

Largest Indianapolis-Area Ongoing Construction Projects⁽¹⁾ (page 1)

(Ranked by estimated cost⁽²⁾)

	PROJECT LOCATION	ESTIMATED COST (2) SQUARE FEET	DESCRIPTION/MAJOR TENANT	START COMPLETION TARGET	OWNER	GENERAL CONTRACTOR(S) OR CONSTRUCTION MANAGER(S)	ARCHITECT(S)	ENGINEER(S)	INTERIOR DESIGNER(S)
1	Indianapolis International Airport I-70 at I-465	\$1 billion 3.74 million	midfield pasenger terminal, garage and surface parking, control tower, road system	5/03 2008	Indianapolis Airport Authority	Turner Const./Trotter Const. JV; Hunt Const./Smoot Const. JV; FA Wilhelm Construction Co. Inc.	CSO Architects Inc., Archonsortium LLC	Cripe Architects + Engineers, Ter Horst Lamson & Fisk	various
2	Eli Lilly and Co. LTC north expansion Lilly Technology Center	\$720 million 1 million	pilot plant, discovery labs, support facilities	2002 2007	Eli Lilly and Co.	Shiel Sexton Co. Inc.	Flad & Associates Inc., Jacobs Engineering Group Inc., CSO Architects Inc.	Jacobs Engineering Group Inc., AEI Inc.	Flad & Associates Inc., Jacobs Engineering Group Inc., CSO Architects Inc.
3	Lucas Oil Stadium Capitol and South streets	\$625 million 1.8 million	stadium with retractable roof	05/03 08/08	Indiana Stadium and Convention Building Authority	Hunt Construction Group	HKS Inc., Browning Day Mullins Dierdorf	Moore Engineers PC, Fink Roberts & Petrie Inc., DLZ, Walter P. Moore, Sykes Flack & Kurtz, L'Aquis Consulting	Design W Group
4	Nestle Anderson	\$359 million 880,000	Nesquik Ready-to-Drink, Coffeemate	8/06 2008	DND	The Stellar Group	The Stellar Group	The Stellar Group	DND
5	Riley Hospital-phase V Barnhill Drive	\$235 million 800,000	demolition of phase I and construction of 10-story tower	10/05 12/09	Clarian Health Partners	Pepper Construction Company of Indiana	Earl Swensson Associates Inc., Ratio Architects Inc.	Biagi Chance Cummins London Titzer Inc.	Maregatti Interiors LLC
6	Knauf Insulation Plant 1 Expansion One Knauf Drive, Shelbyville	\$218 million 850,000 new construction	warehouse, utility/binder and electrical substation and fiberglass production building, batch house	3/05 12/07	Community Health Network	Runnebohm Construction	Browning Day Mullins Dierdorf	Applied Engineering Services, Fink Roberts & Petrie Inc.	NA
7	Super 70 design/build I-65 north split to I-465 east leg	\$180 million NA	DND	2/07 10/07	Indiana Department of Transportation	Walsh Construction Inc.	DND	American Structurepoint Inc.	DND
8	Community Hospital North campus expansion 7250 Clearvista Drive	\$170 million 850,000	six-story patient tower and surgery additions, renovation, parking garage, five-story medical office building	12/04 4/07	Community Health Network	Summit Construction Co. Inc.	RTKL Health	BSA LifeStructures Inc.	RTKL Health
9	Indiana University Cancer Center 550 N. University Blvd.	\$150 million 405,000	inpatient cancer treatment, outpatient and infusion services, Indiana University Hospital	8/05 6/08	Clarian Health Partners and Indiana University School of Medicine	Turner Construction Company of Indiana	Cannon Design Inc.	Biagi Chance Cummins London Titzer Inc., Fink Roberts & Petrie Inc.	Cannon Design Inc., Maregatti Interiors LLC
10	Indianapolis-Marion County Public Library Central Branch 40 E. St. Clair St.	\$142 million 476,000	two-level underground parking, six-floor tower, connecting atrium and auditorium	6/02 late 2007	Indianapolis-Marion County Public Library	Hunt Construction, Smoot Construction JV	CSO Architects Inc.	Circle Design Group, TerHorst Lamson & Fisk	CSO Schenkel Shultz
11	Promenade of Noblesville State Road 32 and Little Chicago Road, Noblesville	\$129 million 153 acres	160,000 square feet of retail, nine outlots, 279 residential lots	11/06 2010	Equicor Commercial LLC and Promenade Commercial LLC	Equicor Construction LLC	Architects Forum LLC	Driesenga & Associates Inc.	NA
