

Largest Indianapolis-Area Ongoing Construction Projects⁽¹⁾

(Ranked by estimated cost⁽²⁾)

RANK	PROJECT LOCATION	ESTIMATED COST \$ MILLION	DESCRIPTION/ MAJOR TENANT	START COMPLETION TARGET	OWNER(S)	ARCHITECT(S)	ENGINEER(S)	GENERAL CONTRACTOR(S)/ CONSTRUCTION MANAGER(S)	INTERIOR DESIGNER(S)
1	I-69 section 5 State Road 37 from south of State Road 39 to Bloomington, Morgan and Monroe counties	\$325.0 million DND	upgrade and rehab 21 miles of State Road 37 with four new exits and four new local road bridges	Dec. 2014 May 2018	Indiana Finance Authority, INDOT, Federal Highway Administration	NA	DLZ Corp., HNTB Corp.	I-69 Development Partners, Isolux Corsan USA	NA
2	White River and Lower Pogues Run Deep Tunnel Project Indianapolis	\$199.5 million DND	250-foot-deep, 7.6-mile-long rock tunnel for combined sewer overflow storage	June 2016 June 2021	Citizens Energy Group	NA	Black & Veatch, AECOM	Shea-Kiewit joint venture	NA
3	Deep Rock Tunnel Connector Project Indianapolis	\$185.0 million DND	250-foot-deep, 7.9-mile-long rock tunnel for combined sewer overflow storage	Jan. 2012 June 2017	Citizens Energy Group	NA	AECOM	Shea-Kiewit joint venture	NA
4	Community Hospital East campus redevelopment 1500 North Ritter Ave.	\$175.0 million 537,000	consolidation of existing hospital campus 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
5	Midtown South Rangeline Road and Fourth Street, Carmel	\$150.0 million 500,000	mixed-use development including Allied Solutions LLC and F.C. Tucker Co. offices, Sun King Brewing Co. distillery and taproom, Midtown Flats apartments	Aug. 2016 Dec. 2019	Old Town Development LLC, Ambrose Property Group, J.C. Hart Co. Inc., Sun King Brewing Co.	CSO Architects Inc., Axis Architects + Interiors, Delv Design	Civil & Environmental Consultants Inc., McComas Engineering	F.A. Wilhelm Construction Co. Inc., Garmong Construction Services	DND
6	360 Market Square 360 E. Market St.	\$121.0 million 648,561	292 luxury apartments in 28-story tower, 500-space parking garage, 40,000-square-foot Whole Foods Market	May 2015 Oct. 2017	Flaherty & Collins Properties	CallisonRTKL	Willoughby Engineering, C.E. Anderson and Associates, Civil & Environmental Consultants Inc.	Lend Lease Group, Flaherty & Collins Construction	Design Collective, M Design
7	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	NA
8	Cityway Phase II Virginia and Louisiana streets	\$110.0 million 530,979	nine-story apartment building, retail space and parking garage	Aug. 2016 April 2019	Buckingham Cos.	OZ Architecture	Williams Creek, McComas Engineering, Lynch Harrison & Brumleve	Buckingham Cos., F.A. Wilhelm Construction Co. Inc.	The Blackline Studio
9	Rolls-Royce plant renovations 2001 S. Tibbs Ave.	\$100.0 million 800,000	campus modernization and consolidation including equipment and infrastructure improvements	Sept. 2015 Dec. 2019	Rolls-Royce	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	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
12	River North at Keystone 8801 River Crossing Blvd.	\$80.0 million 608,868	Walker Information headquarters, office, apartments, retail, Hampton Inn & Suites hotel, parking garage	March 2015 Nov. 2017	PK Partners, Gene B. Glick Co., Schahet Hotels, Walker Information	CSO Architects Inc., Architects Forum, Context Design	Cripe, Snelling Engineering, Landwox Engineering	Holladay Construction, Dillon Construction	Schott Design, Mitsch Design, Parallel Design
13	Deep Rock Tunnel Connector Pump Station Project 3800 W. Southport Road	\$75.0 million DND	combined sewer overflow pump station	April 2014 Oct. 2017	Citizens Energy Group	DND	AECOM	Renda-Southland joint venture	DND
14	Perry Township Schools Indianapolis	\$74.0 million 320,000	23 classroom additions, Winchester Village Elementary renovations, stadium improvements at Perry Meridian High School	Aug. 2015 Aug. 2017	MSD of Perry Township	CSO Architects Inc., Context Design	Stair Associates, R.E. Dimond & Associates, Lynch Harrison & Brumleve, A&F Engineering Inc.	The Skillman Corp.	CSO Architects Inc.
