



FACTION^{INC}
P R O J E C T S

FACTION CONSTRUCTION

Firm Profile & Philosophy

Faction Projects Inc. is focused on real estate development and the provision of integrated development management, architecture and construction services throughout Western Canada. We take a multiple bottom line approach to success that focuses on people, planet, and profit in a collaborative forum utilizing the energy of all stakeholders. Our whole systems methodology optimizes results, increases value, reduces waste, and maximizes efficiency through all phases of the development process.

“To achieve superior results in all aspects of the real estate development process by leveraging our collective multi-disciplinary knowledge, experience, and innovation”

Construction Philosophy

Now Operating as **Faction Construction**

- Originally founded in 1972 as Braniff

Construction Ltd., Braniff Construction (2010)

Ltd. is a second generation construction company resurrected by Michael Hoffman in the footsteps of his late father Glenn and Uncle Jim.

The Faction Construction team has a unique breadth and depth of knowledge in design and development. This enables us to actively integrate into the development process from project inception through to delivery, utilizing an integrated design-build methodology. We take pride in our relationship based approach to construction management, while utilizing strict cost control methods and tendering practices. With proven results in delivering projects on time and on budget, we maintain an active construction program averaging \$20 million.

Quality Control Practices

The level of commitment of our professional team is at the heart of our Quality Control practices and process. We are focused on consistently meeting client requirements and enhancing their satisfaction. Our distinctive staffing plan facilitates a hands-on approach and pledge to quality excellence expressed through our organizational goals and aspirations, policies, processes, documented information and resources needed to implement and maintain it.

Value Added Benefits

Faction Construction is committed to, and founded on understanding each client's needs and project goals and committed to excellence in bringing value and added benefit with each service that we provide.

Design-Build

Properly implemented design-build processes improve quality, save time and reduce cost. Faction Construction provides design-build services to its clients through close working relationships with the owners, consultants and trade contractors, thereby leading to a clearer understanding among all stakeholders. The primary benefit of a design-build project is that the client contracts with a single entity to provide preliminary planning, design, and construction services. Faction will act as the architect and construction manager and subcontract the construction to the necessary trade contractors. Our specific design-build services are outlined below:

Pre-Design

- Define project specific issues;
- Develop master plan;

Preliminary Design

- Develop basic schematics;
- Prepare cost and schedule proposals;

Pre-Construction

- Design development;
- Contract documentation;
- Purchase or lease any required specialist equipment;
- Solicit bids / recommend award;

Construction

- Organize temporary utilities and facilities for project;
- Coordinate pre-construction meetings with trade contractors;
- Review safety procedures of individual trade contractors;
- Update construction schedule;
- Inspect quality of work;
- Manage pay requests;
- Conduct job site meetings;

- Manage change order process;
- Provide construction observation and job site field reports;
- Coordinate commissioning and start-up.

Construction Management

Faction Construction works closely with the project team members by becoming part of the integrated team of the owner and consultants. We will control cost and time factors- from the initial concept stage to the final completion of the project. Faction Construction, with its experience and in-house capabilities, is able to provide overall construction management services and will resolve problems as they may occur.

Pre-Construction

Using our extensive knowledge and experience, we work with the project team, providing cost estimates, budget information and construction schedules which help clients plan and make decisions.

- Project management;
- Value analysis / Integration;
- Critical sequencing and scheduling;
- Materials procurement;
- Trade contractor pre-qualification;
- Value engineering and constructability reviews;
- Site evaluation.

Construction

- Bid packaging;
- Quality control;
- Safety management;
- Trade contractor management;
- Status reporting and cost analysis.



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DEVELOPMENT MANAGEMENT

ARCHITECTURE + PLANNING

CONSTRUCTION MANAGEMENT

Head Office
#201, 3935 Lakeshore Road
Kelowna, BC V1W 1V3
250-980-4510

Calgary Office
1910 10 Avenue SW
Calgary, AB T3C 0K3
403-523-7943

Grande Prairie Office
#100, 9835 101 Avenue
Grande Prairie, AB T8V 5V4
780-532-3690

www.factionprojects.com