12	Conrad Hotel and Residences Washington and Illinois streets	\$100 million 433,960	luxury hotel and condominiums	05/04 03/07	Circle Block Partners	Hunt Construction Group	Browning Day Mullins Dierdorf, Brenner Beer Gorman	Moore Engineers PC	Brenner Beer Gorman
13	Franklin Community High School Simon Road, Franklin	\$98 million 470,000	high school for 1,800 students, 130 acres	9/04 8/07	Franklin Community School Corp.	The Hagerman Group	Inter Design	Inter Design	Inter Design
14	Plainfield High School 1701 Reeves Road, Plainfield	\$96 million 494,292	high school with a capacity of 1,600	4/05 3/08	Plainfield Community School Corp.	Schmidt Associates Inc. (extended construction services)	Schmidt Associates Inc.	Schmidt Associates Inc.	Schmidt Associates Inc.
15	Carmel City Center 101 City Center Drive, Carmel	\$93.2 million 1.37 million	urban mixed use: retail, condominium, office, apartment, parking, public plaza, entertainment	2/06 2010	Carmel City Center LLC	Signature Construction Corp.	Pedcor Design Group	McComas Engineering Inc., Oberlies Engineering Inc., CSO Architects Inc., Kimbley & Proctor Inc., Technology Dynamics, Patriot Engineering Inc.	Pedcor Design Group
16	I-465 Northwest FastTrack I-465 from 1/2 mile south of 71st Street to 1/2 mile north of 86th Street	\$85 million DND	71st and 86th Street interchanges, flyover ramp connecting to west 73rd Street, install sound walls at the 86th Street interchange, bike paths, landscaping	2004 2007	Indiana Department of Transportation	Milestone Contractors	DND	DND	DND
17	FedEx 99K-Sort Expansion Indianapolis International Airport	\$84 million 600,000	Federal Express sort hub	2006 2008	Federal Express	Shiel Sexton Co. Inc., Smoot Co.	Ghafari Architects & Engineers	Ghafari Architects & Engineers	Ghafari Architects & Engineers
18	Indiana University Research III 980 W. Walnut St.	\$83.3 million 254,000	IU School of Medicine	12/06 12/08	Indiana University	F.A. Wilhelm Construction Co. Inc.	BSA LifeStructures Inc.	BSA LifeStructures Inc.	Maregatti Interiors LLC
19	Carmel Clay Central Park 1010 E. 111th St., Carmel	\$55 million 161 acres	Carmel Parks Department	9/04 5/07	Carmel Clay Board of Parks and Recreation	Hagerman Group	Williams Architects Ltd., Smith Group Inc., JJR	Schneider Corp., The Thornton-Tomasetti Group Inc., Meridian Engineering Corp.	Rowland Design Inc.
19	Central Chilled Water System Roche Diagnostics U.S. headquarters	\$55 million 1,000,000+	replacement of existing refrigeration/HVAC systems to an ammonia-based chiller system	2004 12/09	Roche Diagnostics Corp.	Shiel Sexton Co. Inc.	CSO Architects Inc.	Moore Engineers PC, Circle Design	NA
21	Hazel Dell Crossing at Noble West Hazel Dell Road and 146th Street, Noblesville	\$48 million 300,000	Kroger, Chase, Regions, CVS, Lifestyle Shops and In-line Space	9/06 3/08	Maefield Development	Darland & Wilsley Construction Inc.	Slagge Architects	American Consulting Engineers Inc.	DND
22	Clarian Education Resource Center 333 W. 11th St.	\$45.3 million 182,746	six-story office facility, Clarian Health Partners	6/06 2008	Clarian Health Partners	Lauth Property Group Inc.	BSA LifeStructures Inc.	BSA LifeStructures Inc.	BSA LifeStructures Inc.
23	Zionsville West Middle School 5500 S. 700 E., Zionsville	\$40 million 282,813	middle school	3/05 6/07	Zionsville Community School Corp.	J.C. Ripberger Construction Corp.	Fanning/Howey Associates Inc.	Fanning/Howey Associates Inc.	Fanning/Howey Associates Inc.
24	State of Indiana Forensic and Health Sciences Laboratories 550 W. 16th St.	\$39.4 million 180,000	state of Indiana Forensic and Health Sciences Laboratories	12/04 4/07	Indiana State Office Building Commission	F.A. Wilhelm Construction Co. Inc.	Ratio Architects Inc.	Fink Roberts & Petrie Inc.	DND
25	Anson Infrastructure Boone County	\$39 million DND	DND	4/06 2007	Duke Realty Corp.	Duke Construction LP	CSO Architects Inc., Context Design	American Structurepoint Inc., Alt & Witzig Engineering Inc.	DND

