

Designer, educator, and project leader guided by a kinetic, objective, observant, and creative approach, "KOOCS". With a Master of Architecture and a multidisciplinary practice spanning residential architecture, workplace delivery, visual communication, storytelling, and higher education, I approach both design and teaching as interpretive, responsive practices. I solve real-world challenges in the field and guide students through open-ended problems while equipping them with tangible skills and tools directly applicable to professional practice.

It all depends on how you see and interpret things. —Delfonics

1.0 EDUCATION

Northeastern University, Boston MA
School of Architecture

Masters of Architecture
Summa Cum Laude

2003 - 2004

Bachelor of Science in Architecture
Cum Laude

1998 - 2003

Studio Arts Center International, Florence Italy
Study Abroad Program

2000

2.0 TEACHING APPOINTMENTS

Boston Architectural College, Boston, MA
Adjunct Faculty

2009 - 2015

Architecture Studio 1 - Following the Foundation Studios, this studio explores how critical examination (of a building or site) not only informs understanding but also informs the conceptual basis for design. Students build their studio practice by implementing analysis and visual research methods as a design tool. The curriculum is designed to reinforce the notion of design as a discursive activity -- relying upon discussion, collaboration, thoughtful critique, and self-reflection.

City Lab Intensive - An introductory course where students engage with each other in a series of hands on activities to explore, discuss, and analyze environs surrounding the school's neighborhood, as well as a selection of significant Boston sites. Curriculum designer and lead instructor.

Introduction to Design Communication - A first semester, undergraduate course for students enrolled in the Academic Only Program, skills sequence. Course goals focus on the understanding, development, and implementation of the skills needed to enter the studio sequence with a greater opportunity to excel.

A1 Foundation Design Studio - First year, first semester studio which introduces students to foundation design skills and ideas. Through 4 design projects, students begin to think analytically and critically both to identify and employ design exploration methods. Students develop and present their ideas through models, mechanical drawings, diagrams, and sketches.

Portfolio Design - An 8-week course teaching students how to design and layout a portfolio of studio and non-studio work in preparation for the first of two mandatory BAC Portfolio Reviews as well as professional practice interviews. A student who puts forth effort in this course is able to design and develop a professional, interview ready, portfolio.

Orthogonal Drawing | Perspective Drawing - Each 8-week courses, providing students with the basic principles of both freehand and hardline drawing as it relates to architectural representation in both studio and professional design settings.

2.0 TEACHING APPOINTMENTS *continued...*

AutoCAD I | 2-D Drafting - An 8-week course designed to provide the basic CAD skills needed to produce clear and convincing drawings in the design studio and professional practice.

Wentworth Institute of Technology, Boston, MA
Adjunct Faculty

2007 - 2009

Architectural Design & Technology I - A second year studio course that explores conceptual, material, technical and structural design concepts through a series of 4 projects. Each project requires the rigorous achievement of high quality concepts, drawings and spatial models. This is the first course to hold weight in the determination of a student's advancement in the architecture degree program.

Design Principles II - A first year studio course that encourages a critical understanding of how both manual and digital representation are used as an instrument to both generate design and graphically represent space. Analysis and conceptual design studies are explored throughout the course.

Design Principles I - A first year drawing studio that focuses on freehand drawing as a tool for the exploration of the built environment, design concepts and design process. The course culminates with a short project for the design of a monument and requires drawings and a spatial model.

Introduction to Computer Graphics - A first year technology course that introduces students to the use of computer technology in the process of design. Students learn about basic visual communication skills using Adobe Photoshop, Illustrator and InDesign. The final project requires students to design, develop and produce a portfolio of their first year work.

3.0 INSTRUCTIONAL FIELD TRIPS

Boston, MA

MFA, The Art of the Americas Wing by Foster + Partners - **exploration of spatial sequencing**

MFA, The Rotunda - **classical form and proportion study**

Wentworth Hall Quadrangle, Wentworth Institute of Technology - **facade proportion and scale study**

Sacred Space, by Office DA, Northeastern University - **study of tectonics + artificial lighting techniques**

Veterans Memorial by M. Roehrl, M. Zell & S. Fellmeth, Northeastern University - **landscape + tectonic study**

Loiusberg Square, Beacon Hill - **freehand drawing exercise**

Institute of Contemporary Art by Diller & Scofidio - **interior/exterior circulation, light, space and scale exploration**

Cambridge, MA

Carpenter Center, by Le Corbusier, Harvard University - **interior/exterior relationships and scale study**

MIT Chapel, by Eero Saarinen - **interior + exterior circulation, light, space and scale exploration**

Simmons Hall by Steven Holl, MIT - **circulation, scale and tectonic exploration**

