

**Kevin Parzych,  
AIA, LEED AP BD+C  
Architect**

262 Thurman Avenue, Columbus OH 43206  
parzych.1@gmail.com  
716-213-7998

**Professional Credentials**

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

**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

**Selected Projects**

GUNZELMAN architecture + interiors

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.
- Role: Principal in charge, design leader, and representative of the project at public meetings for zoning variance applications.

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.

- 2023-2024
- 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
- 1761 Case Road Residence** – Project Manager
- 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
- 376 E. Whittier Carriage House** – Project Manager
- 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
- 777 Goodale – Vineyard Grandview** – Project Manager
- 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
- Corporate Office and Facilities - Johnstown Campus**
- 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
- 980 E. Rich Street** – Project Manager
- 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
- Merion Village Townhouse development** – Project Manager
- 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)

2020-2022

**366 N. 20<sup>th</sup> – Macon Hotel** – Project Manager

- 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

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 20<sup>th</sup> 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**

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

**Professional Experience** (Sole Practitioner Work continued)

- 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
- 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
- 2014-2017 **KOO LLC Chicago, IL  
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

**Professional Experience** (KOO LLC continued)

- 2018                    **Sharp 8<sup>th</sup> 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
  - Lobby improvements also include large video display screen for display of student artwork, flooring replacement, new lighting, way finding graphics, and elevator door and frame refinishing
  - \$200,000 Project Budget
  - Specification of architectural materials and systems, MEP coordination, lighting concept, drawing set oversight, client coordination and management.
- 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	<p><b>450 S. Federal Plaza Renovation</b> - Designer</p> <ul style="list-style-type: none"> <li>• Client: General Services Administration</li> <li>• 25,000 SF plaza renovation and electrical vault repairs</li> <li>• Plaza surface replacement, new site furnishings, addition of site trees, planter repairs and reconfiguration, transformer replacement, structural concrete repairs</li> <li>• Plaza layout concept, site furniture selection, plaza surface material selection, landscape design coordination, MEP coordination</li> </ul>
2014	<p><b>Navy Pier Hotel (RFP Phase)</b> – Designer</p> <ul style="list-style-type: none"> <li>• Client: First Hospitality Group</li> <li>• 250,000 SF, 5-Story, hotel additional to Navy Pier exhibition hall</li> <li>• Exterior concept design for addition massing and fenestration</li> </ul>
2013	<p><b>The Out Chicago Hotel</b> - Designer</p> <ul style="list-style-type: none"> <li>• Client: Parkview Developers</li> <li>• 112 guestroom boutique hotel concept</li> <li>• Zoning and air rights feasibility studies</li> <li>• Brick veneer with corbelled and multi-color pattern studies</li> <li>• Elevation concept designs, conceptual building layouts, zoning analysis</li> </ul>
2012-2013	<p><b>The Purple Hotel</b> - Designer</p> <ul style="list-style-type: none"> <li>• Client: Weiss Properties</li> <li>• Full interior and exterior renovation of 4 mid-century modern hotel buildings</li> <li>• 150 guestrooms with banquet halls, restaurant spaces, conference centers, and new pool enclosure</li> <li>• Concept design of pool enclosure, renderings of building exterior, zoning, parking, and retail feasibility studies</li> </ul>
2011-2012	<p><b>Brown Academy</b> - Designer</p> <ul style="list-style-type: none"> <li>• Client: Chicago Public Schools</li> <li>• Interior classroom renovations and accessibility upgrades</li> <li>• Production of construction documents for interior building areas</li> <li>• Select construction administration tasks</li> </ul>
2008-2010	<p><b>Columbus Neighborhood Design Center</b>    Columbus, OH</p> <p>Design Intern</p> <p>Selected Projects:</p>
2010	26 E. 5 <sup>th</sup> 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

**Volunteer Positions**

2019-present	<p>Knowlton School Alumni Society – Board of Governors</p> <ul style="list-style-type: none"> <li>• Past President: 2023</li> <li>• President: 2021</li> <li>• Vice President: 2020, 2022</li> <li>• Membership and Governance committee</li> <li>• Mentor in Society's mentorship program for current Knowlton School students</li> </ul>
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## **Academic Experience**

- 2013 Assisted Jackie Koo's 5<sup>th</sup> 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

## **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