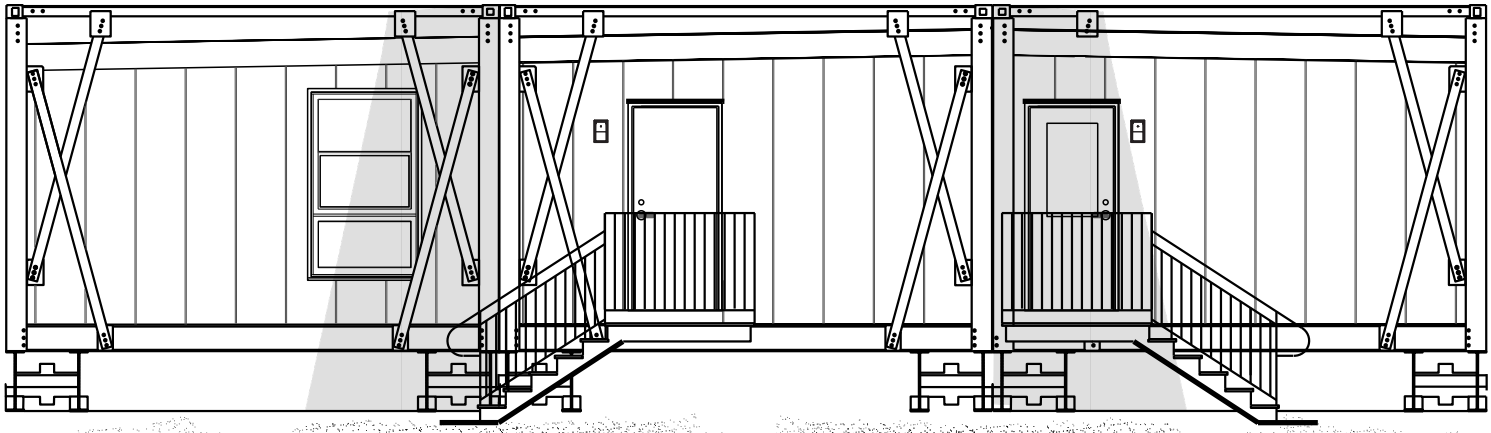


SIDE ENTRANCE ELEVATION

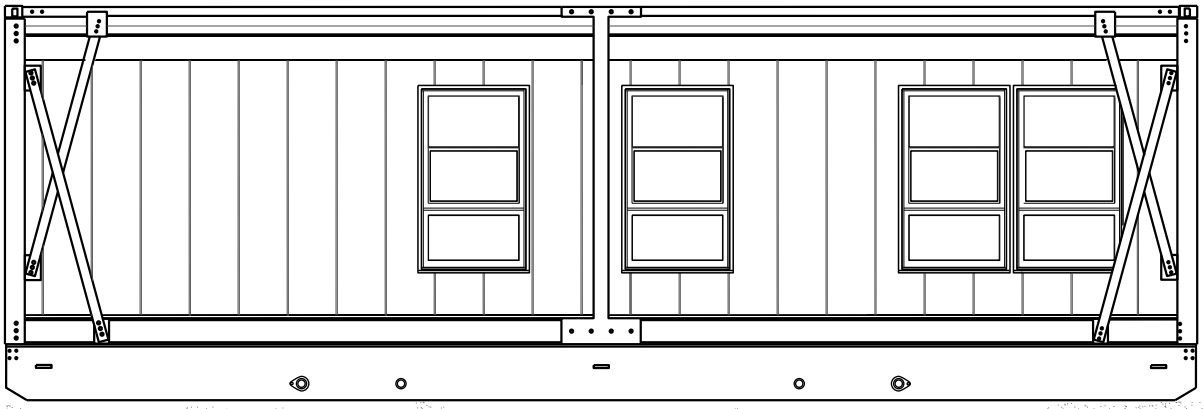
For illustrative purposes only. Actual layout may vary.

EVO CORE 4

Rear and side elevations



REAR ELEVATION



SIDE ELEVATION

For illustrative purposes only. Actual layout may vary.

EVO CORE 4

Configuration description

House Configuration:

4-bedroom house (2x 40ft modules and 1x 30ft module).

