

ALRIFAI HOLDING

NEXMOD TECHNOLOGIES

Next-Generation Volumetric Building Science & Smart Off-Site Platforms

ARCHITECTURAL MASTER SPECIFICATION & MULTI-SECTOR SYSTEMS CATALOG
Residential · Multi-Family Condos · Healthcare & Dental · Municipal & Band Administration

Document Reference:	NEXMOD-SASK-2026/27
Target Geography:	Northern Saskatchewan, Tribal Councils, First Nations & Municipalities
Engineering Standards:	CSA A277 (Factory-Built Buildings), CSA Z240, Arctic R-40+ Thermal Envelope
Assembly Cycle:	Precision factory fabrication; 48 to 72-hour rapid on-site crane assembly
Commercial Sectors:	Single Family, Elder Lodges, Multi-Family Condos, Health/Dental Clinics, Band Offices
Demonstration Center:	Gateway Mall Concourse Showroom & Display Pavilion, Prince Albert, SK
Corporate Authority:	Alrifai Real Estates · 8-1521 Trinity Drive, Mississauga, ON · Tel: 437-999-5406

PRIVATE AND CONFIDENTIAL

Prepared exclusively for Northern Tribal Councils, Municipal Leadership, and Procurement Authorities.

I. Executive Platform & Structural Technology

NexMod Technologies represents the next generation of precision volumetric off-site construction, engineered specifically to overcome the logistical bottlenecks, extreme sub-zero weather conditions, and brief construction seasons characteristic of Northern Saskatchewan. By shifting 90 per cent of building assembly from remote, unconditioned outdoor job sites into a controlled industrial manufacturing facility, our system delivers commercial-grade architectural permanence, zero weather damage, and rapid delivery cycles impossible under conventional stick-built methods.

Proprietary Pre-Engineered Clip-Panel & Volumetric Steel Platform:

Our building science utilizes precision cold-formed steel chassis paired with high-performance Structural Insulated Panels (SIPs) featuring continuous tongue-and-groove cam-lock fasteners. This enables fully finished, highly insulated structural wall sections to clip together seamlessly with zero thermal bridging. The building envelope achieves an airtight, mold-resistant rating engineered to withstand harsh sub-arctic winters down to -50°C.

Core Engineering & Operational Advantages:

- **Extreme Arctic Thermal Performance:** R-40 continuous wall insulation and R-60 roof insulation with high-performance vapour barriers, cutting winter heating fuel costs by over 45 per cent relative to legacy housing.
- **Turnkey Rapid Deployment:** Complete modules arrive fully finished with electrical, plumbing, pre-hung doors, high-durability cabinetry, and finished fixtures; craning and weather-tight lockup completed within 48 hours of site landing.
- **CSA Quality Certifications:** Fully certified to CSA A277 (Procedure for Factory Certification of Buildings) and National Building Code of Canada (NBC) requirements, approved for all provincial and federal building inspections.
- **Indoor Health & Durability:** Zero organic rot materials, medical-grade washable drywall/vinyl surfaces, and high-efficiency Heat Recovery Ventilators (HRV) ensuring continuous clean indoor air and zero mold development.

II. Multi-Sector Versatility: One Chassis, Endless Solutions

A major strategic advantage of the NexMod volumetric chassis is sector versatility. While traditional builders are limited to basic single-family layouts, our heavy-duty steel and clip-wall system is completely modular and scalable. The exact same factory line can produce rapid residential housing, multi-family apartment complexes, administrative band headquarters, or specialized healthcare facilities simply by adjusting interior fit-out and rough-ins.

III. Residential Housing Series (First Nations & Community)

Our residential series directly targets the urgent housing backlog across Northern Saskatchewan, combining dignified, culturally resonant design with heavy-duty durability for multi-generational living.

