

Largest Indianapolis-Area Ongoing Construction Projects⁽¹⁾

(Ranked by estimated cost ⁽²⁾)

RANK	PROJECT LOCATION	ESTIMATED COST SQUARE FEET	DESCRIPTION/ MAJOR TENANT	START COMPLETION TARGET	OWNER(S)	ARCHITECT(S)	ENGINEER(S)	GENERAL CONTRACTOR(S)/ CONSTRUCTION MANAGER(S)
1	I-69 section 6 Morgan, Johnson and Marion counties	\$79.0 million NA	conversion of 27 miles of State Road 37 to Interstate 69 from Martinsville to Indianapolis, associated improvements to I-465	March 2019 2024	INDOT	NA	HNTB Corp., Milestone, Crawford Murphy & Tilly Inc., Lochmueller Group Inc., WSP	DND
2	Criminal Justice Center Prospect Street and Keystone Avenue	\$571.0 million 1.3 million	50-acre community justice campus including 3,000-bed jail, five-level courthouse for civil and criminal courts, three-level sheriff's office, Assessment and Intervention Center	June 2018 Dec. 2021	city of Indianapolis	HOK, K2M Design, Elevatus Architecture, Schmidt Associates, CBRE Heery	DLZ, American Structurepoint, Lynch Harrison & Brumleve, Schmidt Associates, CMID Engineering	Shiel Sexton Co. Inc., AECOM Hunt, F.A. Wilhelm Construction Co. Inc.
3	Bottleworks District College and Massachusetts avenues	\$300.0 million 1.4 million	West Elm Hotel, offices, retail, housing, restaurants, entertainment	Oct. 2017 July 2020	Hendricks Commercial Properties	Eppstein Uhen Architects, Ratio	Civil & Environmental Consultants Inc., ARSEE Engineers, Fink Roberts & Petrie, Circle Design Group	The Hagerman Group
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 sewer overflow	June 2016 June 2021	Citizens Energy Group	NA	Black & Veatch, AECOM	Shea-Kiewit joint venture
5	Community Hospital East campus redevelopment 1500 N. Ritter Ave.	\$175.0 million 537,000	consolidation and renovation of existing hospital campus, construction of 155-bed tower and emergency department	June 2015 June 2020	Community Health Network	TEG Architects, RTKL Associates	BSA LifeStructures, JPS Consulting Engineers	Pepper Construction Company of Indiana
6	Midtown North Rangeline Road and Elm Street, Carmel	\$150.0 million 500,000	Allied Solutions, F.C. Tucker, MJ Insurance, Sun King Spirits, Midtown Flats by J.C. Hart	July 2016 July 2021	Ambrose Property Group, Old Town Development, J.C. Hart, Sun King	Ratio, Studio M, CSO Architects Inc., Weaver Sherman, Axis	Civil & Environmental Consultants Inc., CrossRoad Engineers PC	F.A. Wilhelm Construction Co. Inc., Garmong, J.C. Hart
6	The Yard at Fishers District 116th Street and IKEA Way, Fishers	\$150.0 million 180,000	culinary-focused retail development including culinary incubator, hotel and mixed-use development	May 2018 Jan. 2020	Thompson Thrift Retail Group	Butler Design Group, Woolpert, Studio M	Kimley Horn	Thompson Thrift Construction
8	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 May 2019	Rolls-Royce	BRPH	BRPH	Pepper Construction Company of Indiana
9	16 Tech Phase I Waterway Boulevard west of downtown	\$130.0 million 390,000	60-acre tech-focused district with offices, laboratories, housing and retail space	Dec. 2018 May 2020	16 Tech Community Corp.	Ayers Saint Gross, BSA LifeStructures, Schott Design	American Structurepoint Inc., BSA LifeStructures, JPS Consulting Engineers LLC, Shrewsberry & Associates	Browning, 16 Tech Community Corp.
10	Indiana NeuroDiagnostic Institute 5435 E. 16th St.	\$120.0 million 239,000	hospital and treatment center for acute and chronic mental health and neurological disorders	Jan. 2017 April 2019	state of Indiana	BSA LifeStructures	BSA LifeStructures	Pepper Construction Company of Indiana
11	CityWay II Virginia and Louisiana streets	\$110.0 million 530,979	apartment buildings, retail and office space, parking structure	Aug. 2016 Nov. 2019	Buckingham Cos.	OZ Architecture	V3 Cos., McComas Engineering, Lynch Harrison & Brumleve	Buckingham Cos., F.A. Wilhelm Construction Co. Inc.
12	IndyGo Red Line BRT Phase 1 66th Street and College Avenue to Shelby Street and Hanna Avenue	\$96.3 million DND	13.1-mile bus rapid transit line including 27 new stations with 20 center boarding platforms and seven curbside stations	May 2018 Oct. 2019	IndyGo	CDM Smith Inc.	CDM Smith Inc., American Structurepoint, VS, Etica Group	HNTB Inc., Rieth-Riley Construction Co. Inc., F.A. Wilhelm Construction Co.