Rooms:

1 Complete mechanical room.

1 Bathroom

1 Laundry room with toilet

1 Kitchen

1 dining room

1 Living room

1 mud room

Exterior Walls: 22 gauge, pre-painted steel sheet exterior wall.

Roofing: Premium grade commercial PVC membrane.

Outdoor Amenities: Aluminium balconies. Wind-resistant entrance balcony.

Tanks (Imperial Gallons):

Septic tank: 400 imp. gal.

Potable water tank: 350 imp. gal.

Fuel oil tank: 220 imp. gal.

Foundation: Metallic foundation structure anchored to the ground.

Windows: Energy Star Triple-pane hybrid PVC/aluminum windows.

EVO CORE 4

Continued...

Exterior Doors: Energy Star rated.

Security: Secure mechanical code door handle (Kaba).

Heating: Glycol-based radiant floor heating system.

Flooring: Waterproof vinyl flooring.

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.74, Walls: 5.05, Floor: 8.10.

Soundproofing: Soundproofed interior walls.

Interior Finishes: Walls and ceilings finished with pre-stained white pine boards.

Documentation: Architectural and structural plans included.

NUNAVIK BUILDING
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2027
PRODUCTION

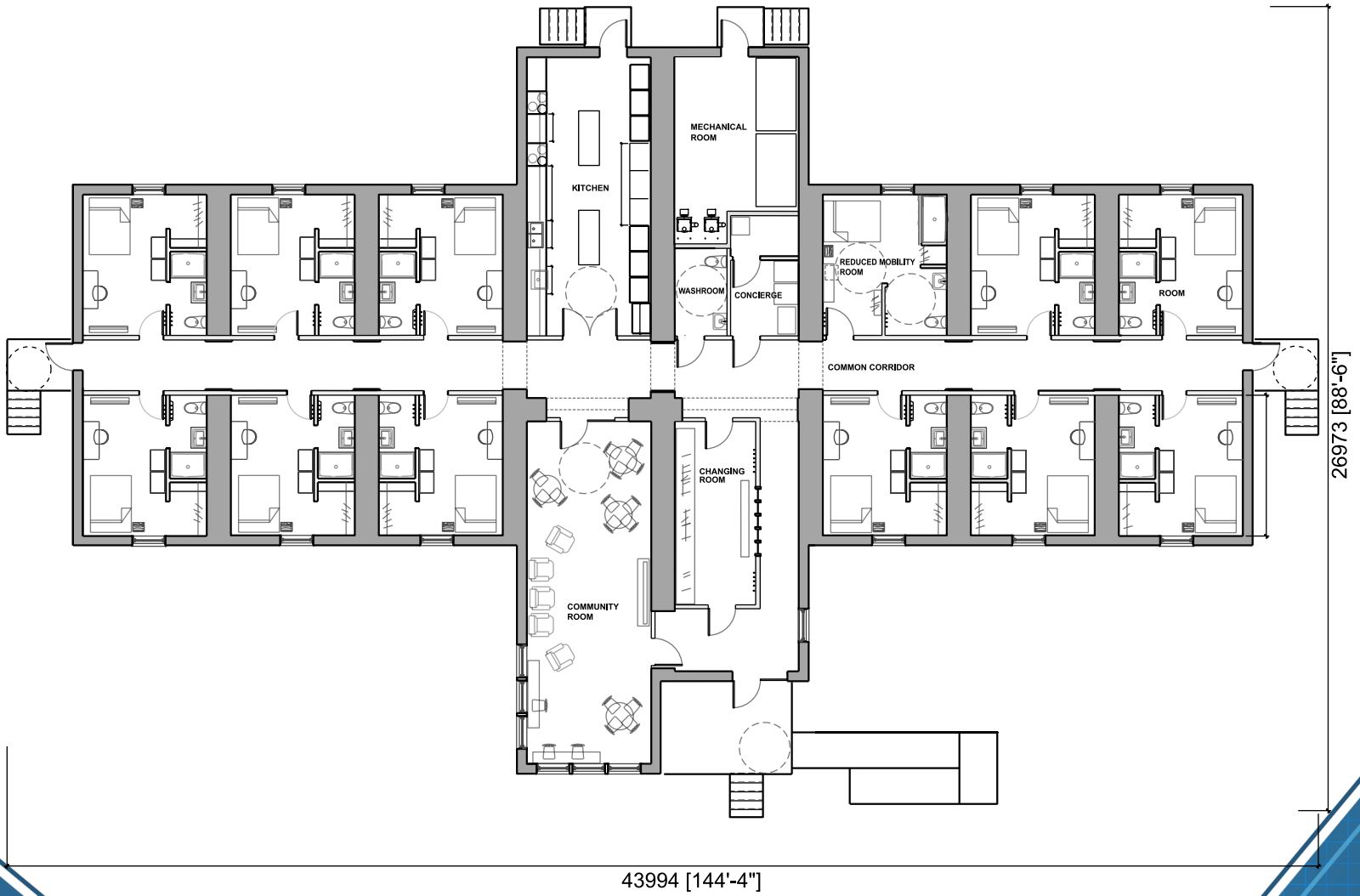
MODEL

OTL 12

12 Room Hotel

Designed for the people of the North

Retail price:
3 727 500 CAD
Plus applicable taxes.



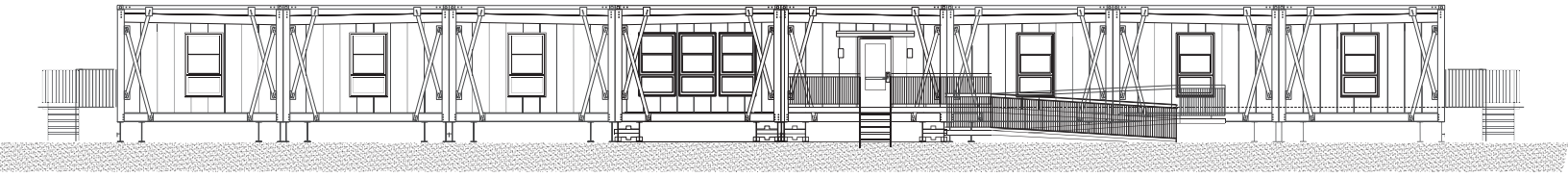
Option set 1: Sealift, installation and commissioning – 1 029 000 CAD

Option set 2: Appliances, furniture and supplies – 134 000 CAD

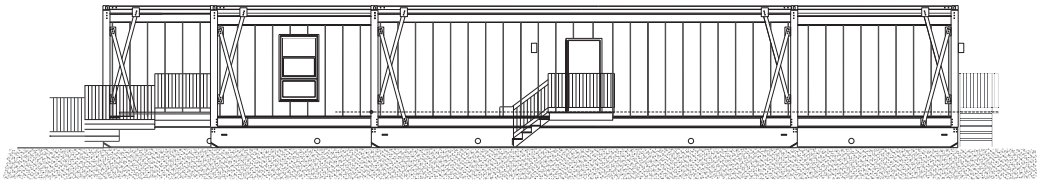
For illustrative purposes only. The actual layout may vary.

OTL 12

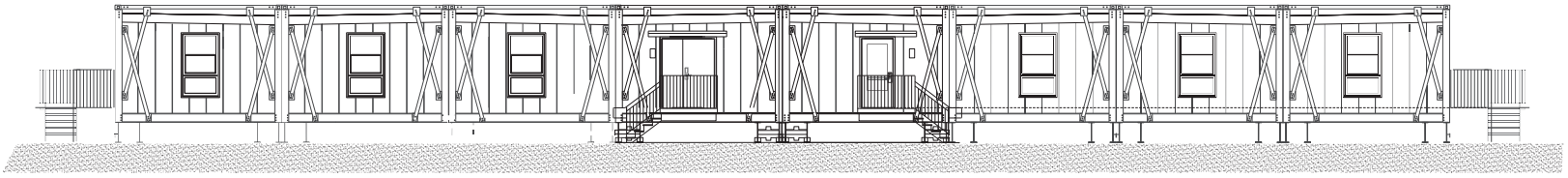
Elevations



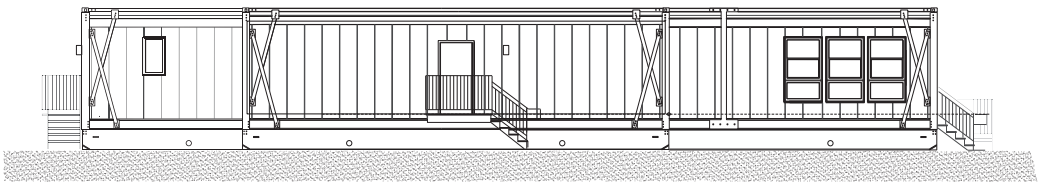
FACADE



RIGHT SIDE



BACK



LEFT SIDE

For illustrative purposes only. Actual layout may vary.

