Colliers Project Leaders

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Ingersoll Multi-Use Recreation Centre Development

Project 812182

Town of Ingersoll

December 8, 2025

P0104-1940952120-231(1.0)

ARCHITECTURE 49

BALL CONSTRUCTION

Agenda

1. Project Update
2. Design
3. Sustainability
4. GMP - Guaranteed Maximum Price
5. Schedule
6. Next Steps

Project Update

Draft Plan of Subdivision

- A Draft Plan of Subdivision for the new development has been submitted to the Oxford County planning department for their review and approval.

Clarke Rd Urbanization & Servicing

- Design is ongoing for a site servicing plan and Clarke Rd improvements. It's anticipated to be issued for tender in the early part 2026 and includes for the widening of Clarke Rd, culvert replacement, and extending municipal services from Harris St. to the new development. Project work is being coordinated with Oxford Counties intersection improvements at Harris St. and Clarke Rd.

Multi-use Recreation Centre

- The construction of multi-use facility that includes an ice rink, community rooms, office space and a walking track is on track to finalize design and start construction in 2026. The Design-Build team have been working hard to finalize the GMP and achieve a 66% design.

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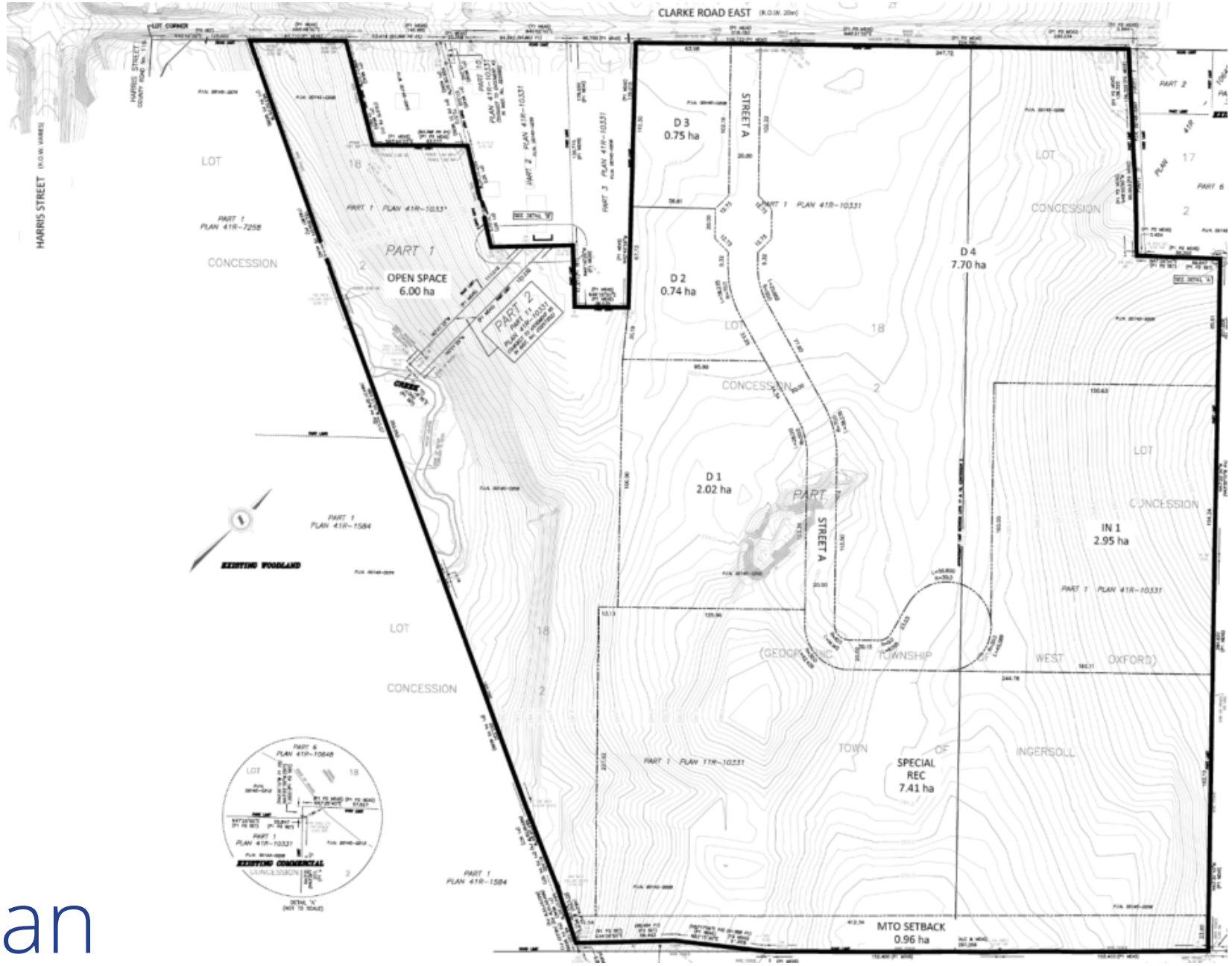
Multi-Use Recreation Centre Project