15	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	MacAllister Machinery Inc. headquarters 6300 Southeastern Ave.	\$68.0 million 380,000	new corporate headquarters	Aug. 2015 Aug. 2017	MacAllister Machinery Co. Inc.	Browning Day Mullins Dierdorf	Fink Roberts & Petrie Inc., American Structurepoint Inc., Applied Engineering	Browning Construction LLC	Rowland Design
17	Penrose on Mass 500 Massachusetts Ave.	\$62.4 million 444,959	236-unit, five-story multifamily apartment building with first-floor retail and parking garage	Jan. 2017 Dec. 2018	J.C. Hart Co. Inc., Strongbox Commercial	Schmidt Associates	Schmidt Associates	J.C. Hart Co. Inc.	Schmidt Associates
18	Illinois Building 17 W. Market St.	\$58.4 million 149,780	mixed-use redevelopment with 180-room luxury hotel, rooftop lounge, Hyde Park Steakhouse, Giordano's Pizza	May 2015 Nov. 2018	Keystone Realty Group	Ratio	Everity Engineering, Argee Engineers	Keystone Construction Corp.	The Gettys Group
19	Ambrose Plainfield Industrial II 10095 E. County Road 200S, Plainfield	\$56.2 million 892,620	industrial warehouse facility	Nov. 2016 Sept. 2017	Ambrose Plainfield Industrial II LLC	JRA Architects	DND	Pepper Construction Company of Indiana LLC	JRA Architects
20	Hendricks Regional Health Brownsburg Medical Center I-74 and Ronald Reagan Parkway, Brownsburg	\$55.0 million 94,264	new outpatient facility with emergency room, immediate care center, imaging, cardiac testing, women's health, primary physician clinics	March 2016 Sept. 2017	Hendricks Regional Health	BSA LifeStructures	BSA LifeStructures	Wurster Construction Co. Inc.	BSA LifeStructures
21	Park at Pulliam Square 307 N. Pennsylvania St.	\$53.0 million 462,644	334-unit, nine-story multifamily apartments with swimming pool deck, retail	Nov. 2016 Aug. 2018	Pulliam Partners II LLC	Browning Day Mullins Dierdorf Architects	SCA Consulting Engineers, Everity Engineering, VS Engineering	TWG Construction LLC	Carson Design Associates
22	Eagle Creek Tunnel and Consolidation Sewer Projects Indianapolis	\$50.0 million DND	250-feet-deep, 1.9-mile-long rock tunnel for combined sewer overflow storage	Oct. 2014 June 2017	Citizens Energy Group	NA	AECOM	Shea-Kiewit joint venture	NA
22	Library Square Apartments 923 N. Meridian St.	\$50.0 million 44,000	luxury apartments and parking garage	Oct. 2016 March 2018	Buckingham Cos.	CSO Architects Inc.	Civil & Environmental Consultants Inc.	Buckingham Cos.	DND
22	St. Vincent Center 201 S. Delaware St.	\$50.0 million 130,000	Indiana Pacers practice facility, team and Pacers Sports & Entertainment offices, St. Vincent	Dec. 2015 June 2017	Pacers Sports & Entertainment	Ratio	DND	Hunt Construction Group, an AECOM company	Ratio
25	Riverview Health Westfield Hospital U.S. 31 and State Road 32, Westfield	\$46.0 million 108,000	six-story hospital and outpatient treatment center with radiology and laboratory facilities, rehabilitation services	May 2016 March 2018	Riverview Health	American Structurepoint Inc.	American Structurepoint Inc.	Summit Construction	American Structurepoint Inc.

