Largest Indianapolis-Area

Ongoing Construction Projects(1)

(Ranked by estimated cost (2))

RANK	PROJECT LOCATION	ESTIMATED <u>COST</u> SQUARE FEET	DESCRIPTION/ Major Tenant	START COMPLETION TARGET	OWNER(S)	ARCHITECT(S)	ENGINEER(S)	GENERAL CONTRACTOR(S)/ CONSTRUCTION MANAGER(S)
1	Indianapolis Power & Light Co. power station Blue Bluff Road, Martinsville	\$600.0 million DND	Indianapolis Power & Light Co.	June 2014 June 2018	Indianapolis Power & Light Co.	NA	CBI Services Inc.	CBI Services Inc.
2	I-69 section 5 State Road 37 from south of State Road 39 to Bloomington, in 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	Jan. 2015 Aug. 2018	Indiana Finance Authority, INDOT, Federal Highway Administration	NA	DLZ	Walsh Construction Group
3	Bottleworks District Massachusetts and College avenues	\$260.0 million 1.4 million	11-acre mixed-use development with 156-room West Elm Hotel, office, retail, housing, entertainment	March 2018 Dec. 2019	Hendricks Commercial Properties	Ratio, Eppstein Uhen Architects	Fink Roberts & Petrie, Circle Design Group Inc., Civil & Environmental Consultants Inc., Ring & DuChateau, Pierce Engineers, Arsee Engineers	Hagerman Inc.
4	White River and Lower Pogue's Run Deep Tunnel Project Indianapolis	\$199.5 million DND	250-foot-deep, 7.6-mile-long rock tunnel to capture and store combined sewage overflow	June 2016 June 2021	Citizens Energy Group	NA	Black & Veatch, AECOM	Shea-Kiewit joint venture
5	'	\$175.0 million 537,000	consolidation and renovation of existing hospital campus, construction of new 155-bed tower and emergency department	June 2015 June 2019	Community Health Network	TEG Architects, RTKL Associates	BSA LifeStructures	Pepper Construction Company of Indiana
6	Rolls-Royce plant renovations 2001 S. Tibbs Ave.	\$140.0 million 1.0 million	campus modernization and consolidation plan including facility, equipment and infrastructure improvements	Sept. 2015 Dec. 2018	Rolls-Royce	BRPH	ВПРН	Pepper Construction Company of Indiana
7	Indianapolis International Airport Storm Water Detention System Indianapolis International Airport	\$130.0 million DND	expansion and modifications to stormwater and deicing storage and treatment facilities	Jan. 2018 Aug. 2020	Indianapolis Airport Authority	Wessler Engineering	DND	AECOM Hunt
8	Institute 1500 N. Ritter Ave.	\$118.0 million 215,000	hospital and treatment center for acute and chronic mental health and neurological disorders	Jan. 2017 Jan. 2019	Indiana Finance Authority	BSA LifeStructures	BSA LifeStructures, JPS Consulting Engineers	Pepper Construction Company of Indiana
9	Virginia and Louisiana streets	\$110.0 million 530,979	nine-story, 650-unit apartment building, retail space and parking structure	Aug. 2016 April 2019	Buckingham Cos.	OZ Architecture	Williams Creek, McComas Engineering, Lynch Harrison & Brumleve	Buckingham Cos., F.A Wilhelm Construction Co.
LO	Grand & Main Grand Boulevard and Main Street, Carmel	\$85.0 million 860,000	multifamily apartments, town homes, retail	Feb. 2015 Sept. 2018	Edward Rose Development Co. LLC	Housing Studio	American Structurepoint Inc.	Edward Rose Development Co. LLC
L1	Indiana University Health West Hospital expansion 1111 Ronald Reagan Parkway, Avon	\$83.0 million 135,000	addition of 48 inpatient beds, operating room, support services space	Jan. 2018 Sept. 2020	Indiana University Health	BSA LifeStructures	BSA LifeStructures	Turner Construction Co.
L2	Hyatt House/Hyatt Place Hotel Georgia and Pennsylvania streets	\$81.4 million 208,000	15-story, 316-room hotel with eight-level parking structure	Sept. 2017 Feb. 2019	HRI Properties LLC	Ratio	Fink Roberts & Petrie, Civil & Environmental Consultants Inc.	F.A. Wilhelm Construction Co. Inc.