4.0 INVITED DESIGN CRITIC

Boston Architectural College, Boston, MA

Architecture Studio 1

2007 + 2017

Foundation Studio

2015

A2 studio, AOP

2011

A1 studio, AOP

2010 - 2011

B1 studio

2008

Wentworth Institute of Technology, Boston, MA

2nd year design studio

2009

4th year design studio

2008

3rd year design studio

2007

Northeastern University Department of Architecture, Boston, MA

5th year design studio

2004

5.0 ACADEMIC OUTREACH

Intern Development Program, Tufts Health Plan Real Estate Delivery, Watertown MA

2013

Program Lead & Mentor

Led the development and management of a 12-week design internship in collaboration with the Boston Architectural College (BAC). Responsible for defining the role, coordinating with BAC to post the opportunity, hiring, and ensuring alignment with graduation evaluation requirements. Supervised a design intern supporting weekly relocations, AutoCAD/Revit documentation, finish library and inventory management, and graphic presentation efforts. Guided intern contributions to real-time planning, renovation logistics, and cross-team coordination.

Graphic Design Services, Berklee College of Music Career Fair Raffle, Boston, MA

2012

Designer

Donated 4 hours, 3 schematic designs and one round of revisions to develop and produce a logo for the initiation or advancement of the recipient's professional career. Recipient 2012: Holiday Mountain Music

Gateway Community Service Learning Project, Boston Architectural College

Flocks, a temporary art installation by Carolina Aragon, Cambridge, MA

2010 - 2011

Graphic Design Manager & Installer

Oversaw BAC students in the design and development of all graphic and marketing materials by students. Coordinated with consultants for web, signage and printed media. Participated in the installation and deconstruction of Flocks.

Portfolio Review, Boston Architectural College, Boston, MA

2009 - 2011

Faculty Reviewer

Participated in the review of student portfolios to evaluate a student's readiness for advancement through the BAC curriculum. Gained a better understanding the school's curricular goals, and the place that personal instruction holds in support of these goals.

Symmes Maini & McKee Associates Student Firm Visit, Boston Architectural College, Boston, MA

2010

Faculty Liaison

Arranged and facilitated an informational tour of SMMA for a dozen BAC students about to apply for professional positions within the design field. Digital and verbal presentation were given by the SMMA architecture and interior design project teams, allowing students a thorough understanding of the firm's design and production processes.

New Orleans Student Service Trip, Wentworth Institute of Technology, New Orleans, LA

2009

Faculty Liaison

Engaged students and participated in WIT's service trip to New Orleans to rehabilitate the exterior of a home over the course of a week. Responsible for a group of 6 students acting as liaison to the trip director, outside of the work day, to provide a diverse and rich experience.

6.0 PROFESSIONAL PRACTICE

SOCIAL IMPACT DESIGN, Northeast US

2024 - present

Art for Public Good - Senior Designer + Project Manager

- Strategizing the evolution of AFPG's project model into a self-sustaining company by leveraging private-sector partnerships for community benefit.
- Preparing "Heat Blooms" for July—an interactive structure where heat-triggered flowers visualize 911 calls during extreme heat.

HIGH PERFORMANCE RESIDENTIAL, Northeast US

2024 - present

Royer Architects - Senior Architectural Consultant

High Performance New Construction - Coastal Maine

Sustainable Historic Renovation - Arlington, MA

High Performance Renovation - Cambridge, MA

- Collecting and curating "A Compendium of Pretty Good Renovations in the Northeast" to foster shared knowledge and community cohesion of deep energy retrofits.
- Designing and detailing new construction and renovations that integrate high-performance strategies with historic character.
- Producing clear diagrams and details to communicate thermal break strategies to builders.
- Documenting client discussions to inform design development and construction planning.
- Shaping site placement and creating schematic plans and 3D renderings to explore spatial concepts.

CORPORATE REAL ESTATE DELIVERY, New York, Boston, Western US**2012 - 2023****Cumming Group** - Design Project Manager

2023

*Clients: Takeda, Workhuman, Keros Therapeutics***Ted Moudis Associates** - Workplace Strategist

2022

*Clients: Northwestern Mutual, AIG, Sasser Family Companies***Liberty Mutual** - Design + Construction PM

2016 - 2021

*Enterprise Real Estate Solutions, Operations, and Delivery***Tufts Health Plan** - Design + Construction PM

2012 - 2016

Real Estate and Support Services

- Managed complex budgets and construction contracts ranging from \$10K to \$1M+, coordinating internal teams and external A/E vendors for timely, consistent workplace delivery.
- Collaborated with brokers, property managers, and internal teams to ensure quality and cost-efficiency.
- Led multi-regional project teams, quickly adapting to diverse cultures and local workflows.
- Acted as trusted liaison between executive leadership and end-users, ensuring transparency and a human-centered experience throughout project delivery.
- Synthesized qualitative and quantitative data to inform portfolio strategy and design decisions.
- Developed original programming and design strategies for spaces ranging from 1K–10K SF, integrating seamlessly with existing conditions and critical guidelines.
- Directed master schedules, phasing plans, and workflows to meet tight deadlines and minimize operational disruption.
- Created compelling visual narratives and strategic content for executive presentations and business development efforts.
- Led end-user interviews and surveys to shape program requirements and tailored spatial solutions.
- Pioneered a co-creative placemaking roadmap to shift from a top-down delivery model to a more collaborative, user-informed approach.

