Finch Creek Fieldhouse

Noblesville, Indiana

General Contractor & Cost Estimator

Lauth Construction LLC

Photos Courtesy of Studio Thirteen

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Constructed within the 200-acre Finch Creek Park in the City of Noblesville, Indiana, the Finch Creek Fieldhouse provides area residents with access to a state-of-the art training, practice, and game facility for a wide variety of sports.

The indoor turf and hard surface courts offer baseball, basketball, lacrosse, softball, pickle ball, football, rugby and soccer options. Co-developed with Klipsch-Card Athletic Facilities, LLC, the fieldhouse is the second project completed with Lauth Group, Inc.'s construction group.

The fieldhouse is comprised of a Nucor pre-engineered metal building in two sections. The south half of the facility features 28'4" eave heights and provides a minimum of 25' clear height at the perimeter. The north half of the building has 43'6" eaves providing approximately 39' clear height at the perimeter. The maximum height of the building is 64 feet.

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245-foot span over the turf area with no interior columns for support. The basketball and mezzanine area include one row of interior columns. The standing seam metal roof is lined with vinyl clad insulation.

In addition to athletics, the facility includes an indoor/outdoor concession area, a second floor mezzanine balcony overlooking the playing surfaces, and high-definition cameras to bring visitors in even closer to the action.

The slab on grade is four-inch-thick reinforced concrete, with sections of the slab left out for the turf areas. The 12,649-square-foot mezzanine slab is 16 feet above the finished floor, and features sealed concrete, one elevator, two stairs, and non-load bearing masonry walls at the perimeter and restroom walls. Standard framing and drywall are included on the interior spaces under the mezzanine.

The perimeter of the main building features painted precast panels with three types of liner panel mimicking masonry units. The precast walls act as shear walls around the building perimeter. The façade is punctuated by seven-foot-wide pilasters comprised of precast panels featuring a faux brick pattern.

Above the precast panels are wide, heavily embossed insulated metal panels. They are textured to mimic EIFS, and help to reinforce the comfort and feeling of a retail building.

The 15,888-square-foot exterior tenant space at the southeast corner of the building is built with conventional steel framing and a masonry façade meant to provide a "retail" scale to the building.

The building HVAC systems consist of ground-mounted air rotation units with exterior AC condensers. These units are screened using precast concrete panels matching the walls in each location. The mezzanine offices are served by a single 25-ton unit.

The main building has ten-inch thick reinforced concrete walls.

Electrical systems include one service, two distribution panels, two transformers, and two panels to serve the interior buildout. LED lighting is provided throughout, with up to 80 FC in the sports areas.

Owner provided systems include basketball court flooring installed on the slab on grade, turf flooring and striping, retractable netting around the sports areas, video cameras at the courts, restaurant equipment and office furniture. Future expansion plans include the addition of outdoor baseball fields with access to an exterior-facing concession area.

The community also plans to surround the structure with a beautiful park setting, so that nearby residents will share a fantastic amenity within walking distance and within a short drive to shops and restaurants.

The Finch Creek Fieldhouse "… fills the need of providing youth sports with more room, more courts, and more practice time," stated Noblesville Mayor John Ditslear.

Product Information

Building Envelope: Nucor, Custom Cast Stone
Roofing: Firestone, Nucor
Windows, Entrances & Storefronts: TubeLite
Flooring: IMI, J & J Flooring Group, Action Floor Systems
Interior: Sherwin Williams, Armstrong
Lighting: Lithonia, Acuity Brands
Elevators: ThyssenKrupp