L3	Brownsburg High School addition 1000 S. Odell St., Brownsburg	\$81.0 million 641,037	new classrooms, science labs, central mechanical room; renovation of classrooms, auditorium, corridors throughout the building	Nov. 2016 July 2020	Brownsburg Community School Corp.	CSO Architects Inc.	Context Design/Veridus, Lynch Harrison & Brumleve, R.E. Dimond & Associates	Meyer Najem Construction
L4	KAR Auction Services headquarters North Illinois and West 111th streets, Carmel	\$80.0 million 250,000	corporate headquarters	Jan. 2018 July 2019	KAR Auction Services Inc.		Civil & Environmental Consultants Inc., Walker Parking, RTM	
L5	The Whit 307 N. Pennsylvania St.	\$65.0 million 462,644	334-unit luxury-apartment building with first-floor retail	Oct. 2016 Nov. 2018	TWG Development LLC	Dierdorf	Enverity Engineering, VS Engineering	TWG Construction LLC
L6	Penrose on Mass 500 Massachusetts Ave.	\$62.4 million 450,000	236 apartments above 37,000 square feet of retail	Oct. 2016 March 2019	J.C. Hart Co. Inc., Strongbox Commercial	Schmidt Associates	Schmidt Associates, Lynch Harrison & Brumleve	J.C. Hart Co. Inc., F.A. Wilhelm Construction Co. Inc., Powers & Sons
L7	Avondale Meadows Academy Middle School 3980 Meadows Drive	\$55.0 million 35,000	middle school addition for Avondale Meadows Academy	Oct. 2017 April 2018	Avondale Meadows Academy	Halstead Architects	Structural Design Inc., Freije-RSC Engineering Solutions, BWI	
L8	Franciscan Health Stones Crossing 1703 W. Stones Crossing Road, Greenwood	\$50.0 million 80,000	medical office building, urgent care center	June 2017 Jan. 2019	Franciscan Health	Arc Design	Tonn and Blank Construction	Tonn and Blank Construction
L9	Riverview Health Westfield Hospital U.S. 31 and State Road 32, Westfield	\$46.0 million 108,000	six-story hospital, emergency room, outpatient surgery and treatment center, radiology and laboratory facilities, rehabilitation services	May 2016 Sept. 2018	Riverview Health	American Structurepoint Inc.	American Structurepoint Inc., CMTA	Summit Construction
20	Butler University Andre B. Lacy School of Business Butler University	\$45.0 million 110,000	new four-story business building with collaborative classrooms, trading room, food service, rooftop deck	June 2017 Jan. 2019	Butler University	CSO Architects Inc., Goody Clancy	IMEG Corp., Fink Roberts & Petrie, Cripe, Context, Design 27	Messer Construction Co.
21	Johnson Memorial Health expansion 1125 W. Jefferson St., Franklin	\$42.0 million 50,400	addition of 17,400-square-foot emergency department and 33,000 square feet of outpatient services	Aug. 2017 July 2019	Johnson Memorial Health	Paul I. Cripe Inc.	Paul I. Cripe Inc., Worldwide Engineering, McComas Engineering	Turner Construction Co.
22	The Arbuckle 300 N. Green St., Brownsburg	\$40.0 million 391,502	mixed-use development with 200 apartments, retail, parking garage	Aug. 2017 spring 2019	Flaherty & Collins Properties	CSO Architects Inc.	Williams Creek, Lynch Harrison & Brumleve	Flaherty & Collins Construction
22	BeijingWest Industries manufacturing facility Progress Park, Greenfield	\$40.0 million 274,369	U.S. auto parts production facility for BeijingWest Industries Co. Ltd.	Aug. 2017 May 2018	Pure Development	CSO Architects Inc.	American Structurepoint Inc., KZF Design	Paul Hemmer Cos.
