



Falkbuilt Philadelphia: Sustainable interiors for greener Philadelphia future



Falkbuilt Philadelphia in 2023 is capturing the tristate market by using proven construction methods to build beautiful, high-performing, and cost-effective environments that are powered by technology. This manufacturer is focused on addressing glass and solid walls in the Healthcare, Education, Government, Hospitality and Commercial verticals with digital component construction.

Peggy Kelly, Board Member of Cornet Philadelphia and co-chair

of the DEI committee is leading the charge with her Falkbuilt Philly team to build this message of sustainability in construction. The company, at 2+ years old to date, has completed significant projects with real-estate, design and construction partners in the market while dealing with the challenges presented to us all in the last few years. Falkbuilt's prefab is sustainable construction at a conventional price.



We've all heard the statistic: About half the waste in North American landfills is from construction sites. Much of that waste is virgin materials—the remnants of lumber, drywall etc. that are cut onsite and tossed in giant construction bins out front.

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Volunteer Spotlight

**Audrey
Fedele Hartwell**

Business Development Manager
Steelcase



Tell us a little about your role at Steelcase:

As a Business Development Manager with Steelcase, I'm responsible for building market share for our organization. Steelcase is a research company at its core - so my goal is to utilize that knowledge to help people work more effectively by supporting the products that create functional, hybrid spaces which support their culture. We strive to create environments that make employees want to come to work, which means competing with the commute and making it easy and compelling for them to return to the office.

How did you get involved with CoreNet?

I attended my first CoreNet event about six years ago and right away, I recognized the benefits of getting involved. Like any organization, the more you put into it, the more you get out of it. I've played an active role on various committees and a few years ago I joined the Board as Chair of Special Events. In 2022 our committee had the honor of planning the Eastern Regional Symposium Dinner, which I was thrilled to hear had the highest rating of any CoreNet ERS event in past years.

What do you like about CoreNet?

Aside from the obvious benefit of building relationships with thought leaders in our industry, CoreNet has been an amazing channel to stay connected and engaged with the community and to stay on top of the market. Even throughout the pandemic, virtually connecting with the Board and with CoreNet

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What Can CoreNet Mean for YOU?!!

The Greater Philadelphia Chapter is an essential forum to bring peer colleagues together from all real estate functions... from end users to service providers and economic developers. Being a member helps to create lasting, value-added relationships in a casual environment. We urge you to consider this opportunity to enhance your professional well-being through Connecting, Growing, Learning and Belonging! Join or renew your membership today!



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Greater Philadelphia Chapter

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CoreNet Global

133 Peachtree Street, N.E., Suite 3000
Atlanta, GA 30303

Letter from the President

Dear CoreNet Colleagues and Friends,

I hope the 2022 Holiday Season offered you some time to re-charge. You are going to need that reserve as we move into 2023 with momentum!

Throughout month one of the first quarter, our chapter has been laser focused on delivery and impact.

Networking:

CoreNet Philadelphia is committed to providing a variety of networking opportunities for industry folks to connect in an assortment of ways, locations, and times.

February: Enjoy an intimate happy hour for End Users, in a relaxed and fun setting.

March: Celebrate our Young Leaders in CRE with a Distillery Tour Happy Hour event.

Education:

Delivery of relevant and thought-provoking content remains paramount for our members.

March 31, 2023: We will convene at the Children's Hospital of Philadelphia (CHOP) Robert's Center for a not to be missed event focusing on healthcare, a cornerstone sector of Philadelphia's economy.

DEI:

DEI is a focus pillar for the Philadelphia Chapter in 2023.

Recently in January, the DEI Committee of the Philadelphia Chapter held a workshop that was met with rave reviews and, more importantly, energized our team to lead in the quest for equality in the Commercial Real Estate space.

January 19, 2023, the CoreNet Phila Board of Directors, along with the DEI Committee, hosted a welcome party to celebrate the newly formed Philadelphia Chapter of the African American Real Estate Professionals organization, known as AAREP. We will collaborate with, and learn from engagement with this dynamic organization, in addition to celebrating their arrival on the Philly CRE scene.



We are off to a strong start both in strategic planning and execution for 2023. I'll save a little mystery about the second quarter, but you might just want to start thinking about what you'll wear to our fabulous April Spring social now... just sayin'.

Best,

Lea Ann

President, CoreNet Global Philadelphia Chapter

Find Us on Social Media



End User Happy Hour

February 22, 2023 | 5:30 - 7:30 PM | [El Techo at Condesa](#)

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Young Leaders Distillery Tour and Happy Hour at Stateside

Join the CoreNet Philadelphia Young Leaders on **Wednesday, March 1st from 5 -7 pm.**

**Register
NOW!**



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Thanks to All Who Came to Join the Fun and Support CoreNet Philadelphia at the Sponsor Appreciation Event and Fall Social

This year's Sponsor Appreciation Event had a different twist – it was a seated soiree that included customized sushi platters and a Sake Sommelier in an updated refresh to a historical building that can't help but inspire conversation. Nothing but the best for our wonderful sponsors that allow our chapter to thrive year after year. If we haven't said it enough – THANK YOU!

Yet another twist – the event was immediately followed by this year's Fall Social, in the Duke and Duke room. What a great opportunity to reconnect with everyone and meet some new faces in a beautiful space.



TIME TO RENEW YOUR MEMBERSHIP

Don't get left behind! With all that is changing in corporate real estate -- how and when people work, where companies are locating and redesigning their offices all over the globe, you need your corporate real estate network.

Being a part of CoreNet Global means:

- remaining current with the profession through our real-time surveys
- open access to leaders of Fortune 1000 companies
- and a constant behind-the-scenes look at how other companies are addressing the issues that all corporate real estate leaders are facing.

