

# BRYNYA ABLAMSKY

kinetic. objective. observant. creative.

## ARCHITECTURAL DESIGNER and CONSTRUCTION MANAGER

call

518 934 2554

write

brynya@brynablamsky.com

explore

thekoocstudio.com

focused on shaping and delivering meaningful, purpose-driven environments. I work to seamlessly blend form and function with style and culture to harmonize the human experience. A dedicated, motivated, life long learner who builds strong working relationships to meet complex challenges, explore alternative solutions and deliver quality. *"IT ALL DEPENDS ON HOW YOU SEE AND INTERPRET THINGS" -DELPHONICS*

### technical skills

#### PROJECT MANAGEMENT

- MS Project
- Tango
- Manhattan

#### DATA PROCESSING

- Excel
- Smartsheets
- Power BI

#### CONSTRUCTION DOCUMENTS

- Autocad
- Bluebeam
- Revit

#### COLLABORATION

- Teams
- Smartsheets
- One Note
- Procore

#### VISUAL COMMUNICATION

- Canva
- Indesign
- Photoshop
- Illustrator
- Sketchup
- Powerpoint
- Web Builders

### memberships

**Saratoga Springs Preservation Foundation** | Advocacy Committee

**CoDesign Collaborative**

**International Facilities Management Association**

### experience

#### SOCIAL IMPACT DESIGN

2025 - PRESENT

**Art for Public Good** - Senior Designer + Project Manager

- Strategizing the evolution of AFG'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

2024 - PRESENT

**Royer Architects** - Senior Architectural Consultant

- 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

2012 - 2023

**Cumming Group** - Design PM

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.

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## licenses

### CONSTRUCTION SUPERVISOR

MA #CS-108480 2015 - 2018

## development

**APTNE** Symposium

**CoDesign Collaborative**

Workplace Innovation Summits

**IFMA** Thought Leaders Team

FMForward Summit

**Architecture Boston** Expos

**CoreNet** Global Seminars

**Women in Design** Roundtables

**Boston Society of Architects**

**NeoCon** Trade Conference

## awards

### BEST OVERALL REMODEL

NY Capital Region Builders 2020

### LEVEL PROMOTIONS

Liberty Mutual 2019

Tufts Health Plan 2014

### OUTSTANDING BUSINESS PARTNER

Tufts Health Plan 2014

### PIONEER AWARD

Tufts Health Plan 2013

## education

### NORTHEASTERN UNIVERSITY

School of Architecture, Boston MA

Master of Architecture 2003 - 2004  
Summa Cum Laude

B.S. in Architecture 1998 - 2003  
Cum Laude

### STUDIO ARTS CENTER INTERNATIONAL

Study Abroad, Florence Italy 2000

## CORPORATE REAL ESTATE DELIVERY *continued...*

- 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

**Hinman Construction** - Design + Construction PM

2004 - 2012\*

\*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.

## DESIGN STUDIO INSTRUCTION

2006 - 2012\*

**Boston Architectural College** - Adjunct Instructor 2009 - 2012, \*2016

**Wentworth Institute of Technology** - Adjunct Instructor 2007 - 2009

- Instructed and mentored 5-15 students per course.
- Collaborated on curriculum design and development with instructional teams.
- Led mobile studios exploring Boston and Cambridge through direct engagement with local architecture.
- Contributed to community projects and events that enriched student learning and public engagement.

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## *clients and projects* [in alphabetical order]

**American Insurance Group (AIG), New York, NY** - Field Office Program Development & Analysis

**Art for Public Good** - "Heat Blooms" design & installation for City of Cambridge Shade is Social Justice Project

**Boston Architectural College, Boston, MA**

Curriculum Design & Instruction

Arch. Studio I, City Lab Intensive, Foundation Studio, Design Communication, Portfolio Design

**Deep Energy Retrofit, Newton, MA** - Architectural Design Strategy Contract, Permit, and Construction Documents

**High Performance New Residence, Prout's Neck, ME** - Design Strategy, Contract, Permit & Construction Documents

**High Performance Addition, Cambridge, MA** - Design Strategy, Contract, Permit & Construction Documents

**Keros Therapeutics, Lexington, MA** - Lab + Office Wayfinding Strategy, Design, and Implementation

**Liberty Mutual Insurance, Boston, MA**

National Field Office Program Development, Space Planning, Design, & Construction Management

Albuquerque, NM - Austin, TX - Chicago, IL - Elk Grove, CA - Houston, TX - Las Vegas, NV - Los Angeles, CA

Oklahoma City, OK - Phoenix, AZ - San Francisco, CA - San Jose, CA - Walnut Creek, CA

Workplace Improvement Initiatives

User-Centric Design Process Development

Real Estate Delivery Roadmap Evolution

Workplace Design Guiding Principles

**Northwestern Mutual, New York, NY** - Workplace Guidebook & 'Day One' Desk Drop Guide

**Royer Architects** - "A Compendium of Pretty Good Renovations in the Northeast" collection & curation

**Sasser Family Companies, Schaumburg, IL** - Headquarters Relocation Program Analysis & Development

**Takeda Pharmaceuticals, Cambridge, MA**

Departmental Program Analysis

Space Planning Feasibility Studies

Capital Project Direction

**Tufts Health Plan, Watertown, MA**

Headquarters Departmental Program Analysis, Space Planning, Design, & Change Management

Field Office Program Development, Space Planning, Design, & Construction Management

Concord, NH & Worcester, MA

Workplace Design Standards + Guidelines Development & Maintenance

**Webster Street Residence, Saratoga Springs, NY** - Program Development, Space Planning & Design, Construction PM

**Wentworth Institute of Technology, Boston, MA** - Studio Instruction: Design Principles I + II | Design + Technology

**Workhuman** - US Headquarters Experiential Program Design & Development