DRAFT Subdivision Plan



Multi-Use Recreation Centre Project

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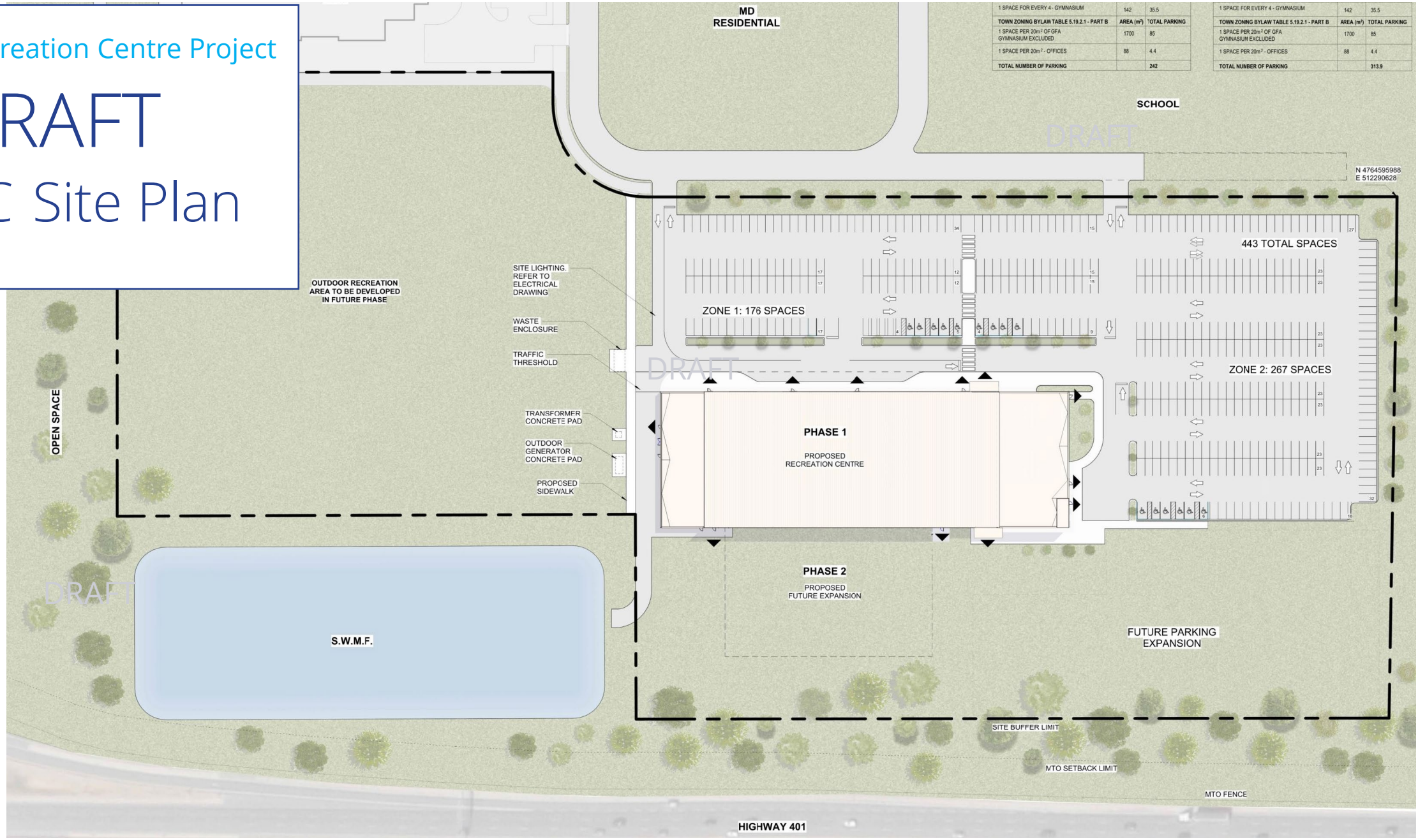
MURC Site Plan



