

Kevin Parzych
AIA, LEED AP BD+C
Architect

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Professional Credentials

Licensed Architect, State of Ohio (ARC.2018028)
AIA Membership, LEED AP BD+C Certification

Education

2009-2011 Ohio State University
Master of Architecture

2005-2009 Ohio State University
Bachelor of Science in Architecture

Professional Experience

2018-Present **GUNZELMAN architecture + interiors** Columbus, OH
2023 to present: Principal
2018 to 2023: Project Manager, Project Architect

2011-2018 **KOO LLC** Chicago, IL
2014-2018: Project Manager, Project Architect
2011-2013: Designer

2008-2010 **Columbus Neighborhood Design Center** Columbus, OH
Design Intern

Volunteer Positions

2019-present Knowlton School Alumni Society – Board of Governors

- Past President: 2023
- President: 2021
- Vice President: 2020, 2022
- Membership and Governance committee
- Mentor in Society's mentorship program for current Knowlton School students

2021-2024 Parent Coach Volunteer – Schiller Park Tee Ball

- Organized schedules for games, practices, and post-game snacks
- Led on-field activities for players and parent assistant coaches

2022-present CCS Stewart Elementary Parent-Teacher Organization

Academic Experience

2013 Assisted Jackie Koo's 5th year design studio at Illinois Institute of Technology

2010-2011 Graduate Teaching Assistant, Ohio State University

- Arch 202 – Freshman Design Studio Critic – 4 quarters
- Arch 200 – Freshman Introduction to Architecture – 1 quarter

Selected project-specific experience on following pages

Selected Projects - GUNZELMAN architecture + interiors Columbus, OH

- 2024 **1598-1614 Greenway Ave Apartments** – Principal, Project Manager
- Client: Private Developer
 - New construction of an 18,500 SF, 18 unit, 3-story apartment building constructed on a vacant lot; \$3,000,000 construction cost
 - Role: Principal in charge, design leader, and representative of the project at public meetings for zoning variance applications.
- 2024 **CRAA New Terminal Parking Garage** – Project Architect
- Client: CK Construction (Design-build leader to Columbus Regional Airport Authority)
 - New construction of a parking garage and office building adjacent to the new terminal at John Glenn International Airport
 - 1.8 million SF, 5-story parking garage accommodating approximately 5200 parking spaces; \$130,000,000 construction cost.
 - Role: Exterior façade design leader, consultant coordination within design-build team, building code analysis, budgeting and VE assistance services, design narratives, and specification development.
- 2023-2024 **333 Kendall Place Townhouses** – Principal, Project Manager
- Client: Private Developer
 - New construction of an 8,500 SF, 4 unit, 3-story townhouse building constructed on a vacant lot.
 - Role: Principal in charge, design leader, and representative of the project at public meetings for zoning variance applications.
- 2023-2024 **Ohio State University Baker Hall Mezzanine Improvements**
- Client: Teemok Construction, Inc.
 - Renovations to an academic portion of an existing mixed-use building at Ohio State University to renovate existing interior areas into a multi-purpose room and testing center.
 - Role: Project management, construction documentation, specifications, full construction administration, and contractor assistance with OSU design standards and closeout documents.
- 2023 **514 Trevitt Street Residence** – Principal, Project Manager
- Client: KO Builders
 - New construction of an affordable housing prototype with a focus on high efficiency thermal envelope and building systems.
 - Basis of design is the realization of KO Builder 2021 Next Home Competition submission.
 - Building designed as a 1425 SF, 1-story single family residence.
 - Role: Principal in charge, design leader, and construction documents and specifications.
- 2022-2023 **30-40 E. Columbus, 762 Pearl - Project Architect**
- Client: Private Developer
 - Adaptive re-use project to convert office building to three residential condo units in German Village
 - Project design included second story building addition and rooftop patio, roof dormer addition, historic factory window restoration, window replacement, masonry repairs, and interior conversion of office space to residential units
 - Role: Design leader for construction documentation, COA application and project representation for German Village Commission, specification development, and bidding/negotiation services.
 - 5500 SF project area, \$1,000,000 construction cost

