

FACTION PROJECTS INC. IS AN AWARD FINALIST

SPOTLIGHT

Office building boasts unique setting and design

KELOWNA - Faction Projects Inc. in Kelowna is a finalist in this year's Southern Interior Construction Association (SICA) Commercial Building Awards, in the category Office Buildings.

Owned by partners Tim McLennan and Michael Hoffman, Faction Projects Inc. is part of a vertically integrated group of companies that includes Eidos Architecture Inc., owned by McLennan and Braniff Construction Ltd., headed by Hoffman.

Speaking about being a finalist in the SICA awards, McLennan said, "We're always excited to be recognized. Whenever you submit something, you hope to be recognized." He added that there are several factors that make 3935 Lakeshore Rd. unique.

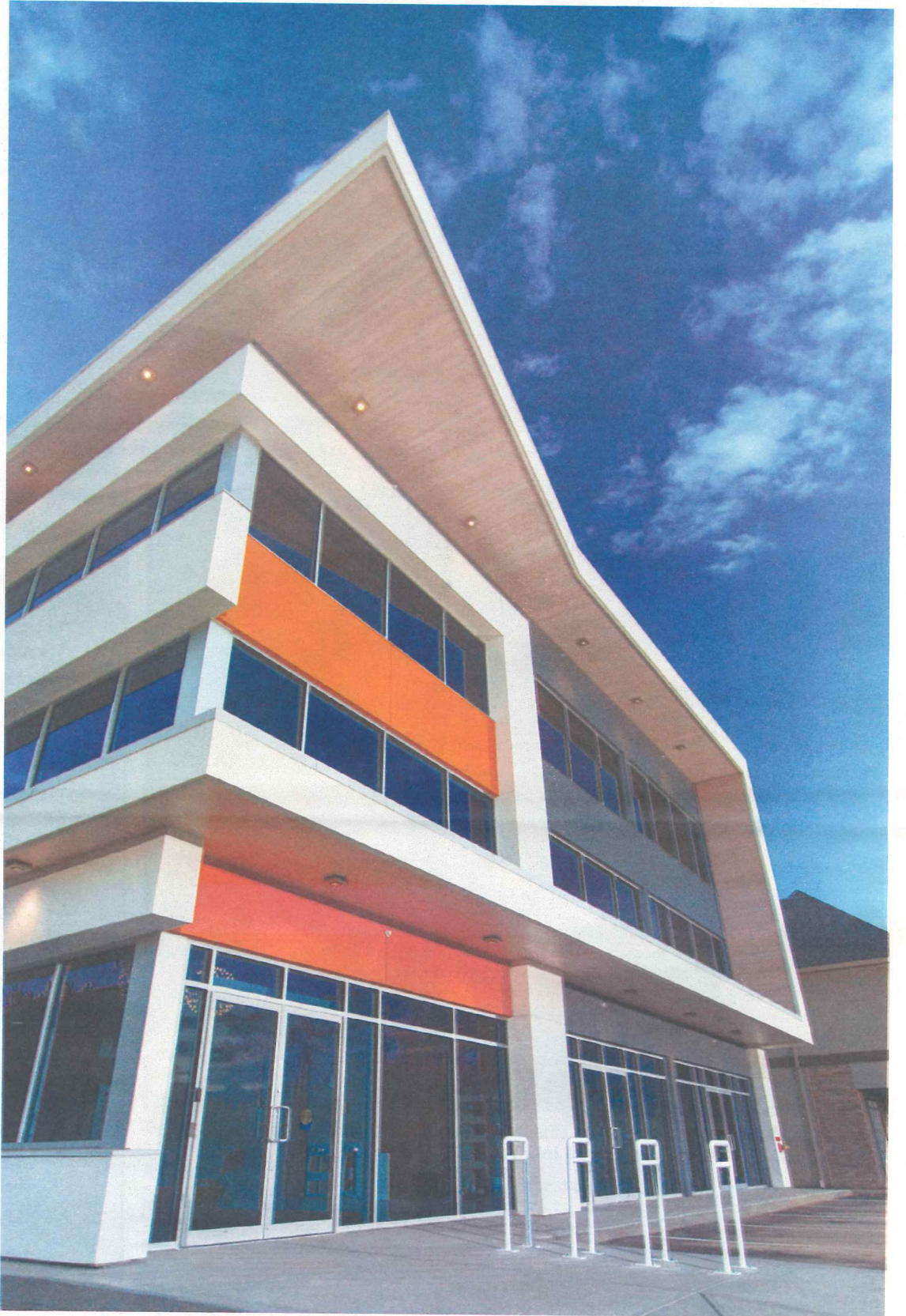
"It's not just another office building. The site itself is unique."

The building, that is also home to Faction Project's head office, is situated on Mission Creek. McLennan said that connecting the workplace to nature and the lifestyle that offers is an essential ingredient in the building's appeal. Not only can employees and tenants view the natural environment, but they can also get out during breaks and enjoy their surroundings.

