

Largest Indianapolis-Area Ongoing Construction Projects⁽¹⁾

(Ranked by estimated cost⁽²⁾)

RANK	PROJECT LOCATION	ESTIMATED COST (2) SQUARE FEET	DESCRIPTION/ MAJOR TENANT	START COMPLETION TARGET	OWNER(S)	ARCHITECT(S)	ENGINEER(S)	GENERAL CONTRACTOR(S)/ CONSTRUCTION MANAGER(S)	INTERIOR DESIGNER(S)
1	Indianapolis Power & Light Co. power station Martinsville	\$600.0 million DND	combined-cycle gas turbine power station	Sept. 2014 April 2017	Indianapolis Power & Light Co.	NA	CB&I Stone & Webster	CB&I Stone & Webster	NA
2	U.S. 31 Hamilton County U.S. 31 from I-465 to State Road 38, Carmel and Westfield	\$350.0 million NA	upgrade and rebuild 13 miles of U.S. 31 with 12 new freeway exits and five local road bridges	April 2011 summer 2016	INDOT, Federal Highway Administration	DND	CHA Consulting, Parsons Brinckerhoff	Rieth-Riley Construction, E&B Paving, Gradex, Milestone Contractors, Walsh Construction, Crider & Crider	DND
3	I-69 section 5 State Road 37 from south of State Road 39 to Bloomington, Morgan and Monroe counties	\$325.0 million NA	upgrade and rehab 21 miles of State Road 37 with four new exits and four new local road bridges	Dec. 2014 Dec. 2016	Indiana Finance Authority, INDOT, Federal Highway Administration	DND	Aztec Engineering Group, TYP&A Group, HNTB Corp.	I-69 Development Partners, Isolux Corsan USA	DND
4	Deep Rock Tunnel Connector Project Indianapolis	\$185.0 million DND	combined sewer overflow storage tunnel	Dec. 2011 June 2017	Citizens Energy Group	NA	AECOM	Shea-Kiewit joint venture, AECOM	NA
5	Community Hospital East campus redevelopment 1500 N. Ritter Ave.	\$175.0 million 537,000	consolidation of existing hospital from 727,000 square feet, including new 155-bed tower and emergency department	June 2015 June 2019	Community Health Network	TEG Architects, RTKL	BSA LifeStructures	Pepper Construction Company of Indiana	TEG Architects
6	I-65 South Major Moves 2020 I-65 from Southport Road to State Road 252, Edinburgh, Franklin, Greenwood and Whiteland	\$157.0 million NA	widen 13 miles and rehab 10 miles of I-65	Oct. 2014 Dec. 2016	INDOT, Federal Highway Administration, city of Greenwood	DND	American Structurepoint, United Consulting, CMT Engineering	Milestone Contractors, Rieth-Riley Construction, E&B Paving, Gradex	DND
7	360 Market Square 360 E. Market St.	\$121.0 million 648,561	292 luxury apartments in 28-story tower, 550 parking space garage and 40,000-square-foot Whole Foods Market	May 2015 June 2017	Flaherty & Collins Properties	CallisonRTKL	Willoughby Engineering, C.E. Anderson and Associates, Civil and Environmental Consultants Inc.	Lend Lease Group, Flaherty & Collins Construction	Design Collective, M Design
8	Southport Advanced Wastewater Treatment Plant 3800 W. Southport Road	\$115.0 million DND	increased capacity for wastewater treatment plant	May 2014 July 2017	Citizens Energy Group	NA	HNTB Corp.	Bowen Engineering Corp., CH2M Hill	DND
9	Rolls-Royce plant renovations 2001 S. Tibbs Ave.	\$100.0 million 800,000	facility, equipment and infrastructure improvements	Sept. 2015 Dec. 2019	Rolls-Royce Corp.	BRPH	BRPH	Pepper Construction Company of Indiana	DND
10	I-69 Northeast Major Moves 2020 State Road 37 to State Road 38, Hamilton and Madison counties	\$92.0 million DND	widen 15 miles of I-69 and interchange improvements at Campus Parkway	Feb. 2016 Dec. 2017	Indiana Finance Authority, INDOT	NA	United Consulting Engineers, Parsons	Milestone Contractors	NA
11	Indianapolis Power & Light Co. Harding Street station 3700 Harding St.	\$90.0 million DND	coal to gas conversion	Feb. 2015 Dec. 2016	Indianapolis Power & Light Co.	DND	Burns & McDonnell	Bowen Engineering Corp.	DND
12	Major Health Partners replacement hospital I-74 and State Road 9, Shelbyville	\$89.0 million 300,000	new hospital with 56 beds in private rooms and 38 outpatient observation beds, connecting to Benesse Oncology Center	Oct. 2014 Aug. 2016	Major Health Partners	BSA LifeStructures	CMTA Consulting Engineers, Ratio, TRC Worldwide	Messer Construction Co.	BSA LifeStructures
