
FACTION PROJECTS INC.

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

Q1 2023
NEWSLETTER

ABOUT US

Faction Projects Inc. is focused on real estate development and the provision of integrated development management, architecture + planning and construction management 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.

Our strength is in our people and our process. We have built an integrated team of individuals who are cross trained in all aspects of our business. Traditionally, real estate development has been delivered by segregated elements working in silos. We believe that this approach is inherently flawed and that successful projects are the exception, not the norm.

Integrated Project Delivery is not just the latest trend born out of a broken industry; we believe it is the future of any successful development endeavor, public or private. True integration relies on team structure and experience, as well as a Whole Systems approach to the development process.

Our Whole Systems Process means optimizing not just the individual parts, but the entire system through creativity, perception, and collaboration. Everything is considered simultaneously and dissected to reveal common relationships. Not only does this lead the way to solutions to particular problems, but it also reveals unique interconnections between problems that can be leveraged to create many more solutions.



CALGARY CHILDREN'S COTTAGE SOCIETY



LOCATION: Calgary, AB

CLIENT: Calgary Children's Cottage Society

DEVELOPMENT MANAGER: Faction Projects Inc.

ARCHITECT: Sahuri + Partners Architecture Inc.

GENERAL CONTRACTOR: Chandos Construction Inc.

COMPLETION DATE: Projected Fall 2023

SIZE: +/- 34,000 ft² nic. underground parking

CCS engaged Faction Projects Inc. ("FPI") to lead the development management of this new-build project located in western Calgary. The Children's Cottage Society is dedicated to building strong healthy children and safe nurturing families through prevention programs and support services. They work with families to increase protective factors and decrease risk factors as a strategy to promote child development, effective and nurturing parenting, and to support and strengthen family functioning. The building includes +/- 45 underground parking stalls and three levels of support, programming and administrative spaces. The grade level design incorporates an extensive mix of secure exterior play areas specifically designed to accommodate the needs of various age groups.



The Exchange

We've broken ground on the final phase of development and we look forward to welcoming a new batch of tenants to The Exchange!



Target Project Management (2011) Inc. joins Faction Projects Inc.

Calgary, AB (February 10, 2023) Faction Projects Inc. (FPI) announced today that it has reached an agreement with Target Project Management (2011) Inc. (TPM), a well-established project management company based in Calgary to join FPI. This addition will broaden and deepen FPI's services geographically and strengthen its development management team in particular.

"From the beginning, we have had a commitment to succession," says Tim McLennan, FPI Chief Executive Officer. "This agreement will enhance our ability to deliver our services throughout the region and strengthen our development management team into the future." said Michael Hoffman, FPI President of Development & Construction.

"This new arrangement will broaden our access to clients and diversify our opportunities throughout Western Canada." said Bruce Chapman, co-owner of TPM and new Director of Development Management for FPI. "We believe that the resources now available to our team will only enhance our ability to provide project management and owner representative services throughout the region." says Dave Skaret, co-owner of TPM and now Director of Development Management for FPI.

Through their vertically integrated structure, the FPI team continues to develop first class assets, and provide services to select clients. FPI's strength is in their people and process. True success relies on team structure and experience, as well as a Whole Systems approach to the development process.



25 Affordable Homes Open in the North Okanagan

It's been a pleasure helping to improve the diversity and availability of housing in the City of Vernon.

WELCOME TO THE TEAM



Dave Skaret

Dave has worked in the building and architectural industry for over 30 years, consistently providing clients with on-time and on-budget projects at completion. His continued success is based on the development of client and industry relationships. With his experience he has enjoyed a variety of management roles to facilitate all aspects of development including project scope, budget preparation, scheduling, construction documentation, tendering and site administration. He also manages on-going negotiations with contractors prior to, and during project construction. Dave excels at facilitating all phases of development in a collaborative and efficient manner adding value to each project.



Bruce Chapman

As follow-up to his corporate experience within organizations such as Cadillac Fairview, Westin Hotels and Starwood Hotels & Resorts, Bruce formed Target Project Management Inc. to provide professional Development Management consulting services to the commercial development industry in 1999. Active business sectors over the last twenty years include institutional, hospitality, residential, not-for-profit and retail. His focus includes a blend of local and international projects that vary greatly in terms of scope, size and complexity. He has proven his ability to bring projects in on time, on budget and to the highest standards of quality workmanship.



Dana Hergott

Dana has contributed to the success of a variety of projects including commercial, hospitality, retail, and non-for-profit facilities. Acting as an Owners representative, she manages projects throughout their lifecycle; from concept through to operation. Dana is well versed in project scope development, procurement, scheduling, site administration, value engineering, stakeholder management and design/engineering management. Dana looks to exceed client expectations, having a proactive attitude towards each project. She excels in creating a collaborative environment with strong communication between team members. Her goal is to work closely with owners and consultants to ensure the final project is truly what was envisioned; and to deliver the project on-time and on-budget.



Merlin Everett

Merlin is a skilled project coordinator with a passion for sustainable design and green architecture. His greatest interest is in built environments which use locally sourced natural materials in its unaltered form. He has a strong track record of directing and managing projects from the Prime Consultant's perspective and has recently made the transition to the owner's side as a new member of our Development Management team.



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