1 SPACE FOR EVERY 4 - GYMNASIUM	142	35.5
TOWN ZONING BYLAW TABLE 5.19.2.1 - PART B	AREA (m²)	TOTAL PARKING
1 SPACE PER 20m² OF GFA GYMNASIUM EXCLUDED	1700	85
1 SPACE PER 20m² - OFFICES	88	4.4
TOTAL NUMBER OF PARKING		242

1 SPACE FOR EVERY 4 - GYMNASIUM	142	35.5
TOWN ZONING BYLAW TABLE 5.19.2.1 - PART B	AREA (m²)	TOTAL PARKING
1 SPACE PER 20m² OF GFA GYMNASIUM EXCLUDED	1700	85
1 SPACE PER 20m² - OFFICES	88	4.4
TOTAL NUMBER OF PARKING		313.9

Design

The MURC has been designed as a state-of-the-art multi-use recreation centre that will be a hub that caters to all members of the community.

- The MURC has been sited to anchor the new subdivision with proximity and access paths to the new School, Long Term Care building, and residential properties.
- The building has been designed with a compact and efficient floor plan organized around a spacious two-story circulation spine with expansive views into the gymnasium, arena and walking track.
- The exterior façade is articulated with a combination of glazing, insulated metal and precast panels that have high thermal values and are low maintenance.
- Glazing is used in strategic locations throughout the facility to provide ample natural light into the gymnasium, lobby, and arena walking track.

Design

- The interior finishes are made of highly durable, quality materials and expressed with a colour palette that is neutral with punches of accent colours on important features.

- The facility will be fully accessible and meet the latest Code requirements.

- Spectators can experience events in multiple ways; bleacher seating for 500 overlooking the rink, standing at drink rails, a variety of accessible seating zones, the Blue Room, exercising on the walking track, and viewing from the warm lobby space.

- Spaces are designed to be flexible and multi-use. The Gymnasium can be used for a variety of sports and transform into a community gathering space supported by a kitchen and concession. The NHL sized ice rink has been designed to also accommodate concerts and large public events.

- Large multi-purpose room overlooking the gym can be subdivided into two rooms. The Blue Room overlooking the rink can be used as an event space or meeting room.

Multi-Use Recreation Centre Project

MURC DRAFT Floor Plans

- Arena
- Back of House
- Change Room
- Circulation
- Gymnasium
- Office
- Storage
- Support Space
- Washroom

Floor 1

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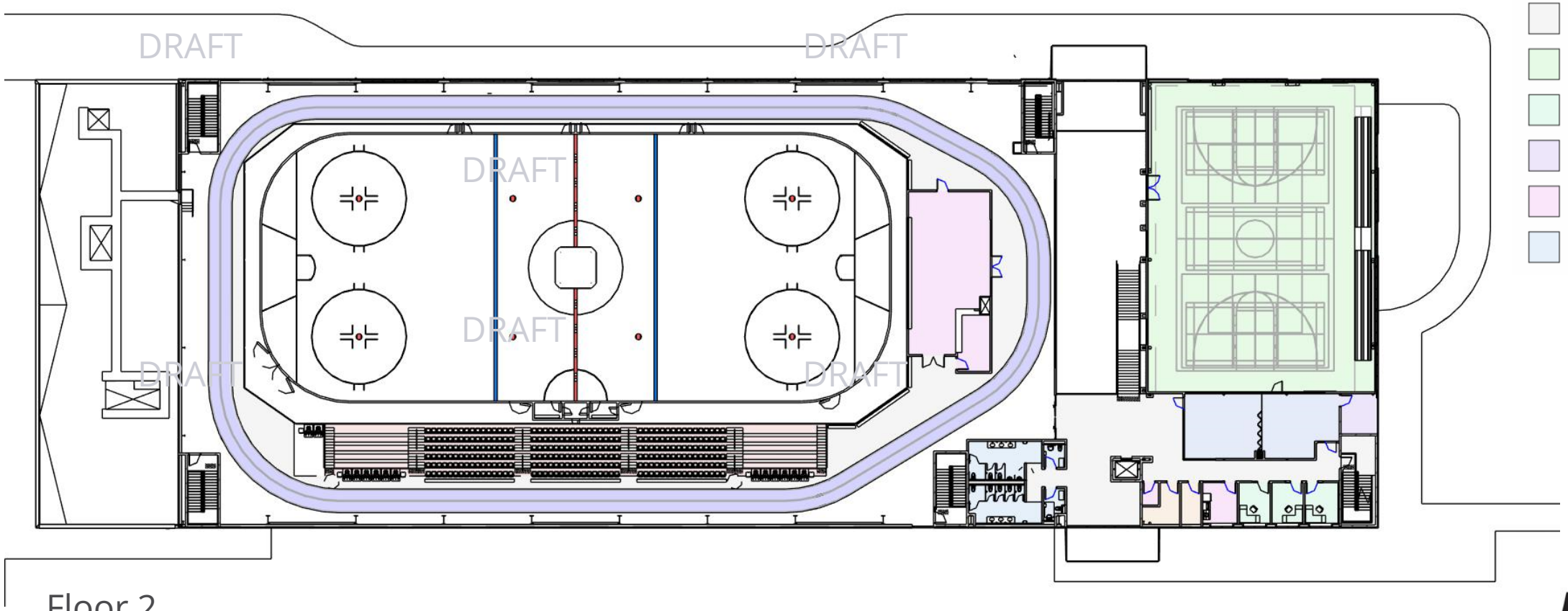
Multi-Use Recreation Centre Project