24	Wilshaw 16th and Main streets, Speedway	\$39.0 million 170,000	90 apartments, 126 hotel rooms, retail	Dec. 2017 Aug. 2019	Scannell Properties, Loftus Robinson	DkGr	DND	CRG, Pepper Construction Company of Indiana
25	P.R. Mallory Building redevelopment 3029 E. Washington St.	\$36.4 million 117,000	Purdue Polytechnic High School	Feb. 2018 June 2019	PR Mallory LLC	Schmidt Associates	Schmidt Associates	Brandt Construction Inc.

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Research by Terry Sowka (current as of Feb. 20, 2018)

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	96th Street corridor 96th Street and Keystone Parkway, Carmel	\$35.0 million DND	widening and reconstructing Keystone Parkway from I-465 to 98th Street, and 96th Street from Haverstick Road to Enterprise Drive	July 2017 May 2019	city of Carmel	DND	CHA Consulting Inc., United Consulting	Rieth-Riely Construction Co. In
27	Satori Pointe Rockville Road and Satori Parkway, Avon	\$34.0 million 260,000	269-unit apartment building	Oct. 2017 Dec. 2018	CRG Residential	Sebree & Associates	Banning Engineering	CRG Residential
28	Upper Pogue's Run Combined Sewer Overflow Abatement Indianapolis	\$32.0 million DND	consolidation sewers and storage facilities to divert and capture combined sewer overflows	July 2017 Nov. 2019	Citizens Energy Group	DND	DLZ, AECOM	Shea-Kiewit joint venture
29	Butler University Irvington House 750 W. Hampton Drive	\$30.0 million 182,000	661-bed residence hall with fitness center, technology lab, study lounges, recreation area	Sept. 2016 Aug. 2018	Butler University	Solomon Cordwell Buenz	. DND	Shiel Sexton Co. In
29	Chatham Park Condominiums 855 N. East St.	\$30.0 million 133,000	55-unit condominium development	Feb. 2018 June 2019	Chatham Park Development	Booth Hansen	Booth Hansen	Brandt Constructio Inc.
29	Compass Park Skilled Nursing and Rehabilitation Center 690 State St., Franklin	\$30.0 million 125,000	two-story, 160-bed nursing and rehabilitation facility	June 2017 March 2019	Indiana Masonic Home	Browning Day Mullins Dierdorf, D2 Architecture	DND	Shiel Sexton Co. In
29	Embassy Suites Hotel & Conference Center Plainfield The Palms, Plainfield	\$30.0 million 205,600	180-room hotel and 20,000-square-foot conference center	Nov. 2016 May 2018	& Management Corp.	American Structurepoint Inc.		Sun Development Li
29	Interstate Warehousing 4447 S. County Road 400W, Anderson	\$30.0 million 250,000	cold storage warehouse	Dec. 2017 Sept. 2018	Tippmann Group	DND	DND	Tippmann Construction
34	Marian University student center 3200 Cold Spring Road	\$28.0 million 92,500	dining commons, physical education center, meeting rooms	Feb. 2017 Oct. 2018	Marian University	Browning Day Mullins Dierdorf	Fink Roberts & Petrie, American Structurepoint Inc., Schmidt Associates	Browning Construction
35	AllPoints Midwest Building 8 1301 Smith Road, Plainfield	\$27.0 million 708,230	Ryder distribution center	July 2017 May 2018	Browning/Duke LLC	Curran Architecture	American Structurepoint Inc., TPC Mechanical, Gaylor Electric, Edwards Electrical & Mechanical	Browning
35	Metro Air Business Park Buildings 2 and 6 Ronald Reagan Parkway and Stafford Road, Plainfield	\$27.0 million 500,000	two speculative industrial warehouse/logistics buildings	Nov. 2017 April 2018	SCP Metro Air Industrial II LLC	JRA Architecture	Kimley-Horn & Associates Inc., Smith Roberts & Associates Inc.	Compass Commerc Construction Group Development & Construction Insigh
37	The MK 5858 N. College Ave.	\$25.4 million 150,000	mixed-use development with 100 apartments, retail, parking garage	Nov. 2017 March 2019	Milhaus	Ratio	Civil & Environmental Consultants Inc., RE Dimond and Associates Inc., Lawson Elser	
38	Lower Pogue's Run Combined Consolidation Sewer Indianapolis	\$25.0 million DND	consolidation sewers to divert and convey combined sewer overflows to DigIndy Tunnel System	Feb. 2018 July 2020	Citizens Energy Group	DND	WSP USA, AECOM	F.A. Wilhelm Construction Co. In
38	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	Sept. 2016 May 2018	White Lodging	David Rausch Studio	DND	Shiel Sexton Co. In
40	Riley Children's Health Sports Legends Experience 3000 N. Meridian St.	\$24.5 million 326,700	indoor/outdoor sports experience	Sept. 2016 March 2018	The Children's Museum of Indianapolis	Ratio	Circle Design Group, Civil & Environmental Consultants Inc., Fink Roberts & Petrie Inc.	Shiel Sexton Co. In
41	Mosaic Apartments Dan Jones Road and East County Road 200N, Avon	\$24.2 million 300,595	264-unit apartment complex	June 2017 July 2019	Herman & Kittle Properties Inc.	Herman & Kittle Properties Inc.	DND	Herman & Kittle Properties Inc.
