
FACTION PROJECTS INC.

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

Q3 2022
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.



REVELSTOKE INTEGRATED MASTER PLAN



LOCATION: Revelstoke, BC

CLIENT: BC Housing

DEVELOPMENT MANAGER: Faction Projects Inc.

ARCHITECT: Faction Architecture Inc.

COMPLETION DATE: TBC

SIZE: +/- 46,555 ft²

BCH contracted Faction Projects Inc. ('FPI') to lead the community engagement process, concept plan development and rezoning application submission. A preferred Integrated Master Concept Plan, that includes three 4-storey apartments buildings, was developed with significant input from the community, those with pressing housing needs, and stakeholders involved in local housing or social impact issues. Once the rezoning was complete a Development Permit was submitted and approved for the first phase of development. This phase will occupy the southeast third of the site and will include a four-storey woodframe building with 50 apartment units, 5 two-storey townhomes and a commercial retail unit fronting the corner of Fourth and Edward Streets. The townhomes and commercial space will both have pedestrian access at grade and will help to animate the street. The project will be designed to meet performance targets as required by the BC Energy Step Code - Step 3 for a BCBC Part 3 building.

NORTHWESTERN POLYTECHNIC



Robotics Lab



Trades Classroom



Executive Offices



Daycare

LOCATION: Grande Prairie, AB

CLIENT: Northwestern Polytechnic

ARCHITECT: Faction Architecture Inc. (as Field Lievers Architecture Ltd.)

CONTRACTOR: Varies (Lavergne Construction, Southwest Design & Construction, HWD Construction, JMS Construction)

COMPLETED: 2021 - 2022

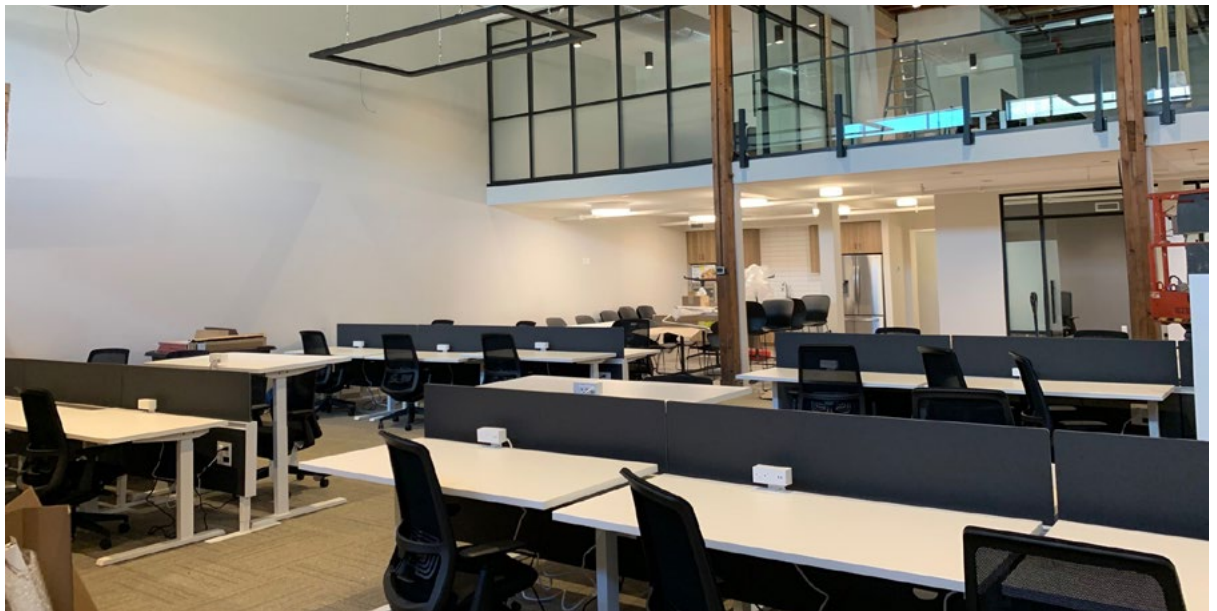
SIZE: Varies

The Grande Prairie office has been involved in many Northwestern Polytechnic renovations and continues to work with them in various spaces across their Grande Prairie and Fairview campuses. The projects above include renovations to the Robotics and Computer Labs, the Trades Classroom, the Executive Office area, and the Daycare on campus. We've also currently working with them on Exterior Siteworks improvements, and other interior spaces on campus such as the Nursing Lab, the Welding Lab, the Fitness area, the Animal Dental Labs, their Donor Wall and Exterior Signage upgrades.



FPI is Excited to be Working with MICA Heli Skiing on their Expansion

Not all commutes are created equal. Faction is excited to continue working with one of our most dynamic and adventurous clients.....we like Living on the Edge!



FPI is Happy to Welcome CentralSquare Technologies to The Exchange

CentralSquare Technologies is leasing this office space on an interim basis until their ultimate lease space is ready for occupancy in Phase 3 of the Exchange. FPI is happy to welcome them to The Exchange!

NEW EMPLOYEES



Amy Lievers

We're excited to welcome Amy to our Management Team! With over 20 years experience in the architecture and design industry, Amy leads the Facion architectural practice. She has been involved in a wide range of project types including an established background in emergency services, religious buildings, institutional, commercial and high rise residential. She also has a strong interest in sustainability and, aside from being Passive House Certified, has worked on many LEED® projects, advocating sustainable design principles throughout her work. Amy has been a coordinator and mentor with the Royal Architectural Institute of Canada's Syllabus Program since 2014.



Dan Paul

Dan has been working in the industry as an architectural technologist since 1999. Dan has a great sense of community and brings this skill into the office to enhance and improve community relationships. As senior technical team lead, he oversees all construction documentation out of the Grande Prairie office and is responsible for all consultant coordination. He prides himself on his knowledge of building envelope science and his ability to translate those principles into buildable construction details. Dan has a great sense of collaboration and provides valuable mentorship to the rest of the team. We look forward to future cross-office projects and getting to use Dan's skills to deliver high quality projects.

NEW EMPLOYEES



Kenneth Andres

Kenneth is a part of the Grande Prairie team and Facion welcomes him to the architectural technical team. Kenneth was raised in the Grande Prairie area and completed a Bachelor of Arts in Political Science at the University of Alberta and then followed up with his Architectural Technology Diploma at NAIT in 2019. Since then, he returned home and has been assisting the Grande Prairie team with a variety of projects including a large townhouse development in Prince George BC, renovations to the local mall, a new EMS station in Valleyview AB and expansions to Northern Lights College daycares in Dawson Creek and Chetwynd BC. Kenneth supports the team with his extensive computer knowledge including rendering programs and 3d modeling skills.



Donna McQuaig

Donna is part of the administration team and will provide integral support to the Alberta offices. Donna has over 30 years experience working in an architectural office and has provided support in all areas including accounting, administration and construction administration. Donna is familiar with contracts and lien legislation and can provide support to anyone on the team needing guidance in these areas. We look forward to working with Donna on the operations side of the business and her extensive knowledge and history in the industry will help the team remain innovative and current in our operational practices.



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