



The facility encompasses 120,000 square feet



Before and After

UPEA was retained by the Hancock SmartZone and by Finlandia University to design the conversion of the former Portage Hospital into business incubator spaces as well as the university's new Jutila Center for Global Design & Business. The renovation, in three phases, also includes replacement of the building's mechanical and electrical systems.

Phase One included interior renovations including new floor, ceiling, and wall coverings, and a new 2 million-BTU hydronic heating system for floors 1 through 3, which replaced the old steam system. A new ventilation system was also designed and constructed to meet current code requirements. Electrical and telecommunications systems were also renovated during this phase. Mechanical and electrical systems cost \$1.2 million. Total cost of Phase One was \$2.8 million.

Phase Two consisted of the renovation of the 4th floor of the facility—including a stand-alone heating and ventilation system. The floor is occupied by the Hancock SmartZone, which is a high technology and biotech business incubator.

Phase 3, to be completed by September 2009, will consist of the renovation of floors 5 through 9. Heating and mechanical systems will be stand-alone, just as they are for the first two phases.



Conference room



PROJECT COST: \$5.5 million

Upper Peninsula Power Co. out grew their corporate offices in downtown Houghton. The company purchased a nearby circa-1900 building on Portage Lake and retained U.P. Engineers & Architects to design a change of use, converting the abandoned warehouse to first-class office space.

Services included site planning, structural engineering, architectural design, space planning, electrical engineering, mechanical engineering, environmental engineering, and surveying. The project resulted in a finished space of approximately 50,000 sq. ft. over three floors.

One unique aspect of the design was a closed heat-pump system which consisted of 50 wells drilled into solid rock for heating and air conditioning of the entire building.

A related project by UPEA was the skywalk (shown on the far right of the top photograph) which connects the building to surface parking on a hillside in downtown Houghton.



COST: \$1.2 million, completed in 2006

The State of Michigan retained U.P. Engineers & Architects to design an exhaustive renovation of a 1950s-style office building. The structure's interior, which was totally demolished, was reconfigured into different state agency offices. Renovation work included a new hydronic heating system, all new lighting and electrical service, new office partitions, carpeting, wall coverings, roofing, and windows.