



PROJECT PROPOSAL

Big Turtle Homes Multi-Residence Project





WHO IS BIG TURTLE?

Big Turtle Homes is an Indigenous-owned company leading the way in creating affordable housing and addressing homelessness across Canada. Our Modular units are prefabricated, built in factories and delivered to permanent or semi-permanent sites. We are dedicated to transforming transitional housing through innovative tiny homes and flexible temporary living solutions.

Big Turtle Homes has built a strong reputation for meeting housing needs across Canada. In a recent initiative supporting a homelessness strategy, the company delivered 40 shelters, providing safe accommodation for 80 people. As the Ontario Strategic Partner for Modus, Big Turtle Homes continues to play a key role in advancing innovative housing solutions.



MODUS - BIG TURTLE STRATEGIC PARTNER

OUR INNOVATORS IN MODULAR CONSTRUCTION

Modus Structures is a leading off-site construction company based in Crossfield, Alberta, specializing in high-performance modular building solutions. Since 2004, they have delivered efficient, cost-effective projects across educational, commercial, residential, and institutional sectors.

Every module is built indoors, fully finished, and shipped with precision, ensuring faster timelines, superior quality, and minimal disruption.

Factory:

- 200,000 sq. ft. indoor manufacturing space.
- Over 300 skilled tradespeople on staff.
- Capacity to produce 1.4M sq. ft. annually.
- CSA-A277 and COR certified for quality and safety.
- Proprietary ModuSpan(SIP) panels with true R56 insulation.



MODUS
Building Better.



MULTI DWELLING UNITS

Multi-unit buildings are designed for rapid deployment, sustainability, and adaptability to meet diverse community and project requirements.

APPLICATIONS OF MULTI-UNIT BUILDINGS

- Affordable Housing
- Staff and Student Housing
- Multi-Family Complexes
- Transitional Housing
- Residential, Commercial, and Educational Projects
- Government and Institutional Housing



Total Area	1932 SQ.FT.
Area per Storey	644 SQ.FT.
Storeys	3
Bedrooms	4
Bathrooms	4.5
Total Height	10 Meters



Detached Dwellings

BIG TURTLE shelters are compact, weather-resistant 1-bedroom units that include a kitchen and living room, offering a complete, comfortable living space in a small footprint. Designed for rapid deployment and year-round resilience, they're an ideal solution for transitional housing and perfectly suited as Additional Residential Units (ARUs) in backyards or on underutilized properties.

APPLICATIONS

- Affordable Housing
- ADU's (Additional Dwelling Units) In-law suites
- Transitional Housing
- Workforce Housing
- Cottage & Recreational Use
- Indigenous & Military Housing
- Disaster Relief & Emergency Response



THREE BEDROOM-2 BATH 1096 SQ. FT.



FRONT RENDERING



INTERIOR RENDERING



BIG TURTLE
BIG TURTLE HOMES



CANADIAN COUNCIL FOR
**INDIGENOUS
BUSINESS**

SOLUTION TO HOMELESSNESS

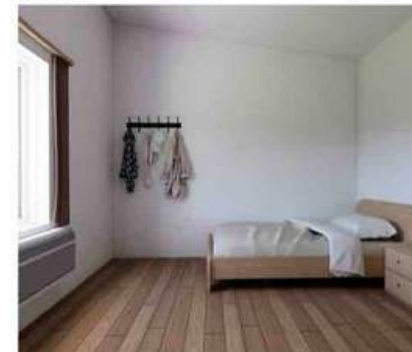
Big Turtle Homes is redefining how Canadian municipalities approach the ongoing challenge of homelessness.

Our compact modular shelters are designed to provide a safe and dignified transition for individuals experiencing homelessness. Built for rapid deployment and cost efficiency, each unit can be installed quickly, providing immediate protection and comfort while fitting seamlessly into both urban and rural environments.

Our modular systems are flexible, sustainable, and easily scalable, allowing municipalities to expand capacity as community needs evolve. By combining affordability with quality design, we help cities and organizations invest not only in structures but in long-term community resilience and well-being.



EXTERIOR



PRICING

EXAMPLE Price (+/- 20%)



Budget Summary

October 10, 2025

Big Turtle Homes

The following Budget Summary - Base Price document, is to be read in conjunction with the Scope of Work document attached.

Project Areas	
3-Storey/4-Bed GFA	23,184.00
Accessible GFA	-
Gross Floor Area (GFA)	23,184.00

Item	Description	Qty	Budget Total	Cost / GFA	% Total
1.00	MANUFACTURING				
1.01					
1.02	Building 1 - 4 Suites - 3-storey, 4-Bed (12 Modules Total @ 644 sqft per Module)	12			33.33%
1.03	Building 2 - 4 Suites - 3-storey, 4-Bed (12 Modules Total @ 644 sqft per Module)	12			33.33%
1.04	Building 3 - 4 Suites - 3-storey, 4-Bed (12 Modules Total @ 644 sqft per Module)	12			33.33%
1.00	SUBTOTAL - Manufacturing (Not incl. GST/PST)	36			100.00%
2.00	OTHER COSTS				
2.01	Engineering	1	Modus Design	-	0.00%
2.02	Shop Drawings	1	Included	-	0.00%
2.03	Module Transportation & Site Shunting	36	Included	-	0.00%
2.04	Craning/Placing/Finishing	1	Included	-	0.00%
2.05	MEP Interconnections	1	Included	-	0.00%
2.06	Project Bonding	1	Excluded	-	0.00%
2.00	SUBTOTAL - Other Costs (Not incl. GST/PST)		-	-	0.00%
3.00	TOTAL - BUDGETED VALUE (Not incl. GST/PST)				100.00%





Denis Fourcaudot

 **905-407-8450**

 **Denis@BigTurtle.ca**



Jeff Cooper

 **289-383-7562**

 **Jeff@BigTurtle.ca**

bigturtle.ca

