
FACTION PROJECTS INC.

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

QUARTERLY 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.



THE EXCHANGE



Under Const.; Completion Winter '23



Completed July 2019



Const. Start Winter '22; Completion Spring '23



Completed October 2021

LOCATION: Kelowna, BC

CLIENT: 760 Vaughan Inc.

DEVELOPMENT MANAGER: Faction Projects Inc.

ARCHITECT: Faction Architecture Inc.

CONTRACTOR: Faction Construction

COMPLETION DATE: Projected Spring 2023

SIZE: +/- 86,800 ft²

The Exchange is a +/- 3.5-acre urban development site that is extremely well located to capitalize on several emerging catalysts and trends that are transforming The North End of Kelowna from a predominantly industrial landscape into a vibrant mixed-use neighbourhood. This area is in the midst of an identifiable revitalization and gentrification pattern. Neighbourhood transformations can yield strong returns for astute developers who acquire land holdings early in the gentrification process.

The Exchange is a diverse development in a location where the community chooses to spend their free time and where office workers engage with their surroundings. Businesses have a unique opportunity to highlight their company and put down roots in an office / retail development that doesn't blend in with the competition.

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PRINCE GEORGE STUDENT HOUSING



LOCATION: Prince George, BC

CLIENT: VEDA Living

DEVELOPMENT MANAGER: Faction Projects Inc.

ARCHITECT: Faction Architecture Inc.

CONTRACTOR: Faction Construction

COMPLETION DATE: Completed September 2021

SIZE: +/-85,000 ft² nic. u/g parking

This 205 unit project is located in the City of Prince George within a cultural hub in close proximity to many of the City's main services. More specifically, the Prince George Public Library is immediately adjacent to the site. Connaught Hill Park is also nearby providing opportunities for outdoor recreation and a calming visual connection between the internal program of the building and the natural environment. VEDA Living Prince George opened its doors to students in September 2021.

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Mass timber investments to change face of B.C. construction

www.news.gov.bc.ca

The Province is providing funding for 12 mass timber demonstration and research projects and has established a new advisory council to accelerate the adoption of mass timber building systems, as part of the Province’s economic recovery...

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Okanagan students to benefit from greener, more affordable housing

www.news.gov.bc.ca

Generations of students will now be able to study in their communities, thanks to new, environmentally friendly mass timber housing being constructed at Okanagan College’s Vernon, Salmon Arm and Kelowna campuses...

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NEW EMPLOYEES



Avi Thiessen

Avi has a broad depth of experience ranging from private sector construction management to public sector project management. He further developed his skills with a large multi-national engineering consultancy and evolved into a regional leadership position with oversight and quality control responsibilities. With a goal to further develop his leadership skills focusing on business growth and management, Avi is responsible for oversight of FPI operations.



Paul Reyes

Paul is an Architect with over 30 years experience delivering a broad spectrum of private and public sector facilities, including bridging architect roles for major joint venture projects. Paul works closely with clients, stakeholders, consultants, and contractors to arrive at innovative, cost effective and sustainable solutions. Leading multidisciplinary teams from preliminary feasibility phases to final construction, Paul attributes his success to a collaborative process that celebrates the meeting of varied viewpoints in search of a common goal.



Denis Di Pasquale

Denis is a result-oriented and hands-on construction & development professional with over 30 years of experience in all facets of the construction industry. He is well versed in contract negotiations, project estimating, impending design challenges, document preparation, building code regulations, material procurement and site management.



Trevor Hunnisett

Trevor is involved in all aspects of real estate development with a keen understanding of the control, pre-development, planning, construction and tenant coordination phases of the process. Trevor has a long track record of managing the delivery of complex and multi-phased real estate development projects.



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