See page 28A

(1) construction activity ongoing as of March 1, 2007
(2) including soft costs, excluding land

DND=did not disclose
HVAC=heating, ventilation and air-conditioning
JV=joint venture
LLC=limited liability company
MSD=Metropolitan School District
NA=not applicable
PC=professional corporation

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

The Indianapolis Business Journal list of the largest Indianapolis-area ongoing construction projects is the most comprehensive one available. For copies of this list, call Wright's Reprints, (877) 652-5295.

Research by Terri Greenwell and Chris Thomas
(current as of Feb. 23, 2007)

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Information provided by the individual companies and other public sources.

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

Largest Indianapolis-Area Ongoing Construction Projects⁽¹⁾ (page 2)

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	PROJECT LOCATION	ESTIMATED COST (2) \$ MILLION	DESCRIPTION/MAJOR TENANT	START COMPLETION TARGET	OWNER	GENERAL CONTRACTOR(S) OR CONSTRUCTION MANAGER(S)	ARCHITECT(S)	ENGINEER(S)	INTERIOR DESIGNER(S)
25	Chapel Hill 7th and 8th Grade Center 7320 W. 10th St.	\$39 million 277,966	new construction	6/05 6/07	MSD of Wayne Township	The Skillman Corp.	Schmidt Associates Inc.	BSA Life Structures Inc.	DND
27	Anderson High School and Gymnasium Expansions Phase II Anderson	\$38 million 162,000	additions, renovations	4/05 7/07	Anderson Community Schools	WR Dunkin & Son Inc.	CSO Architects Inc., The Odle McGuire & Shook Corp.	Moore Engineers PC, L'Aquis Consulting Engineers	DND
28	Birch Bayh Federal Courthouse 46 E. Ohio St.	\$37 million 535,000	renovation, restoration	08/05 05/09	U.S. General Services Administration	Shiel Sexton Co. Inc.	Einhorn Yaffee Prescott, Architura Corp.	Einhorn Yaffee Prescott, Moore Engineers PC, RTM Consultants, Patriot Engineering Inc.	DND
29	Clay Middle School 5150 E. 126th St., Carmel	\$35 million 251,819	addition, renovation	3/04 12/07	Carmel Clay Schools	The Skillman Corp.	Fanning/Howey Associates Inc.	Fanning/Howey Associates Inc.	Fanning/Howey Associates Inc.
30	George Washington Community School 2215 W. Washington St.	\$34.6 million 300,471	renovation	10/06 8/08	Indianapolis Public Schools	Trotter Construction Co. Inc., Turner Construction Co. JV	CSO Architects Inc., HCO Inc.	Mussett Nicholas & Associates Inc.	CSO Architects Inc.
31	St. Francis Mooresville Phase 2 Mooresville	\$33.6 million 111,000	two-story freestanding medical office-building, expansion to the existing power plant	6/06 2/08	St. Francis Hospital Mooresville	Tonn & Blank Construction	BSA LifeStructures Inc.	BSA LifeStructures Inc.	Lohr Design Inc.
32	Franklin 7th & 8th Grade Center 625 Grizzly Cub Drive, Franklin	\$33 million 302,000	conversion of current Franklin High School building into middle school, addition, renovation	3/07 12/08	Franklin Community School Corp.	Hagerman Group	Gibraltar Design	Ter Horst Lamson & Fisk Inc., Gibraltar Design, Sherman Robinson Inc.	Gibraltar Design
33	Shelbyville Senior High School 2003 S. Miller St., Shelbyville	\$31.4 million 195,546	addition, renovation	8/05 8/07	Shelbyville Central Schools	Schmidt Associates Inc. (extended construction services)	Schmidt Associates Inc.	Schmidt Associates Inc.	Schmidt Associates Inc.
34	Franklin Township Middle School No. 2 10440 Indian Creek South	\$30.5 million 217,227	middle school	7/06 6/08	Franklin Township Community School Corp.	The Skillman Corp.	Schmidt Associates	DND	DND
35	Thomas Carr Howe Academy 4900 Julian Ave.	\$30.2 million 303,936	renovation	11/06 3/09	Indianapolis Public Schools	Skillman Development Corp., The Trinity Investment Team Inc., Electrical Mechanical Services Inc.	Odle McGuire & Shook Corp., Domain Architecture Inc.	Odle McGuire & Shook Corp.	Odle McGuire & Shook Corp.