RESIDENTIAL RENOVATIONS, Northeast US**2004 - 2012*****Hinman Construction** - Design + Construction PM

*2018 - 2020

Oak Hill Architects - Associate

2012

Koo de Kir Interiors - Design + Construction PM

2009 - 2011

SLR Architects - Consultant

2007 - 2009

Royer Architects - Designer

2005 - 2007

Cubellis Architecture + Engineering - Designer

2004 - 2005

- Collaborated on residential, commercial, and retail projects from schematic design through construction administration.
- Developed comprehensive construction document drawings including spatial renderings.
- Submitted construction documents and addressed inquiries from local municipalities.
- Coordinated fixtures, furnishings, and equipment for seamless spatial and structural integration.
- Designed branded graphics and marketing materials.
- Conducted and documented field surveys.

7.0 THOUGHT LEADERSHIP + PROCESS IMPROVEMENT

Modern Real Estate Delivery - Liberty Mutual, Real Estate Delivery, US

2020 - 2021

Visionary + Co-Developer

Co-led the development of a strategic roadmap to shift an outdated, top-down real estate model into a modern, co-creative placemaking approach—aligning workplace design with evolving business strategies and employee needs. Redefined data collection and analysis to reflect the complexity of corporate planning, resulting in a flexible system that delivers tailored spaces and a unified brand narrative.

Workplace Principles - Liberty Mutual, Real Estate Delivery, Global

2019-2020

Core Team Project Manager

Key contributor in the creation and implementation of global workplace principles—establishing a shared approach to placemaking that harmonizes employee experience with fiscal responsibility and delivers a timeless, adaptable message across all workspaces. Co-led goal setting, onboarding of design strategists, senior leadership engagement, and multi-state site tours. Resulting guidelines were approved by executive leadership and integrated into the brand voice as a toolkit for the Real Estate Delivery Team.

User-Centric Design | Liberty Mutual, Real Estate Delivery, US
Thought Leader + Framework Developer

2019 - 2021

As a thought leader and framework developer, I created and implemented a user-centric design approach that aligned business priorities with service value through a flexible, scalable process. I developed the UEx framework to integrate early observation with iterative testing—guiding teams through programming, building reviews, spatial strategy, and design development. The testing model empowered staff to identify unmet needs, analyze root causes, propose and pilot interventions, and implement successful solutions—such as acoustic improvements in small office environments.

8.0 COMMUNITY OUTREACH

Art for Public Good “Heat Blooms”, Cambridge, MA
Senior Designer + Construction Project Manager

2025 - Present

Preparing “Heat Blooms” for July—an interactive structure where heat-triggered flowers visualize 911 calls during extreme heat. Created as part of the City of Cambridge's Art is Social Justice Project.

Saratoga Springs Preservation Foundation
Advocacy Committee Member & Graphic Design Services

2024 - Present

Contribute feedback on upcoming Design Review Board submissions to support informed decision-making and preservation efforts. Provide graphic design services for fundraising campaigns and public-facing materials to advance the Foundation's mission and visibility.

Serve with Liberty, Massachusetts & New York
Volunteer

2017 - 2019

Participated in Liberty Mutual's global employee service initiative by volunteering with local nonprofit organizations, supporting community development and social impact efforts.

Albany Food Bank - A regional hunger relief organization providing food assistance and support services to individuals and families facing food insecurity in the Capital Region.

Springfield Community Gardens - A nonprofit dedicated to creating and maintaining community gardens to promote local food access, urban green space, and environmental education in Springfield.

826 Boston - A nonprofit organization focused on supporting students ages 6–18 with creative writing tutoring, workshops, and publishing opportunities to foster literacy and confidence.

Boston Living Center, Boston, MA
Volunteer

2007 - 2008

Assisted with filing, data entry, mailings, and special projects to ease the workload of the Center's dedicated staff.

Fundraising Events, Boston, MA
Developing Partner

2006 - 2008

Developed, coordinated and hosted social gatherings for the non-profit organizations, noted below, for more than 100 people and raising over \$2500 per event.

Boston Living Center - a non-profit community and resource center whose mission is to foster the wellness of all HIV positive people and respond to the changing needs of the HIV/AIDS community.

Mississippi Home Again - a grass roots organization formed by Tammy Agard and Annie Card that aided Mississippi Gulf Coast residents with limited financial resources to resettle in their homes after Katrina.

Habitat for Humanity Greater Boston - A Massachusetts charitable nonprofit organization dedicated to building simple low-cost homes by forming partnerships with low-income families in need of decent and affordable housing.