

# Michael Keeshen & Associates, Inc.

## Architecture and Interior Design

### **Firm Profile**

Michael Keeshen & Associates, Inc. (MKA) was founded on a belief that successful project design begins with the active participation of all members of the project team, including the architect, the engineers, the consultants, and most importantly, the client. As a result, we are committed to providing the highest level of service and experience possible to create responsive, quality architecture for today as well as the future.

At MKA we understand that a small handful of competent, well-managed professionals is the most efficient team composition. In fact, our clients choose MKA because of our distinctive philosophy – provide only the services our clients require, when they require them, in an efficient, ethical, and professional manner.

MKA has not encumbered itself with “loads of specialists,” which add to overhead and project budgets. We judiciously utilize the services of specialists on sub-consulting arrangements. These sub-consultants are called in only as needed. Our clients enjoy working with a “lean” team that is able to be more flexible, highly responsive, creative, and open-minded to the requirements of each project.

Michael Keeshen, AIA established his practice with an emphasis on institutional design. Having practiced in Greenville for over 20 years, Mike has worked on some of the areas most exciting projects, including the S.C. Archives and History Center, Palmetto International Exposition Center Addition, and Littlejohn Coliseum Renovation / Addition, to name a few.

### **Contact Information**

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## **Services**



**Programming:** Defining the “problem.” We have to determine what our client wants and needs.

- **Interactive & Communicative**  
Our process collects, organizes, and displays information for discussion, evaluation, and consensus.
- **Avoids False Starts**  
We begin with a clear destination and the correct amount of resources to complete the project with a well-defined plan to follow.
- **Saves Money**  
The most cost-effective decisions are made early in the project’s life so the long-term costs are lower and the overall design impact is higher.

**Interior Design:** MKA is sensitive to the budget while offering designs that are considerably more than ordinary. Our Interior Design services include:

- Programming
- Concept Development
- Design
- FF&E Selections
- Bid Documents
- Contract Negotiation
- Installation Coordination

**Architectural Design:** Our job is to suggest and design, but also listen and respond. MKA’s “hands-on” approach provides our clients with personalized, innovative design by:

- Collaborating with all our team members –the engineers, consultants, and most importantly the client
- Approaching each project open-mindedly with no preset ideas or solutions
- Keeping up-to-date with changes in technology

**Construction Administration:** We have the resources to provide good supervision of the construction – we are available and willing to be on site for decision-making on short notice. MKA successfully guides our projects to completion by focusing on:

- Construction Cost Reductions
- Schedule Control
- Dedicated Project Staffing
- Minimum Change Orders

## **Portfolio**



### Education K-12:

- Christ Church Episcopal Lower School
- Parker Middle School
- Tanglewood Middle School
- Beck Middle School
- Southeast Area Middle School
- Greenville Middle School
- Lakeview Middle School

### Education College:

- Littlejohn Coliseum Renovation / Annex
- Agricultural Biotechnology / Molecular Biology Complex
- Kingsmore Stadium Renovation
- Fraternity Dormitories Renovation
- Materials Sciences Research Lab

### Commercial:

- Lattimore Medical Office Building
- Regions Bank Tenant Upfit
- Orchard Ridge Office Building
- Wickliffe Insurance Building

### Industrial:

- Compact Air Products

## **Featured Project**



Michael Keeshen & Associates (MKA) is the local architect along with HOK Sport of Kansas City, Missouri for the newly completed Renovations of Littlejohn Coliseum, Clemson SC.

According to the Project Architect Michael Keeshen, AIA, the project was a challenge. "This renovation is a phoenix rising from its ashes, literally and figuratively. We overcame two fires and flooding of the interior space during construction and we still managed to complete the project on time. Figuratively, the old building was obsolete: poor sight lines, insufficient toilets, and too few concessions led the list of deficiencies, all of which have been corrected." The arena is redesigned with the fan experience in mind. Waiting in line for food and bathrooms should be a thing of the past.

Littlejohn's "frumpy" 60's white pre-cast facade has been replaced with a stylish modern brick and glass curtain wall face. This new exterior presents an inviting visual gateway to the west campus.

Inside the facility die-hard Clemson fans will remember nearly 1/3 of the seats with base lines blocked from view. Lowering the stands behind the goals corrected this line-of-sight problem.



Improvements Include:

- Updating the exterior appearance added over 2 million square inches of curtain wall.
- Replaced the 700 ton roof structure
- Added Full Sprinkler system with: 1500 heads and over 3 miles of pipe.
- Added "tiger stripe" to concessions and ticketing
- Nearly tripled women's toilet fixtures count to over 100! (Was 36 now 101)
- Doubled men's toilets fixtures from 40 to 88: replace Trough Urinals
- Added Family Toilets with "Baby changing Stations," accommodating single parents with opposite sex children.
- Doubled permanent concessions. Adding over 100 linear feet of concessions creating 44 permanent "points of sale." There is now about 5 linear feet of concessions per 250 spectators.
- Exceeds code requirements for seating handicapped: wheel chaired fans have unobstructed view of court, even if fans stand in front.
- Added over 100,000 new tiles to concourse.
- Fiber optics links added for A/V and television
- New sound system

- Added 160 new exit doors
- Added smoke evacuation system for fire safety capable of moving nearly 200,000 cubic feet of air per minute.
- Replaced aged HVAC system
- Four Primary plate girder trusses are 15 deep spanning 300 linear feet. Dual purpose as "cat-walk".

Design began in 1997. Total new and renovated SF is 167,500 SF, existing was about 95,000 SF.

Concession and toilets areas located so they can be accessed during Football tailgating without opening building.

Annex includes Team locker rooms, weight room, training room, practice court designed to main court specifications.