13	Hamilton Southeastern and Fishers high schools 13910 E. 126th St. and 13000 Promise Road, Fishers	\$85.2 million 433,920	expansion and renovation of senior academies with energy-efficient design	Nov. 2013 May 2016	Hamilton Southeastern Schools	Fanning Howey	DEEM Mechanical, Gaylor Electric	Skillman Corp., Shiel Sexton Co. Inc.	Fanning Howey
14	Grand & Main Grand Boulevard and Main Street, Carmel	\$85.0 million 860,000	multifamily apartments, town homes, senior housing, hotel, retail	Feb. 2015 Dec. 2017	Edward Rose Development Co. LLC	Housing Studio	American Structurepoint Inc.	Edward Rose Development Co. LLC	Edward Rose Development Co. LLC
15	Deep Rock Tunnel Connector Pump Station Project 3800 W. Southport Road	\$75.0 million DND	combined sewer overflow pump station	April 2014 Dec. 2017	Citizens Energy Group	NA	AECOM	Renda-Southland joint venture, AECOM	NA
16	Eli Lilly and Co. research and development building Lilly Technology Center North campus, Morris Street	\$70.0 million 130,000	multi-disciplinary laboratory	Oct. 2015 Dec. 2017	Eli Lilly and Co.	Flad Architects	BSA LifeStructures	Messer Construction Co.	Flad Architects
16	River North at Keystone 8801 River Crossing Blvd.	\$70.0 million 450,000	mixed-use office, apartments, retail, hotel, parking garage	March 2015 2016-2017	PK Partners LLC, Gene B. Glick Co.	CSO Architects Inc.	Cripe	Dillon Construction Inc.	CSO Architects, Schott Design, Mitsch Design
18	Community Hospital North cancer center 7979 N. Shadeland Ave.	\$60.0 million 100,000	three-story cancer treatment center	Nov. 2015 March 2017	Community Health Network	RTKL	BSA LifeStructures	Meyer Najem Construction	RTKL
18	MacAllister Machinery Co. Inc. headquarters 6300 Southeastern Ave.	\$60.0 million 350,000	new corporate headquarters	Oct. 2015 July 2017	MacAllister Machinery Co. Inc.	Browning Day Mullins Dierdorf	American Structurepoint Inc., Applied Engineering, Fink Roberts & Petrie	Browning	DND
20	Eagle Creek Tunnel and Consolidation Sewer Projects Indianapolis	\$50.0 million DND	combined sewer overflow storage tunnel	Sept. 2014 June 2017	Citizens Energy Group	NA	AECOM, United Consulting	Shea-Kiewit joint venture, F.A. Wilhelm, AECOM	NA
20	Perry Township Schools referendum projects Indianapolis	\$50.0 million 354,872	district-wide additions and renovations to K-12 facilities	Oct. 2015 July 2017	MSD of Perry Township	CSO Architects Inc.	R.E. Dimond & Associates	Skillman Corp.	CSO
20	Project 100 Indianapolis Motor Speedway, Speedway	\$50.0 million 150,000	racetrack improvements including accessibility; seven new elevators; Gate 1 entrance plaza; grandstand, upper level and suite seating; food-beverage options; rest rooms; free Wi-Fi	Sept. 2015 May 2016	Indianapolis Motor Speedway	CSO Architects Inc., Browning Day Mullins Dierdorf Architects	American Structurepoint Inc., Cripe, Fink Roberts & Petrie Inc., Circle Design Group Inc.	Hunt Construction Group, an AECOM company	DND
20	St. Vincent Center 201 S. Delaware St.	\$50.0 million 130,000	Indiana Pacers practice facility, team and Pacers Sports & Entertainment offices, St. Vincent Health	Dec. 2015 summer 2017	Pacers Sports & Entertainment	Ratio Architects	DND	Hunt Construction Group, an AECOM company	Ratio Architects
24	IUPUI North Hall 820 W. North St.	\$45.2 million 172,000	700-bed residence hall with computer lab, game rooms, laundry, media room, two classrooms	March 2015 July 2016	Indiana University	MSKTD & Associates Inc., KWK Architects	Schneider Corp., Context, Design27	Messer Construction Co., Powers & Sons Construction Co.	MSKTD & Associates Inc.
25	Illinois Building 17 W. Market St.	\$45.0 million 141,000	mixed-use redevelopment with luxury hotel, Hyde Park Prime Steakhouse, Giordano's	May 2015 summer 2017	ILMAR LLC	Ratio Architects	Enverity Engineering, Arsee Engineers	Keystone Construction Corp.	DND