13	Indiana University Health Riley Hospital for Children Maternity and Newborn Health 705 Riley Hospital Drive	\$89.5 million 197,500	renovation of four floors to house labor and delivery unit, new 45-bed Level 3 neonatal intensive care unit and postpartum unit	March 2018 Jan. 2020	Indiana University Health	BSA LifeStructures	BSA LifeStructures	Messer Construction Co.
14	Indiana University Health West Hospital expansion 1111 Ronald Reagan Parkway, Avon	\$83.0 million 116,358	addition of 46 inpatient beds, operating room, support services space	Oct. 2018 Sept. 2020	Indiana University Health	BSA LifeStructures	BSA LifeStructures	Turner Construction Co., Harmon Construction
15	Hyatt House/Hyatt Place Hotel Pennsylvania and Georgia streets	\$81.4 million 208,000	15-story, 316-room downtown hotel with pedestrian connector to eight-level parking structure	Sept. 2017 March 2019	Indy Penn Center Hotel Owner LLC c/o HRI Properties LLC	Ratio	Fink Roberts & Petrie, Civil & Environmental Consultants Inc.	F.A. Wilhelm Construction Co. Inc.
16	Brownsburg High School addition 1000 S. Odell St., Brownsburg	\$81.0 million 641,037	new classrooms, science labs, central mechanical room; renovation of classrooms, corridors, auditorium	Nov. 2016 July 2020	Brownsburg Community School Corp.	CSO Architects Inc.	Context Engineering Co., Lynch Harrison & Brumleve, R.E. Dimond & Associates	Meyer Najem Construction
17	220 N. Meridian Tower 220 N. Meridian St.	\$80.4 million 555,453	mixed-use redevelopment with 160 apartments, parking garage, offices and first-floor retail at former AT&T Building	Jan. 2019 Jan. 2021	Keystone Group	CSO Architects Inc.	DND	Keystone Group
18	KAR Auction Services headquarters North Illinois and West 111th streets, Carmel	\$80.0 million 250,000	corporate headquarters	March 2018 June 2019	Karmel Property LLC	Ratio	Civil & Environmental Consultants Inc., Walker Parking, RTM, Snelling Engineering	Shiel Sexton Co. Inc.
19	I-69 Madison County Madison and Delaware counties	\$79.0 million NA	add eight miles of additional travel lanes, six miles of pavement and bridge maintenance	July 2018 July 2020	INDOT	NA	DND	Walsh Construction Co., Rieth-Riley Construction Co. Inc.
19	Westfield Washington Schools 345 W. Hoover St., 326 W. Main St., 18250 N. Union St., Westfield	\$79.0 million 426,000	additions and renovations to middle school, intermediate school and high school	April 2018 Dec. 2020	Westfield Washington Schools	DND	DND	The Skillman Corp.
21	The Proscenium Carmel Drive and Rangeline Road, Carmel	\$70.0 million 500,000	mixed-use development with residential, retail and office space, fitness club, underground parking	Nov. 2017 April 2020	Anderson Birkla	Woolpert	Woolpert	The Hagerman Group
22	The Whit 307 N. Pennsylvania St.	\$65.0 million 462,644	334 luxury apartments above first-floor retail	Oct. 2016 March 2019	TWG Development LLC	Browning Day Mullins Dierdorf	SCA Consulting Engineers, Everity Engineering, VS Engineering	TWG Construction LLC
23	Washington Township middle schools 4401 E. 62nd St., 1301 W. 73rd St.	\$62.8 million 358,776	additions and renovations to Eastwood Middle School and Westlane Middle School	Feb. 2019 Aug. 2021	MSD of Washington Township	Schmidt Associates	KBSO Consulting LLC, Schmidt Associates, Shrewsberry Associates, Lynch Harrison & Brumleve, Design 27	The Hagerman Group, Powers & Sons Construction Co., CorGroup JV
24	Penrose on Mass 500 Massachusetts Ave.	\$62.4 million 450,000	236 apartment units above 37,000 square feet of retail	Jan. 2016 May 2019	J.C. Hart Co., Strongbox Commercial	Schmidt Associates	Schmidt Associates, Lynch Harrison & Brumleve	J.C. Hart Co. Inc., F.A. Wilhelm, Powers & Sons Construction Co. Inc.
25	InterContinental Hotel 17 W. Market St.	\$61.4 million 149,780	180-room luxury hotel including rooftop restaurant and bar at former Illinois Building	Dec. 2018 Dec. 2020	Keystone Group	Ratio, Gettys	DND	Keystone Group

