

PROJECT

PepsiCo - Ameriplex Indianapolis, IN



Objective: To provide development, design and construction services for the construction of a new warehouse and distribution facility for PepsiCo to serve the Indianapolis distribution area.

Performance Results: Construction commenced on June 20, 2007. Phase I of construction (400,000 sf) was turned over to the client on December 28, 2007. Phase II (another 400,000 sf) will be turned over by February 5, 2008 and Phase III (the balance of the building) will be completed by March 5, 2008.

Perspective & Features: EXXCEL Project Management was hired by Cornerstone Development to provide design/build services that were defined by PepsiCo's Request for Proposal for the construction of a new warehouse/distribution facility which was desired to consolidate PepsiCo's existing warehousing and distribution operations that serve the Indianapolis existing manufacturing facility area. Design work actually began in October of 2006 and was completed in 2007. Phased construction began prior to the issuance of the building permit in June under the issuance of a Mass Grading Permit which allowed EXXCEL to get a "jump start" on the project by performing the dirt work in advance of the installation of any foundations. Concrete foundations began on August 6th and the erection of the precast concrete walls followed closely behind on August 29th. The entire building's precast walls were completely erected by September 14th. Structural steel erection was completed on October 19th. The TPO roofing system began on September 27th and was completed on November 7th. To accelerate the schedule, concrete floor slabs were placed both prior to and after the installation of the roof throughout various areas of the building and exterior concrete pavement sections were utilized in lieu of asphalt pavement. The building is fully protected with an ESFR fire suppression system. Warehouse heating is provided through the utilization of six roof-top mounted Make-Up Air units. 30 foot candles of warehouse lighting is provided through the utilization of T-5 fixtures.

Location: 9101 Orly Road, Indianapolis, IN

Size: 1,104,923 sf which includes 10,541 sf of Main Office space and 3,136 sf of supplemental offices, restrooms and break areas.