(1) projected to be ongoing as of March 1, 2016
(2) includes soft costs, excluding land

DND=did not disclose
INDOT=Indiana Department of Transportation
LLC=limited liability company
MSD=metropolitan school district
NA=not applicable

Some projects may have been omitted due to lack of information or deadline restrictions.

The Indianapolis Business Journal list of largest Indianapolis-area ongoing construction projects is the most comprehensive available. For copies of this list, go to www.IBJ.com and click on the "lists" link.

Research by Terry Sowka
(current as of Feb. 5, 2016)
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Information was provided by the individual architects, engineers, construction companies and developers and has not been independently verified.

Top 25 lists are compiled each December in the Book of Lists.

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26	Drury Plaza Hotel 9625 N. Meridian St.	\$40.0 million 160,000	10-story, 304-room hotel, restaurant	Feb. 2015 May 2016	Drury Development Corp.	Drury Development Corp.	American Structurepoint Inc.	Drury Development Corp.	DND
26	Trinitas student housing 501 N. Capitol Ave.	\$40.0 million 369,741	193-unit student housing, retail, parking garage	Oct. 2015 Sept. 2017	Trinitas	Ratio	American Structurepoint Inc.	Trinitas Construction	DND
28	Woodland Terrace of Carmel 689 ProMed Drive, Carmel	\$38.0 million 232,000	senior care community; independent and assisted living with memory care available	July 2014 Aug. 2016	Justus at Woodland Terrace LLC	InterDesign	EMH&T	Justus Home Builders Inc.	Aptura, Direct Supply
29	Lakeside of Carmel Apartments 601 City Center Drive, Carmel	\$34.4 million 276,413	283-unit apartment community	Oct. 2014 Sept. 2016	Atapco Properties, J.C. Hart Co.	Weaver Sherman Design	American Structurepoint Inc.	J.C. Hart Co.	Studio H Design
30	Butler University student housing 4550 Sunset Ave.	\$33.0 million 210,000	634-bed residence hall	March 2015 Aug. 2016	Butler University	Solomon Cordwell Buenz	Cripe, KJWW Engineering Consultants, Lynch Harrison & Brumleve	Shiel Sexton Co. Inc.	DND
31	The Olivia on Main 1111 W. Main St., Carmel	\$32.1 million 256,000	luxury apartments, retail and restaurant space, covered parking, amenities center, outdoor pool	May 2015 Oct. 2016	KG Main LLC	CSO Architects Inc.	Circle Design Group, LHB, American Structurepoint	Keystone Construction Corp.	DND
32	Cummins distribution headquarters Alabama and Market streets	\$30.0 million 164,000	global distribution center for Cummins Inc., parking garage, ground-level retail, public green space	Feb. 2015 Dec. 2016	Cummins Inc.	Deborah Berke Partners, Ratio Architects, Land Collective	Robert Silman Associates, Fink Roberts & Petrie Inc., Syska Hennessey Group Inc., Circle Design Group	F.A. Wilhelm Construction Co. Inc.	DND
32	Greenwood Middle School County Road 100W and West Stop 18 Road, Greenwood	\$30.0 million 160,000	new middle school	Jan. 2016 Aug. 2017	Greenwood Community School Corp.	Schmidt Associates	Schmidt Associates, Lynch Harrison & Brumleve Inc.	J.C. Ripberger Construction Corp.	DND
34	The Coil 6349 N. College Ave.	\$28.0 million 173,000	residential-retail development, Fresh Thyme Farmer's Market	Oct. 2015 Dec. 2016	DND	Browning Day Mullins Dierdorf	American Structurepoint Inc., Fink Roberts & Petrie, Dodd Engineering	Browning	DND
34	Hooverwood 7001 Hoover Road	\$28.0 million 110,000	renovation of skilled-nursing facility, addition of assisted-living component	Nov. 2015 fall 2018	Hooverwood Indianapolis Jewish Home Inc.	InterDesign	Genesis, CEC	The Hagerman Group	InterDesign