Research by Terry Sowka
(current as of Feb. 15, 2019)
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Some projects may have been omitted due to lack of information or deadline restrictions.

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

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.

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.

(1) ongoing as of March 1, 2019

(2) includes soft costs, excluding land

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26	Indiana University Health North Hospital Joe and Shelly Schwarz Cancer Center 116th and Illinois streets, Carmel	\$55.0 million 88,000	two-story cancer center with radiation oncology, chemotherapy infusion rooms, pharmacy, laboratory, creative support programs	March 2018 Sept. 2020	Indiana University Health	MSKTD & Associates	AEI, JPS Consulting Engineers, Paul I. Cripe Inc.	Messer Construction Co.
27	The Ardmore New York and Delaware streets	\$45.0 million 141,563	five-story, 131-unit apartment building with 20,000 square feet of ground-level retail, parking	Jan. 2019 Oct. 2020	Gershman Partners, Deylen Realty Inc.	Blackline	Civil and Environmental Consultants Inc., TEC Engineering, CE Solutions	Shiel Sexton Co. Inc.
27	Butler University Andre B. Lacy School of Business Butler University	\$45.0 million 75,000	110,000-square-foot business building with collaborative classrooms, computer labs, food service, faculty offices, rooftop deck	June 2017 April 2019	Butler University	CSO Architects, Goody Clancy	IMEG Corp., Fink Roberts & Petrie, Paul I. Cripe Inc., Design 27, Context Engineering	Messer Construction Co.
29	96th Street corridor 96th Street and Keystone Parkway, Carmel	\$42.0 million DND	reconstructing Keystone Parkway from I-465 to 98th Street; adding roundabouts on 96th Street from Haverstick Road to Hazel Dell Parkway; multi-use path	July 2017 Dec. 2019	city of Carmel	NA	CHA Consulting Inc., United Consulting, American Structurepoint Inc.	Rieth-Riely Construction Co. Inc.
29	Johnson Memorial Hospital expansion 1125 W. Jefferson St., Franklin	\$42.0 million 50,400	17,400-square-foot emergency department and ambulance bay, 33,000 square feet of outpatient services	Aug. 2017 Nov. 2019	Johnson Memorial Health	Paul I. Cripe Inc.	Paul I. Cripe Inc., Worldwide Engineering, McComas Engineering	Turner Construction Co.
31	The Arbuckle 7249 Arbuckle Commons, Brownsburg	\$40.0 million 391,502	mixed-use development with 208 apartments, 7,500 square feet of retail, parking garage	Aug. 2017 April 2019	Flaherty & Collins Properties	CSO Architects Inc.	V3 Cos., Lynch Harrison & Brumleve	Flaherty & Collins Construction
31	Witham Health Services North Pavilion addition 2505 N. Lebanon St., Lebanon	\$40.0 million 94,000	medical office building, outpatient services	July 2017 Aug. 2019	Witham Memorial Hospital	Array Architect + Interiors	CMTA Engineers, Lynch Harrison & Brumleve	Meyer Najem Construction
33	The Assembly 1301 E. Washington St.	\$38.8 million 150,000	renovation of four-story Ford Model T assembly plant into 132 apartments and 36,000 square feet of commercial space	June 2018 Dec. 2019	TWG Development LLC	Axis Architecture + Interiors, Ratio Architects, TWG Development LLC	KBSO Consulting, Lynch Harrison & Brumleve, Snelling Engineering, Hitchcock Design Group	TWG Construction LLC
34	Indianapolis Airport Authority Storm Water Deicing Infrastructure Indianapolis International Airport	\$35.0 million DND	modifications to storm water deicing infrastructure	July 2018 June 2019	Indianapolis Airport Authority	DND	DND	Hunt Construction Group Inc.
35	The Gables 1257 Cottages Way, Greenwood	\$34.5 million 277,285	274-unit apartment complex	June 2017 April 2019	Gables LP	Herman & Kittle Properties Inc.	Northpointe Engineering & Surveying Inc.	Herman & Kittle Properties Inc.
