



**FACTION**<sup>INC</sup>  
P R O J E C T S

DEVELOPMENT MANAGEMENT

## *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”*

## *Development Management Philosophy*

Our Development Management team provides professional guidance and leadership through all phases of the development process, from project advisory and feasibility planning to project closeout. We work within all real estate classes including office, industrial, retail, hospitality, institutional and residential. From complex developments, build-to-suit, or redevelopments, we strive to combine institutional standards of professionalism with a strong entrepreneurial mindset.

## 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 Projects Inc. 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.

## Firm Services

### **Site Selection**

- Site selection analysis;
- Market feasibility analysis;
- Financial analysis.

### **Financial Review**

- Review options to achieve goals and objectives;
- Coordinate construction financing and process monthly claims;
- Coordinate mortgage financing;
- Coordinate and review legal documentation required for project financing;
- Prepare project pro-forma(s);
- Coordinate change orders and project costs.

## ***Program Planning & Project Feasibility Analysis***

- Identify program goals;
- Analyze the feasibility of program goals;
- Identify and maximize the best value development potential of a site;
- Identify the opportunities and constraints involved in pursuing the program and its development goals;
- Facilitate client engagement in all aspects of the program and design development process;
- Regular progress reporting.

## ***Municipal Approvals***

- Land use rezoning, subdivision, ocp amendments;
- Development and building permits;
- Ongoing municipal approvals, including amendments of permits, if required;
- Coordination of neighbourhood consultation and public hearing sessions;
- Coordination and review of legal documentation required for approvals;
- Negotiation with authorities having jurisdiction.

## ***Assemble Design Team***

- Negotiate contracts;
- Coordinate design criteria;
- Program development;
- Substantiation of design/program compatibility;
- Coordinate cost estimates.

## ***Manage Construction Team***

- Identify options in contracting methods to respect schedule and risk/reward parameters;
- Ascertain and select qualified contractors and trade contractors;
- Negotiate construction contract(s) and provide representation at site meetings and other times throughout the project's development;
- Manage the construction contract(s) and any change orders;
- Coordinate consultants, contractors, and trade contractors from initial design through to substantial completion and tenant occupancy.

## ***Building Completion and Occupancy***

- Supervise the base building commissioning process;
- Coordinate all manuals and warranties;
- Identify and select property management firm;
- Transfer all pertinent construction and leasing documentation to the property manager or the property management firm;
- Liaise between owner/property manager, contractor and consultants regarding all building deficiencies and general operation.



# FACTION<sup>INC</sup>

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DEVELOPMENT MANAGEMENT

ARCHITECTURE + PLANNING

CONSTRUCTION MANAGEMENT

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