36	Lockerbie Lofts 510 N. College Ave.	\$27.3 million 313,552	215-unit apartment community with retail	Oct. 2014 July 2016	TWG Development LLC	DkGr Architects	Lynch Harrison & Brumleve Inc., Enverity Engineering, Snelling Engineering	TWG Construction LLC	Carson Design
37	Ironworks at Keystone hotel Keystone at the Crossing	\$27.0 million 101,000	boutique hotel	Jan. 2016 April 2017	Hendricks Commercial Properties	Ratio Architects	DND	Shiel Sexton Co. Inc.	DND
38	IndyGo Downtown Transit Center 201 E. Washington St.	\$26.5 million 14,555	transportation hub for IndyGo	Oct. 2014 June 2016	IndyGo	URS Corp.	DND	Shiel Sexton Co. Inc.	DND
39	Grand Park indoor sports arena 186th Street and Grand Park Boulevard, Westfield	\$26.0 million 377,000	indoor sports arena, offices, restaurant, bar	May 2015 July 2016	Holladay Properties	RQAW	StructurePoint	Holladay Construction Group	Holladay
40	Woodland Terrace of New Palestine 4400 Terrace Drive, New Palestine	\$25.0 million 110,000	senior care community; independent-living cottages, assisted living, memory care suites	July 2015 Aug. 2017	Woodland Terrace of New Palestine LLC	Sebree Architects Inc.	Stoepelwerth & Associates	Justus Home Builders Inc.	InterDesign
41	Highpointe on Meridian 136th and Illinois streets, Carmel	\$22.8 million 207,146	235-unit apartment community	April 2014 May 2016	J.C. Hart Co.	Weaver Sherman Design	Weihe Engineers Inc.	J.C. Hart Co.	Studio H Design
42	Eagle Creek Elementary School 6905 W. 46th St.	\$20.0 million 123,545	school additions and renovations	March 2014 May 2016	MSD of Pike Township	Fanning Howey	Fanning Howey	Gibraltar Construction	Fanning Howey
42	Indianapolis Power & Light Co. headquarters renovation One Monument Circle	\$20.0 million DND	interior renovation of 10-story office building including handicap accessibility	Nov. 2015 July 2016	Indianapolis Power & Light Co.	Ratio Architects	DND	Shiel Sexton Co. Inc.	Ratio Architects
42	IUPUI Natatorium renovation 901 W. New York St.	\$20.0 million 220,000	five-phase renovation	March 2015 Dec. 2016	Indiana University	Ratio Architects	DND	Shiel Sexton Co. Inc.	DND
45	Indiana Spine Hospital 13225 N. Meridian St., Carmel	\$18.0 million 55,000	addition to Indiana Spine Group facility	Nov. 2015 Dec. 2016	ISH Real Estate Investments	BSA Lifestructures	BSA Lifestructures	Browning	DND
45	Liberty Fund headquarters 111th Street and U.S. 31, Carmel	\$18.0 million 60,000	headquarters for not-for-profit Liberty Fund think tank	Sept. 2015 Dec. 2016	Liberty Fund	Rowland Design	DND	Shiel Sexton Co. Inc.	DND
47	Delta Faucet headquarters expansion 55 E. 111th St., Carmel	\$17.5 million 80,000	expansion and renovation of headquarters	July 2015 Aug. 2016	Delta Faucet	Architura Corp.	DND	Shiel Sexton Co. Inc.	DND
47	The Haven at Grand Park Grand Park, Westfield	\$17.5 million 113,375	five-story, 180-bed Byrd Hotel to serve Grand Park Sports Campus	Dec. 2015 Nov. 2016	Byrd Enterprises	MSKTD & Associates, Context LLC	CE Solutions, Kimley-Horn	The Hagerman Group	MSKTD & Associates
49	Project I-65 warehouse 5290 Performance Way, Whitestown	\$15.6 million 529,000	distribution warehouse	Oct. 2015 June 2016	VanTrust Real Estate	JRA Architects	Smith/Roberts & Associates; Schneider Corp.; Edwards Electrical & Mechanical	Pepper Construction Company of Indiana	DND
50	Caito Foods East 30th Street and Post Road	\$15.0 million 117,000	Caito Foods	Oct. 2015 July 2016	Caito Foods	JRA	American Structurepoint	DND	DND

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Research by Terry Sowka
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