MURC DRAFT Floor Plans



- Arena
- Back of House
- Change Room
- Circulation
- Gymnasium
- Office
- Storage
- Support Space
- Washroom

Floor 2

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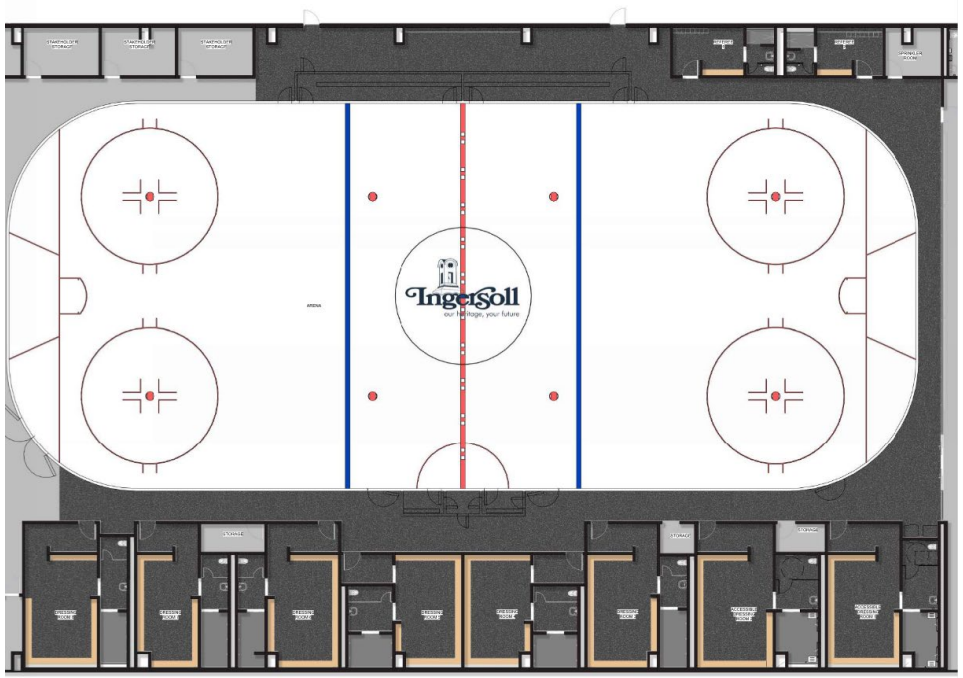
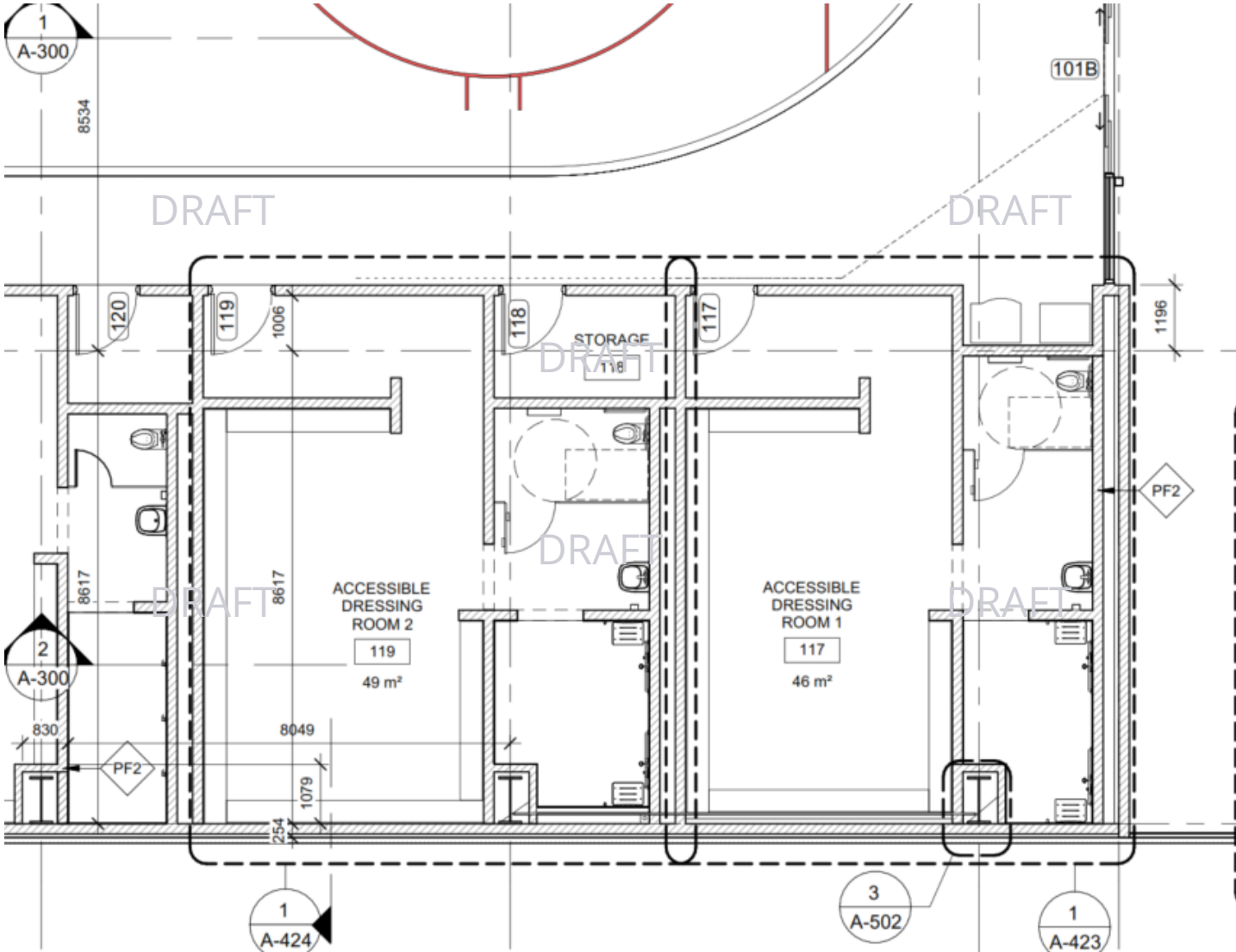
Multi-Use Recreation Centre Project