42	The Gables 1497 W. Smith Valley Road, Greenwood	\$23.6 million 288,078	274-unit apartment building	Dec. 2016 April 2019	The Gables LP	Sebree Architects Inc.	Northpointe Engineering & Surveying Inc.	Herman & Kittles Properties Inc.
43	Clearwater Elementary School 3575 E. 79th St.	\$22.8 million 95,000	new elementary school for grades K-5	Oct. 2017 July 2019	MSD of Washington Township	CSO Architects Inc., Jesse J. Wilkerson Associates	Infrastructure Engineering, Lynch Harrison & Brumleve, Ross & Baruzzini, KBSO	The Skillman Corp Finch Constructors
43	Willow Lake Elementary School 7600 Harcourt Road	\$22.8 million 95,000	new elementary school for grades K-5	Oct. 2017 July 2019	MSD of Washington Township	CSO Architects Inc., Jesse J. Wilkerson Associates	Infrastructure Engineering, Lynch Harrison & Brumleve, Ross & Baruzzini, KBSO	Smoot Constructio
45	Southeastern Elementary School 12500 Cyntheanne Road, Fishers	\$22.6 million 92,842	new elementary school for grades K-4	Dec. 2017 June 2019	Hamilton Southeastern Schools	CSO Architects Inc.	Lynch Harrison & Brumleve, Heapy Engineering, A&F Engineering, Context Design	The Hagerman Grou
46	Indiana University School of Dentistry addition 1121 W. Michigan St.	\$21.6 million 45,000	125 patient treatment rooms, state-of-the-art clinics	Sept. 2016 March 2018	Indiana University	Ratio, SmithGroupJJR	RE Dimond & Associates, CE Solutions Inc., Civil & Environmental Consultants Inc., Design 27	Messer Construction Co.
47	Hooverwood Senior Living 7001 Hoover Road	\$20.0 million 36,800	renovation of nursing care center including adding private showers in residence rooms	Jan. 2016 Nov. 2018	Hooverwood Indianapolis Jewish Home Inc.	InterDesign	Genesis, CE Solutions, Civil & Environmental Consultants Inc.	Hagerman Inc.
47	Monon & Main Main Street and the Monon Trail, Carmel	\$20.0 million 127,000	three-story mixed-use development to include retail, restaurant, office building, seven townhouses, parking garage	March 2017 March 2018	Monon and Main LLC	Ratio	CE Solutions, Genesis Engineering Group, Civil & Environmental Consultants Inc.	g Garmong Constructi Services
49	BorgWarner Corp. office building 141st Street and Olio Road, Noblesville	\$17.9 million 104,345	new, two-story office building for research and development, testing, prototype building, engineering and design work	June 2017 March 2018	GLC Noblesville- Ohio LLC	MSKTD	CE Solutions, Kimley-Horn	Hagerman Inc.
50	Ronald Reagan Parkway from East County Road 200N to I-74, Brownsburg	\$16.8 million DND	add 1.7 miles from East County Road 200N to I-74, including multi-use path	Aug. 2015 Oct. 2018	Hendricks County	DND	American Structurepoint Inc.	Superior Construction

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