Professional Experience (GUNZELMAN architecture + interiors continued)

2021-2022	<p>366 N. 20th – Macon Hotel – Project Manager</p> <ul style="list-style-type: none">• Client: Private Developer• Historic restoration of building exterior with interior build-out of restaurant tenant space and updated hotel rooms• 15,000 SF, 3-story building originally constructed in 1888• Building individually listed on Columbus Register of Historic Properties• Role: Historic design review, detailing of historic envelope elements to be restored, construction documents and specifications, alternative building code compliance analysis, project management
2022	<p>1761 Case Road Residence – Project Manager</p> <ul style="list-style-type: none">• Client: Private Developer• Multi-phase project for the new construction of 2-wing single family residence, 3500 SF over 2 stories and partial basement.• Role: Design lead, construction documents and specification development.
2021	<p>376 E. Whittier Carriage House – Project Manager</p> <ul style="list-style-type: none">• Client: Private Developer• New construction of a 3-car garage with a two-bedroom accessory dwelling above on an existing single family residence lot.• Role: Design lead, zoning variance submission, construction documents and specification development, bidding and negotiations, limited construction administration.
2021	<p>777 Goodale – Vineyard Grandview – Project Manager</p> <ul style="list-style-type: none">• Client: Vineyard Columbus• Tenant space build-out to convert office space into a Vineyard satellite campus including sanctuary auditorium, education wing, conferences rooms, and support spaces.• Role: Architecture and interior design lead, project management, zoning submission, construction administration.• 17,000 SF tenant space, \$2,200,000 construction cost.
2021	<p>Corporate Office and Facilities - Johnstown Campus</p> <ul style="list-style-type: none">• Client: Private Corporation• Design includes two-story, 50,000 SF office and training building plus a one-story, 30,000 SF vehicle maintenance shop and construction support warehouse on a 41-acre property• Role: Design leader, project management, zoning approval support, material selections, and programming, project management
2020-present	<p>980 E. Rich Street – Project Manager</p> <ul style="list-style-type: none">• Client: Private Developer• New construction of a 3-story, 19 one-bedroom apartment unit building• 15,000 SF, \$2,750,000 construction cost• Role: Design lead, construction documents and specifications, zoning variance support and coordination, project management
2020-2023	<p>Merion Village Townhouse development – Project Manager</p> <ul style="list-style-type: none">• Client: Private Developer• New construction of 3 townhouse buildings and a single family residence on an existing surface parking lot site in Merion Village, Columbus• 38,000 SF total building area• Role: Design lead, zoning variance application, construction documents and specifications, project management

Professional Experience (GUNZELMAN architecture + interiors continued)

- 2020 **557 & 561 South Lane** – Project Manager
- Client: Private Developer
 - New construction of two single-family homes on under-developed properties
 - 2200 SF houses, \$200,000 construction cost
 - Role: Design lead, zoning variance application support, construction documents and specifications
- 2020 **134 E. Goodale** – Project Manager
- Client: Private Developer
 - Building addition to an early 20th century warehouse building to convert the structure into a bar & restaurant tenant space
 - Addition and alteration include new glass garage doors, construction of interior mezzanine, replacement of building windows, addition of new building cladding
 - Role: Design lead, zoning variance application support, construction documents and specifications
- 2019 **1364 Hildreth Residence** – Project Manager
- Client: Private Developer
 - New construction of a single-family home using insulated concrete formwork exterior wall system
 - 1700 SF house, \$200,000 construction cost
 - Role: Concept design, zoning variance application, construction documents and specifications, limited construction administration
- 2018-2019 **Fry Hall Tower Swing** – Project Manager
- Client: Ohio State University
 - 13,000 SF renovation, \$1,300,000 construction cost
 - Classroom, lab conference room, and office space conversions for School of Optometry
 - Multi-phase construction sequencing coordinated with Optometry school academic schedule and department moving needs
 - Role: Construction document, specifications, bid analysis, furniture package coordination, and full construction administration

