



New WRC Building Project Update

Economic Development and Infrastructure Committee

July 8, 2026

The Need for Change

- Six aging and undersized buildings
- Operational inefficiencies
- Workforce has doubled over the past 30 years



Growing Responsibilities

- Aging infrastructure replacement
- Construction oversight
- Additional customer municipalities
- Operation of major regional assets
- Increasing state and federal regulatory requirements



Project Evaluation

- Renovate our current building
- Utilize an existing Oakland County building
- Construct a new building
- Our research shows building a new facility was the most fiscally prudent



Benefits for the Public

- Better coordination and response during emergencies
- Greater reliability of water, sewer, and drainage services
- Enhanced stewardship of public infrastructure and equipment



Design Considerations

- Site utilizes 38 acres of existing county-owned property
- Saving \$10 million in land acquisition costs
- Indoor parking for 180 vehicles and space for operational equipment
- Administration and field operations consolidated at one location
- Designed to support both current operations and future growth



Progress to Date

2022: Preliminary plan developed

2023: Expansion of existing facilities evaluated

2024: Property search initiated

2025: Bicentennial Oaks Park county property selected

2026: Community outreach underway





**Bicentennial
Oaks Park**

**WRC
Development
Area**

COUNTRY
CENTER DR E

N TELEGRAPH RD

VANGUARD DRIVE

EXISTING SIDEWALK / TRAILS

ALTERNATE ENTRANCE DRIVE

FUTURE TRAIL SYSTEM

MATURE WOOD LANDS

Harbor Freight

FEDEx FREIGHT

RAILROAD TRACKS

MAY LIGHT INDUSTRIAL ZONE

SITE PLAN

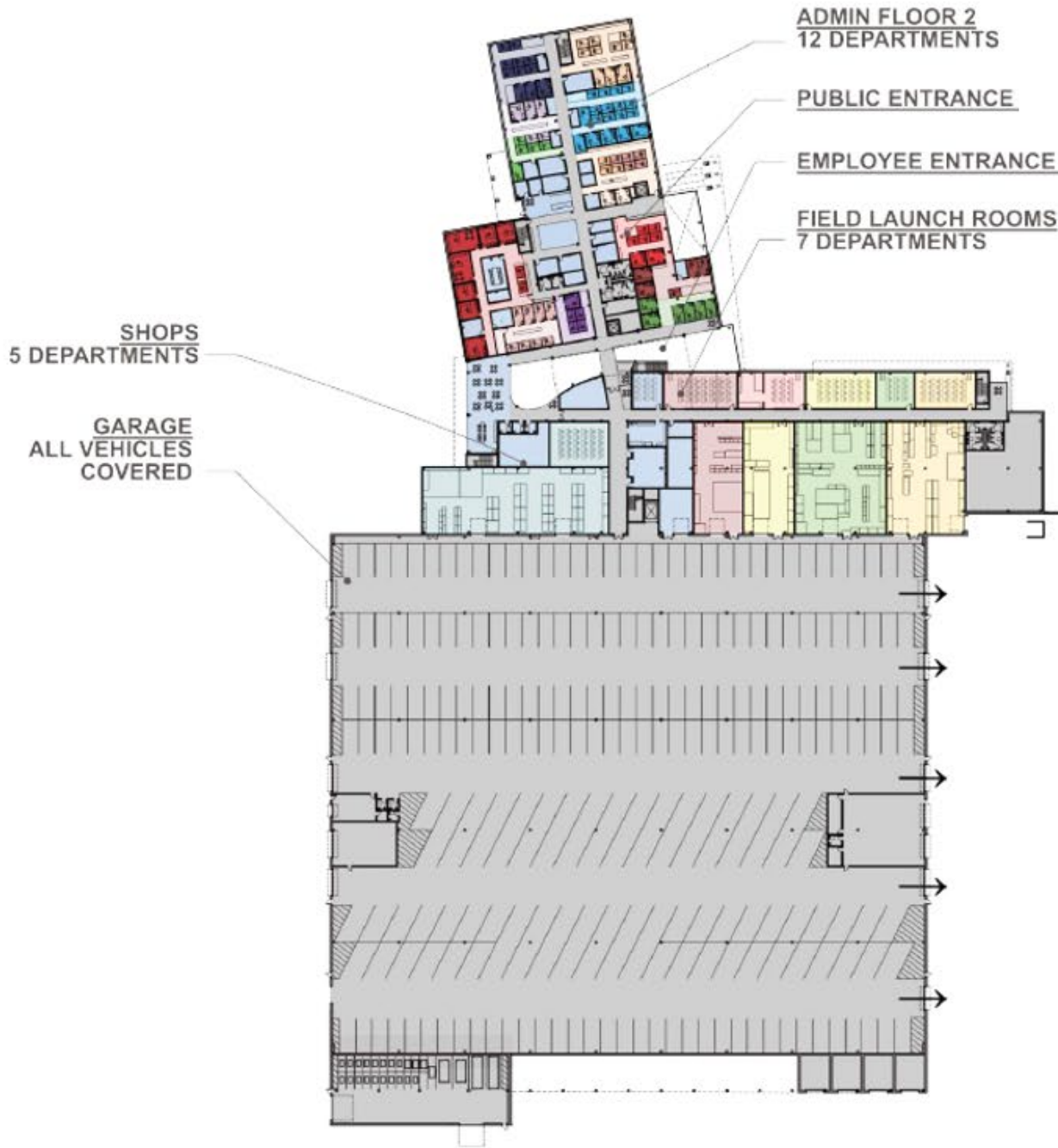
SITE AREA: 38 ACRES

PARKING SPACES: 426









Financial Impact

- Project has been planned and budgeted
- Drain Equipment Fund, County-issued bonds, and customer municipality rates are the funding sources
- Total project cost: \$154 million



Budget	
Land	\$0
Professional Services	\$10,600,000
Regulatory	\$500,000
Owner Costs	\$1,800,000
Construction	\$108,500,000
Furniture and Fixtures	\$5,000,000
Owner Equipment	\$2,000,000
Technology	\$6,700,000
Subtotal	\$135,100,000
Contingency	\$14,100,000
Escalation	\$4,800,000
Total	\$154,000,000

Customer Investment



Average increase for residential water and sewer customer: \$1 per month

Wholesale municipal and drain customers: 0.8% average increase

Operational savings offset cost increase

Operational Savings



Estimated \$5 million in savings annually

\$1.5 million from shared equipment, staffing efficiencies, and cross-training

\$1.5 million from extending equipment life through indoor storage

\$1 million from lower utility costs and reduced maintenance of aging buildings

\$840,000 from on-site fueling, water access, and reduced travel time



WATER RESOURCES COMMISSIONER

Jim Nash