

A construction worker wearing a yellow safety harness and helmet is seen from behind, working on a multi-story building facade. The worker is holding a rope and looking towards the building. The background shows several floors of the building with windows and doors. The overall scene is in a warm, golden light, suggesting late afternoon or early morning.

MULTI-STORY PROJECTS
**STARTS IN
FACTORY.**



LOCUSi
WELL-BUILT.

WE ARE LOCUSI

WE LOVE OUR WORK. LIKE OUR MANAGERS AND EMPLOYEES, WE'RE DEDICATED, RESPONSIVE TO OUR CLIENTS, AND ALWAYS READY TO GIVE OUR 110 %. WE START WITH INDUSTRY-LEADING ASSEMBLY-LINE EFFICIENCY AND TAKE IT ONE STEP FURTHER IN THE FIELD WE MASTER BETTER THAN ANYONE ELSE: MULTI-STORY MODULAR CONSTRUCTION.

WELL-BUILT...

- ...We cover all the bases:** We adapt to meet your needs every step of the way, from project architecture to our relationships with customers and suppliers.
- ...We're flexible:** We combine flexibility and efficiency to get your project built on time and on budget.
- ...We're reliable:** We stand by our work with quality-certified results.
- ...We're innovative:** We adopt cutting-edge industry practices.
- ...We're service oriented:** We work closely with you to make sure the job's done right, every step of the way
- ...We're experts:** We are constantly taking our skills and practices to the next level to stay on top of the industry

LOCUSI, WE DO IT BETTER

LOCUSI IS THE ONLY COMPANY IN QUEBEC THAT SPECIALIZES IN MULTI-STORY MODULAR CONSTRUCTION. WE ARE RENOWNED FOR OUR PERSONALIZED SERVICE, FROM THE DRAWING BOARD TO PROJECT DELIVERY.

STRUCTURE

- ❑ **Certified soundproofing:**
Factory construction means guaranteed acoustic ratings (double walls and independent walls and ceiling).
- ❑ **Enhanced structural stability:**
Each module is an independent structure.
- ❑ **Better quality materials:**
Dry materials stored under controlled conditions.

COST

- ❑ Factory construction is the most cost-effective option on the market.
- ❑ With shorter timelines, you get return on your investment faster.

PRODUCTION METHOD

- ❑ In-factory construction enables year-round production for no seasonal restrictions on building
- ❑ Work is done in a safe, controlled environment, for optimal team output.
- ❑ Module construction, site prep, and foundation work can all be completed simultaneously
- ❑ All trades are present under a single roof, eliminating coordination and management headaches.
- ❑ Pre-fabrication enables us to more efficiently build in remote areas

LOCUSI, WHAT WE OFFER

WITH OUR SKILLED, EXPERIENCED TEAM, LOCUSI OFFERS YOU THE COMPLETE PACKAGE—EVERY PROFESSIONAL YOU NEED FOR YOUR PROJECT, UNDER ONE ROOF

- ❑ Project analysis with the developer and production of a detailed master schedule to maximize project efficiency.
- ❑ Huge range of possibilities that meet the specific needs of everyone, from entrepreneurs and developers through social housing agencies.
- ❑ Technical and strategic support and consulting services throughout the project.
- ❑ Architectural design services.
- ❑ Architecture and engineering services.
- ❑ After-sales service and quality guarantee.

LOCUSI, OUR SPECIALTIES

MULTI-STORY BUILDINGS

- Multi-story housing (apartments and condos)
- Seniors' homes
- Hotels and motels
- Townhouses
- Temporary housing



OPTIONS

- Ground-floor commercial
- Underground garages
- Elevators
- Sprinkler systems
- Interphone Systems
- Fire alarm systems
- Air conditioning/heat pump systems



UP TO 6 STORIES

WOOD-FRAME MODULAR CONSTRUCTION

Affordability

- Light wood-frame construction is affordable. In many cases, it can deliver savings of **10 to 15%** versus steel-frame construction
- Wood-frame construction delivers savings beyond the structure itself. For example, foundation costs are generally lower because wood-frame buildings weigh less.
- The price of steel has risen over 35% since 2006—substantially more than the price of wood.

Durability

- No question, wood is durable — you just have to look at the many still-standing structures built hundreds of years ago. The secret to durable wood construction is in the design and the careful steps taken to protect the structure against moisture and biological degradation.

Lateral and Gravitational Resistance

- Light wood-frame construction is highly resistant to lateral loads (wind and seismic pressure). The National Building Code gives wood-frame construction better flexibility and resistance ratings than concrete structures.

- Wood-frame buildings tend to be lighter, and hence provide less gravitational resistance.

Thermal resistance

- Wood-frame buildings afford many different insulation possibilities, from batt insulation to environmentally friendly spray-on products.
- As wood is less conductive than steel or concrete, it offers superior thermal performance and reduces the risk of condensation between structural elements and insulation.

Acoustic performance

- Thanks to its unique cellular structure, wood has better soundproofing capacities than many other materials. Wood-frame construction provides superior comfort in terms of sound transmission.

Environmentally friendly

- Wood is a renewable construction material and the best option for fighting climate change.
- From harvesting to use, wood requires less energy than concrete or steel.



LOCUSI, OUR SOLUTIONS

LOCUSI OFFERS INNOVATIVE SOLUTIONS ADAPTED TO MUTLI-STORY CONSTRUCTION. OUR BUILDINGS CONSIST OF MULTIPLE MODULES THAT WE ASSEMBLE TO CREATE VERSATILE MULTI-STORY BUILDING.

SYSTEM USiBLOC

aimed more specifically for construction contractors, this system allows them to carry out interior and exterior finishing work as well as site preparation.

- Exterior doors and windows are installed.

USiBLOC+


This solution is suitable for remote regions such as Abitibi, North Coast as well as the regions north of them. This is a formula based on the Usibloc system to which is added:

- Electricity, plumbing and ventilation are in place and ready to be connected.
- Gypsum is installed inside





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