

## Capital Projects

Project	CAS-080 2025 - Binbrook Comfort Station		
Department	BINBROOK CA		
Version	Dept Submission V1	Year	2025

## Project description

Provide a clear and detailed description of the project, why the project needs to be done now & consequences of deferral. Include historical cost and typical asset life cycle. Indicate if the project is linked to any other current or future project(s) (capital or operating) & any impact to related project(s) if this project is approved or deferred. Include scope and anticipated outcomes (measurable deliverables), estimated IT & labour/FTE needs, strategic alignment with stakeholders & partners

This project includes a new washroom facility to compliment the existing washroom facility in the main day use area at Binbrook Conservation Area. The new washroom facility will be located adjacent the splash pad maintenance building to support day use guests using the east side of the conservation area. The design and permit phase 1 of the project had a total of \$159,915 approved in 2023 and 2024 to support the phase 1. Phase 1 has been completed and this project is now shovel ready and has a total estimated construction cost of \$650,000. The project supports the recommendation in the Binbrook CA Master Plan that describes upgrading or expanding the current washroom facility. The project also links the new septic system that was completed in 2022 by now supporting an additional washroom facility. 2 NPCA FTE's will support this project over a two-year duration. Binbrook CA continues to see a substantial increase in day use visitors and needs an additional washroom facility to support the increase. By deferring the project there will be a decrease in customer satisfaction at NPCA's leading revenue generating park.

## NEEDS ANALYSIS &amp; BENEFITS

Indicate project benefits, i.e. improving health & safety, customer service, increased ROI, heritage, educational, etc.

The project offers numerous benefits that collectively result in an enhancement of customer service. By offering additional restroom amenities, it showcases a dedication to ensuring visitor comfort and satisfaction, ultimately elevating the overall park experience. Moreover, the initiative enhances health and safety by providing access to clean and hygienic restroom facilities, thereby promoting the well-being and safety of park visitors and reducing the likelihood of health issues related to sanitation. The forthcoming washroom facility will feature accessible restrooms, fostering a more inclusive and accommodating environment for individuals with disabilities. This promotes diversity and equality within the park. The introduction of this new washroom facility at Binbrook CA will enable the park to accommodate a larger number of visitors, leading to increased revenue from entrance fees, concessions, and other park services.

## RISKS &amp; MITIGATION STRATEGY

Indicate project risks and proposed mitigation, including risk assessments if the project is deferred (low/medium/high) and any risks during or post implementation, include direct costs of not proceeding as well as any performance or service related risks.

In the event of project deferral, the NPCA has the capability to accommodate an upsurge in guests by introducing portable washrooms during peak seasons, resulting in an annual operating expense increase of \$20,000 for Binbrook CA. However, it's important to note that there is a potential risk of reduced customer satisfaction if the project is deferred.