MURC DRAFT Floor Plans

Accessible Dressing Rooms





Multi-Use Recreation Centre Project

MURC DRAFT Floor Plans

Gymnasium / Community Room

Multi-Use Recreation Centre Project

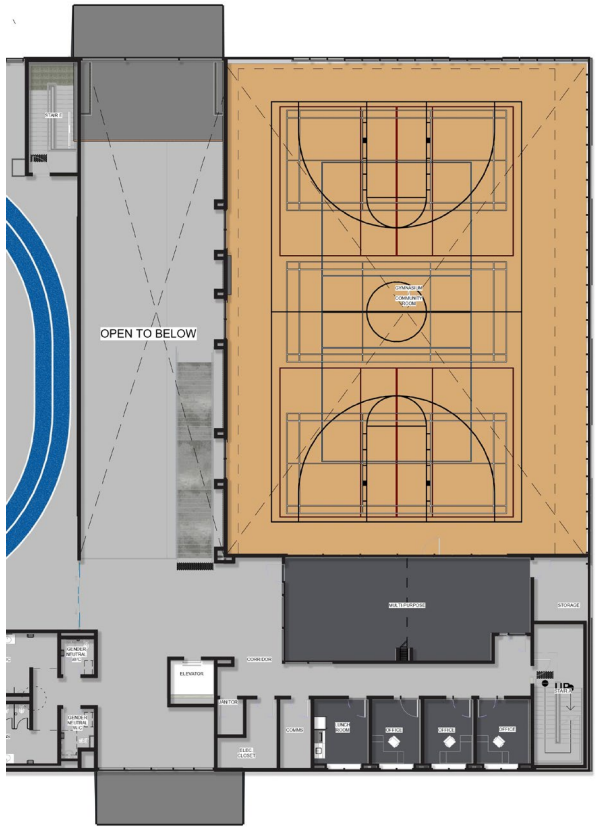
MURC DRAFT Floor Plans

Blue Room

Multi-Use Recreation Centre Project

MURC DRAFT Floor Plans

Multi-Purpose Room / Offices