Sole Practitioner Work

- 2020 **Selected Projects:**
- 2020 **Tansel Addition**
- Chicago, IL**
- Client: Private homeowner
 - Master bedroom addition to 1-story Chicago-style bungalow
 - Full building permit per City of Chicago requirements
 - Bid scope review, V.E. revisions, limited construction administration
- 2020 **205 E. Morgan Street – Garage Replacement Project**
- Green Springs, OH**
- Client: Private homeowner
 - Replacement of 1970s era 1-car garage with a 2-car pole barn garage on single family lot
 - Garage concept design drawing package

Professional Experience (Sole Practitioner Work continued)

2021

**407 E. Frebis – Single Family Home design
Columbus, OH**

- Client: Private developer and homeowner
- Concept design package for Land Bank property purchase application
- Multi-phase design for single family dwelling, garden apartment buildout, and accessory dwelling above 2-car garage

Professional Experience - KOO LLC Chicago, IL

2014-2017

Hotel EMC2 (Autograph Streeterville) – Team Leader, Project Manager

- Client: SMASHotels Chicago
- 125,000 SF, 21-story, new construction, \$45,250,000 construction cost
- 195 guestrooms, restaurant and bar, 2000 SF of conference areas, three kitchen areas, fitness room, and support spaces
- Custom metal panel rainscreen facades, exterior terrace, green roof
- Marriott Autograph brand hotel, custom interior design, 4-5 star quality
- Role: Full architectural services from feasibility study to close out, exterior envelope design and detailing, drawing set oversight, client coordination and management, coordination with MEPFP design-build team.

2017

Altgeld Gardens Library and Child Care - Lead Designer, Project Architect

- Client: Chicago Housing Authority
- 40,000 SF, 1-story, new construction, \$21,500,000 construction cost
- “Net Zero ready” building, LEED Gold certification sought
- 6 month design schedule for Programming through Construction Documents, including early foundation bid and construction package
- 10,000 SF public library, 12 day care classrooms and common play room, community meeting and arts rooms, reading courtyard, outdoor play area, commercial kitchen, and support spaces
- Role: Building space planning, exterior envelope design and detailing, LEED documentation, and drawing set oversight, all consultant coordination.

2018

Senn High School – Project Manager

- Client: Chicago Public Schools
- Select renovation of locker rooms, gymnasium, bathrooms, career counseling suite, and building entrance within a turn of the century building
- Addition of ADA ramps and entrance stair at historic entrance to building
- Structural, MEP, architectural, and finish upgrades within career counseling area
- Full renovation of locker room areas as part of multi-year project to modernize athletic gyms
- Conversion of underutilized athletic gym to fitness and weight room area
- Space planning, construction document set coordination and oversight, consultant team coordination, CA project management, client coordination

2018

Sharp 8th Floor Lobby Improvements – Project Manager, Team Leader

- Client: School of the Art Institute of Chicago
- Custom designed donor recognition wall and ceiling feature with other finish improvements in 400 SF elevator lobby
- Design feature consists of custom fabricated recycled polyester felt fins and donor recognition pieces, video display screen for display of student artwork, flooring replacement, and way finding graphics.
- \$200,000 Project Budget
- Architectural specifications, MEP coordination, lighting concept, drawing set oversight, client coordination and management.

Professional Experience (KOO LLC continued)

