



Project
Leaders

Project Status Report
January 2025
Dec 1/25 – Jan 31/25



Project:

812182 Ingersoll Multi-Use Recreation
Centre

Client:

Town of Ingersoll

Contact:

Matt Sweetland

Project Manager:

Josh Benoit

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Project Dashboard	Overall Status	Scope	Budget	Schedule
This Reporting Period: (as of 31-Jan-26)	● On Track	● On Track	● On Track	● On Track
Last Reporting Period: (as of 30-Nov-25)	● On Track	● On Track	● On Track	● On Track

1.0 Project Status Executive Summary

Between November 2025 and January 2026, the Town of Ingersoll’s Multi-Use Recreation Centre (MURC) Project was able to complete Phase 1 of the Progressive Design Build, the Validation phase. The Town and Ball Construction agreed upon a Guaranteed Maximum Price (GMP) and a base design package that sets the stage for Phase 2, final design and construction of the MURC.

The GMP, which includes the architectural design of the MURC, was brought to Town council on December 8 for showcase and approval. With council approval, the Project Team were able to sign a contract with Ball Construction to build the MURC, with an anticipated mobilization date of Summer 2026.

To prepare the land, roads, and bring services to the site, Dillon Engineering and the Town have been working together to design the surrounding subdivision, grading, and roadwork that will enable the MURC’s construction. Works are anticipated to begin in the Spring 2026 to prepare the site for construction.

Town staff and Colliers Project Leaders continue to monitor and integrate the nearby intersection design for Clarke Rd. and Harris St. with the MURC’s construction timelines to ensure proper access and transitions during Phase 2.

2.0 Key Risk Changes – Commentary on Schedule Risk

The table below summarizes key project risks at this time.

2.1 Risk Description	Impact on Scope / Schedule / Budget	Risk Response
<p>A significant increase in planning measures related to nearby roadworks, stormwater management requirements or site servicing challenges could impact the readiness of the site for construction activities.</p>	<p>Cost: In the case that unforeseen circumstances increase the cost of external planning activities that impact the site, costs could be incurred related to a scope increase, a schedule delay, or missing out on funding programs. Activities such as site engineering, preparing stormwater management facilities, or road widening are all being closely monitored.</p> <p>Scope: An unforeseen planning requirement could result in a scope change of varying levels.</p> <p>Schedule: Without any ability to expedite the work alongside the current timelines, additional planning activities would cause a delay.</p>	<ul style="list-style-type: none"> -Project planning will continue to be very closely monitored and guided by Colliers Project Leaders and the Town in order to get ahead of all the requirements for a development with this level of coordination. -External stakeholders, including the County, local conservation authorities, neighbors, and end users are all consulted and updated where necessary to eliminate surprises and build confidence that the Design phase can continue alongside
<p>Scope changes could be introduced related to program updates, efficiencies, operational requirements and evolving stakeholder needs.</p>	<p>Cost: Scope increases lead to cost increases due to the need for more materials, labor and potentially specialized construction services. Adjustments to contingencies are required to accommodate the changes.</p> <p>Scope: Program updates may introduce new facilities, features, or requirements, increasing the overall scope of the project. An example would be adding new rooms, amenities, or technologies, all of which change the overall design and functionality.</p> <p>Schedule: Program changes result in significant changes to the design, potentially requires additional approvals, permitting amendments and regulatory reviews which add additional time to the overall schedule.</p>	<ul style="list-style-type: none"> - At the start of the project, clearly define the scope and ensure all stakeholders are aligned on the project goals. - Establish a formal process for managing scope changes, including the requirement for stakeholder agreement before making changes. - Implement a structured change process to allow for each proposed changes to be evaluated to understand the impact on costs, schedule and feasibility. - Focus on designing for the long-term efficiency, avoid overcomplicating the design. Utilize proven technologies and strategies while maintaining flexibility for future expansion.