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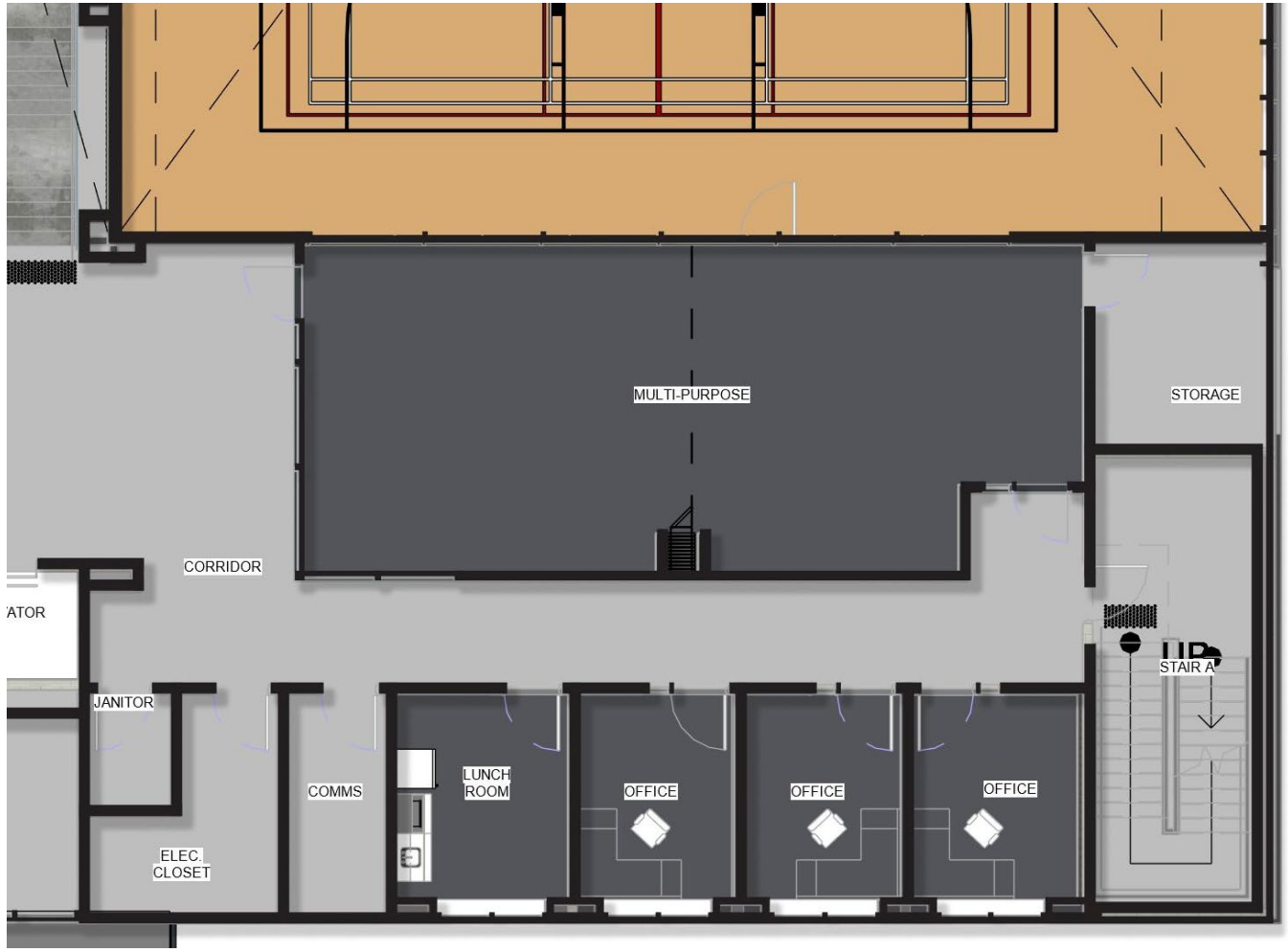
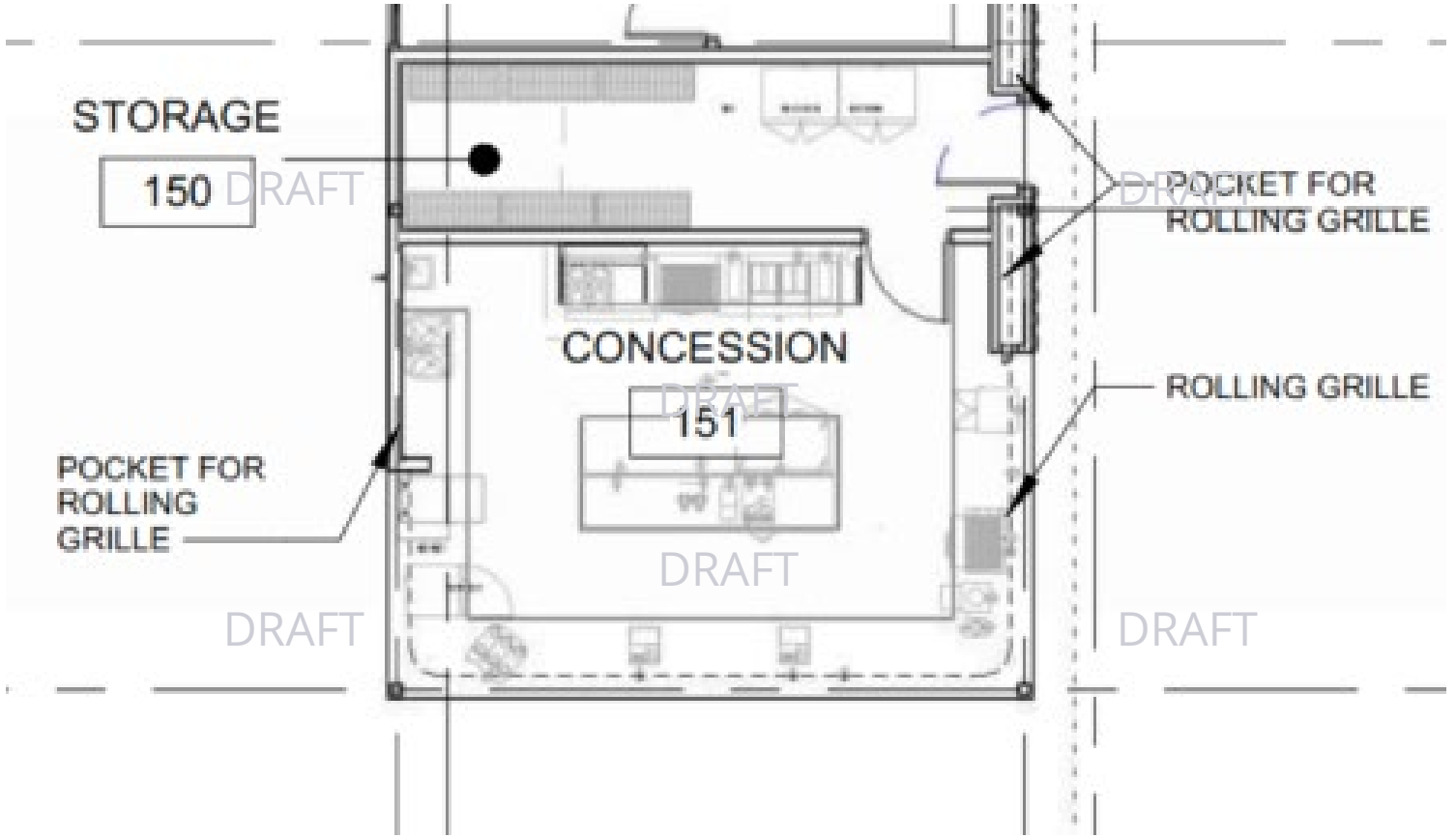
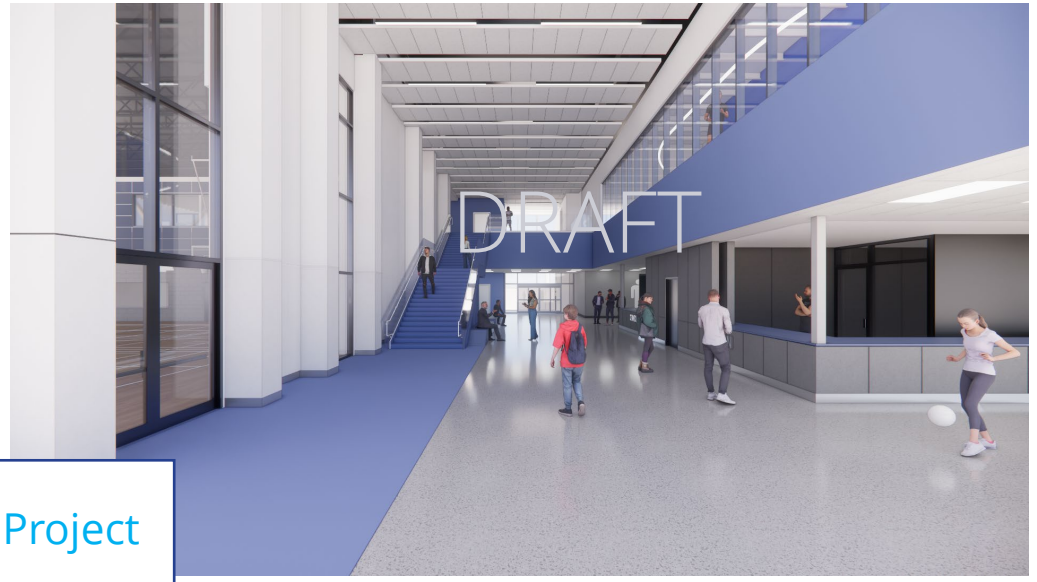