- 2018 **Bronzeville Classical School** – Designer, QA/QC Reviewer
- Client: Chicago Public Schools
 - Detailed exterior improvements to the existing 1960s brick and window wall envelope, including the addition of fiber cement rainscreen panels and aluminum sun shades
 - Interior finish concepts
 - Conducted quality control review of in progress construction document set
- 2017 **Arts Pavilion for Roseville, Michigan** – Lead Designer, Team Leader
- Competition Entry for open call for town center pavilion
 - Proposal includes 2-story event space, gallery areas, meeting rooms, indoor/outdoor café, public plaza, and sculpture garden.
 - Competition submission included project renderings, urban analysis, project description, building plans and sections, informational diagrams
- 2014-2015 **Chi Arts High School** – Designer, Project Manager in CA Phase
- Client: Chicago Public Schools
 - 170,000 gut rehab of a four story turn of the century elementary school into a public high school for the arts
 - \$17,000,000 construction cost completed in 5 month construction period
 - Project includes theater improvements, addition of dance studios, new science lab classrooms, conversion of gymnasium into black box theater, full ADA upgrades including the addition of an elevator, masonry restoration and roofing repairs, music room improvements, the addition of visual arts classrooms, and new finishes throughout the building interior.
 - Three month design period to create construction documents from the client's program
 - Role: Auditorium design and CDs, CA project management
- 2015 **STAGE/SHELL/SOAPBOX/SHOW** – Lead Designer, Team Leader
- Competition entry for the 2015 Chicago Architectural Biennial open call for lakefront kiosk designs
 - Proposal included a half open, half closed shape resting on an axial podium that was suited for temporary or permanent installations
 - Competition submission included project renderings, physical model, kiosk plans and sections, sustainability concepts, and use diagrams.
- 2014 **450 S. Federal Plaza Renovation** - Designer
- Client: General Services Administration
 - 25,000 SF plaza renovation and electrical vault repairs
 - Plaza surface replacement, new site furnishings, addition of site trees, planter repairs and reconfiguration, transformer replacement, structural concrete repairs
 - Plaza layout concept, site furniture selection, plaza surface material selection, landscape design coordination, MEP coordination
- 2014 **Navy Pier Hotel (RFP Phase)** – Designer
- Client: First Hospitality Group
 - 250,000 SF, 5-Story, hotel additional to Navy Pier exhibition hall
 - Exterior concept design for addition massing and fenestration

Professional Experience (KOO LLC continued)

- 2013 **The Out Chicago Hotel** - Designer

- Client: Parkview Developers
- 112 guestroom boutique hotel concept
- Zoning and air rights feasibility studies
- Brick veneer with corbelled and multi-color pattern studies
- Elevation concept designs, conceptual building layouts, zoning analysis

2012-2013

The Purple Hotel - Designer

- Client: Weiss Properties
- Full interior and exterior renovation of 4 mid-century modern hotel buildings
- 150 guestrooms with banquet halls, restaurant spaces, conference centers, and new pool enclosure
- Concept design of pool enclosure, renderings of building exterior, zoning, parking, and retail feasibility studies

2011-2012

Brown Academy - Designer

- Client: Chicago Public Schools
- Interior classroom renovations and accessibility upgrades
- Production of construction documents for interior building areas
- Select construction administration tasks

Columbus Neighborhood Design Center Columbus, OH

Design Intern

Selected Projects:

2010	26 E. 5 th Avenue Façade
2009	Cazuela's Grill Patio Renovation
2009	1902 N. High Street Signage
2009	NDC Urban Arts Space Exhibit
2008	Short North Culture and Neighborhood Study

**Awards &
Publications**

2018	Hotel EMC2, KOO LLC – Chicago Building Congress Merit Award - \$15 to \$55 Million Category
2018	Hotel EMC2, KOO LLC – Illinois ALA Design Award – Merit Award, Commercial
2011	"The Cyclops" - Winning Entry - Chicago TEDx25th Ward "Cool Stool" Competition
2011	KSA Faculty Prize for Outstanding Third Year Graduate Student
2011	Finalist – KSA Third Year Graduate Student Exit Review Presentations
2009	Curatorial interview on NDC Exhibition published in "Columbus Alive" Fall Arts Guide

**Software &
Technology**

Autodesk Revit, AutoCAD, 3D Studio Max, Rhino, Grasshopper
 Adobe Photoshop, Illustrator, In-Design
 MS Word, Excel, Access
 Oracle Primavera P6 Project Management Software, Procore, E-Builder

References

Available upon request