Because the building has to pay for itself, the project also had to make sense financially. McLennan pointed out that Faction Projects operates with a triple bottom line: People. Planet. Profits. Therefore, the building had to reflect the company's values and beliefs. The partners chose to build using cross-laminated timbers (CLT), a relatively new building material in North America. The product is made locally in Pentiction and

"Most groups have experience weighted toward one element of the process. We bring that all together and work as an integrated team and it's much more efficient."

TIM MCLENNAN
PRINCIPAL, FACTION PROJECTS INC.



Faction Projects' new office building is a SICA awards finalist

SEE ENGINEERING | PAGE 19



Congratulations to Faction Projects for being a leader in the construction industry.

Structurlam is proud to supply the cross laminated timber panels and glulam for this innovative structure.



www.structurlam.com

KE KELDON ELECTRIC & DATA LTD.

- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- DATA • CONTROL



Raising Awareness,
Reducing Injuries.
COR Certified



PENTICTON BRANCH

101, 380 E. Okanagan
Pentiction, B.C.
V2A 8N3

Tel: (250) 493-7177
Fax: (250) 493-3373

KELOWNA BRANCH

1909 Bredin Road
Kelowna, B.C.
V1Y 7S9

Tel: (250) 861-4255
Fax: (250) 860-4317

www.keldonelectric.com

Kal-West Mechanical Systems Inc.

Congratulations On Another Great Project!

710 Evans Court Kelowna, BC
Ph **250-765-6610**
john@kalwest.com

www.kalwest.com



Faction Projects' office building makes full use of its natural creekside setting



The office building at 3935 Lakeshore Road used CLT in construction for strength and beauty



Tim McLennan and Michael Hoffman believe in a triple bottom line of people, planet, profits

consists of 2'x6' materials laid crossways to each other in layers and laminated together. McLennan said that not only does it support local industry but it is also a beautiful material.

"When we use it structurally we like to expose it so you get an aesthetic benefit out of the structure. Technically, it's a two-way flat slab so that means it works in two directions and we can take advantage of that to cantilever it off the building in unique ways." Because it's a flat slab it also means that it's similar to concrete and allows for higher floor-to-ceiling heights.

Faction Projects is also experienced at working with wood and making the most of the product. Still, it's not as economical as some other materials. However, McLennan said that CLT makes up for that by not needing ceilings because the exposed look is so beautiful.

The design of the building also utilizes scissor stairs: two exit stairs employing the same footprint and corkscrewing around

each other.

"It makes our smaller office floor plan more efficient," McLennan said. "We don't have

two full sets of stairs. We are a developer but we also have an architectural aspect to the group. We want to do unique

projects and take a boutique approach to the development business. We use our collective integrated knowledge by bringing all aspects of the process under one roof to find ways of doing something different and unique in the same financial framework as others so that we can compete."

The office building on Lakeshore Road totals 14,400 sq. ft. It was completed in Sept. 2014 and is almost full with six tenants including Faction Projects itself. McLennan noted that the very first tenant specifically chose the building because of its unique look and spectacular location.

Faction Projects was founded in 2013 by Hoffman and McLennan, who had been working together in different capacities for the previous 10 years. Both have roots in the Okanagan and both had a vision of a very special company. McLennan said that to date the company had exceeded their expectations. The company has projects underway across Western Canada. McLennan attributed the company's success to the vision he and his partner have and to an exceptional team. He added that the company's integrated approach makes a big difference.

"We have diverse experience and we bring that under one roof. Most groups have experience weighted toward one element of the process. We bring that all together and work as an integrated team and it's much more efficient."

He noted that the partners plan to continue to build their reputation as niche developers.

"We believe that each project has to have something that sets it apart. That's how we really measure our success. We value our multiple bottom line approach. Each one of our projects has a huge environmental focus - but it's more about the balance of people, planet, profits aspect. We believe we can be profitable and still create unique developments that are people focussed and that respect our environment."

Faction Projects Inc. is at 201 - 3935 Lakeshore Road in Kelowna. www.factionprojects.com

Ramco
SINCE 1978 FLOOR & TILE
COMMERCIAL - RESIDENTIAL

Congratulations on your award winning project.

Proud to have been the Flooring Supplier!

#100-1979 Windsor Rd, Kelowna BC V1Y 4R7
P: 250-860-2277
www.ramcofloors.com

Building with you.

- Commercial Steel Doors, Frames & Door Hardware
- Detention Grade Steel Doors, Frames & Hardware
- Architectural Wood Doors
- Lockers
- Visual Boards
- Toilet Partitions

And much more!

Shanahan's www.shanahans.com
Surrey · Kelowna · Victoria · Calgary · Lethbridge · Red Deer
Edmonton · Saskatoon · Regina · Winnipeg

Proud to be suppliers to Faction Projects.