36	Emmerich Manual High School 2405 Madison Ave.	\$30.1 million 380,545	renovation	8/06 5/07	Indianapolis Public Schools	Verker Davis Associates Inc.	CSO Architects Inc., HCO Architects Inc.	Mussett Nicholas & Associates Inc., R.E. Dimond & Associates Inc.	CSO Architects Inc.
37	3 Mass Condos 333 Massachusetts Ave.	\$30 million 130,000	residential condominiums	2/07 9/08	Three Mass Condos LLC	Keystone Construction Corp.	Schmidt Associates Inc.	DND	DND
38	Carmel Middle School 300 S. Guilford, Carmel	\$28.1 million 236,189	addition, renovation	3/04 12/07	Carmel Clay Schools	The Skillman Corp.	Fanning/Howey Associates Inc.	Fanning/Howey Associates Inc.	Fanning/Howey Associates Inc.
38	Danville 5-8 Grade Building 1425 W. Lincoln St., Danville	\$28.1 million 188,525	DND	1/07 4/09	Danville Community School Corp.	Envoy Inc.	Schmidt Associates Inc.	Lynch Harrison & Brumleve Inc., Banning Engineering PC, Brier Engineering	DND
40	North Meridian Medical Pavilion Campus 12188 N. Meridian St., Carmel	\$27.8 million 180,000	fully integrated medical campus with ambulatory center, diagnostic imaging center and medical office space	11/04 12/07	Lauth Property Group	Lauth Property Group LLC	Architects Forum LLC	Civil American Consulting Inc.	Architects Forum LLC
41	Franklin Township Intermediate School No. 2 7510 E. Edgewood Ave.	\$26.3 million 165,709	intermediate school	8/06 7/08	Franklin Township Community School Corp.	The Skillman Corp.	Gibraltar Design	DND	DND
42	George Washington Community School 2215 W. Washington St.	\$26 million 325,000	renovation, additions	6/05 8/08	Indianapolis Public Schools owner's representative - Schmidt Associates	Turner Const./Trotter Const. JV	CSO Architects Inc.	Mussett Nicholas and Associates Inc.	NA
43	VA Medical Center 1315 W. 10th St.	\$25.7 million 80,000	VA Hospital expansion	8/05 1/08	Department of Veterans Affairs	F.A. Wilhelm Construction Co. Inc.	BSA LifeStructures Inc.	BSA LifeStructures Inc.	DND
44	Intech Three 6600 Telecom Drive	\$25.5 million 151,343	office building	1/07 12/07	Lauth Property Group	Lauth Property Group LLC	Architects Forum LLC	Architects Forum LLC	HM Design, Rowland Design Inc.
45	Binford Medical Professional Complex 65th Street and Binford Boulevard	\$25 million 150,000	radiology building, medical and professional offices	2/03 2007	Kenneth Schmidt	NA	DND	DND	DND
45	Indiana University sports facilities Bloomington campus, Bloomington	\$25 million 149,120	softball and baseball fields and facilities	1/07 DND	Indiana University	DND	HOK Sports, Kansas City	Moore Engineers PC	DND
47	Riverside Intermediate School phase II 10910 Eller Road, Fishers	\$24.5 million 134,400	phase two of new intermediate school	3/07 6/09	Hamilton Southeastern Schools	The Skillman Corp.	Fanning/Howey Associates Inc.	DND	DND
48	Meridian Corporate Plaza Three 501 Pennsylvania Parkway	\$22.1 million 135,000	office building	7/06 6/07	Lauth Property Group	Lauth Property Group LLC	Fred Simmons & Associates	Woolpert Inc.	HM Design
49	Brownsburg Station west of State Road 267 on Northfield Drive, Brownsburg	\$21.6 million 440,000	power center, Lowe's, Kohl's	11/06 11/07	Lauth Property Group	Lauth Property Group LLC	Architects Forum LLC	Cripe Architects + Engineers	NA
50	Noblesville Intermediate School DND, Noblesville	\$21.4 million 240,000	two-story, structural-steel, metal-roof with brick veneer facility	4/05 6/07	Noblesville Schools	Hunt Construction Group, Inc.	Odle McGuire & Shook Corp.	DND	DND

DND=did not disclose
HVAC=heating, ventilation and air-conditioning
JV=joint venture
LLC=limited liability company
MSD=Metropolitan School District
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PC=professional corporation

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