(1) projected to be ongoing as of March 1, 2017

(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. 13, 2017)
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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	Ikea 11400 Ikea Way, Fishers	\$40.0 million 289,000	home furnishings store	Sept. 2016 fall 2017	IKEA Property Inc.	GreenbergFarrow	Acies Engineering, KJWW Engineering Consultants	Pepper Construction Company of Indiana	DND
26	Intech Park office project Intech Park	\$40.0 million 90,000	office-research building	April 2016 Nov. 2017	DND	Browning Day Mullins Dierdorf	Cripe, Circle Design Group Inc., Fink Roberts & Petrie Inc.	Lauth Group	Blackline
26	Lux on Capitol 501 N. Capitol Ave.	\$40.0 million 369,741	193-unit student housing, retail, parking garage	Oct. 2015 Sept. 2017	Trinitas Ventures	Ratio	American Structurepoint, RTM Consultants, Enverity Engineering	Trinitas Construction	DND
29	Butler University student housing 750 W. Hampton Drive	\$39.0 million 182,000	661-bed resident hall with fitness center, technology lab, study lounges, recreation area, courtyards	Sept. 2016 Aug. 2018	Butler University	Solomon Cordwell Buenz, Context Landscape Architecture	Lynch Harrison & Brumleve, Cripe, KJWW Engineering	Shiel Sexton Co. Inc., American Campus Communities	Sixth River Architects
30	The Coil 6349 N. College Ave.	\$36.0 million 312,000	mixed-use building with 151 apartments, parking garage, Fresh Thyme Farmer's Market	Aug. 2015 April 2017	Broad Ripple Village Associates LLC	Browning Day Mullins Dierdorf	Fink Roberts & Petrie Inc., American Structurepoint Inc.	Browning Construction LLC	Julie Bova Interior Design
30	Embassy Suites & Conference Center Noblesville Olio Road and Tegler Drive, Noblesville	\$36.0 million 190,000	198-room hotel and 30,000 square feet of meeting space	June 2016 Dec. 2017	NE Lodging Associates LLC	American Structurepoint Inc.	American Structurepoint Inc., KLH Engineers	Sun Development	Fusion Design
32	Riley Children's Health Sports Legends Experience 3000 N. Meridian St.	\$35.0 million 326,700	indoor/outdoor sports experience	Sept. 2016 March 2018	The Children's Museum of Indianapolis	Ratio	Circle Design Group Inc., Civil & Environmental Consultants Inc., Fink Roberts & Petrie Inc.	Shiel Sexton Co. Inc.	DND
33	The Olivia on Main 1111 W. Main St., Carmel	\$34.0 million 256,000	five-story mixed-use apartment, retail and restaurant building with garage, outdoor pool	May 2015 April 2017	Keystone Realty Group	CSO Architects Inc.	American Structurepoint Inc., Circle Design, LHB Engineers	Keystone Construction Corp.	DND
34	Community Hospital North cancer center 7979 N. Shadeland Ave.	\$30.0 million 122,000	three-story cancer treatment center	Nov. 2015 April 2017	Community Health Network	Callison RTKL	BSA LifeStructures	Meyer Najem Construction	Callison RTKL
34	Embassy Suites Hotel & Conference Center Plainfield 2244 E. Perry Road, Plainfield	\$30.0 million 205,600	180-room hotel and 20,000-square-foot conference center	Nov. 2016 March 2018	Sun Development & Management Corp.	American Structurepoint Inc.	American Structurepoint Inc.	Sun Development LLC	Fusion Design
34	Vue Apartments 715 Maryland St.	\$30.0 million 372,705	249-unit apartment building	Oct. 2015 Oct. 2017	Vue LLC	The Architecture Studio Inc.	Weihe Engineers	Herman & Kittle Properties Inc.	Herman & Kittle Properties Inc.