Renew your membership by February 28th to continue receiving member benefits



RENEW TODAY!



PLACES THAT WORK FOR PEOPLE

2022: The Year in Review

In 2022, the Chapter remained committed to its mission as we highlighted Philadelphia and our Chapter at ERS in June.

We began the year virtually and eased our way back to in-person education and networking events. The year kicked off with virtual learning webinars, *Survive the Supply Chain Disruption* and *What is Impact Investing?*.

In the Spring, our End Users gathered at Urban Farmer, we toured One uCity, and our Young Leaders, in collaboration with the Community Reinvestment Committee, cleaned-up FDR park followed by a happy hour at Xfinity Live.

Summer brought us ERS at Drexel University, where over 400 CRE professionals gathered to learn and connect, and our Annual Golf Outing at Philadelphia Cricket Club.

The learning continued in King of Prussia with our SEPTA Transit Expansion - A New Vision for King of Prussia event.

Our Young Leaders hit the streets of Philadelphia to explore the latest in amenities at the Young Leaders Amenity Crawl.

We wrapped up 2022 with an amazing Sponsor Appreciation sake tasting event and Fall Social.

Plans are underway to provide exciting learning and networking engagements throughout the upcoming year. Thank you for your continued support; let's look forward to another year of connecting and learning together.



FDR Park Clean-up



CoreNet Board Members at ERS



Annual Golf Outing



SEPTA Transit Expansion Event



Young Leaders Amenity Crawl



Sponsor Appreciation Sake Tasting and Fall Social

[View all event photos here](#)

Falkbuilt Philadelphia: Sustainable interiors for greener Philadelphia future *continued from page 1*

Falkbuilt's prefabricated interior construction components virtually eliminate waste on construction sites, while also speeding the schedule, solving supply chain issues and costing about the same as conventional construction.

Falkbuilt's components are manufactured in a compact factory in Calgary, Canada, and shipped to job sites all over the world for a fast, clean install, with far fewer materials. Trades emulate the same stick build process as conventional, but in about a quarter of the time and with more efficient use of labor.

As well as less construction waste for the job site, Falkbuilt's prefab solution minimizes and recycles offcuts in the factory. Falkbuilt uses a 3D laminate, Falkskin, to hermetically seal cladding and MDF for walls and millwork. As well as being more durable and lasting longer than paint or other finishes on a completed project, the leftover offcuts of Falkskin are sent for repurposing into garden hoses and other products. Falkbuilt also donates leftover MDF to local high school industrial shop programs.

The whole process is powered by Echo—technology that empowers industry-standard software like Revit™, creates an engineering accurate model in the cloud and streamlines the flow of information from design to manufacturing to install. Echo eliminates clunky hand offs, ensuring what's designed is

what's built. Echo is the only construction technology to provide "a single source of truth" for every project, flowing design data to fabrication with zero delays or errors: No one has to translate design drawings into production code.

This game-changing technology isn't the only thing that sets Falkbuilt apart from other prefab manufacturers. Falkbuilt's process, Digital Component Construction, emulates the studs and drywall used in conventional construction, requiring far less material than modular prefab and reducing freight costs and emissions as materials are flat packed for shipping. Further, Falkbuilt's components are designed for disassembly, so they're easily reconfigured when the end user's needs change.

With every offsite prefab interior construction project, Falkbuilt and Echo are helping divert significant amounts of waste from landfills across North America and around the world, while also delivering high performance, beautiful space for clients.

The Falkbuilt Philadelphia team proudly supports bringing game changing technology to construction in a sustainable way.

[Learn more about Falkbuilt](#)

Please contact [Peggy Kelly](#) for any additional information or questions.



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IA's PHILADELPHIA STUDIO

Celebrates 3 Years



Volunteer Spotlight *continued from page 1*

Members helped me feel like a part of something. During a time when the city felt like a graveyard and each day was riddled with uncertainty, the meetings, educational webinars and virtual events gave me hope that Philadelphia still had a pulse. It provided another source of communication that didn't feel forced and kept me informed.

Is there advice you would give to someone new in your industry?

When I first moved to Philadelphia I attended every networking event I could. I threw myself into the fold to get an understanding of what made this area tick. As an introvert (yes really) – it wasn't always fun, but it afforded me the opportunity to meet a lot of great people and eventually find an organization where I could play an active role. Joining a CoreNet committee definitely comes with a time commitment, but it's worth every effort. So get involved, be an active member and you will definitely see a return

Call for Volunteers!



CoreNet Philadelphia is looking for eager volunteers! There are many ways to get involved such as helping a **committee**, presenting or organizing a webinar, writing an article for the newsletter, and more. Please **let us know** if you are interested!

NOTE: You must be a CoreNet member to volunteer for a committee.

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Diversity & Inclusion Certificate Program

The CoreNet Global Diversity & Inclusion Certificate Program covers a broad range of diversity and inclusion topics through a series of seven webinar recordings. CoreNet Global is committed to doing all we can, using our collective power, to eliminate discrimination and promote equality in the workplace. Discrimination in any form – including due to race, skin color, national origin, gender, gender expression, sexual orientation, disability, religion, or age – must be erased in the places we live and work. [Click here](#) to learn more.

Don't Miss These Events!

February 22, 2023
End User Happy Hour, El Techo at Condesa

March 1, 2023
Stateside Distillery Tour and Happy Hour, Stateside Vodka

April 2023
Spring Social

April 17-21, 2023
Global CRE Week

June 5-6, 2023
ERS, George Washington University in Washington D.C.

July 24, 2023
CoreNet Philadelphia Golf Outing

Visit the [events section](#) of the chapter website for more information and to register.

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