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Project Team

Architect
Architects Forum
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Structural Engineer
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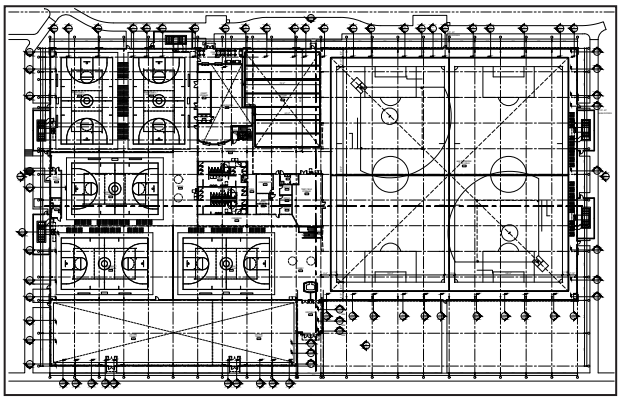
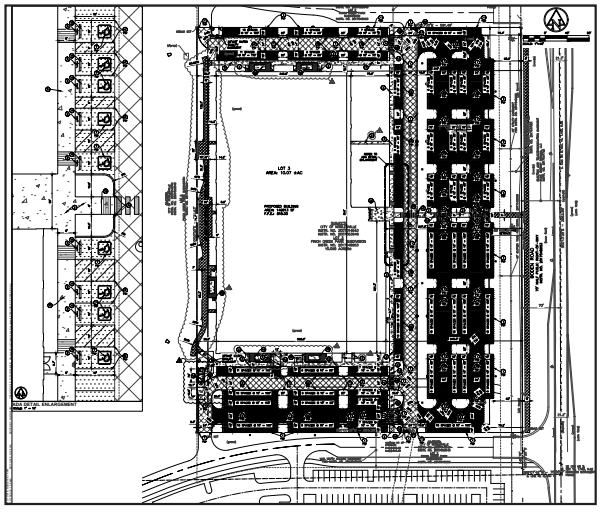
Mechanical Engineer
Wiegmann Associates
750 Fountain Lakes Boulevard, Saint Charles, MO 63301
Electrical Engineer
Miller Eads Company, Inc.
4125 N. Keystone Avenue, Indianapolis, IN 46205

Project General Description

Location: Noblesville, Indiana
Date Bid: Mar 2017
Construction Period: Nov 2017 to Sep 2018
Total Square Feet: 142,298
Site: 10 acres. **Number of Buildings:** One.
Building Sizes: First floor, 142,298; total, 142,298 square feet.
Building Height: First floor, 14'; total, 64'.
Basic Construction Type: New/Mixed Use/Pre-Engineered Metal Building.
Foundation: Cast-in-place, slab-on-grade.
Exterior Walls: CMU, brick, precast panels, metal panels.
Roof: Membrane, TPO, metal. **Floors:** Concrete.
Interior Walls: CMU, metal stud drywall.
KBTU/SF/yr: 73.4





DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
GENERAL REQUIREMENTS	1,905,811	16.00	13.39	—
CONCRETE	1,719,951	14.44	12.09	Cast-in-place, precast, cast decks & underlayment (concrete breakdown: cubic yards foundation, 1,100; cubic yards floors, 1,700).
MASONRY	554,263	4.65	3.90	Unit.
METALS	173,207	1.45	1.22	Fabrications, decorative.
THERMAL & MOISTURE PROTECTION	160,706	1.35	1.13	Membrane roofing, fire & smoke protection.
OPENINGS	184,603	1.55	1.30	Doors & frames, entrances & storefronts, access & overhead doors.
FINISHES	524,601	4.41	3.69	Plaster & gypsum board, ceilings, flooring, painting & coating.
SPECIALTIES	65,872	0.55	0.46	Toilet partitions & accessories, fire extinguishers, signage, awnings.
EQUIPMENT	1,009,234	8.48	7.09	Athletic & recreational.
SPECIAL CONSTRUCTION	3,567,933	29.96	25.07	Pre-engineered metal building.
CONVEYING SYSTEMS	80,850	0.68	0.57	Elevator (1 passenger).
FIRE SUPPRESSION	159,245	1.34	1.12	Water-based fire-suppression systems.
PLUMBING	263,204	2.21	1.85	Piping & pumps.
HVAC	671,913	5.64	4.72	Air distribution.
ELECTRICAL	811,692	6.83	5.70	Medium-voltage distribution, low-voltage transmission, electrical & cathodic protection, lighting.
ELECTRONIC SAFETY & SECURITY	54,590	0.46	0.38	Detection & alarm.
TOTAL BUILDING COSTS	**11,907,675**	**100%**	**$83.68**	
EXISTING CONDITIONS	15,378			Subsurface investigation.
EARTHWORK	778,709			Earth moving, earthwork methods, special foundations & load bearing elements.
EXTERIOR IMPROVEMENTS	859,071			Gates, fences, bases, bollards & paving, exterior landscape design, irrigation, planting.
UTILITIES	604,075			Water, sanitary sewerage, storm drainage, electrical.
TOTAL PROJECT COST	**14,164,908**			

UPDATED ESTIMATE TO JUNE 2019: $90.69 PER SQUARE

Regional Cost Trends

This project, updated to June 2019 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta, GA	$82.61	$11,755,312	**Dallas, TX**	$79.92	$11,371,986	**Los Angeles, CA**	$106.85	$15,205,240
Pittsburgh, PA	$104.16	$14,821,915	**Kansas City, KS**	$107.75	$15,333,015	**Las Vegas, NV**	$97.88	$13,927,489
New York, NY	$132.90	$18,910,719	**Chicago, IL**	$112.24	$15,971,891	**Seattle, WA**	$106.85	$15,205,240

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