37	Cambria Hotel 230 S. Meridian St.	\$28.0 million 190,000	150-room hotel	March 2017 April 2018	Sun Development & Management Co.	Ratio	Fink Roberts & Petrie Inc., KLH Engineers, Weihe Engineers, RTM Consultants	Sun Development & Management Co.	DND
37	Hooverwood Senior Living 7001 Hoover Road	\$28.0 million 127,000	renovation of skilled-nursing facility, addition of assisted-living units and office space	April 2016 Jan. 2019	Hooverwood Indianapolis Jewish Home Inc.	InterDesign Group	CE Solutions, Genesis, CEC	The Hagerman Group	InterDesign Group
37	Indianapolis Power & Light Co. Harding Street station 3700 Harding St.	\$28.0 million DND	wastewater treatment plant upgrades	June 2016 April 2017	Indianapolis Power & Light Co.	DND	Burns & McDonnell	Bowen Engineering Corp.	NA
40	Ironworks Hotel 2721 E. 86th St.	\$27.0 million 101,000	four-story boutique hotel with 120 guest rooms, two restaurants, below-ground parking garage	Jan. 2016 April 2017	Hendricks Commercial Properties	Ratio	Fink Roberts & Petrie Inc., C&T Design and Equipment Co., KJWW Engineering	Shiel Sexton Co. Inc.	DND
41	Indianapolis Marriott Downtown 350 W. Maryland St.	\$25.0 million 365,000	renovation of 19-story hotel's 622 guest rooms, lobby, meeting spaces, restaurants	Oct. 2016 March 2018	White Lodging, REI Investments	David Rausch Studio	Circle Design Group	Shiel Sexton Co. Inc.	Parker Torres
42	The Gables 1497 W. Smith Valley Road, Greenwood	\$23.6 million 288,078	274-unit apartment building	Dec. 2016 Dec. 2018	The Gables LP	Sebree Architects Inc.	Northpointe Engineering & Surveying Inc.	Herman & Kittle Properties Inc.	Herman & Kittle Properties Inc.
43	Marian University student center Marian University	\$23.0 million 92,000	new dining facility, fitness center, meeting rooms	Feb. 2017 Aug. 2018	Marian University	Browning Day Mullins Dierdorf	Fink Roberts & Petrie Inc., American Structurepoint Inc., Schmidt Associates	Browning Construction LLC	Browning Day Mullins Dierdorf
43	Topgolf International I-69 and East 116th Street, Fishers	\$23.0 million 64,232	sports entertainment facility	Oct. 2016 Oct. 2017	Topgolf International Inc.	Aria Group Architects Inc.	American Structurepoint Inc., Martin & Martin, Glumac, W-T Engineering Inc.	Arco Murray	DND
45	The Quarry at River North Apartments Keystone at the Crossing	\$22.0 million 192,764	upscale apartments and parking garage	Feb. 2015 Aug. 2017	PK Partners LLC	CSO Architects Inc.	Cripe	DC Construction	CSO Architects Inc.
46	Indiana University School of Dentistry addition 1121 W. Michigan St.	\$21.6 million 45,000	three-story addition with 125 patient treatment rooms, comprehensive care clinics	Sept. 2016 Dec. 2017	Indiana University	Ratio, SmithGroupJJR	R.E. Dimond & Associates, CE Solutions Inc., Civil & Environmental Consultants Inc., Design 27	Messer Construction Co.	DND
47	Monon & Main Main Street and the Monon Trail, Carmel	\$20.0 million 81,000	three-story mixed-use development to include retail, restaurant, office building, seven town houses, 200-space parking garage	Dec. 2016 Dec. 2017	Monon and Main LLC	Ratio	Civil & Environmental Consultants Inc., Genesis Engineering Group, CE Solutions, C&T Design and Equipment Co.	Garmon Construction Services	Phanomen Design
48	Ronald Reagan Parkway County Road 200N to I-74, Brownsburg	\$18.2 million DND	add 1.7 miles from County Road 200N to I-74, including multi-use path	Aug. 2015 Oct. 2018	Hendricks County	NA	American Structurepoint Inc.	Superior Construction	NA
49	Indiana Spine Hospital 13225 N. Meridian St., Carmel	\$17.5 million 50,000	Indiana Spine Group surgery hospital	Nov. 2015 March 2017	ISH Real Estate Properties	BSA LifeStructures	BSA LifeStructures	Browning Construction LLC	BSA LifeStructures
50	Brownsburg wastewater treatment plant 225 Mardale Drive, Brownsburg	\$17.3 million DND	treatment plant upgrades	Feb. 2017 May 2018	city of Brownsburg	NA	Arcadis	Bowen Engineering Corp.	NA

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