2.1 Risk Description	Impact on Scope / Schedule / Budget	Risk Response
<p>Design complexities associated with incorporating multi-use spaces into one facility.</p>	<p>Cost: Designing multi-use spaces that are adaptable potentially carries and higher initial investment but typically save capital costs in the long run by accommodating program changes without the need for major renovations.</p> <p>Scope: Incorporating multi-use spaces requires a careful balance between different needs (e.g., noise, lighting, ventilation). The design must consider how these spaces can coexist without interference.</p> <p>Schedule: Multi-use spaces require coordination for various building systems. The complexities of some of the systems add an additional layer of risk.</p>	<ul style="list-style-type: none"> - If budget constraints persist, consider implementing the multi-use flexibility in phases. - Incorporate smart building technologies such as automated lighting controls and climate control that is adaptable for different users and areas. - Incorporate and integrated design process involving all disciplines. - Utilize programs such as BIM to visualize and identify potential conflicts.
<p>Risks associated with changes in trade agreements and fluctuations in global supply chain.</p>	<p>Cost: Imported materials may experience increase in costs and a decrease in availability. Could potentially lead to a need to source a potential higher priced domestic alternative.</p> <p>Scope: Potential delays associated with sourcing alternate material and equipment.</p> <p>Schedule: Potential delays in receiving material, equipment and quantity shortages will impact overall construction timelines.</p>	<ul style="list-style-type: none"> - Engage local suppliers and alternative materials to mitigate price increases. - Work closely with trade experts, legal advisors, and customs consultants to navigate changing tariffs and trade agreements. - Develop a diversified supply chain with multiple sources of critical materials.



3.0 Project Budget Summary

The budget information will be updated as the project scope evolves. The following Budget allocations represent the known MURC Construction Costs only.

3.1 Baseline Budget	Committed	Estimate to Complete	Estimate at Completion	Forecast Variance at Completion
\$38,000,000	\$1,245,341.88	\$36,754,658.12	\$38,000,000	\$0

3.2 Project Budget Detail - By Category

Name	Budget	Committed	Estimate to Complete	Estimate at Completion	Forecast Variance at Completion
Design-Build Costs	\$38,000,000	\$1,245,341.88	\$36,754,658.12	\$38,000,000	0

4.0 Project Schedule Summary

The Master Project Schedule is updated Monthly and as needed.

4.1 Project Construction Milestones	Planned End Date	Forecast End Date	Actual End Date	% Complete
Project Initiation	Sep / 2024	Sep / 2024	Sep / 2024	100%
Award Engineering Services, Due Diligence Studies	Dec / 2025	Dec / 2025	Dec / 2025	100%
Preliminary Studies, Engineering of Site Services	Q3 / 2025	Q3 / 2025	Q3 / 2025	100%
Award Design Build Services	Mar / 2025	Mar / 2025	Mar / 2025	100%
Phase 1: Design Validation	Q3 / 2025	Q4 / 2025	Q4 / 2025	100%
Site Grading and Preparations	Q2 / 2026	Q2 / 2026		
100% Final Design	Q2 / 2026	Q2 / 2026		
Phase 2: Construction Mobilization	Q2 / 2026	Q2 / 2026		
Site Servicing	Q4 / 2027	Q4 / 2027		
Construction Closeout	Q3 / 2028	Q3 / 2028		
Opening Date for Multi-Use Recreation Centre	Q3 / 2028	Q2 / 2028		
4.2 Upcoming Tasks (future months)	Planned End Date	Forecast End Date	Actual End Date	% Complete
Site Grading and Preparations	Q2 / 2026	Q2 / 2026		
100% Final Design	Q2 / 2026	Q2 / 2026		
4.3 Completed Tasks	Planned End Date	Forecast End Date	Actual End Date	% Complete
Award Design Build Services	Mar / 2025	Mar / 2025	Mar / 2025	100%
Phase 1: Design Validation	Q3 / 2025	Q4 / 2025	Q4 / 2025	100%