



Factory_OS Content

Factory_OS is located on Mare Island, a place where generations of fearless Americans have faced our country's most intractable problems and changed the course of history with dignity, innovation and grit. It is a tradition we intend to continue.

WHAT WE STAND FOR

1 | Cutting-edge efficiency in home construction

We demonstrate the economic viability of the off-site manufacturing model and bring remarkable new efficiencies to the home construction industry.

2 | More Affordable Housing for All

The people who built Factory_OS have worked to bring more affordable housing to the Bay Area since the 1970s. This is our next, bold step.

3 | Progressive Labor Practices

We hire union workers and pay living wages, with benefits. We expect to hire 300 Bay Area locals, to start.

4 | Reinvesting in Community

We use our profits to invest in continued housing innovation, education and research, along with increased employee compensation and investor returns.

Building on a tradition of innovation

The iconic Building 680, where Factory_OS is now located, is the famous Mare Island Naval Shipyard machine shop where determined Americans rebuilt the Pacific Fleet after the attack on Pearl Harbor.

Today, Factory_OS is channeling this powerful history into a new, pressing social and political problem that impacts millions of Bay Area residents and Americans across the country: The lack of more affordable housing. The construction industry is mired in old ways of thinking about how and where to build housing, and this failure to evolve is at the very root of our nation's housing crisis. Factory_OS is bringing transformative change to the industry.

Highlighted or use as quote:

We build beautiful, tech-ready homes on Mare Island, 40% faster and 20% less expensive than conventional housing. These savings are proven, not projected. We do this by building the bulk of the home off-site, right down to the toilet paper holders. Then we ship it and assemble it on-site.

Bringing transformational change to a stagnant industry

The process brings relentless efficiency to a profoundly inefficient industry. In Building 680, Factory_OS can build homes year-round, rain or shine, leveraging the proven principles of lean manufacturing and cutting-edge software technologies. Quality control is better. Workers are safer. Precision cutting and indoor material storage reduce construction waste by more than a third, and reduced transportation requirements lower carbon emissions, making this the greenest building method available today. On-site assembly is faster, cleaner and far less disruptive to our neighbors.

Factory_OS is going to transform the construction industry and take bold, meaningful steps toward meeting the critical need for more affordable housing in our cities. Starting now.

Union Made by local, full-time workers

Our homes are Union Made. We are committed to progressive labor practices and our company is built on a strong relationship with the Northern California Carpenters Regional Council. We have a unique agreement with the union to recruit and train local workers. Factory_OS will create 300 permanent, full-time construction jobs that pay up to \$60,000 per year and provide full health and retirement benefits.

Supporting integrated in-house research and innovation

The top floor of the factory will become home to the Factory_OS Housing Innovation Center. The center's work will be fully integrated into the manufacturing process in an unrelenting effort to improve efficiency and get the cost of home construction down even further. We plan to partner with local universities and research centers to leverage our work.

We've found a better way.

Like the shipbuilders who came before us, Factory_OS is taking up one of the most urgent and important challenges of our time. This is the story of a team dedicated to transforming an industry, creating jobs and building more affordable housing.