Model	Footprint / Layout	Ideal Use Case	Key Features & Finishes
Model R-1 Elder & Single Suite	550 Sq. Ft. 1 Bed · 1 Bath	Elderly independent living, single professionals, teachers, nursing staff.	Zero-threshold entry, barrier-free walk-in shower, wide doorways, radiant floor heating, emergency call switch.
Model R-2 Northern Family Home	850 Sq. Ft. 2 Bed · 1 Bath	Core community housing, young families, band staff residences.	Open-concept living/kitchen, quartz countertops, heavy-duty vinyl plank flooring, high-durability birch cabinetry.
Model R-3 Executive Community Home	1,150 Sq. Ft. 3 Bed · 2 Bath	Large multi-generational families, leadership and executive residences.	Master ensuite, large Arctic mudroom with dedicated freezer space, dual vanity, R-40 triple-glazed low-E windows.
Model R-M Multi-Family Stacked	2,400–9,600 Sq. Ft. 4 to 16 Units	2 to 4-storey modular apartments, student dormitories, high-density infill.	Acoustically isolated floor/wall assemblies (STC 55+ rating), shared interior hallways, commercial fire separation.

IV. Commercial & Administrative Series

Model	Area / Footprint	Application	Specifications & Layout
Model C-1 Band Administration Office	1,600–4,800 Sq. Ft. Scalable Modular	Chief & Council chambers, tribal administration, economic development office.	Executive council boardroom, 6–12 private offices, reception lobby, server room, commercial security pre-wiring.
Model C-2 Community Daycare Centre	2,200 Sq. Ft. Single / Multi-Module	Licensed early childhood learning, after-school community facility.	Open activity zones, child-height lavatories, commercial kitchen rough-in, direct secure outdoor playground access.
Model C-3 Field Command & Industrial	1,200 Sq. Ft. Ruggedized Steel	Mining operations, forestry headquarters, construction site management.	Heavy-gauge steel cladding, skid-mounted base for relocatability, heavy HVAC, integrated mud-laundry room.

V. Healthcare & Dental Clinic Series

Remote and northern communities face severe shortages of dedicated medical and dental facilities. Traditional site-built clinics take years and suffer severe cost overruns. NexMod delivers fully certified, medical-grade modular clinical spaces within weeks.

Clinical Model	Capacity / Area	Medical Infrastructure Included
Model H-1 Community Medical Clinic	1,800 Sq. Ft. 3 Exam Rooms + Nurse Station	Antimicrobial seamless flooring, non-porous washable wall panels, dedicated pharmacy storage, sterile clean-room, HEPA filtration.
Model H-2 Mobile Dental Suite	1,200 Sq. Ft. 2 Dental Operatories	Reinforced structural flooring for dental chairs, lead-lined X-ray wall protection, specialized vacuum/compressed air utility channels.
Model H-3 Wellness & Healing Lodge	2,400 Sq. Ft. Multi-Service Facility	Mental health counselling rooms, community gathering hall, dedicated ventilation for traditional cultural ceremonies and smudging.

VI. Demonstration Pavilion at Gateway Mall (Prince Albert)

To provide Chief & Council leadership, housing managers, and municipal directors with a tangible, firsthand experience of our build quality, NexMod Technologies is staging a **Full-Scale Architectural Showcase Home** at Gateway Mall in downtown Prince Albert. Prince Albert serves as the commercial gateway for all northern communities. This permanent on-site demonstration pavilion allows decision-makers to physically walk through the space, inspect the structural wall construction, test the climate fixtures, and review delivery schedules in person.

Procurement & Rapid Funding Stream Compatibility:

All NexMod Modular structures are engineered for direct eligibility under major Canadian and First Nations capital funding programs:

- **Indigenous Services Canada (ISC):** First Nations On-Reserve Housing Program & Emergency Infrastructure Capital.
- **Canada Mortgage and Housing Corporation (CMHC):** Rapid Housing Initiative (RHI), MLI Select (50-year amortization / 95% LTV), and Indigenous Housing Fund.
- **Government of Saskatchewan & Municipal Partnerships:** Fast-track zoning and building permit protocols in Prince Albert.

OFFICIAL ISSUING AUTHORITY:	MUNICIPAL & FIRST NATIONS INQUIRIES:
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