Multi-Use Recreation Centre Project

MURC DRAFT Floor Plans

Main Concession





Multi-Use Recreation Centre Project

DRAFT Concept

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INGERSOLL RECREATION CENTRE

Sustainability

The intent for the MURC is to provide a high efficiency design that considers economical and sustainable options that include:

- Heat and Energy Recovery
- Local Materials and Suppliers
- Building Automation Systems
- LED Lighting
- Renewable & Efficient Energy Designs

Sustainability

Hybrid Roof Top Units:

- **Optimized Energy Use**: Hybrid RTUs intelligently switch between electric heat pumps and high-efficiency gas heating based on outdoor conditions, reducing overall energy consumption and operating costs.
- **Lower Carbon Footprint:** By prioritizing electric heating during mild to moderate temperatures, hybrid systems significantly cut greenhouse gas emissions compared to traditional gas-only RTUs.
- **Improved Year-Round Performance:** Variable-speed components and demand-controlled ventilation enhance efficiency, maintain superior indoor air quality, and support long-term sustainability objectives for community facilities.

Sustainability

Heat Recovery:

- **Turns Waste into Energy:** Redirects heat from arena refrigeration system to in-floor heating at bleachers and preheat domestic water (free energy that would otherwise be exhausted outdoors).
- **Cuts Carbon Footprint:** Offsets fossil-fuel heating by using recovered heat, helping the facility lower emissions and meet long-term sustainability goals.
- **Lowers Operating Costs:** Provides consistent year-round energy savings by offsetting major heating loads with recovered heat.

Sustainability

Building Automation System (BAS):

- **Optimized Energy Use:** Monitors and controls HVAC, lighting, and other systems in real time, reducing unnecessary energy consumption & improving overall building efficiency.
- **Lower Carbon Emissions:** By minimizing energy waste, a BAS supports greenhouse gas reduction and contributes to long-term sustainability goals.
- **Enhanced Occupant Comfort & Performance:** Maintains consistent temperatures, lighting, and indoor air quality while allowing targeted control for different zones, increasing both comfort and operational efficiency.

Sustainability

Other Sustainable Features:

- **LED Lighting**: Use significantly less electricity and last much longer than traditional lighting, reducing energy consumption, maintenance needs, and overall environmental impact.
- **Domestic Products:** Many elements of the building are sourced from Canadian companies with products manufactured in Canada. Emphasis put on buy local practices.
- **Increased Insulation:** Additional insulation at roof over arena, at foundations, and IMP's on exterior walls.
- **High Performance Glazing:** Reduces solar heat gain while maintaining strong daylight transmission, lowering cooling loads and improving overall building performance.

Multi-Use Recreation Centre Project

GMP – Guaranteed Maximum Price

- The Design-Build team has been working hard in PH1 to achieve a Guaranteed Maximum Price (GMP) for this project that aligns with the budget of $38M—an approach that provides cost certainty, transparency, and shared accountability. The GMP represents the commitment to delivering the full scope of work within an agreed-upon maximum price. This structure ensures that risks are proactively managed, savings are returned to the owner, and project outcomes are achieved through collaboration, clarity, and disciplined cost control.
- Ball construction and their design partners have confirmed that the project, based on the current scope, will not exceed the price of $37,935,297.

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Multi-Use Recreation Centre Project

Schedule – Look Ahead

Anticipated Start Dates	
MURC Grading & Servicing Works	Spring 2026
Clarke Rd Urbanization	Summer 2026
MURC Construction	Summer 2026

Workplan:

1. Finalize Design and Construction Drawings. Coordinate Construction Schedule

2. Issue RFP for Clarke Rd Urbanization, MURC Servicing and Enabling scopes of work

3. Coordinate and create a detailed plan for MURC and Clarke Rd construction phase

4. Meetings with key stakeholders, such as Hydro One, MTO and Oxford County regarding Draft Plan approval, Clarke Rd upgrades and Servicing for the development

5. Continue to explore potential funding opportunities

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Thank You