36	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	NA	DLZ, AECOM	Shea-Kiewit joint venture
37	Compass Park Skilled Nursing and Rehabilitation Center 690 State St., Franklin	\$30.0 million 125,109	two-story, 160-bed skilled-nursing and rehabilitation center including dining facilities and therapy pool	June 2017 March 2019	Indiana Masonic Home	Browning Day Mullins Dierdorf	Mussett Nicholas & Associates, Lawson Elser Inc., V3 Cos.	Shiel Sexton Co. Inc.
37	Grid 550 E. Washington St.	\$30.0 million 175,000	175 apartment units, attached parking garage	Feb. 2019 Jan. 2021	Milhaus	KTGY Architects	Civil & Environmental Consultants Inc.	Milhaus Construction LLC
37	Monon Boulevard Carmel	\$30.0 million DND	trail and roadway at Monon Trail corridor from Main Street to 6th Street SW, including parking and 54-foot median with separate bicycle and pedestrian paths	Sept. 2017 Sept. 2019	city of Carmel	DND	CrossRoad Engineers	White Construction
40	Mosaic Apartments 8155 Montage Ave., Avon	\$29.5 million 300,595	264-unit apartment complex	June 2017 June 2019	Mosaic Apartments LLC	Herman & Kittle Properties Inc.	Weihe Engineers Inc.	Herman & Kittle Properties Inc.
41	Spectra Premium Corp. build-to-suit Alliance Interstate Park, Greenfield	\$26.0 million 539,943	auto parts warehouse	Dec. 2018 Dec. 2019	Becknell Industrial	Curran Architecture	Veridus Engineering	Becknell Industrial
42	32 Union State Road 32 and Union Chapel Road, Noblesville	\$25.0 million 225,000	210-unit apartment complex	July 2017 March 2019	TWG Development LLC	TWG Development LLC	Weihe Engineers, Nehil-Sivak, Latimer Somers & Associates	TWG Construction LLC
42	Franciscan Health Mooresville infrastructure upgrade 1201 Hadley Road, Mooresville	\$25.0 million DND	Franciscan Health Mooresville	Jan. 2019 2020	Franciscan Health	DND	DND	Tonn and Blank Construction
44	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	NA	WSP USA, AECOM	F.A. Wilhelm Construction Co. Inc.
45	Notch at Nora 8502 Westfield Blvd.	\$24.4 million 160,000	186-unit apartment complex	March 2018 Aug. 2019	TWG Development LLC	Fifth Dimension Architecture & Interiors	Genesis Engineering Group, JPS Consulting Engineers, VS Engineering, Hitchcock Design Group	TWG Construction LLC
46	The MK 5858 N. College Ave.	\$23.0 million 168,000	mixed-use development with 100 apartments, retail, parking garage	Jan. 2017 March 2019	Milhaus	Ratio	RE Dimond & Associates, Lawson Elser, Civil & Environmental Consultants Inc.	Milhaus Construction LLC
47	Clearwater Elementary School 3575 E. 79th St.	\$22.8 million 95,000	elementary school for grades K-5	Oct. 2017 July 2019	MSD of Washington Township	CSO Architects Inc., Jesse J. Wilkerson Associates	Infrastructure Engineering, Context, Lynch Harrison & Brumleve, RM Consulting, Ross & Baruzzini, KBSO	The Skillman Corp.
47	Willow Lake Elementary School 7600 Harcourt Road	\$22.8 million 95,000	elementary school for grades K-5	Oct. 2017 July 2019	MSD of Washington Township	CSO Architects Inc.	Infrastructure Engineering, Context, Lynch Harrison & Brumleve, RM Consulting, Ross & Baruzzini, KBSO	Smoot Construction
49	Southeastern Elementary School 12500 Cyntheanne Road, Fishers	\$22.6 million 92,842	elementary school for grades K-4	Dec. 2017 June 2019	Hamilton Southeastern Schools	CSO Architects Inc.	Lynch Harrison & Brumleve, Heapy Engineering, A&F Engineering	The Hagerman Group
50	Echelon at Greenwood Springs County Line Road and I-65, Greenwood	\$21.5 million 262,700	180-unit apartment complex	Feb. 2019 Oct. 2020	The Garrett Cos.	The Architecture Studio	Projects Plus	Garrett Construction Co.

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