OTL 12

Configuration description

House Configuration:

12 room hotel (adapted reduced mobility).

Shared Facilities:

1 washroom.

1 full commercial kitchen.

1 full mechanical room.

Private facilities:

12 single rooms with private bathrooms and small walk-in closets.

Exterior Finishes:

22 gauge, pre-painted steel sheet exterior wall.

Premium grade commercial PVC membrane.

Outdoor Amenities: Aluminium balconies. Wind-resistant entrance balcony.

Tanks (Liters):

Septic tank: 3 400 liters.

Potable water tank: 3 400 liters.

Windows: Energy Star Triple-pane hybrid PVC/aluminum windows.

Exterior Doors: Commercial steel doors.

Security: Secure mechanical code door handle (Kaba).

Heating: Glycol heated floors.

OTL 12

Continued...

Flooring: Waterproof vinyl flooring.

Insulation (Urethane Foam and Polyisocyanurate Panels):

Complete building insulation.

Effective RSI: Roof: 8.74, Walls: 5.05, Floor: 8.10.

Soundproofing: Soundproofed interior walls.

Interior Finishes: Interior walls and ceilings finished with Okaply gypsum.

Documentation: Architectural and structural plans included.

Approval register

Intellectual Property and Confidentiality

This document contains proprietary plans and information belonging to Nunavik Building Inc. (NBI) and is protected by intellectual property laws. It is intended exclusively for the presentation of NBI's northern housing offer.

Any reproduction or adaptation, in whole or in part, of its content—whether in documentary form or through the physical realization of constructions—is strictly prohibited without the prior written authorization of NBI.

Approval Registry

This registry compiles information regarding the licensed professionals who ensure the accreditation and compliance of our constructions.

Architect: Suzanne Brosseau – *Ordre des architectes du Québec* – A 4932

Engineer: Martin Maheux – *Ordre des ingénieurs du Québec* – 118750 / Northwest Territories & Nunavut Association of Professional Engeneers & Geoscientists – 2576-NAPEG

Mechanical Engineer: Nicolas Farley – *Ordre des ingénieurs du Québec* – 42473

Electrical/Fire Protection Engineer: Olivier Gauthier Farley – *Ordre des ingénieurs du Québec* – 6057573

Electrician: Baillargeon Électrique Inc. – *Corporation des maîtres électriciens du Québec* - 1890-7543-73

Plumbing: Plomberie & Débouchages BMP Inc. – RBQ License: 5865-0466-01

Contractor: Nunavik Building Inc. – RBQ License: 5786-2203-01

Warranty Statement

This Warranty Statement applies exclusively to the evolutive modular buildings constructed by Nunavik Building. It is divided into two levels of coverage.

Five (5) Year Limited Warranty

This first level of warranty covers the initial quality of the construction as well as the entire structure of the module(s) that compose the evolutive modular building, including:

Floors

Walls

Roof

Waterproofing

Two (2) Year Limited Warranty

This second level of warranty covers all appliances and equipment within the modular building's mechanical room.

Limitations

Both levels of this warranty are valid only for the normal use of the building and its equipment. Use deemed inadequate or abusive may lead to the partial or complete cancellation of the warranty. Normal wear and tear of appliances and accessories is not covered. Furthermore, Nunavik Building is not responsible for damages resulting from ground movement.

Final Provisions

A Warranty Certificate, reflecting the conditions listed above, will be issued for each home sold at the time of property transfer.

Terms & Conditions

To ensure we maintain our competitive pricing for our Nordic modular homes, every sale is subject to the following payment conditions and terms:

Down Payment: 40% is required upon signing the contract.

Second Installment: 20% is due upon progress of work, specifically once the home's structure is completed.

Third Installment: 20% is due upon delivery at the Port of Sainte-Catherine.

Final Balance: 20% is payable when installation and commissioning are complete, before the final transfer of the house to the buyer.

These steps allow us to manage costs effectively and ensure the smooth, timely execution of your project.